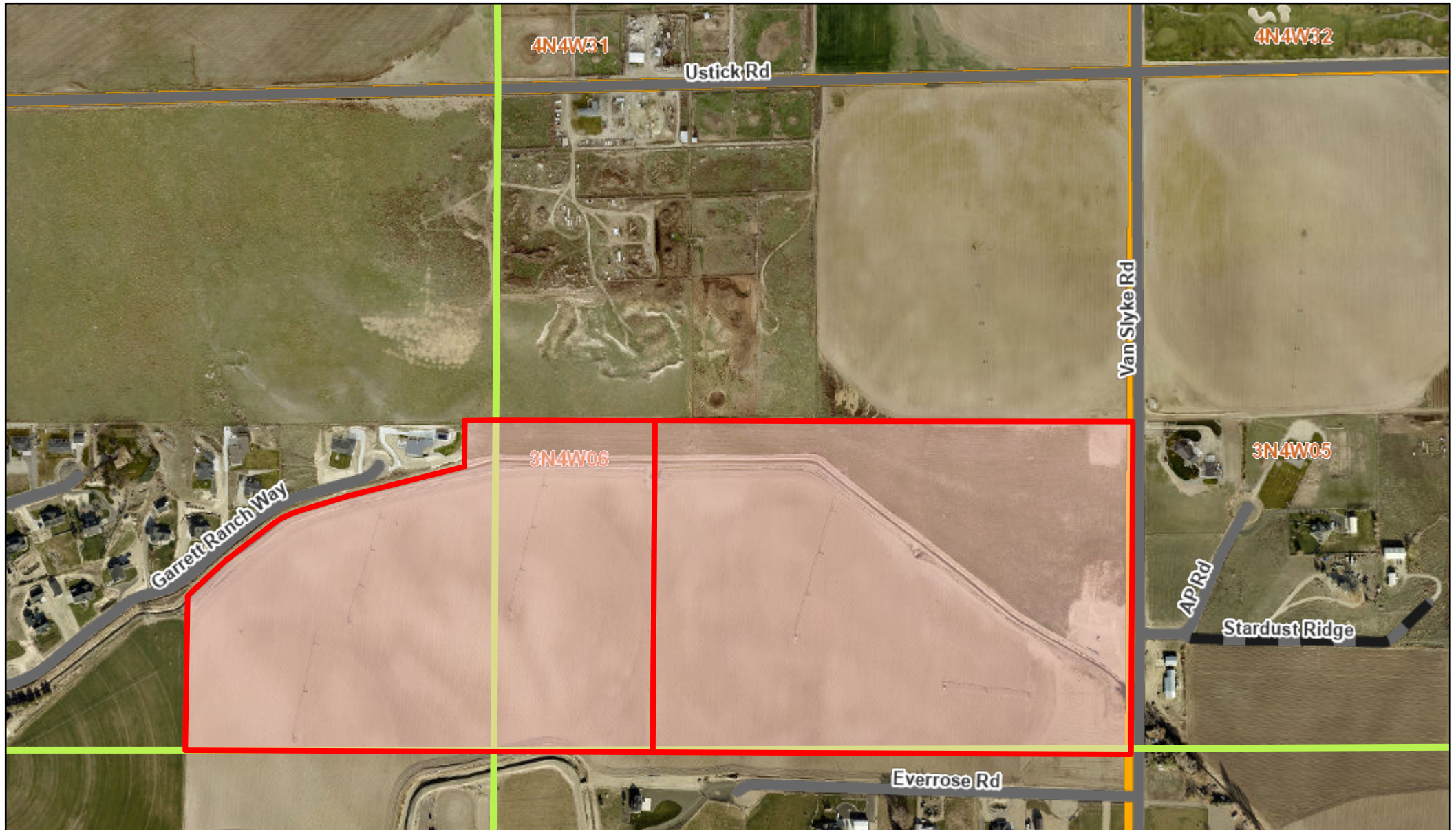
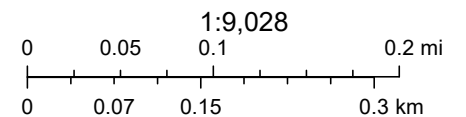


Canyon County, ID Web Map



5/13/2026, 10:00:50 AM

- Multiple Parcel Search _Query result
- Quarter Line
- CanyonCountyRoads
- Roads
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_2026
- Red: Band_1
- Green: Band_2



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncountyid.gov Phone: 208-402-4164



