1445 N Orchard St
Boise, ID 83706 • ([redacted]

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 SD2025-0002 / Quail Run Acres Heights

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 [redacted].

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 [redacted].

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 ([redacted].

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 [redacted].
- 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 [redacted] for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at [redacted]

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 Conservations 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 [redacted].

6. ADDITIONAL NOTES

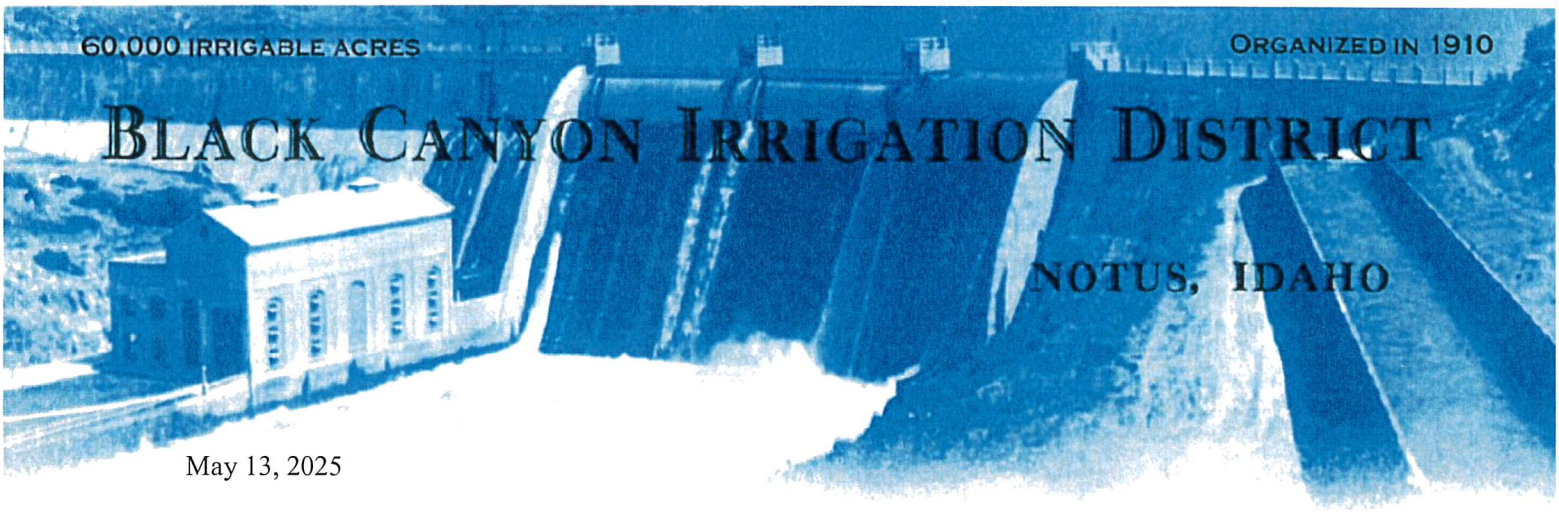
- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water 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 [redacted]

Sincerely,



Troy Smith
Regional Administrator



May 13, 2025

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

RE: Preliminary Plat Approval for Quail Run Acres Subdivision
Case Number: SD2025-0002
Applicant: Ag Land & Development LLC
Property Owner: Infinite Real Estates Group
Planner: Daniel Lister

The property is located at 23854 Emmett Road, Caldwell, ID (Parcels R34445012A, A2, A1, and B). According to existing records, the parcel is within the Black Canyon Irrigation District (District) service boundary and receives water from the District.

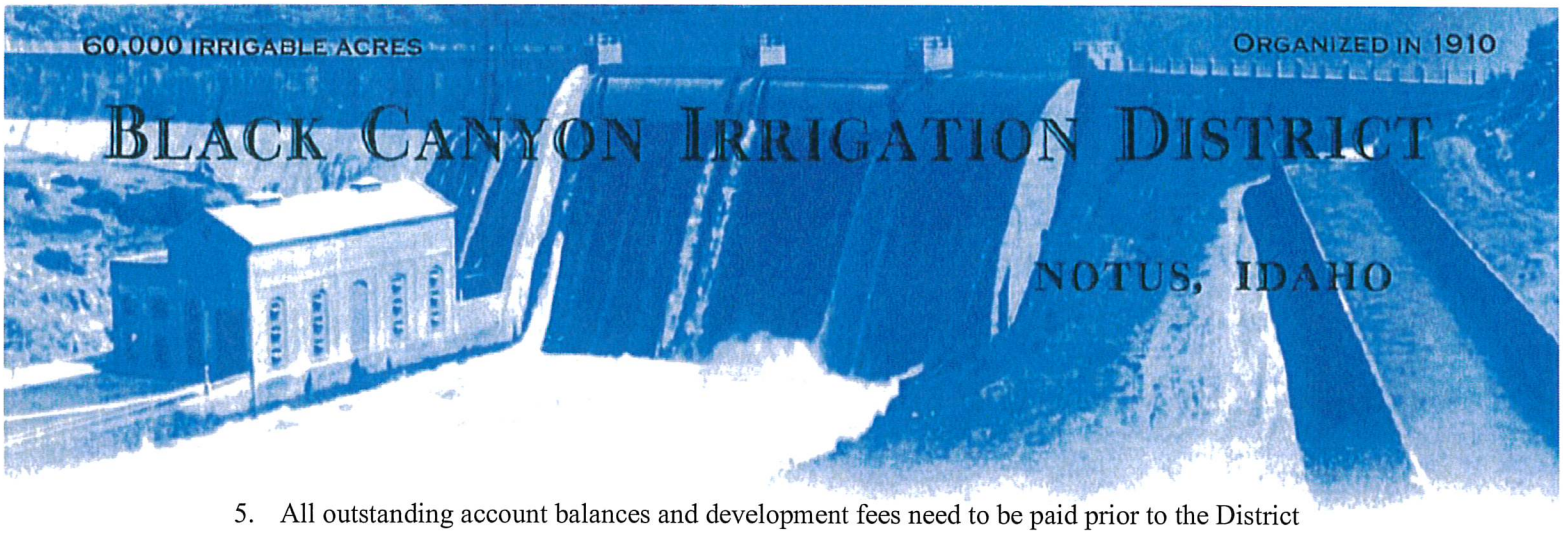
The District has the following initial comments.

*****Prior to District concurrence of the Preliminary Plat Approval:**

1. Before the District can begin reviewing the Quail Run Acres Subdivision (formerly known as Pheasant Heights Subdivision) the Pheasant Heights outstanding development balance needs to be paid. A letter regarding the outstanding balance was sent to the applicant on December 5, 2024. Once this balance is paid in full and the applicant has completed the New Project Application found on the District's website (https://blackcanyonirrigation.com/development), the District will proceed with the review of the Quail Run Acres Subdivision development.

*****Prior to District concurrence of the Final Plat Approval:**

1. Construction drawings, signed by a licensed Engineer in the State of Idaho, will need to be submitted and approved by the District.
2. A standalone, recorded easement will be required for any irrigation lateral that is located within the property boundary. The District will provide the easement language. The Developer will be required to provide the easement description and exhibit signed by a professional surveyor, licensed in the state of Idaho.
3. According to existing records, the parcel receives irrigation water from the District via the C.E.18.1 lateral. Since this property has surface irrigation water attached to it, an irrigation system with an adequate overflow needs to be installed to ensure the delivery of irrigation water to each lot and/or parcel of land entitled to receive irrigation water.
4. Per Black Canyon Irrigation District Policy, there will be a fee allocated for each individual parcel created within a new subdivision. This fee covers the District's administrative processing costs for reviewing historical water rights and creating new accounts associated with parcel splits and new lot creations.



5. All outstanding account balances and development fees need to be paid prior to the District providing concurrence for the Final Plat Approval.

General Comments:

1. If the Applicant intends to relocate the C.E. 18.1 Lateral, the District will require that the C.E. 18.1 lateral and all other laterals affected by this proposed land change be piped and structures built to ensure the delivery of irrigation water to our patrons.
2. All new residential subdivisions shall install 12-foot-wide all-weather access roads within the District's facility easement/right-of-way boundary.
3. Fencing is recommended along the District's easement/right-of-way boundaries located within the proposed subdivision.
4. Runoff and drainage from the proposed land splits should be addressed as well to ensure downstream users are not adversely affected by the proposed land use changes.
5. **Any and all maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments and including any proposed overlapping rights of ways). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or Reclamation.

The District is requesting that all the above requirements be satisfactorily addressed, including any others that arise during future reviews, prior to providing District concurrence.

Thank You,

Mike Meyers
District Manager
Black Canyon Irrigation District

474 ELGIN AVE. – P.O. BOX 226 – NOTUS, ID 83656 – [redacted]

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607
[redacted]

BOARD APPROVED OPTION 4

March 25, 2026 (LJR)

Leonard Riccio

Digitally signed by Leonard Riccio
DN: O=Highway District No. 4, CN= Leonard Riccio, E=lriccio@hwydistrict4.org
Reason: I am the author of this document
Location:
Date: 2026.03.26 14:33:48-06'00'
Foxit PDF Reader Version: 2023.2.0

RE: HD4 Board of Commissioners
Pheasant Heights Subdivision
Preliminary Plat—Amended

Staff reviewed the preliminary plat for Pheasant Heights Subdivision. Plans reviewed were signed by Teller Bard, P.E. with stamp date 3/3/2026 and consists of 5 pages.

The subdivision is contiguous to Middleton City Limits and located between the Willis and 9th Street roundabouts on the west side of Emmett Road directly across from Middleton High School. The parcels are more specifically located in the East ½ of the NE Quarter of Section 2 within the Township 4 North and Range 3 West. The Canyon County parcels affected by the request are R34445012B0, R34445012A2, and R34445012A approximately 46.98 acres. See attached vicinity maps for further information.

General
The subject property fronts Emmett Road. Emmett Road is classified as a principal arterial road and is the subdivision's sole road for public access. The properties are contiguous to Middleton City Limits. HD4 requested comments from Middleton City during the preliminary plat and traffic impact study reviews. Middleton City made comments on the TIS but had no comments on the preliminary plat. The City confirmed their comments were adequately addressed in the TIS dated 2/23/26.

Background
Parcels R34445012A and R34445012A2 were rezoned R1 single family residential in 2011 and parcel R34445012B0 was rezoned C1 neighborhood commercial in about 2019. HD4 comments on those rezones are attached. Those letters identified access restrictions, frontage improvements, and right-of-way dedication, which the proposed preliminary plat addressed.

In 2022 those parcels plus parcel R34445012A1 (7.08 acres) sought a development application with Middleton City. That development consisted solely of 147 residential lots. No commercial lots were proposed. Total gross acreage density was 2.70 du/acre. Total daily trips generated were 1,386 vehicles per day. The City of Middleton denied the request.

The present-day subdivision request is in Canyon County. The development consists of 30 residential lots on 39.76 acres with gross acreage density of 0.75 DU/acre and 2 commercial lots on 6.37 acres. The residential use will generate 283 vehicles per day while the commercial uses are expected to generate 3,369 vehicles per day for a combined total of 3,652 vehicles per day.

Access
Pheasant Heights Subdivision only road frontage is Emmett Road. The Applicant proposed a private road approach generally in the middle of the Willis and 9th Street roundabouts. This

approach is to be a right-in-right-out (RIRO). The RIRO approach will work well for indirect left outs given the close proximity of the two roundabouts. Construction of the RIRO will be made by extending the present-day center median across the entire frontage of the property. The median extension will only affect Pheasant Heights as the High School's approaches to Emmett are already RIRO.

Frontage Improvements

HD4 maintenance will be limited to Emmett Road as all interior roads are private. The development is proposing to widen Emmett Road consistent with policy, two southbound lanes, center median, and a right turn taper to allow right turn movements into the subdivision. Sidewalk will extend from the Willis/Highway 44 roundabout and connect to the sidewalk improvements from Faisan Pointe Subdivision. This will provide continuous sidewalk on the west side of Emmett between the Willis and 9th Street roundabouts.

All irrigation and new storm drainage facilities to be located outside of the ROW. The applicant's preliminary plat addresses all applicable frontage improvements. Please see the plat for further details.

Transportation Impacts

The project consists of 30 single-family lots and 2 commercial lots. These new uses will generate 3,652 daily trips with 107 AM peak hour trips and 287 PM peak hour trips. The traffic study by Focus Engineering and Surveying LLC dated 2/23/26 is acceptable for reference for Pheasant Heights Subdivision. Multiple intersections were analyzed and included. The following intersections with Emmett were studied: Willis, 9th Street, Highway 44, main approach, and the following intersection with Hartley were also included: Willis and 9th Street.

Per HD4 standards the TIS reviews present day conditions, conditions at buildout (projected at 2029), and horizon year conditions which are 5 years after buildout (2034).

Two intersections were identified to fall below acceptable levels of service according to the jurisdictions' policies—Emmett/Highway 44 and Hartley/Willis intersections. The table below shows in red the year and peak hour of the worst turning movements that exceed the minimum threshold as based upon the jurisdictions' policies:

	2025		2029		2029		2029		2034		2034		2034	
	Existing		Background		Total		Residential Only		Background		Total		Residential Only	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Emmett Road and Highway 44	C	C	D	D	D	E	D	D	E	**F**	**F**	**F**	E	**F**
Hartley Lane and Willis Road	C	B	**E**	C	**E**	C	**E**	C	**F**	**E**	**F**	**E**	**F**	**E**

Hartley/Willis Intersection

Background traffic causes the Hartley/Willis intersection to significantly exceed capacity. 2029 background traffic shows NBL at 42.7 seconds in the AM but with 2034 background traffic NBL delay is 1,289 seconds in the AM. With or without the subdivision, there is simply no available capacity in the intersection. HD4 staff emailed the City about this intersection and City staff indicated this intersection was identified for a future roundabout and the City is actively collecting pro-rata fees from surrounding development.

Emmett/Highway 44 Intersection

While the significant increase in delay at the Hartley/Willis intersection is from background traffic, Pheasant Heights Subdivision causes a measurable impact at Emmett/Highway 44.

At the Emmett/Highway 44 intersection, the total subdivision trips (commercial + residential) are 53 AM and 144 PM peak hour trips, with 11 AM and 14 PM peak hour trips from the residential. As a result, 87% of all the new trips at the Emmett/Highway 44 intersection are from the commercial use. The impacts from these new trips are made more apparent by the resulting increase in delay at the intersection.