PROPERTY OWNER	OWNER NAME: <u>Van Slyke Farms Inc</u>
	MAILING ADDRESS: <u>P.O. Box 39, Wilder ID 83676</u>
	PHONE: _____ EMAIL: _____

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [Signature]

Date: 03/10/2026

ARCHITECT ENGINEER BUILDER	(AGENT)	CONTACT NAME: <u>Will Mason</u>
		COMPANY NAME: <u>Mason & Associates Inc</u>
		MAILING ADDRESS: <u>924 3rd Street S, Nampa ID 83651</u>
		PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>17553 Van Slyke Rd + 8th Allendale Rd Wilder</u>		
	PARCEL #: <u>R332110000</u>	LOT SIZE/ AREA: <u>26.20</u>	
	<u>R332120000</u>		
	LOT: <u>-</u>	BLOCK: <u>-</u>	SUBDIVISION: <u>-</u>
	QUARTER: <u>SW 1/4 NE 1/4</u> SECTION: <u>6</u> TOWNSHIP: <u>3N</u> RANGE: <u>4W</u> <u>SE 1/4 NE 1/4 SE 1/4 NW 1/4</u>		
	ZONING DISTRICT: <u>CR-RR</u>		FLOODZONE (YES/NO): <u>(NO)</u>

HEARING LEVEL APPS	CONDITIONAL USE	COMP PLAN AMENDMENT	CONDITIONAL REZONE
	ZONING AMENDMENT (REZONE)	DEV. AGREEMENT MODIFICATION	VARIANCE 33%
	MINOR REPLAT	VACATION	APPEAL
	SHORT PLAT SUBDIVISION ☒	PRELIMINARY PLAT SUBDIVISION	FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	ADMINISTRATIVE LAND DIVISION	☒ EASEMENT REDUCTION	SIGN PERMIT
	PROPERTY BOUNDARY ADJUSTMENT	HOME BUSINESS	☒ VARIANCE 33%
	PRIVATE ROAD NAME	TEMPORARY USE	DAYCARE
	OTHER: _____		

CASE NUMBER: SD2026-0012

DATE RECEIVED: 5/12/26

RECEIVED BY: MATTHEW PAVLEN

APPLICATION FEE: \$3,995 CK MO ☒ CASH

Van Slyke Farms Ridge SD



PRELIMINARY PLAT PUBLIC HEARING - CHECKLIST

PRELIMINARY PLAT - CCZO Section 07-17-09

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

	Description	Applicant	Staff
	Master Application Completed and Signed	X	X
?	Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred)		
	Preliminary Drainage Plan, if applicable	X	X
	Preliminary Irrigation Plan, if applicable	X	X
	Preliminary Grading Plan, if applicable	X	X
?	Completed Preliminary Plat Checklist	No?	?
	Subdivision Worksheet	X	X
	Irrigation Plan Application	X	X
	Proof of application with:		
	Southwest District Health	X	X
?	Irrigation District		
?	Fire District		?
?	Highway District/ Idaho Transportation Dept.		
	Area of City Impact (if applicable)	-	-
?	Deed or evidence of property interest to the subject property	X	X
	Fee: Per Adopted Fee Schedule		
	+ per lot fee	X	X
	+ for Area of City Impact		
	+ Private Road		
	+ Easement Reduction		
Fees are non-refundable			

Additional Information	Applicant	Staff
Hillside Development Requirements (07-17-33(1))	X	X
Private Road Name Application		
Easement Reduction Application & Variance?	X	X
Floodplain Development Permit		

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

Mason & Associates Inc.
Phone [REDACTED] Fax (208) 467-4130

**Professional Engineers,
Land Surveyors
& Planners**

924 3rd Street South, Suite B
Nampa, ID 83651

LETTER OF TRANSMITTAL

Date	5/11/2026	Job No.	NV0825
Attention:	Matthew Pavlik		
Re:	Van Slyke Farms Ridge Preliminary Plat		

TO: Canyon Co. Development Services

☒ Attached ☐ Under separate cover Via ☒ Hand delivery ☐ _____ the following items

☐ Shop drawings ☒ Prints ☐ Plans ☐ Engineer's report ☐ Specifications

☐ Copy of letter ☐ Original mylar ☐ Other _____

Copies	Date	No.	Description
1		3	Hard copy of preliminary plat full size

Transmitted as checked below:

☐ For approval	☐ Approved as submitted	☐ Resubmit	☐ Copies for approval
☐ For your use	☐ Approved as noted	☐ Submit	☐ Copies for distribution
☒ As requested	☐ Returned for corrections	☐ Return	☐ Corrected prints
☒ For review & comment			
☐ For bid due by _____			

REMARKS _____

Signed: William J. Mirm

Copy to: _____

Received By: Marcos Gomez Date 5/11/26

EASEMENT/FRONTAGE/ROAD REDUCTION CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



CCZO §07-10-03(3) - Frontage, Easement, or Road Lot Required: For the purpose of providing adequate access for equipment, emergency vehicles, and other services to inhabited buildings, each parcel must demonstrate access by one of the following prior to issuance of a building permit: (A) Frontage, (B) Easement or (C) Road Lot. A reduction to the frontage, easement, or road lot width requirements may be granted by the director, subject to CCZO §07-10-03(5).

CHECK THE APPROPRIATE APPLICATION TYPE:

- ☒ **Easement Reduction Request** – The easement width requirement may be reduced to a width not less than twenty-eight feet (28') as determined by the director, upon approval of criteria outlined in CCZO §07-10-03(5).
- ☐ **Frontage Reduction Request** – The frontage width requirement may be reduced to a width not less than fifty feet (50'), as determined by the director, upon approval of criteria outlined in CCZO §07-10-03(5).
- ☐ **Road Lot Reduction Request (CCZO §07-17-31)** –The road width requirement may be reduced to a width not less than fifty feet (50') as determined by the director, upon approval of criteria outlined in CCZO §07-10-03(5).

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST

- ☒ Master Application completed and signed.
- ☒ Site Plan 8 ½" x 11" showing the proposed reduction and any circumstances that justify the reduction.
- ☒ Detailed letter fully describing the request and how it meets the criteria outlined in CCZO §07-10-03(5).
 - The proposed reduction provides adequate access,
 - The physical characteristics of the site (such as slopes, existing structures, and natural features) require a width reduction, and
 - The width reduction will not cause injury, property damage, or a safety hazard.
- ☒ Deed or evidence of property interest to all subject properties.
- ☒ Non-refundable fee per adopted fee schedule (attached)

PROCESS: DIRECTORS' DECISION (ATTACHED)



Development Services Department



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

• Engineering Division •

Preliminary Plat Check-List

Applicant: <i>Mason & Associates / Van Slyke Farms</i>	Case Number:
Subdivision Name: <i>Van Slyke Farms Ridge</i>	Plat Date (Review #):

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09.*

GENERAL REVIEW ITEMS	Meets Code / Comments
1. Complete initial review of all information given graphically and by note on the plat	
2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable	
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	
4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	Meets Code / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	
2. Size of Drawing (No larger than 24' x 36") • <i>Obtain electronic version of all submittals</i>	
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments
1. Proposed name of subdivision and its location by section, township, and range	

• <i>Name of sub needs to be reserved through DSD GIS</i>	
2. Reference by dimension and bearing to a section corner or quarter section corner	
3. Name, address and phone number of developer	
4. Name address and phone number of the person preparing the plat	
5. North arrow	
6. Date of preparation	
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.	
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. • <i>Check for consistency between pre-plat and vicinity map</i>	

C. EXISTING CONDITIONS DATA	Meets Code / Comments
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	
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.	
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract • <i>Future use of remaining wells, if applicable</i>	
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	
5. Existing zoning classification, by note • <i>Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application</i>	
6. Approximate acreage of the tract, by note	
7. Boundary dimensions of the tract	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	

D. PROPOSED CONDITIONS DATA	Meets Code / Comments
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract • <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i> • <i>Check alignment of stub streets with adjacent developments, if applicable</i> • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • Public road names must be checked for availability with DSD GIS • <i>If typical sections are shown make sure they are consistent with what will be required</i>	
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot. • <i>Curve table is present and matches data shown graphically</i> • <i>Minimum lot size</i> • <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i> • <i>Check block numbering</i> • <i>Consider any phasing shown</i>	
3. Location, width and use of easements • <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i> • <i>Show easements for all shared infrastructure</i>	
4. Designation of all land to be dedicated or reserved for public use with use indicated	
5. If 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	
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	
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 • <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i> • <i>Consider recommended conditions related to special development areas and related reports</i>	

8. All roads must be labeled as either "private" or "public" behind or beneath the road name	
E. PROPOSED UTILITY METHODS	Meets Code / Comments
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 preliminary sewer plan. DSD should complete high level feasibility review of shared utilities	
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 preliminary potable water plan. DSD should complete high level feasibility review of shared utilities	
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 proposed storm water system • Include statement that all storm water 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, ect • Maintenance easements for storm drain facilities treating drainage from public roads should be in place	
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.	
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.	
GENERAL RECOMMENDED CONDITIONS	
1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. 2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat. 3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat. 4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat. 5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat. 6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)	