Delay at the Emmett/Highway 44 intersection is made worse by Pheasant Heights Subdivision particularly from the commercial portion of the development. Background delay in the PM is 55.9 seconds, residential delay is 58.2 seconds, while the total subdivision (residential + commercial) delay is 105.1 seconds. Delay from the entirety of the subdivision is increased 88% while the residential portion of the development increases delay by 4%. The table below shows this information in further detail

2029 Buildout Year PM								
	Delay (Seconds)							
	AM				PM			
Highway 44 & Emmett	SBL	LOS	SBR	LOS	SBL	LOS	SBR	LOS
2029 Background	25.3	D	21.3	C	30.5	D	19	C
2029 Res Only	25.7	D	21.7	C	31.2	D	19.2	C
2029 Total (Res + Commercial)	27.7	D	22.6	C	42.4	E	22.5	C

2034 Horizon Year PM								
	Delay (Seconds)							
	AM				PM			
Highway 44 & Emmett	SBL	LOS	SBR	LOS	SBL	LOS	SBR	LOS
2034 Background	40	E	45.5	E	55.9	**F**	31.4	D
2034 Res Only	41.1	E	47.8	E	58.2	**F**	32.1	D
2034 Total (Res + Commercial)	46.4	E	52.3	**F**	105.1	**F**	44.2	E

As a reminder, impact fees can only be collected for local road approaches onto the State system. Furthermore, collected impact fees cannot be used for existing deficiencies. At time of the model runs the Emmett/Highway 44 intersection was shown to be an existing deficiency. As a result, this intersection improvement is not eligible for impact fees and funding of the future signal is to come from other means.

Staff Recommendations

In light of the more significant impacts generated from the commercial portion of the development staff has prepared two options for the Board to consider.

Option 1:

HD4 staff recommends approving the Pheasant Heights Subdivision preliminary plat dated 3/3/26 with the following conditions:

1. Prior to final plat signature:
    a. Emmett/Highway 44 traffic signal to be constructed by others; or,
    b. Traffic signal constructed by Pheasant Heights Subdivision. If Pheasant Heights Subdivision constructs traffic signal, HD4 can consider a latecomer's agreement to reimburse developer for a portion of the traffic signal expense. The applicant's proportionate share of 6.1% is not eligible for reimbursement.
2. All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual

Option 1 recognizes that the intersection fails in 2034 and warrants a traffic signal for mitigation. Requiring construction of the signal prior to final plat could force this developer and others to collaborate and jointly improve the Emmett/Highway 44 intersection using private funds.

Option 2:

HD4 staff recommends approving the Pheasant Heights Subdivision preliminary plat dated 3/3/26 with the following conditions:

1. Prior to improvement drawing submittal applicant to identify a minimum of two phases on the preliminary plat, a residential phase and a commercial phase. The first phase is responsible for all the Emmett Road frontage improvements. Staff to review and approve the applicant's phase plan is compliant with this condition.
2. Prior to final plat signature of the commercial phase:
    a. Emmett/Highway 44 traffic signal to be constructed by others; or,
    b. Traffic signal constructed by Pheasant Heights Subdivision. If Pheasant Heights Subdivision constructs traffic signal, HD4 can consider a latecomer's agreement to reimburse developer for a portion of the traffic signal expense. The applicant's proportionate share of 6.1% is not eligible for reimbursement.
3. All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual

The traffic impact study's residential-only scenario indicates that adding 30 homes would increase delay at the Emmett/Highway 44 intersection by 2 seconds in 2034. In comparison, when the full project (including the commercial component) is factored in, delay rises by 50 seconds, resulting in a total delay of 108 seconds attributable to the commercial portion. The delay increase from the commercial properties could pose safety concerns when compared to the impact of the residential properties.

Consequently, Option 2 proposes phasing the development: it requires a traffic signal at the Emmett/Highway 44 intersection and ties approval of the commercial phase to either install the signal or wait for another party to do so. This approach allows the less impactful residential portion (30 lots) to proceed through the development process independently.

Please note that if the Commissioners approve Option 2, it is likely to increase development pressure along the Emmett Road corridor. This could lead to additional smaller subdivision proposals seeking to use the intersection's remaining capacity, potentially triggering the need for a traffic signal sooner than 2034. Staff are aware of at least one other potential project,

Summergrass Subdivision (previously planned for about 31 lots), that may pursue development if Option 2 is approved.

Option 3:

HD4 staff recommends approving the Pheasant Heights Subdivision preliminary plat dated 3/3/26 with the following conditions:

1. Prior to final plat signature:
    a. Applicant to provide information as required by staff to assess traffic mitigation improvements of the Highway 44/Emmett intersection.
        i. This includes but not limited to a re-analysis of traffic mitigation at the intersection plus memo from the applicant's traffic engineer
    b. Applicant provides their proportionate share (6.1%) of intersection improvements for the Emmett/Highway 44 intersection.
2. Add note on plat, "Commercial access permits are required for commercial Lots 32 and 33 of Block 1. Permittee to provide a traffic impact study. Traffic impact study to analyze the impact of the proposed use at the Emmett/Highway 44 intersection. Intersection mitigation of the Highway 44/Emmett intersection may be required."
3. All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual

Per the applicant's traffic impact study, proposed traffic mitigation was, "to construct a traffic signal at the Emmett Road/Highway 44 and add an additional lane eastbound and westbound along Highway 44."

After the 3/11/26 Board meeting, HD4 staff revisited the intersection mitigation comments with the engineering firm and requested for them to analyze the intersection as configured today with only a signal—no additional through lanes. The engineer indicated by phone the intersection could operate acceptably in that configuration. At time of writing this report, staff do not have a memo nor analysis that confirms that direction. Applicant to provide report from traffic engineer. Once this information is available staff can begin discussion with ITD on the proposed traffic mitigation.

This option allows the developer to move forward with their entitlements with Canyon County but defers ITD approval and construction estimate of the intersection mitigation to final plat. As a result, the developer will not know the dollar figure that their 6.1% proportionate share represents until final plat.

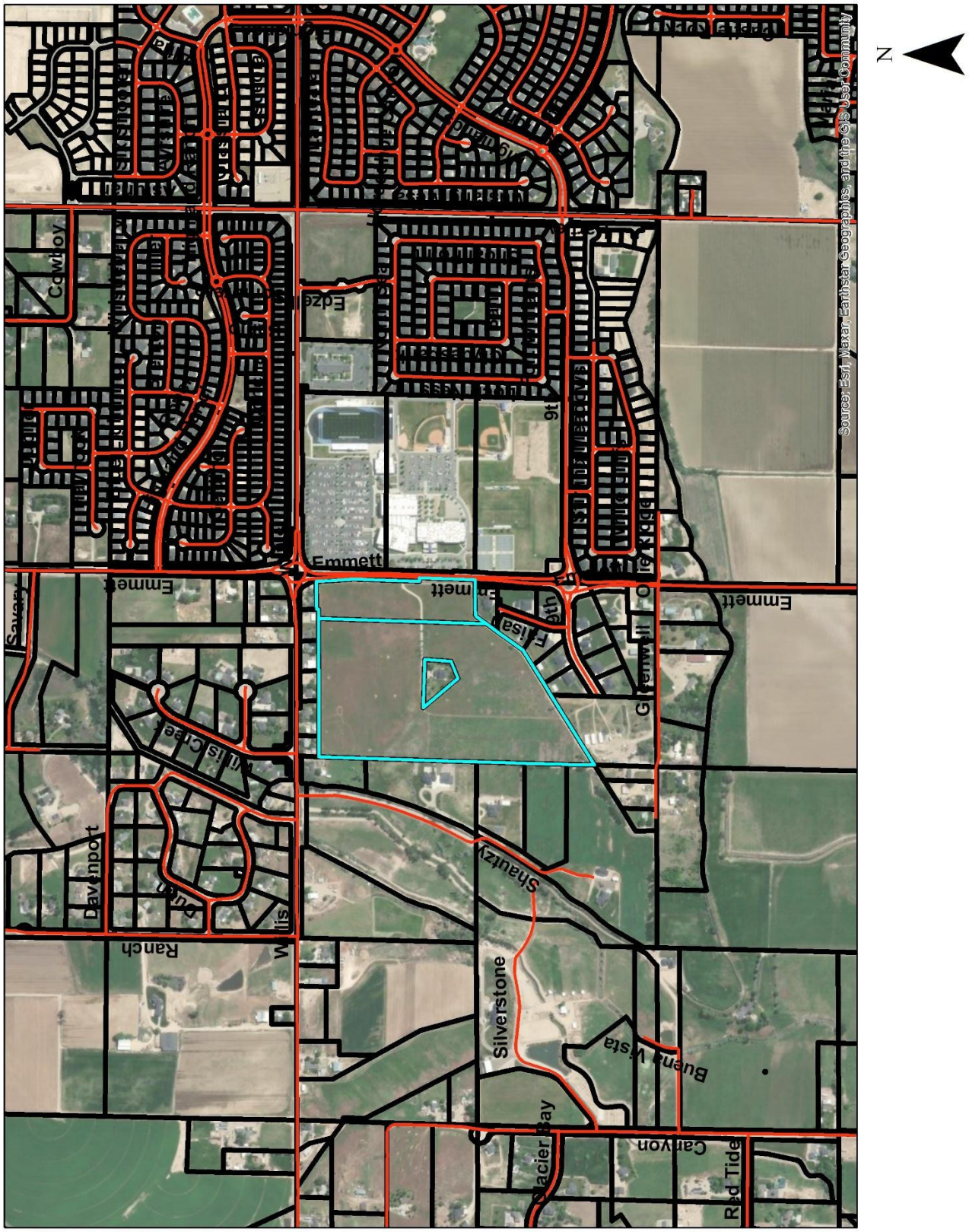
Please know, the expected traffic demand from the commercial lots will likely require a traffic impact study to accompany the permittee's commercial access permit. The final plat note sets expectations for this requirement.

Option 4:

HD4 staff recommends approving the Pheasant Heights Subdivision preliminary plat dated 3/3/26 with the following conditions:

1. Prior to improvement drawing submittal:
    a. Applicant to provide information as required by staff to reassess traffic mitigation improvements at the Highway 44/Emmett intersection.
        i. This includes but not limited to traffic analysis reports of a 3x3 signalized intersection and a memo from the traffic engineer with recommendation.
2. Prior to final plat signature:
    a. Applicant provides cash deposit for their proportionate share (6.1%) of intersection improvements for the Emmett/Highway 44 intersection. Per the capital improvement plan, the Emmett/Highway 44 intersection improvement is $647,000.00 @ 6.1%=**$39,467.**
    b. Add note on plat, "Commercial access permits are required for commercial Lots 32 and 33 of Block 1. Permittee to provide a traffic impact study. Traffic impact study to analyze the impact of the proposed use at the Emmett/Highway 44 intersection. Intersection mitigation of the Highway 44/Emmett and/or improvements intersection may be required."
3. All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual

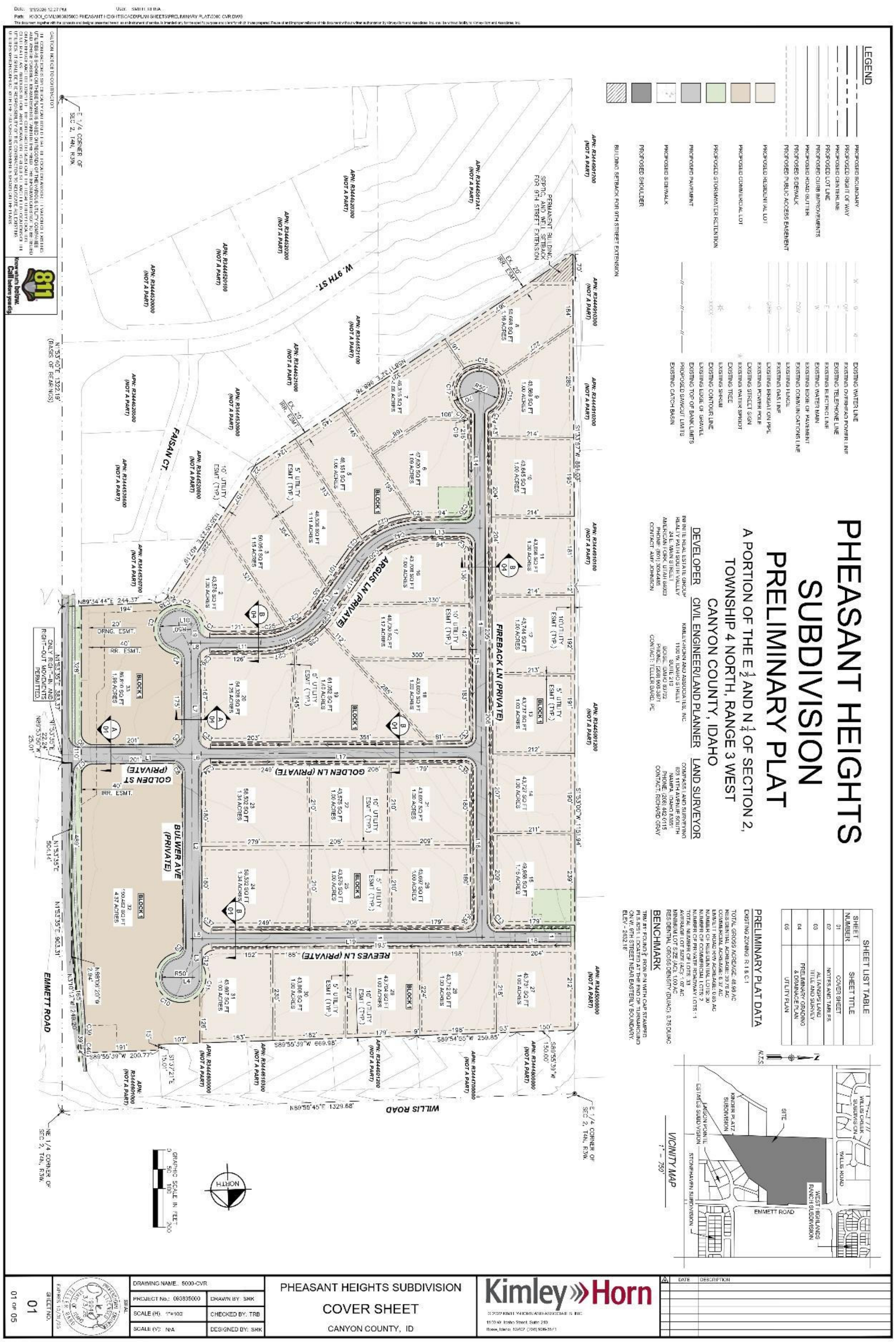
Vicinity Map



Vicinity Map



Preliminary Plat



PRELIMINARY PLAT NOTES

1. THE REQUIREMENTS AND CONDITIONS CONTAINED HEREIN ARE BINDING ON THE OWNERS, THEIR HEIRS, ASSIGNS AND ANYONE ELSE WHO MAY HOLD INTEREST IN THIS SUBDIVISION.
2. DEVELOPMENT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY AT THE TIME OF DEVELOPMENT.
3. ALL RESIDENTIAL LOTS IN THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF CANYON COUNTY HIGHWAY DISTRICT NO. 4 AT THE TIME OF BUILDING PERMIT APPLICATION.
4. STORM WATER RUNOFF SHALL BE CONTAINED ONSITE BY MEANS OF DRAINAGE SWALES AND RETENTION FACILITIES.
5. THE HOMEOWNERS ASSOCIATION, UNDER THIRD PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL IRRIGATION FACILITIES LOCATED WITHIN THE SUBDIVISION INCLUDING ALL PIPING, HEADGATES, VALVES, ETC. AND MUST NOTIFY ALL PROPERTY OWNERS OF THEIR RESPONSIBILITIES.
6. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED.
7. INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED.
8. INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO EACH LOT.
9. THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM THE C.E. I.D. OWNED AND MAINTAINED BY BLACK CANYON IRRIGATION DISTRICT.
10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR IT PROVIDING THAT MAY APPLY TO IRRIGATION RIGHTS
11. ALL LOTS SHALL BE GRADED TO DRAIN FLOOD WATER TO ADJACENT STREETS.
12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
13. DIRECT RESIDENTIAL ACCESS TO DIRECT FROM LOT 1 TO FARM ROAD IS PROHIBITED.
14. THE ESCHEL ORMENT RESTRICTIONS IDAHO CODE SECTION 22-4503 (RIGHT TO FARM ACT) WHICH STATES "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS ON OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED, PLACED OR ESTABLISHED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN SUCH A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
15. PRIVATE AND PUBLIC POTABLE AND NON-POTABLE WATERLINES MUST ADHERE TO IDAPA 58.01.08 SEPARATION REQUIREMENTS
16. ONLY RIGHT-IN AND RIGHT-OUT MOVEMENTS PERMITTED AT THE INTERSECTION OF GOLDEN ST AND EMMETT ROAD.
17. ALL DEVELOPMENT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY ORDINANCE NO. 15-2016 AND ANY AMENDMENTS THERETO.

LOT AREA TABLE

LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	326,623	7.49
2	BLOCK 1	43,578	1.00
3	BLOCK 1	50,054	1.15
4	BLOCK 1	48,506	1.11
5	BLOCK 1	50,151	1.15
6	BLOCK 1	46,151	1.06
7	BLOCK 1	47,820	1.10
8	BLOCK 1	48,915	1.12
9	BLOCK 1	50,669	1.16
10	BLOCK 1	43,569	1.00
11	BLOCK 1	43,858	1.01
12	BLOCK 1	43,744	1.00
13	BLOCK 1	43,727	1.00
14	BLOCK 1	43,727	1.00
15	BLOCK 1	49,896	1.15
16	BLOCK 1	48,756	1.09
17	BLOCK 1	48,799	1.12
18	BLOCK 1	43,559	1.00
19	BLOCK 1	61,052	1.40
20	BLOCK 1	54,338	1.25
21	BLOCK 1	43,827	1.00
22	BLOCK 1	43,575	1.00
23	BLOCK 1	68,532	1.54
24	BLOCK 1	58,532	1.34
25	BLOCK 1	43,575	1.00
26	BLOCK 1	43,857	1.00
27	BLOCK 1	43,731	1.00
28	BLOCK 1	43,712	1.00
29	BLOCK 1	43,754	1.00
30	BLOCK 1	43,838	1.00
31	BLOCK 1	42,867	1.00
32	BLOCK 1	190,162	4.37
33	BLOCK 1	86,870	1.99

LINE TABLE

LINE	LENGTH	BEARING
L1	335.96	S89°24'53.88"E
L2	466.00	N1°19'06.33"E
L3	100.00	N1°19'06.33"E
L4	31.00	S89°24'53.88"E
L5	20.00	N90°00'00.00"E
L6	21.00	S89°24'53.88"E
L7	287.38	N1°38'06.33"E
L8	23.60	N90°00'00.00"W
L9	49.35	N1°38'06.33"E
L10	31.00	N90°00'00.00"W
L11	181.18	S90°24'53.88"E
L12	187.71	N57°06'25.69"E
L13	153.68	S89°24'53.88"E
L14	356.21	S1°38'06.34"W
L15	581.32	S1°38'06.34"W
L16	480.00	S89°24'53.88"E
L17	730.00	S89°24'53.88"E
L18	239.30	S89°24'53.88"E
L19	730.00	S89°24'53.88"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	50.00'	39.14'	S20°52'19"E	38.42'	74°51'17"	23.04'
C2	65.00'	134.78'	S59°44'44"W	93.78'	118°48'35"	229.37'
C3	65.00'	167.68'	N67°06'24"E	124.96'	147°46'35"	229.37'
C4	50.00'	39.48'	N89°05'24"W	38.48'	75°28'06"	23.17'
C5	50.00'	47.12'	N48°24'54"E	42.42'	90°00'00"	30.00'
C6	50.00'	47.29'	S41°15'39"E	42.54'	90°19'39"	30.16'
C7	50.00'	46.98'	S48°14'21"W	42.31'	89°13'51"	29.84'
C8	50.00'	47.12'	N41°24'54"W	42.43'	90°00'00"	30.00'
C9	20.00'	28.11'	N41°55'42"E	25.85'	80°31'11"	16.34'
C10	65.00'	207.46'	N26°57'47"W	130.87'	182°00'00"	130.13'
C11	65.00'	78.38'	S10°20'00"W	73.54'	69°05'02"	43.27'
C12	50.00'	85.18'	S34°08'04"W	59.59'	114°04'44"	47.35'
C13	50.00'	47.12'	S41°24'54"E	42.43'	90°00'00"	30.00'
C14	50.00'	27.82'	S28°09'01"W	27.46'	31°51'49"	14.30'
C15	70.00'	107.42'	S10°48'47"W	97.17'	87°56'13"	67.49'
C16	70.00'	108.27'	S77°29'24"E	97.79'	88°37'06"	68.33'
C17	70.00'	134.07'	N27°05'25"E	114.99'	109°44'14"	99.48'
C18	50.00'	78.54'	N53°21'07"W	70.72'	90°00'00"	50.00'
C19	50.00'	8.77'	N87°07'53"W	8.76'	10°02'57"	4.41'
C20	50.00'	47.12'	N48°35'06"E	42.43'	90°00'00"	30.00'
C21	250.00'	15.91'	N89°36'17"E	15.91'	3°38'48"	7.96'
C22	250.00'	152.21'	N68°54'49"E	149.85'	34°52'59"	77.98'
C23	250.00'	52.38'	N43°43'49"E	52.28'	12°00'00"	26.30'
C24	100.00'	95.79'	N63°17'33"E	92.20'	54°53'49"	51.61'
C25	100.00'	85.34'	N80°30'24"E	82.83'	48°53'33"	45.31'
C26	50.00'	47.12'	S48°35'07"W	42.43'	90°00'00"	30.00'
C27	250.00'	90.38'	S80°16'05"W	89.77'	20°43'02"	45.76'
C28	250.00'	93.98'	S57°44'40"W	93.42'	21°32'08"	47.49'
C29	250.00'	34.48'	S41°17'00"W	34.45'	7°54'07"	17.27'
C30	175.00'	160.48'	S64°22'47"W	155.06'	52°32'32"	87.42'
C31	50.00'	47.12'	N42°24'54"W	42.43'	90°00'00"	30.00'
C32	50.00'	47.12'	N47°35'06"E	42.43'	90°00'00"	30.00'
C33	50.00'	47.12'	S47°24'54"E	42.43'	90°00'00"	30.00'
C34	50.00'	47.12'	N48°35'06"E	42.43'	90°00'00"	30.00'
C35	50.00'	47.12'	S47°24'54"E	42.43'	90°00'00"	30.00'
C36	50.00'	47.12'	S46°35'06"W	42.43'	90°00'00"	30.00'
C37	50.00'	47.12'	N42°24'54"W	42.43'	90°00'00"	30.00'
C38	50.00'	36.98'	N62°35'50"E	36.13'	42°23'12"	19.99'
C39	150.00'	11.01'	N71°01'47"E	11.01'	4°12'37"	5.51'
C40	50.00'	9.32'	N80°47'50"E	9.31'	10°40'37"	4.68'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C41	250.00'	168.98'	N62°22'15"E	165.85'	38°43'57"	87.81'
C42	250.00'	168.98'	N62°22'15"E	165.85'	38°43'57"	87.81'

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS RESPONSIBLY FOR THAT THE EXISTENCE AND/OR ELEVATION OF SURFACE OR UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON INFORMATION OBTAINED FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, FROM MEASUREMENTS TAKEN IN THE FIELD. IT IS NOT GUARANTEED THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UTILITIES DURING THE COURSE OF WORK ON THIS PROJECT. IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER OF ANY CONFLICTS BETWEEN UTILITIES SHOWN ON THE PLANS AND THE FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
811 Know what's below. Call before you dig.

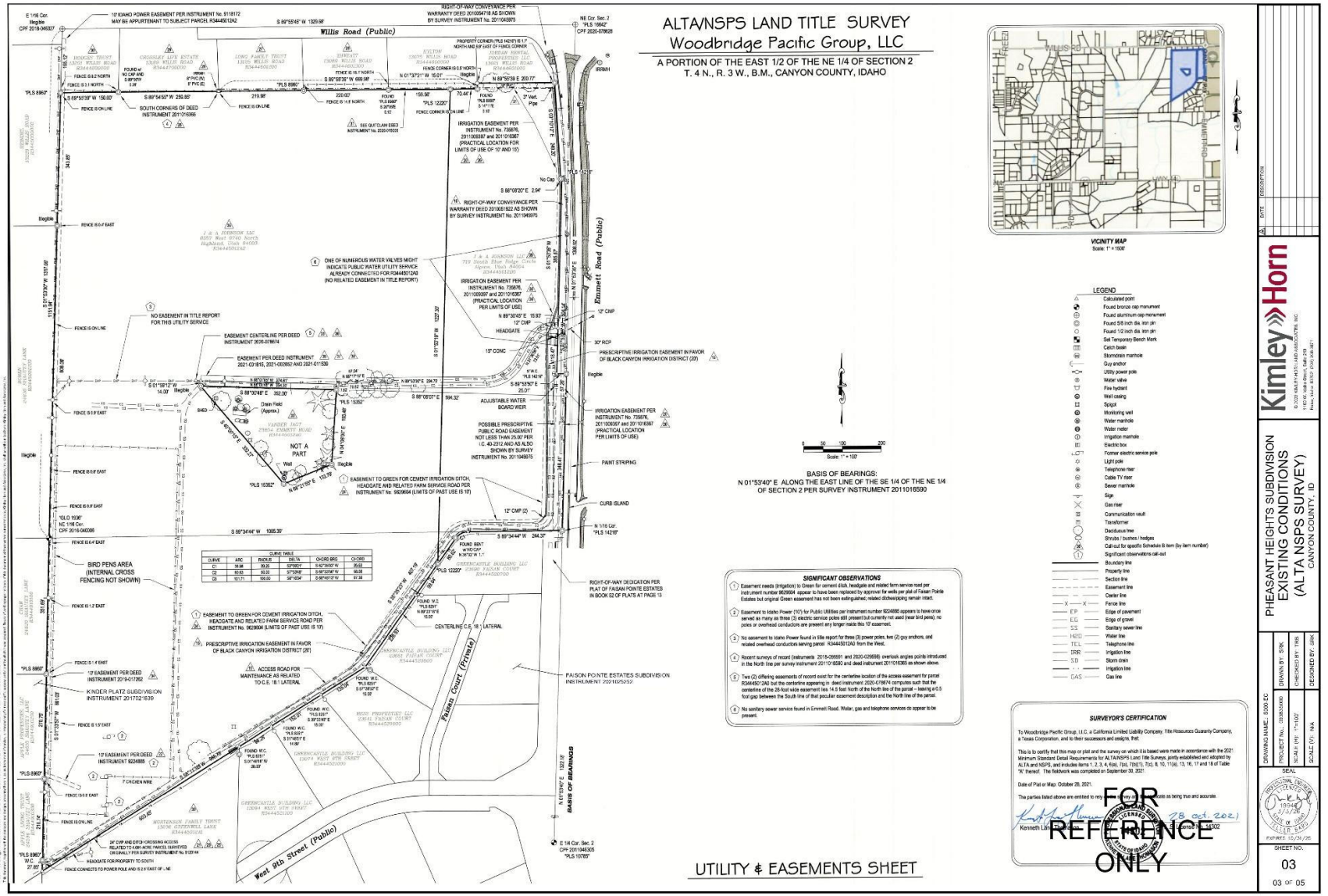
DRAWING NAME: 5000-CVR
PROJECT No.: 093035000 | DRAWN BY: SRK
SCALE (H): N/A | CHECKED BY: TRB
SCALE (V): N/A | DESIGNED BY: SRK