SITE PLAN & LETTER OF INTENT - CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



The site plan is a detailed GRAPHICAL description of existing and proposed site features. Include all applicable items on your site plan:

- ☒ All existing and proposed structures and dimensions (i.e. 40'x30' shop, 20'x20' shed, 40'x50' house, 10' windmill, etc.) *Proposed TBD*
- ☒ Infrastructure: well, septic, irrigation ditch, settling ponds, drainage swales, etc.
- ☒ Transportation: parking, loading areas, driveways, etc. adjacent driveways, roads, highways or other accesses
- ☒ Easement locations and dimensions
- ☒ Setbacks from property lines, section lines, collectors and arterial roads and/or building envelope
- ☒ Areas of steep slopes, wetlands, and/or floodplain
- ☒ Existing or proposed fences
- ☒ *NA* Signs
- ☒ Major landscaping or hardscaping, such as large trees, berms, or retaining walls, water features
- ☒ *NA* Areas of activity, outdoor seating, food vendor area, stockpiling, open pit, etc.
- ☒ Any other site features worth noting

The Letter of Intent is a detailed WRITTEN description of proposed and existing uses at the site. Include all applicable items in your letter:

- ☒ A description of the proposed use and existing uses
- ☒ A description of the proposed request and why it is being requested
- ☒ Expected traffic counts and patterns
- ☒ Phasing of development
- ☒ How proposed use may affect neighboring uses
- ☒ A description or further explanation of the site features (see site plan list above)
- ☒ Explanation of any other permits through other agencies that may be required
- ☒ Description of business operations, such as number of employees, hours of operation, delivery and shipping
- ☒ A description of how the proposed use is consistent with specific zoning criteria or comprehensive plan policies
- ☒ Any other items which may require further explanation



Professional Engineers, Land Surveyors and Planners

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

Email: [REDACTED]

LETTER OF EXPLANATION
PRELIMINARY PLAT
AND
VARIANCE REQUEST (DIRECTOR'S DECISION)

This request is for a preliminary plat for a recently conditionally rezoned 26.20 acre property. The approved conditional rural rezone (CR-RR) was for portions parcels R332110000 and R332120000. Please see attached documents for approval of RZ2021-007 and OR2021-0012. The conditional rezone with development agreement was approved September 11, 2025. The requested preliminary plat is for the portions of properties above the Mora Canal Extension as depicted in the preliminary plat drawing.

The conditional rezone allows for the proposed 9 residential lots shown in the preliminary plat.

The proposed roads will be public, except for the 28' reduced width easement/driveway that services lots 8 and 9.

The variance request is for a reduced width easement/driveway. Because of the space constraints that the Mora Canal and the north property boundary we request to reduce the ingress/egress easement. This variance is for a 28' ingress/egress easement that will service lots 8 and 9. This variance was previously granted for the 18 lot subdivision approval.

The agency acknowledgement letters were sent out at the end of November 2025. To date only one agency has responded, Southwest District Health. Because of lack of agency interaction we are including previous agency responses about this project when it was a proposed 18 lot subdivision.

Portions of the property have grades that are steeper than 15%. These areas are shown on the hillside development plan and impact lots 2,3,4 and 9. Included in this submittal is the geotechnical report from ATLAS Engineering that dug 13 test pits and documented their findings and what will need to take place if and when a homeowner decides to build in the areas greater than 15% slope. Also included is the hillside stability and revegetation plan should these areas be disturbed.

This property has an irrigation right with IDWR and this irrigation well #63-32569, has 94.5 acre feet as show in IDWR documentation.

- Proposed use: residential
- The request is for a residential subdivision in compliance with the approved Conditional rezone.
- Traffic counts do not rise to the level of a traffic study.
- This will be built in one phase.
- Neighbors are concerned about traffic and water. This used to be an 18 lot subdivision in the conditional rezone this number was cut to 9 residential lots.
- There will need to be a Subdivision Engineering report, working with Southwest District Health to provide septic permits with these new lots.
- No known business operations will operating.
- This project is consistent with the approved conditional rezone.

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST.