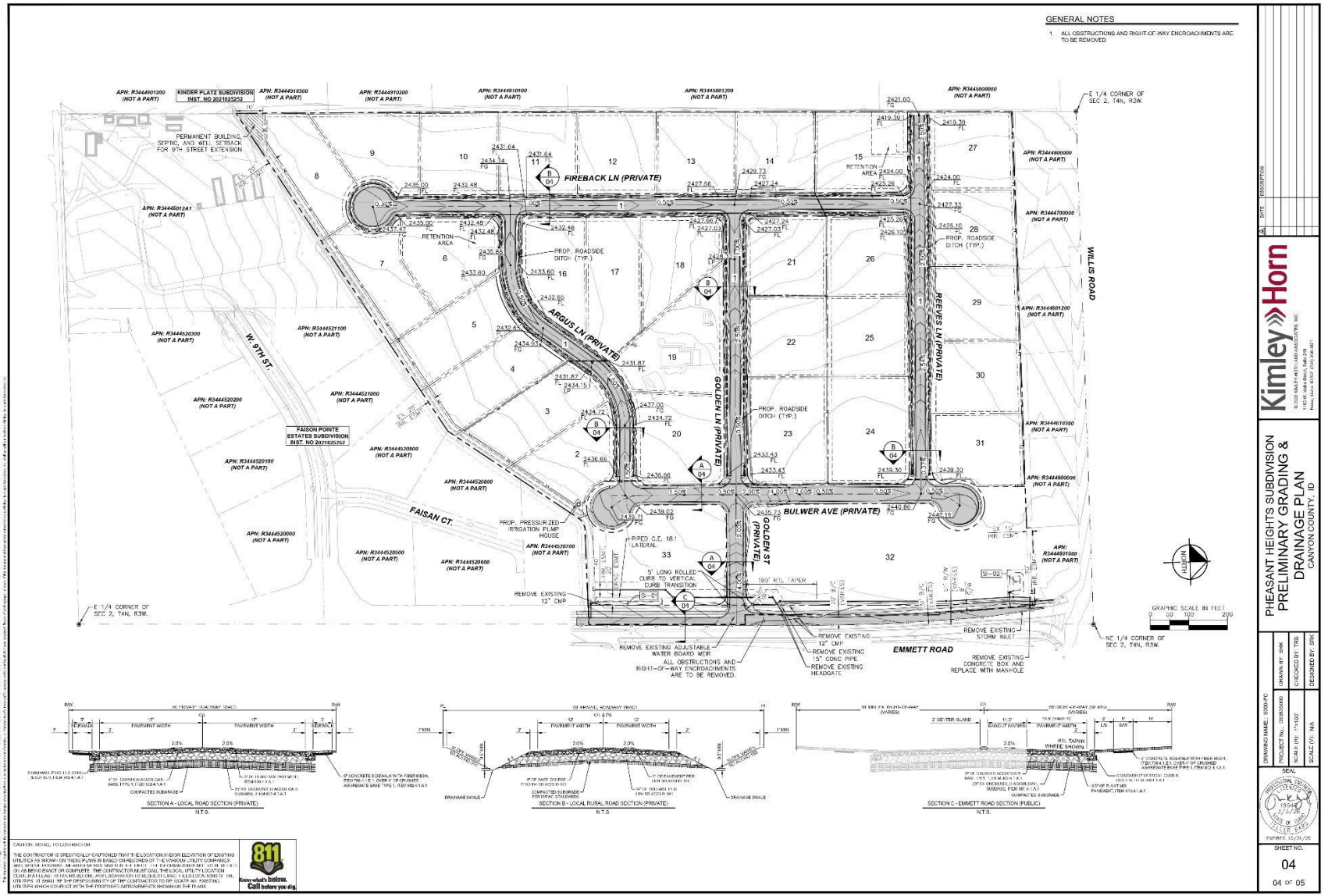
PHEASANT HEIGHTS SUBDIVISION
NOTES AND TABLES
CANYON COUNTY, ID

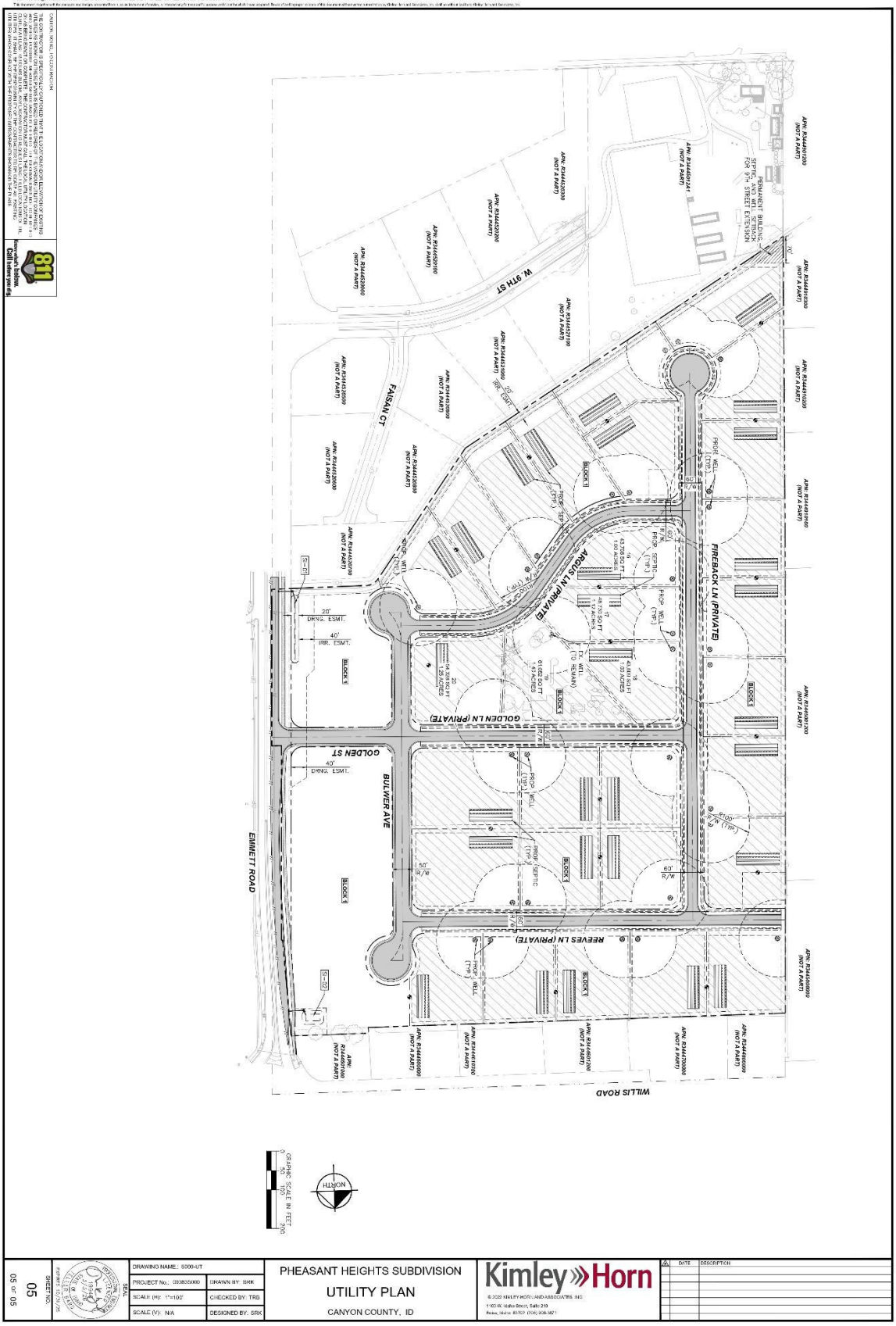
Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 639-6977

DATE	DESCRIPTION

SHEET NO. 02 OF 05


ALTA/NSPS LAND TITLE SURVEY
Woodbridge Pacific Group, LLC
A PORTION OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 2
T. 4 N., R. 3 W., B.M., CANYON COUNTY, IDAHO
Willis Road (Public)
Emmett Road (Public)
Faisan Court (Private)
West 9th Street (Public)
VICINITY MAP
Scale: 1" = 1500'
LEGEND
BASIS OF BEARINGS:
N 01°53'40" E ALONG THE EAST LINE OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2 PER SURVEY INSTRUMENT 20110116590
SIGNIFICANT OBSERVATIONS
SURVEYOR'S CERTIFICATION
FOR REFERENCE ONLY
UTILITY & EASEMENTS SHEET
PHEASANT HEIGHTS SUBDIVISION
EXISTING CONDITIONS
(ALTA NSPS SURVEY)
CANYON COUNTY, ID
Kimley»Horn
SHEET NO.
03
03 OF 05


GENERAL NOTES
1. ALL OBSTRUCTIONS AND RIGHT-OF-WAY ENCROACHMENTS ARE TO BE REMOVED
KINDER PLATZ SUBDIVISION INST. NO 2021925252
FAISON POINTE ESTATES SUBDIVISION INST. NO 2021925252
FIREBACK LN (PRIVATE)
ARGUS LN (PRIVATE)
GOLDEN LN (PRIVATE)
REEVES LN (PRIVATE)
BULWER AVE (PRIVATE)
GOLDEN ST (PRIVATE)
FAISAN CT.
W. 9TH ST.
WILLIS ROAD
EMMETT ROAD
PERMANENT BUILDING, SEPTIC, AND WELL SETBACK FOR 9TH STREET EXTENSION
RETENTION AREA
PROP. ROADSIDE DITCH (TYP.)
PROP. PRESSURIZED IRRIGATION PUMP HOUSE
PIPED C.E. 18.1 LATERAL
5' LONG ROLLED CURB TO VERTICAL CURB TRANSITION
180' RTL TAPER
REMOVE EXISTING 12" CMP
REMOVE EXISTING ADJUSTABLE WATER BOARD WEIR
ALL OBSTRUCTIONS AND RIGHT-OF-WAY ENCROACHMENTS ARE TO BE REMOVED.
REMOVE EXISTING 15" CONC. PIPE
REMOVE EXISTING HEADGATE
REMOVE EXISTING STORM INLET
REMOVE EXISTING CONCRETE BOX AND REPLACE WITH MANHOLE
E 1/4 CORNER OF SEC 2, T4N, R3W.
NE 1/4 CORNER OF SEC 2, T4N, R3W.
GRAPHIC SCALE IN FEET
0 50 100 200
NORTH
SECTION A - LOCAL ROAD SECTION (PRIVATE)
N.T.S.
SECTION B - LOCAL RURAL ROAD SECTION (PRIVATE)
N.T.S.
SECTION C - EMMETT ROAD SECTION (PUBLIC)
N.T.S.
CAUTION: NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER, AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPOSITION ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
811 Know what's below. Call before you dig.
Kimley»Horn
PHEASANT HEIGHTS SUBDIVISION
PRELIMINARY GRADING & DRAINAGE PLAN
CANYON COUNTY, ID
DRAWING NAME: 0000-PC
PROJECT No.: 093630000
SCALE (H): 1"=100'
SCALE (V): N/A
DRAWN BY: SRK
CHECKED BY: TBS
DESIGNED BY: SRK
SEAL
PROFESSIONAL ENGINEER
STATE OF IDAHO
19948
3/31/26
REGISTERED
EXPIRES: 03/31/26
SHEET NO.
04
04 OF 05


PHEASANT HEIGHTS SUBDIVISION
UTILITY PLAN
CANYON COUNTY, ID
Kimley»Horn
DRAWING NAME: S000-UT
PROJECT No.: 083835000
SCALE (H): 1"=100'
SCALE (V): N/A
DRAWN BY: SRK
CHECKED BY: TRS
DESIGNED BY: SRK
SHEET NO. 05 OF 05
DATE
DESCRIPTION
W. 9TH ST
FAISAN CT
BULWER AVE
GOLDEN ST
EMMETT ROAD
WILLIS ROAD
ARCUS LN (PRIVATE)
FIREBACK LN (PRIVATE)
GOLDEN LN (PRIVATE)
REEVES LN (PRIVATE)
NORTH
GRAPHIC SCALE IN FEET

Dan Lister

From: Tony Almeida
Sent: Tuesday, July 22, 2025 8:57 AM
To: Dan Lister
Subject: RE: Pheasant Heights Sub. (formerly Quail Run Acres) SD2025-0002: 2nd Review

Subdivision and road names are good.

Tony

From: Dan Lister
Sent: Monday, July 21, 2025 3:33 PM
To: Dalia Alnajjar <Dalia[redacted]
Cc: Tony Almeida <tony.[redacted]
Subject: Pheasant Heights Sub. (formerly Quail Run Acres) SD2025-0002: 2nd Review

Dalia,

Please review the 2nd review of SD2025-0002. The updated preliminary plat can be found here. Once your review is completed, I'll update the name of the file in the O drive to the new plat name. I've provided Tony (GIS) with the physical copy of the updated plat for review.

Please have your review completed by August 4, 2025.

Sincerely,

Dan Lister, Planning Supervisor
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday, and Friday
8 am – 5 pm
Wednesday
1 pm – 5 pm
**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.

Dan Lister

From: GIS and Addressing Division
Sent: Tuesday, April 22, 2025 4:13 PM
To: Dan Lister
Subject: FW: [External] Re: New Road Name Verification

FYI.

Tony

From: Sage Huggins
Sent: Wednesday, January 29, 2025 3:16 PM
To: 'Connor Gray' [redacted]
Cc: GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: RE: [External] Re: New Road Name Verification

Good Afternoon,

Thank you for sending this over. It looks like back in 2021 the proposed subdivision name this development had reserved was Pheasant Heights. Additionally there were numerous names reserved for the Pheasant Heights potential subdivision. Those reserved names are; Fireback (Ave), Satyr St, Reeves (St), Swinhoe Ave, Hoogerwerf St, Bulwer (St), Golden (St), Hume Ave, Mikado St, Argus (Ave).
Even though the street designation looks to have changed for some (Rd, Ln, Ave, etc.), the names still work as being reserved. With that in mind from your list all names are reserved for this development.

Reeves LN (Private) – Reserved 9/27/21
Golden LN (Private) - Reserved 9/27/21
Argus LN (Private) - Reserved 9/27/21
Fireback LN (Private) - Reserved 9/27/21
Bulwer Ave - Reserved 9/27/21
Golden St - Reserved 9/27/21

As for the subdivision name, it appears Quail Run is currently an active private road name. Our office does prefer to not have any duplicate naming for any roads/subdivision. Completely unique names allow for clear and quick location of properties for emergency services with little room for confusion on locating a site. We would highly encourage a different name to be proposed for the development. The prior proposed name “Pheasant Heights” subdivision was reserved back in 2021 and is available.

Please let me know if you have any questions,

Sage Huggins
GIS Analyst
Canyon County Development Services
[redacted]

From: Connor Gray [redacted]
Sent: Wednesday, January 29, 2025 12:03 PM

To: GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: [External] Re: New Road Name Verification

On Wed, Jan 29, 2025 at 12:02 PM Connor Gray <[redacted]> wrote:

> Good afternoon,
>
> I am working as the project representative for the proposed subdivision located at Parcels: R34445012A2; R34445012B; R34445012A.
>
> We have submitted our application to Canyon County and are now looking to complete our private road name application. As per request from the County, we are proposing these listed private road and subdivision names:
>
> Quail Run Acres (Subdivision Name)
>
> Reeves LN (Private)
> Golden LN (Private)
> Argus LN (Private)
> Fireback LN (Private)
> Bulwer Ave
> Golden St
>
> You may have already been contacted by our engineering team (Kimley-Horn) regarding these names but I wanted to verify. I am also attaching the preliminary plat for your reference.
>
> Thank you,
>
> Connor
>
> --

Connor Gray
Principal
AG Land & Development
[redacted]

Dan Lister

From: Niki Benyakhlef <[redacted]
Sent: Thursday, May 1, 2025 8:46 AM
To: Dan Lister
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice for SD2025-0002 / Quail Run Acres Heights

Hello Dan,

After a thorough review of the transmittal submitted to ITD on April 23, 2025, for SD2025-0002 / Quail Run Acres Heights, the Department has no comments or concerns at this time. The proposed development does not meet the thresholds for a Traffic Impact Study (TIS); therefore, minimal impacts to the state transportation system are anticipated.

Thank you,

Niki Benyakhlef
Development Services Coordinator
[redacted]

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:01 AM
To: [redacted]
Subject: Agency Notice for SD2025-0002 / Quail Run Acres Heights

Dan Lister

From: Kendra Conder <[redacted]
Sent: Thursday, April 2, 2026 8:51 AM
To: Dan Lister
Cc: Connor Gray
Subject: [External] Pheasant Heights

Hi Dan,

I owe Connor and Focus Engineering a staff report for Pheasant Heights, which I will be able to provide next week. In the meantime, I did want to let you know that ITD will not have any requirements for this development. The staff report will mention our support for Middleton to collect proportionate share for the signal at 44 & Emmett Road, but that's it.

Kendra Conder
District 3 | Development Services Coordinator
Idaho Transportation Department
[redacted]



Dan Lister

From: Roberta Stewart <[redacted]
Sent: Thursday, June 13, 2024 2:36 PM
To: Dan Lister; Debbie Root; Jay Gibbons
Cc: scott.kampfen@kimley-horn.com; Amy Woodruff; Lenny Riccio; Chris Hopper
Subject: [External] Street Standard for Pheasant Heights Subdivision near Middleton (Emmett Road)
Attachments: Middleton 3 lane urban Street section.pdf; Middleton local street section.pdf

Hello Canyon County Planners: I'm not sure who is managing the new Pheasant Heights subdivision in Canyon County (located near Middleton High School at Emmett & Willis). Please forward this email to that planner for consideration.

The applicant's engineer, Scott Kampfen of Kimley-Horn, just called and said that the County asked them to contact the City regarding whose road section should be applied in the subdivision. The City would prefer the City's local road section be applied for internal roads and the City's 3-lane arterial be applied for Emmett Road frontage. See diagrams attached.

When Pheasant Heights was a City project that would have connected through Phaison Point County sub, we had a hard time reconfiguring Phaison Point to match City standards. We actually had to force the Pheasant Heights developer to retrofit the Phaison point right of way to add sidewalks and limit the borrow ditch. Additionally, the large borrow ditch swales in Phaison point could have potentially had a detrimental effect on our MS4 permit.

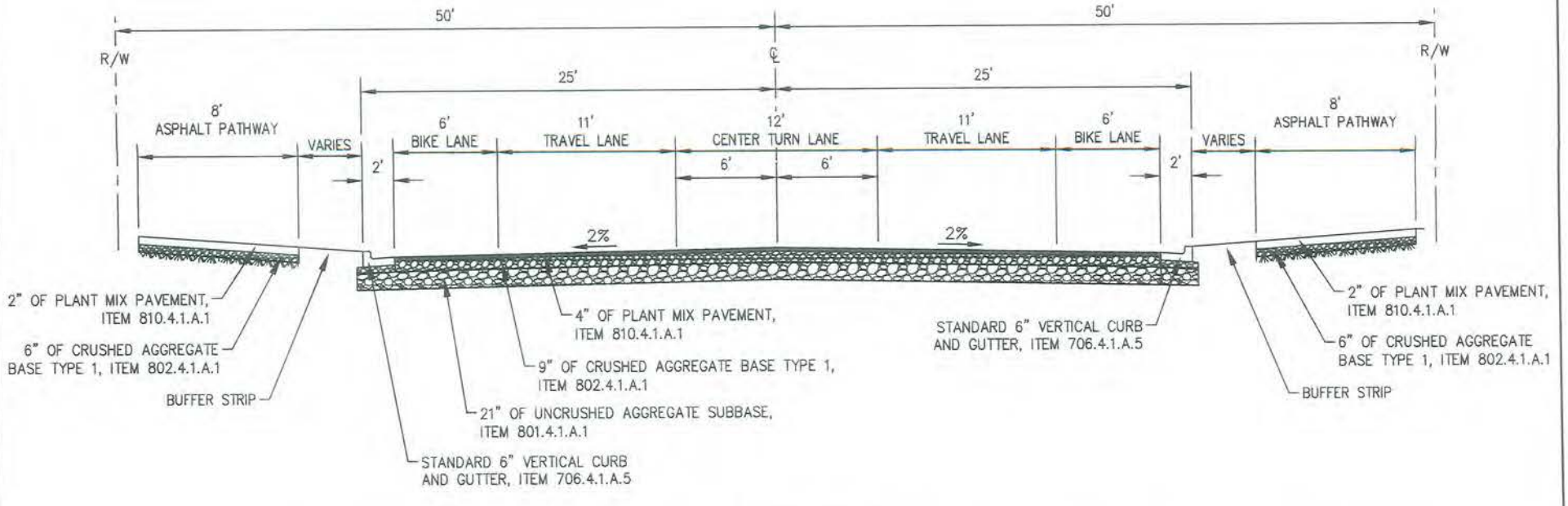
Because the new Pheasant Heights county subdivision is directly adjacent to City limits, it would be optimum to have the street standards match Middleton standards for the sake of uniformity, attractiveness and future annexation. thanks for considering our request.

Roberta L. Stewart

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

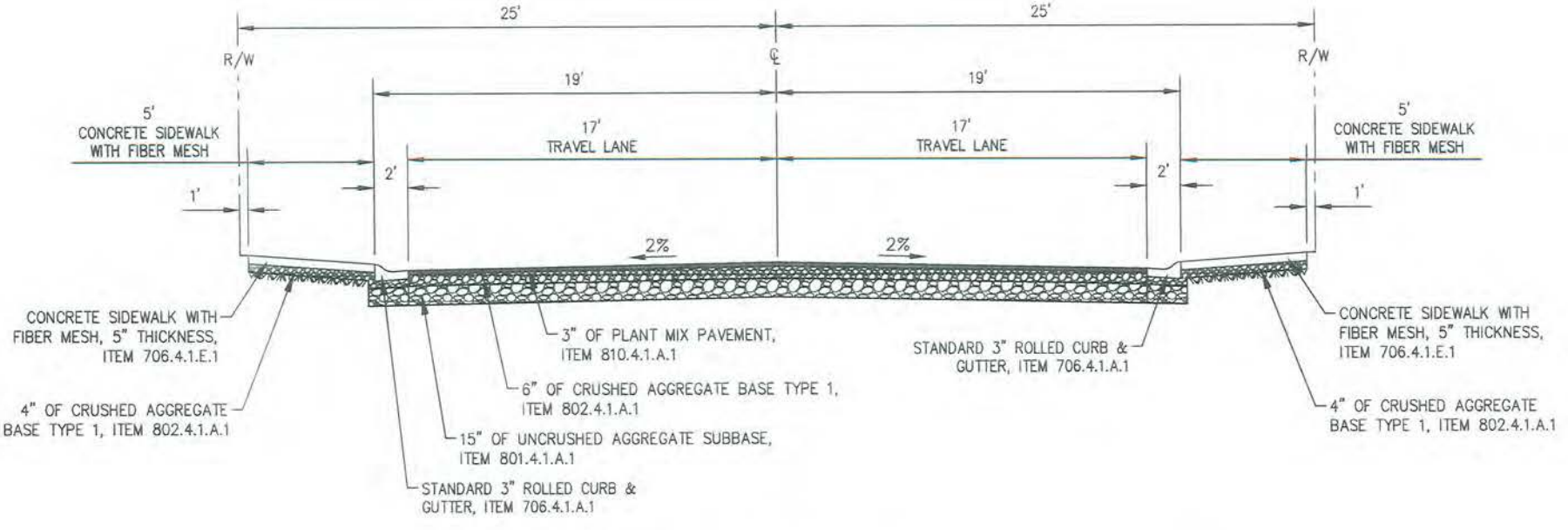
[redacted]

www.middleton.id.gov



City of Middleton
Three-Lane Urban Roadway Typical Section - 50' Half Width ROW

NOT TO SCALE



City of Middleton
Local Roadway Typical Section - 25' Half Width ROW

NOT TO SCALE

Middleton School District #134

Every Child Learning Every Day

Middleton School District #134
Canyon County--Public Hearing Notice Response

General Response for New Development

Middleton School District has experienced significant growth in its student population over the past 5 years. Currently, Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 145% of capacity with five portable units totaling 10 classrooms. Mill Creek Elementary is at 112% of capacity with 6 portable classroom units totaling 12 classrooms. Purple Sage Elementary has not reached capacity as a school, though a few grade levels are over capacity. We are nearing capacity but have not superseded at this point at our high school (94%) and middle school (85%). As it stands now there is an immediate need for additional facilities in our school district, primarily in the elementary grades

We have completed a demographic study performed for our school district boundaries, and data suggests that for every new home, we could expect between 0.5 and 0.7 (with an average of .569) students to come to our schools. That is the factor/rate we use to make our projection of student impact for each development.

Case No. SD2025-0002

Students living in the subdivision as planned would be in the attendance zone for Purple Sage Elementary School, Middleton Middle School, and Middleton High School. With the 30 proposed lots, we anticipate that approximately 15-21 K-12 students will need educational services provided by our district.

In addition to the increase in student population and its impact on facilities, busing would be provided for elementary and middle school students. As such, it would be important that the developer include plans for appropriate spacing for bus stops for elementary and middle school students. Typically, buses do not enter subdivisions. As such, safe routes to planned stops would be an important consideration. We would also ask that consideration be taken for a collaboration between the developer and the district for a signaled crosswalk between the proposed development and Middleton High School.

As a school district, we would ask that the Canyon County Planning and Zoning Commission take these factors into consideration as you make your decision. Any questions regarding this response should be directed to Marc Gee at the contact information shared below.

_____ May 19th, 2025 .

Marc C. Gee, Superintendent Date

Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644 Phone: [redacted]

Marc C. Gee, Superintendent *Lisa Pennington, Asst. Superintendent* *Alicia Krantz, Business Manager*

[redacted] [redacted] [redacted]

Dan Lister

From: Anthony Lee <[redacted]
Sent: Friday, April 25, 2025 7:25 AM
To: Dan Lister
Subject: [External] RE: Agency Notice for SD2025-0002 / Quail Run Acres Heights

Hi Dan,

Request for the questions below.

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study was approved on 09/30/2024.**
2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes were conducted on 09/23/2024. Septic systems have been proposed for each lot.**
3.) Any concerns about the request? If so, are there any conditions or improvements recommended? **SWDH does not have concerns with the request as proposed.**

A Subdivision Engineering Report (SER) was approved on 12/16/2024.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior
[redacted] | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 23, 2025 9:01 AM
To: [redacted]

PHEASANT HEIGHTS SUBDIVISION
PRELIMINARY PLAT

A PORTION OF THE E $\frac{1}{2}$ AND N $\frac{1}{4}$ OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 3 WEST
CANYON COUNTY, IDAHO

LEGEND

- PROPOSED BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED CENTERLINE
- PROPOSED LOT LINE
- PROPOSED CURB IMPROVEMENTS
- PROPOSED ROAD GUTTER
- PROPOSED SIDEWALK
- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED RESIDENTIAL LOT
- PROPOSED COMMERCIAL LOT
- PROPOSED STORMWATER RETENTION
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED SHOULDER

- EXISTING WATER LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING WATER MAIN
- EXISTING EDGE OF PAVEMENT
- EXISTING COMMUNICATIONS LINE
- EXISTING FENCE
- EXISTING GAS LINE
- EXISTING IRRIGATION PIPE
- EXISTING POWER POLE
- EXISTING STREET SIGN
- EXISTING WATER SPIGOT
- EXISTING TREE
- EXISTING SHRUB
- EXISTING CONTOUR LINE
- EXISTING EDGE OF GRAVEL
- EXISTING TOP OF BANK LIMITS
- PROPOSED SAWCUT LIMITS
- EXISTING CATCH BASIN

DEVELOPER

INFINITE REAL ESTATE GROUP
REALTY PATH SOUTH VALLEY
24 E. MAIN STREET
AMERICAN FORK, UTAH 84003
PHONE: (801) 309-6485
CONTACT: AMY JOHNSON

CIVIL ENGINEER/LAND PLANNER

KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. IDAHO STREET
SUITE 210
BOISE, IDAHO 83702
PHONE: (208) 906-3871
CONTACT: TELLER BARD, PE

LAND SURVEYOR

COMPASS LAND SURVEYING
623 11TH AVENUE SOUTH
NAMPA, IDAHO 83651
PHONE: (208) 442-0115
CONTACT: RICHARD GRAY

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
01	COVER SHEET
02	NOTES AND TABLES
03	ALTA/NSPS LAND TITLE AND SURVEY
04	PRELIMINARY GRADING & DRAINAGE PLAN
05	UTILITY PLAN

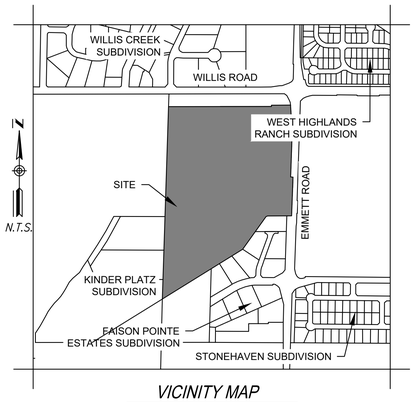
PRELIMINARY PLAT DATA

EXISTING ZONING: R-1 & C-1

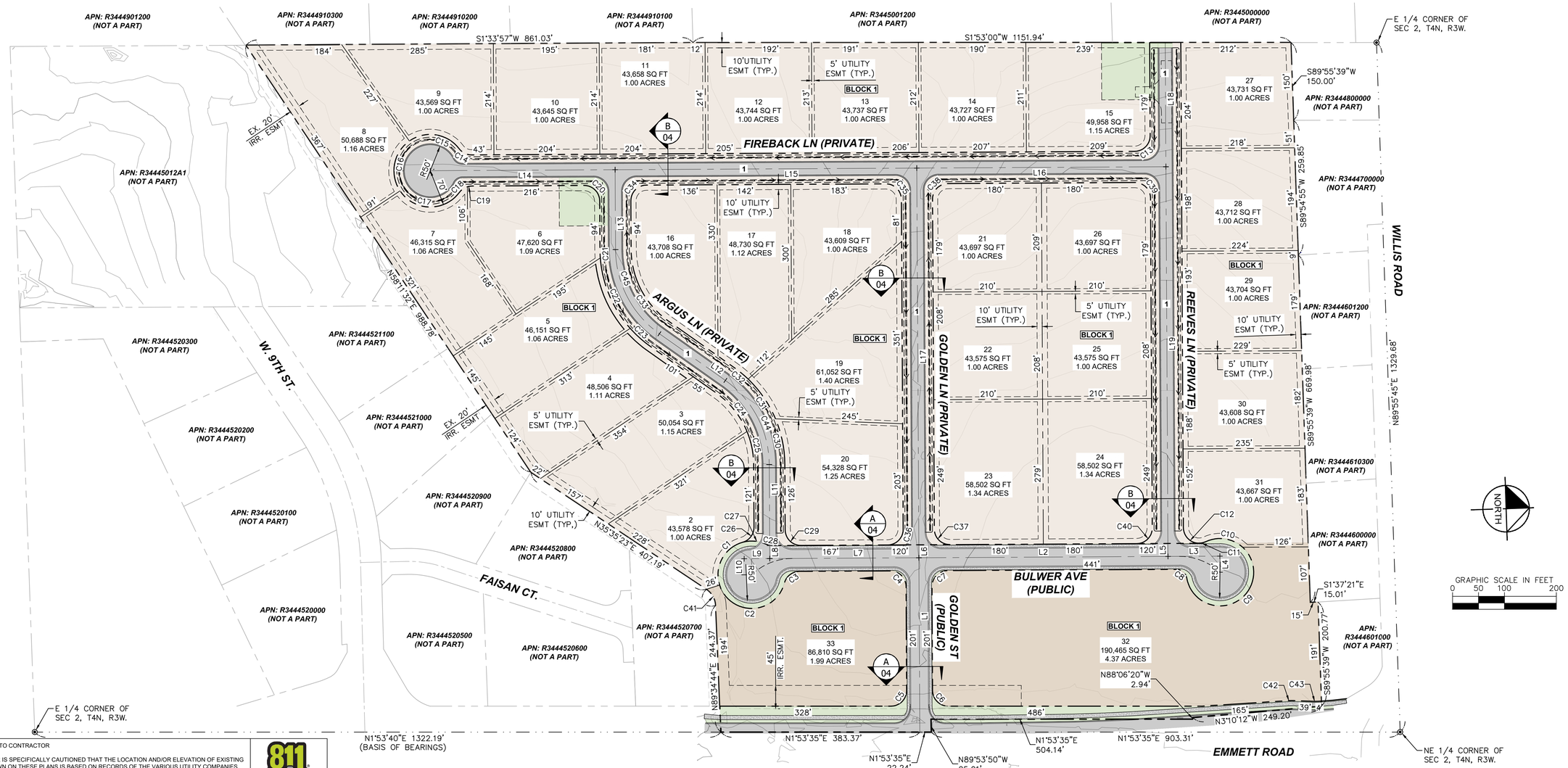
RESIDENTIAL ACREAGE: 37.86 AC
COMMERCIAL ACREAGE: 6.36 AC
NUMBER OF RESIDENTIAL LOTS: 30
NUMBER OF COMMERCIAL LOTS: 2
NUMBER OF PRIVATE ROADWAY LOTS : 1
TOTAL NUMBER OF LOTS: 33
AVERAGE LOT SIZE (AC): 1.07 AC
MINIMUM LOT SIZE (AC): 1.00 AC
RESIDENTIAL GROSS DENSITY (DU/AC): 0.93 DU/AC

BENCHMARK

TBM #1: FOUND $\frac{1}{2}$" IRON PIN WITH CAP STAMPED PLS 8251. LOCATED AT THE END OF TURNAROUND ON W. 9TH STREET NEAR EASTERLY BOUNDARY. ELEV.= 2432.18'



VICINITY MAP
1" = 750'



CAUTION: NOTICE TO CONTRACTOR

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811 Know what's below. Call before you dig.

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Date: 6/27/2025 10:50 AM User: BARD, TELLER
Path: K:\BOI_CIVIL\093835000 PHEASANT HEIGHTS\CADD\PLAN SHEETS\PRELIMINARY PLAT\5000-CVR.DWG

DATE	DESCRIPTION

Kimley»Horn

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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 906-3871

PHEASANT HEIGHTS SUBDIVISION
COVER SHEET
CANYON COUNTY, ID

DRAWING NAME: 5000-CVR	DRAWN BY: SRK	CHECKED BY: TRB	DESIGNED BY: SRK
PROJECT No.: 093835000	SCALE (H): 1"=100'	SCALE (V): N/A	

SEAL
PROFESSIONAL ENGINEER LICENSED 19948 6/27/25 STATE OF IDAHO TELLER BARD
EXPIRES 10/31/25

SHEET NO.
01
01 OF 05

PRELIMINARY PLAT NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
2. DEVELOPMENT IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF CANYON COUNTY AT THE TIME OF THE RE-SUBDIVISION.
4. STORM WATER RUNOFF SHALL BE CONTAINED ONSITE BY MEANS OF DRAINAGE SWALES AND RETENTION FACILITIES.
5. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
6. INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED.
7. INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED.
8. INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO EACH LOT.
9. THIS SUBDIVISION WILL RECEIVE PRESSURE IRRIGATION FROM THE C.E. 18.1 OWNED AND MAINTAINED BY BLACK CANYON IRRIGATION DISTRICT.
10. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR IT PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
11. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS LOCATED AT THIS PROJECT SITE.
12. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.
13. DIRECT RESIDENTIAL ACCESS TO EMMETT ROAD IS PROHIBITED.
14. THE DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIOR PUBLIC, BY ANY CHANGED CONDITIONS ON OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ON (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
15. A STORMWATER POLLUTION PREVENTION PLAN AND REPORT IS R3EQUIRED PRIOR TO CONSTRUCTION PERMIT ISSUANCE.
16. PRIVATE AND PUBLIC POTABLE AND NON-POTABLE WATERLINES MUST ADHERE TO IDAPA 58.01.08 SEPARATION REQUIREMENTS.

LOT AREA TABLE

LOT NUMBER	BLOCK NUMBER	LOT AREA (SF)	LOT AREA (AC)
1	BLOCK 1	245,382	5.63
2	BLOCK 1	43,578	1.00
3	BLOCK 1	50,054	1.15
4	BLOCK 1	48,506	1.11
5	BLOCK 1	46,151	1.06
6	BLOCK 1	47,620	1.09
7	BLOCK 1	46,315	1.06
8	BLOCK 1	50,688	1.16
9	BLOCK 1	43,569	1.00
10	BLOCK 1	43,645	1.00
11	BLOCK 1	43,658	1.00
12	BLOCK 1	43,744	1.00
13	BLOCK 1	43,737	1.00
14	BLOCK 1	43,727	1.00
15	BLOCK 1	49,958	1.15
16	BLOCK 1	43,708	1.00
17	BLOCK 1	48,730	1.12
18	BLOCK 1	43,609	1.00
19	BLOCK 1	61,052	1.40
20	BLOCK 1	54,328	1.25
21	BLOCK 1	43,697	1.00
22	BLOCK 1	43,575	1.00
23	BLOCK 1	58,502	1.34
24	BLOCK 1	58,502	1.34
25	BLOCK 1	43,575	1.00
26	BLOCK 1	43,697	1.00
27	BLOCK 1	43,731	1.00
28	BLOCK 1	43,712	1.00
29	BLOCK 1	43,704	1.00
30	BLOCK 1	43,608	1.00
31	BLOCK 1	43,667	1.00
32	BLOCK 1	190,465	4.37
33	BLOCK 1	86,810	1.99

LINE TABLE

LINE	LENGTH	BEARING
L1	335.96	S88°24'53.66"E
L2	480.00	N1°35'06.33"E
L3	100.00	N1°35'06.33"E
L4	31.00	S88°24'53.67"E
L5	25.00	N88°24'53.66"W
L6	25.00	S88°24'53.67"E
L7	287.36	N1°35'06.33"E
L8	25.00	N88°24'53.66"W
L9	49.35	N1°35'06.33"E
L10	31.00	N88°24'53.67"W
L11	181.18	S88°24'53.66"E
L12	155.71	N37°09'23.69"E
L13	153.88	S88°24'53.66"E
L14	356.21	S1°35'06.34"W
L15	581.32	S1°35'06.34"W
L16	480.00	S1°35'06.34"W
L17	726.00	S88°24'53.66"E
L18	239.30	S88°24'53.66"E
L19	726.00	S88°24'53.66"E

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	65.00'	104.76'	N59°49'49"W	93.78'	92°20'20"	67.71'
C2	65.00'	167.65'	S0°06'34"W	124.90'	147°46'55"	225.07'
C3	30.00'	39.46'	S36°05'54"E	36.68'	75°22'00"	23.17'
C4	30.00'	47.12'	S46°34'54"W	42.42'	90°00'00"	30.00'
C5	30.00'	47.29'	N43°15'39"W	42.54'	90°18'29"	30.16'
C6	30.00'	49.78'	N44°16'39"E	44.26'	95°04'19"	32.78'
C7	30.00'	47.12'	S43°24'54"E	42.43'	90°00'00"	30.00'
C8	20.00'	28.11'	S41°50'42"W	25.85'	80°31'11"	16.94'
C9	65.00'	247.45'	S26°57'19"E	122.87'	218°07'13"	-188.13'
C10	65.00'	62.86'	N4°23'23"E	60.44'	55°24'41"	34.13'
C11	30.00'	13.16'	N10°59'08"W	13.06'	25°08'29"	6.69'
C12	30.00'	60.16'	S34°08'04"W	50.58'	114°54'04"	47.00'
C13	30.00'	47.12'	S43°24'54"E	42.43'	90°00'00"	30.00'
C14	30.00'	27.82'	S28°09'01"W	26.83'	53°07'48"	15.00'
C15	70.00'	349.73'	S88°24'54"E	84.00'	286°15'37"	-52.50'
C16	70.00'	349.73'	S88°24'54"E	84.00'	286°15'37"	-52.50'
C17	70.00'	349.73'	S88°24'54"E	84.00'	286°15'37"	-52.50'
C18	30.00'	27.82'	N24°58'48"W	26.83'	53°07'48"	15.00'
C19	30.00'	8.77'	N6°47'09"W	8.73'	16°44'30"	4.41'
C20	30.00'	47.12'	N46°35'06"E	42.43'	90°00'00"	30.00'
C21	230.00'	218.49'	N64°22'15"E	210.37'	54°25'43"	118.28'
C22	230.00'	218.49'	N64°22'15"E	210.37'	54°25'43"	118.28'
C23	230.00'	218.49'	N64°22'15"E	210.37'	54°25'43"	118.28'
C24	170.00'	161.49'	N64°22'15"E	155.49'	54°25'43"	87.42'
C25	170.00'	161.49'	N64°22'15"E	155.49'	54°25'43"	87.42'
C26	30.00'	39.14'	S51°02'16"E	36.42'	74°45'15"	22.92'
C27	65.00'	45.82'	N6°31'58"E	44.88'	40°23'14"	23.91'
C28	30.00'	13.16'	N14°09'21"E	13.06'	25°08'29"	6.69'
C29	30.00'	47.12'	S46°35'07"W	42.43'	89°59'59"	30.00'
C30	230.00'	218.49'	S64°22'15"W	210.37'	54°25'43"	118.28'
C31	230.00'	218.49'	S64°22'15"W	210.37'	54°25'43"	118.28'
C32	230.00'	218.49'	S64°22'15"W	210.37'	54°25'43"	118.28'
C33	170.00'	161.49'	S64°22'15"W	155.49'	54°25'43"	87.42'
C34	30.00'	47.12'	N43°24'54"W	42.43'	90°00'00"	30.00'
C35	30.00'	47.12'	N46°35'06"E	42.43'	90°00'00"	30.00'
C36	30.00'	47.12'	S43°24'54"E	42.43'	90°00'00"	30.00'
C37	30.00'	47.12'	S46°35'06"W	42.43'	90°00'00"	30.00'
C38	30.00'	47.12'	N43°24'54"W	42.43'	90°00'00"	30.00'
C39	30.00'	47.12'	N46°35'06"E	42.43'	90°00'00"	30.00'
C40	30.00'	47.12'	S43°24'54"E	42.43'	90°00'00"	30.00'
C42	116.00'	11.61'	N1°05'43"E	11.61'	5°44'13"	5.81'
C43	84.00'	9.32'	N0°47'06"E	9.32'	6°21'25"	4.66'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C44	200.00'	189.99'	N64°22'15"E	182.93'	54°25'43"	102.85'
C45	200.00'	189.99'	N64°22'15"E	182.93'	54°25'43"	102.85'

CAUTION: NOTICE TO CONTRACTOR

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811 Know what's below. Call before you dig.

Date: 6/27/2025 10:50 AM User: BARD, TELLER
Path: K:\BOI_CIVIL\093835000 PHEASANT HEIGHTS\CADD\PLAN SHEETS\PRELIMINARY PLAT\5000-CVR.DWG
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NO.	DATE	DESCRIPTION
1		

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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 906-3971

PHEASANT HEIGHTS SUBDIVISION
NOTES AND TABLES
CANYON COUNTY, ID

DRAWING NAME:: 5000-CVR | DRAWN BY: SRK | CHECKED BY: TRB | DESIGNED BY: SRK
PROJECT No.: 093835000 | SCALE (H): N/A | SCALE (V): N/A

SEAL

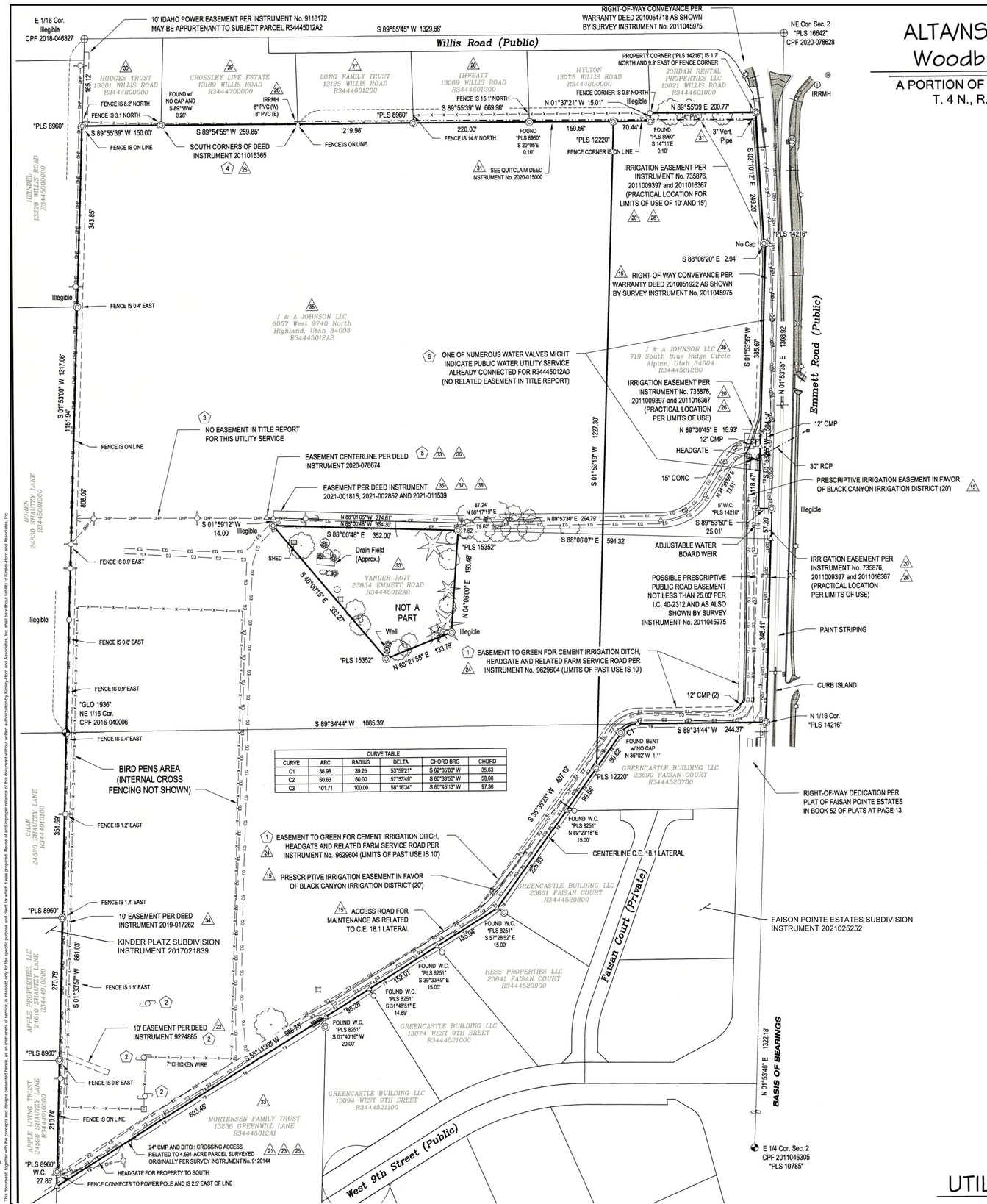
PROFESSIONAL ENGINEER LICENSED 19948 6/27/25 STATE OF IDAHO TELLER BARD

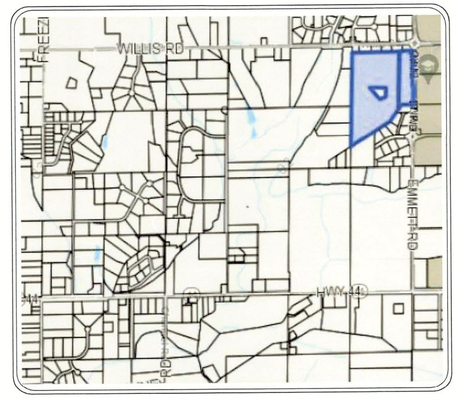
EXPIRES 10/31/25

SHEET NO.
02
02 OF 05

ALTA/NSPS LAND TITLE SURVEY
Woodbridge Pacific Group, LLC

A PORTION OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 2
T. 4 N., R. 3 W., B.M., CANYON COUNTY, IDAHO





VICINITY MAP
Scale: 1" = 1500'

0 50 100 200
Scale: 1" = 100'

BASIS OF BEARINGS:
N 01°53'40" E ALONG THE EAST LINE OF THE SE 1/4 OF THE NE 1/4
OF SECTION 2 PER SURVEY INSTRUMENT 2011016590

LEGEND

- Calculated point
- Found bronze cap monument
- Found aluminum cap monument
- Found 5/8 inch dia. iron pin
- Found 1/2 inch dia. iron pin
- Set Temporary Bench Mark
- Catch basin
- Stormdrain manhole
- Guy anchor
- Utility power pole
- Water valve
- Fire hydrant
- Well casing
- Spigot
- Monitoring well
- Water manhole
- Water meter
- Irrigation manhole
- Electric box
- Former electric service pole
- Light pole
- Telephone riser
- Cable TV riser
- Sewer manhole
- Sign
- Gas riser
- Communication vault
- Transformer
- Deciduous tree
- Shrubs / bushes / hedges
- Call-out for specific Schedule B item (by item number)
- Significant observations call-out
- Boundary line
- Property line
- Section line
- Easement line
- Center line
- Fence line
- Edge of pavement
- Edge of gravel
- Sanitary sewer line
- Water line
- Telephone line
- Irrigation line
- Storm drain
- Irrigation line
- Gas line

SIGNIFICANT OBSERVATIONS

1. Easement needs (irrigation) to Green for cement ditch, headgate and related farm service road per instrument number 9629604 appear to have been replaced by approval for wells per plat of Faisan Pointe Estates but original Green easement has not been extinguished; related ditches/piping remain intact.
2. Easement to Idaho Power (10') for Public Utilities per instrument number 9224885 appears to have once served as many as three (3) electric service poles still present but currently not used (near bird pens); no poles or overhead conductors are present any longer inside this 10' easement.
3. No easement to Idaho Power found in title report for three (3) power poles, two (2) guy anchors, and related overhead conductors serving parcel R34445012A0 from the West.
4. Recent surveys of record (instruments 2018-056591 and 2020-029598) overlook angles points introduced in the North line per survey instrument 2011016590 and deed instrument 2011016365 as shown above.
5. Two (2) differing easements of record exist for the centerline location of the access easement for parcel R34445012A0 but the centerline appearing in deed instrument 2020-078674 computes such that the centerline of the 28-foot wide easement lies 14.5 feet North of the North line of the parcel – leaving a 0.5 foot gap between the South line of that peculiar easement description and the North line of the parcel.
6. No sanitary sewer service found in Emmett Road. Water, gas and telephone services do appear to be present.

SURVEYOR'S CERTIFICATION

To Woodbridge Pacific Group, LLC, a California Limited Liability Company, Title Resources Guaranty Company, a Texas Corporation, and to their successors and assigns, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 10, 11(a), 13, 16, 17 and 18 of Table "A" thereof. The fieldwork was completed on September 30, 2021.

Date of Plat or Map: October 28, 2021.

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

Kenneth Lane Thornton (28 Oct. 2021)
Kenneth Lane Thornton, PLS — ID PLS License No. 14302

FOR REFERENCE ONLY

UTILITY & EASEMENTS SHEET

Kimley»Horn
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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 906-3971

DATE	DESCRIPTION

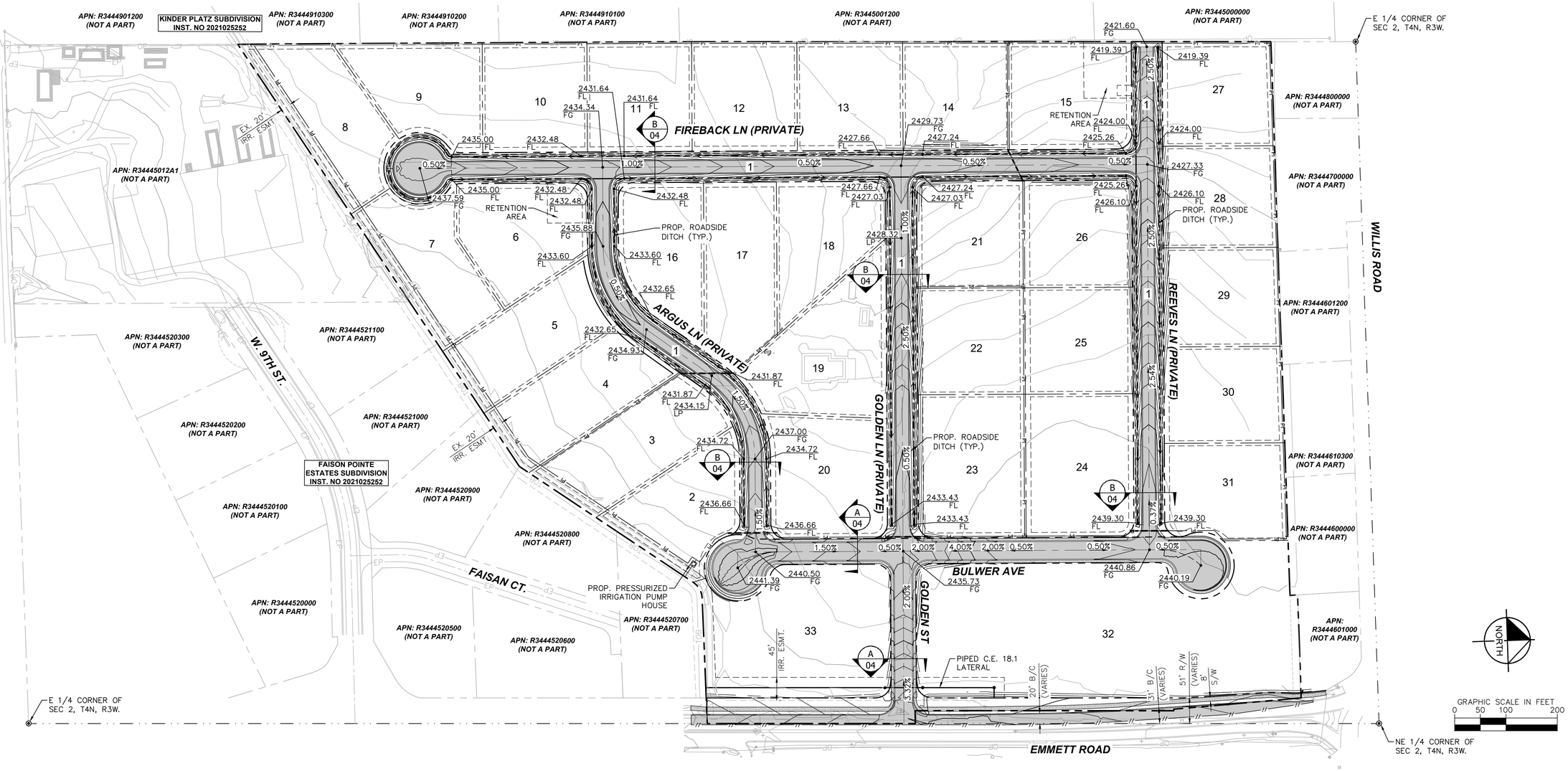
PHEASANT HEIGHTS SUBDIVISION
EXISTING CONDITIONS
(ALTA NSPS SURVEY)
CANYON COUNTY, ID

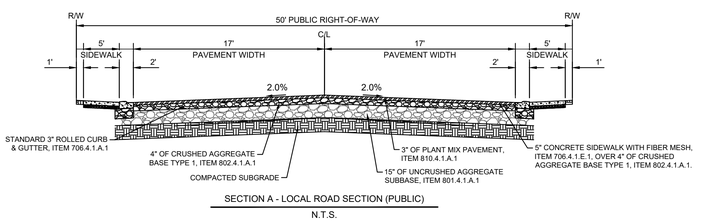
DRAWING NAME: 5000-EC | DRAWN BY: SRK | CHECKED BY: TRB | DESIGNED BY: SRK
PROJECT No.: 093835000 | SCALE (H): 1"=100' | SCALE (V): N/A

SEAL
PROFESSIONAL ENGINEER LICENSED 19946 6/27/25 STATE OF IDAHO TELLER BARD
EXPIRES 10/31/25

SHEET NO.
03
03 OF 05

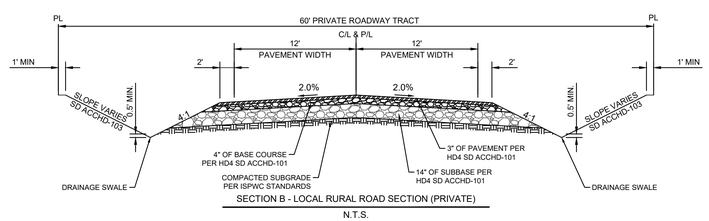
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Date: 6/27/2025 10:59 AM
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User: BARD, TELLER





SECTION A - LOCAL ROAD SECTION (PUBLIC)

N.T.S.



SECTION B - LOCAL RURAL ROAD SECTION (PRIVATE)

N.T.S.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

811 Know what's below. Call before you dig.

DATE	DESCRIPTION

Kimley»Horn

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1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 906-3871

PHEASANT HEIGHTS SUBDIVISION
PRELIMINARY GRADING & DRAINAGE PLAN
CANYON COUNTY, ID

DRAWING NAME: 5000-PC	DRAWN BY: SRK	CHECKED BY: TRB	DESIGNED BY: SRK
PROJECT No.: 093835000	SCALE (H): 1"=100'	SCALE (V): N/A	

SEAL

PROFESSIONAL ENGINEER LICENSED 19946 6/27/25 STATE OF IDAHO TELLER BARD

EXPIRES 10/31/25

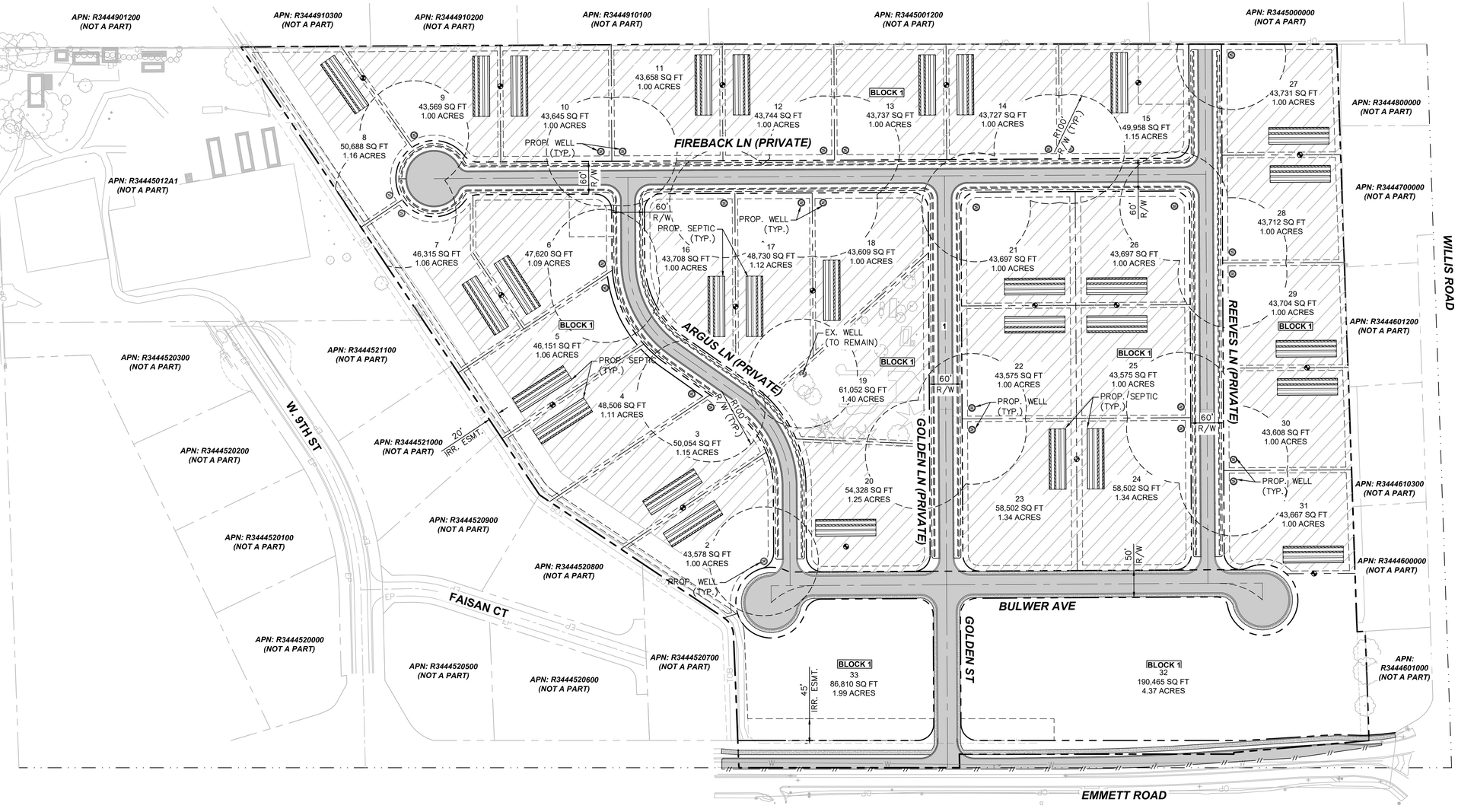
SHEET NO.

04

04 OF 05

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Date: 6/27/2025 10:51 AM User: BARD, TELLER
Path: K:\BOI_CIVIL\093835000 PHEASANT HEIGHTS\CAD\PLAN SHEETS\PRELIMINARY PLAT\5000-PC.DWG



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811 Know what's below. Call before you dig.

DATE	DESCRIPTION

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© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1100 W. Idaho Street, Suite 210
Boise, Idaho 83702 (208) 906-3971

PHEASANT HEIGHTS SUBDIVISION

UTILITY PLAN

CANYON COUNTY, ID

DRAWING NAME:: 5000-UT
PROJECT No:: 093835000
SCALE (H): 1"=100'
SCALE (V): N/A
DRAWN BY: SRK
CHECKED BY: TRB
DESIGNED BY: SRK

SEAL

PROFESSIONAL ENGINEER LICENSED 19948 6/27/25 STATE OF IDAHO TELLER BARD

EXPIRES 10/31/25

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05
05 OF 05

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Date: 6/27/2025 10:51 AM
User: BARD, TELLER
Path: K:\BOI_CIVIL\093835000 PHEASANT HEIGHTS\CADD\PLAN SHEETS\PRELIMINARY PLAT\5000-UT.DWG



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

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

Applicant: Infinite Real Estate Group	**Case Number:** SD2025-0002
Subdivision Name: Pheasant Heights Sub. (formerly Quail Run Acres Heights Sub.)	**Plat Date (Review #2):** 6/27/2025

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.	Completed	N/A
2. Check for compliance with FCOs and/or Development Agreement from the entitlement process, if applicable.	N/A	N/A
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	Middleton (County subdivision code)	N/A
4. Check for applicable agency comments. These comments could have been made at the entitlement stage or after.	Completed	N/A
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 review notice sent 4/23/2025	N/A
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.		
A. FORM OF PRESENTATION	**Meets Code / Comments**	
	Planning	**Engineering**
1. Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission).	Yes	N/A
2. Size of Drawing (No larger than 24' x 36"). • *Obtain an electronic version of all submittals.*	Yes	N/A
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*	1st Rev: The name Quail Run Acres Heights needs to change (GIS Team) **2nd: Pheasant Heights reviewed by GIS**	N/A
2. Reference by dimension and bearing to a section corner or quarter section corner.	1st Rev: Yes, **but missing the basis of bearing?** **2nd Rev: Yes, pages 1 and 3 of 5**	N/A

3. Name, address, and phone number of the developer.	Yes. Infinite Real Estate Group	N/A
4. Name, address, and phone number of the person preparing the plat.	Yes. Kimley Horn	N/A
5. North arrow.	Yes	N/A
6. Date of preparation.	1st Rev: **Missing** **2nd: Meets (Pg. 1 of 5)**	N/A
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.	**2nd rev: Yes, but revisions and date revised are not updated. Please fix**	N/A
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. • *Check for consistency between the pre-plat and the vicinity map.*	1st Rev: **Scale: No** 1st Rev: **Adjacent Subs: No** Arterial/Collector Roads: Yes **2nd rev: Scale and adjacent subs added (Pg. 1 of 5)**	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.	Yes. No slopes greater than 15%. Drainage/Grading to be reviewed by DSD Engineering. Review Notice sent 4/23/2025	Yes
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.	To be reviewed by DSD Engineering. Review Notice sent 4/23/2025	Add existing features. Clarify whether any wells exist onsite, and indicate whether they will be abandoned or maintained (for irrigation or domestic use). **Addressed**
3. Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract. • *Future use of remaining wells, if applicable*	To be reviewed by DSD Engineering. Review Notice sent 4/23/2025	Show and label any existing public utilities or easements that cross the property **Addressed**
4. Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	**1st Rev: Missing** **2nd Rev: Meets (Pg. 3 of 5)**	N/A
5. Existing zoning classification, by note. • *Proposed zoning, by note, if new zoning is being proposed concurrently with a pre-plat application*	Yes, Preliminary Plat Data	N/A

6. Approximate acreage of the tract, by note.	Yes, Preliminary Plat Data	N/A
7. Boundary dimensions of the tract.	Yes	N/A
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.	**1st Rev: Missing** **2nd Rev: Meets (Pg. 3 of 5)**	N/A
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. • *Confirmation that the highway district will allow proposed access if new access is on an arterial* • *Check the ownership of the access location if a separate lot* • *Check the alignment of stub streets with adjacent developments, if applicable.* • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • 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 • *If typical sections are shown, make sure they are consistent with what will be required*	The commercial portion is public; the residential portion is private. Road names (RD2025-0001) will be reviewed by GIS. Review sent to GIS on 4/23/2025 **1st Rev: Missing: Private roads need to be located in a road lot (07-17-31). Missing: Cul-de-sac easement radius does not meet 70' (07-10-03)** **2nd Rev: Meets. The private road lot is Lot 1. Cul-de-sac has a 70' easement radius. Pg. 1 of 5**	Private roads need to be located in a road lot (7-17-31). Missing: Cul-de-sac easement radius does not meet 70' (07-10-03) **Addressed**
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. • *Curve table is present and matches the data shown graphically* • *Minimum lot size* • *Average lot size (calculated as total residential area divided by the number of residential lots)* • *Check block numbering* • *Consider any phasing shown*	Curve/Line tables on Page 02 of 05. Minimum and average lot size provided on Page 01 of 05. 1st Rev: The block number is correct once a lot number is given to the private road lot. Phasing information not provided. **2nd Rev: No phasing. Lot/block numbers corrected.**	No phasing plan shown—request one if development will be in stages. **Addressed**

3. Location, width, and use of easements • *Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.* • *Show easements for all shared infrastructure*	1st Rev: Yes, but proposed utility easements are missing. **2nd Rev: Meets (Pg. 1 of 5)**	Its missing **Addressed**
4. Designation of all land to be dedicated or reserved for public use, with use indicated	1st Rev: Public road right-of-way dedication is not shown or noted. **2nd Rev: Need to check (CHD4)**	No utility easements, rights-of-way, are marked.
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	Yes	N/A
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	N/A	N/A
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 • *Check mapping layers for the above special development items. Include wetland and natural drainage ways.* • *Consider recommended conditions related to special development areas and related reports*	N/A	N/A
8. All roads must be labeled as either "private" or "public" behind or beneath the road name	1st Rev: Missing (Public) by the public names. **2nd Rev: Meets (pg. 1 of 5)**	Missing (Public) by the public names **Addressed**
E. PROPOSED UTILITY METHODS	**Meets Code / Comments**	
	Planning	**Engineering**
1. **Sewage:** A statement as to the type of proposed sanitary sewage facilities • *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*	Note 6, Page 2. To be reviewed by DSD Engineering. Review Notice sent 4/23/2025	Yes
2. **Water Supply:** A statement as to the type of proposed water supply facilities • *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*	Note 5, page 2. To be reviewed by DSD Engineering. Review Notice sent 4/23/2025	See my engineering notes for a detailed review **Addressed**

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 • *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*	Note 4, page 2. To be reviewed by DSD Engineering. Review Notice sent 4/23/2025	See my engineering notes for a detailed review **Addressed**
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 • 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: - 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.	Note 7, Page. To be reviewed by DSD Engineering. Review Notice sent 4/23/2025	See my engineering notes for a detailed review **Addressed**
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.	1st Rev: Not shown or noted. **2nd Rev: Shown but not noted. Please fix.**	Its missing

GENERAL RECOMMENDED CONDITIONS

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.
    a. Construction plans/drawings shall be submitted per CCZO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
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. A water user's maintenance agreement for the pressurized irrigation system shall be provided with the application for the final plat and recorded concurrently with the final plat.

8. Prior to the Board signing the final plat, a location on the common lot shall be provided for a United States Postal Service community mailbox unless waived by the United States Postal Service.
9. The final plan shall include a common area to be used to provide a safe bus stop spacing for school pickup/drop-off.
10. A road user's maintenance agreement for the private road shall be provided with the application for the final plat.
11. Prior to submittal of the final plat, an after-the-fact administrative land division between R34445012A1 and A2 shall be approved per CCCO 07-18-05 & 13.

Date Reviewed	Reviewer
4/21/2025	**D. Lister**
5/21/2025	Dalia Alnajjar
7/21/2025	D.Lister
7/24/2025	Dalia Alnajjar

Engineering Notes

1. **No mention** of stormwater retention ponds or regional detention facilities — this needs to be clarified. If infiltration is the only method, soil permeability and backup capacity should be evaluated.
2. The developer should provide **long- and short-term stormwater protection plans** (especially during construction).
3. Final plat should include **CC&R references** outlining stormwater facility maintenance responsibility.
4. **Add notes for minimum separation distances** between water/sewer lines and other utilities, and between water lines and stormwater ditches.
5. **Sheet 04 & 05:** Existing irrigation lines and ditches are not clearly delineated. There may be shared irrigation facilities for the adjacent farmland, but these aren't clearly noted.
6. No irrigation water delivery system (pressurized lines, pumps, boxes) is shown for the lots.

Recommendations:

1. Provide irrigation district approval and detail any irrigation delivery system if required.
2. Plat should note irrigation easements and responsibilities.
3. Confirm whether lots will be irrigated individually or through a shared HOA system.
7. Cross-section indicates standard width and **roadside swales**, but may need engineering certification for **slopes and drainage (some areas >10% slope).**
8. **No indication of** road maintenance agreement or HOA responsibility on the plat.
9. **Confirm** emergency access route **per fire district requirements** — only two access points are shown: Emmett Rd and a stub road at the northeast. Provide confirmation from the Highway District (CHD4) regarding access spacing and traffic impacts.
10. Final Plat Conditions:
    - All subdivision improvements must be bonded or completed prior to BOCC signature.
    - Construction drawings must be reviewed/approved by the County Engineer before any work begins.
    - A Road User's Maintenance Agreement (RUMA) and irrigation maintenance agreement must be included with the final plat.

Planning Notes (2nd Rev.)

- 1st Rev: The divisions creating R34445012B, 012A, 012A2, and 012A1 were not created by land division approval. Therefore, all four parcels need to be included on the plat. 2nd Rev. Applicant stated "noted" in their response. Parcel R34445012A1 must be included in the plat or divided via land division. See Cond. 11
- 1st Rev: If not served by city water, a community water system is recommended. 2nd Rev. Applicant stated "noted" in their response.
- 1st Rev: A road user's maintenance agreement (RUMA) is required at the time of final plat. The private road stubs to Parcel R34450. Make sure the RUMA includes the parcel. 2nd Rev. Applicant stated "noted" in their response.
- 1st Rev: Fix all items in red in the above list. 2nd Rev: See items in Purple above that still need to be fixed.

- No comment from HD4 or ITD was received. HD4 and ITD required a TIS as part of the rezone (RZ2019-0034). No TIS was provided, and no approval from ITD or HD4 was received. Without approval, the plat may be denied.



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

▪ Engineering Division ▪

July 24, 2025

Re: Pheasant Heights Subdivision – Preliminary Plat Review (SD2025-0002) #2 review

Dear Mr. Dan,

The Engineering Division has reviewed the Preliminary Plat for the Pheasant Heights Subdivision, based on the submittal dated June 27, 2025. Our review focused on conformance with Canyon County Code Ordinance (Article 17).

Based on the submitted documents, the Engineering Division recommends **Approval of the Preliminary Plat**, subject to the following requirements:

1. The title block includes a revision block, but the revision dates are not updated. Please revise accordingly.
2. Add note regarding the utility easement.

Final Recommendations (for Final Plat Conditions):

1. CC&Rs referencing stormwater and irrigation facility maintenance.
2. RUMA and irrigation maintenance agreements.
3. Construction drawings reviewed by the County Engineer.
4. Approval from CHD4 and Fire District.

Please note that 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