GENERAL INFORMATION

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

N/A – Explain why this is not applicable: _____

How many Individual Domestic Wells are proposed? _____

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

N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

Surface ☒ Irrigation Well None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☒ Pressurized Gravity

5. ACCESS: Public Road - access easement to be approved by Director to lots 8 & 9

☒ Frontage Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☒ Public Private Road User's Maintenance Agreement Inst # TBD

7. FENCING Fencing will be provided (Please show location on site plan)

Type: unknown at this time Height: _____

8. STORMWATER: ☒ Retained on site Swales Ponds Borrow Ditches

Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Mora Canal extension - but this property gets irrigation from well

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

Residential 9

Commercial _____

Industrial _____

Common 1

Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: Individual wells -

3. INCLUDED IN YOUR PROPOSED PLAN?

Sidewalks _____

Curbs _____

Gutters _____

Street Lights _____

None _____

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

Monday

to

Tuesday

to

Wednesday

to

Thursday

to

Friday

to

Saturday

to

Sunday

to

3. WILL YOU HAVE EMPLOYEES?

Yes

If so, how many? _____

No

4. WILL YOU HAVE A SIGN?

Yes

No

Lighted

Non-Lighted

Height: _____ ft

Width: _____ ft

Height above ground: _____ ft

What type of sign: _____

Wall

Freestanding

Other

5. PARKING AND LOADING:

How many parking spaces? NA

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS:

unknown - pets?

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building

Kennel

Individual Housing

Other

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

Building

Enclosure

Barrier/Berm

Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System

Animal Waste Only Septic System

Other:

People clean up after own pets/animal

SUBDIVISION WORKSHEET

Overview:

Number of Buildable Residential Lots: 9

Number of Non-Buildable Lots:

Number of Common Lots: 1

Total Subdivision Size: ± 25.03 ACRES

Number of Common Lots:

Average Residential Lot Size: 2.17 ACRES

Area of City Impact:

Is the property in an Area of City Impact? NO

☒ No

☐ Yes- What City:

Will you be requesting subdivision Improvement Waivers?

☐ No

☐ Yes

If yes, which waivers will you be requesting?

☒ Curbs

☒ Gutters

☒ Sidewalks

☒ Street Lights

☒ Landscaping

☒ Other

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

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

Roads:

Roads within the development will utilize:

☒ Public

☐ Private*

☐ Not Applicable

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

Hillside Development:

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

Residential: 4

Non-Buildable: 0

Common: 0

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

☒ Yes*

☐ No

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

Attached Hillside Development DWG and Geotech

Irrigation:

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

Irrigation: From IDWR water Right 63-32569

Drainage:

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

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

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

Percentage of property that has water: 90%

Volume of water or diversion rate available at the property: 94.5 AF

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

Currently from water right #63-32569 It will continue to be using this water right. It is a well with pump to be distributed through PE piping to individual lots

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

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

Storm water will be contained in a storm water detention area and on individual lots via swales

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

Filtration through vegetation and then into storm water detention area.

Applicant Acknowledgement

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

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

Signed: T. J. H. Date: 03 / 10 / 2026
Property Owner (Application Submitted)

Signed: William J. McCom - Mison & Assoc Date: 4 / 30 / 2026
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____ / ____ / ____
Director / Staff

IRRIGATION PLAN APPLICATION



Applicant(s)

Van Slyke Farms

Name

Daytime Telephone Number

P.O. Box 391

Wilder ID

83676

Street Address

City, State

Zip

Representative Name

Mason & Associates, Inc.

Daytime Telephone Number / E-mail Address

924 3rd Street S

Nampa ID

83651

Street Address

City, State

Zip

Location of Subject Property:

Van Slyke Road /ustick Rd

Two Nearest Cross Streets or Property Address

City

Assessor's Account Number(s): R

R 33211 0000
R 33212 0000

Section

6

Township

3N

Range

4W

This land:



Has water rights available to it.



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

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

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

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

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

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

Irrigation: IDWR - Water Right 63-32569

Drainage: _____

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

4. What percentage of this property has water? 90%

5. How many inches of water are available to the property? 94.5 AF

6. How is the land currently irrigated? ☐ Sprinkler ☐ Surface ☒ Irrigation Well
☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☐ Sprinkler ☐ Surface ☒ Irrigation Well
☐ Above Ground Pipe ☐ Underground Pipe

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

- Not connected to Canal - Irrigation comes through well - water right 63-32569

9. Are there irrigation easement(s) on the property? ☐ Yes ☐ No
There will be PI easement

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

each lot will contain excess water on property via swales - Road storm water will be retained in storm drain area

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

Common Lot #10 Blk 1 will have storm drain area for storm water retention

Irrigation Plan Map Requirements

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

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

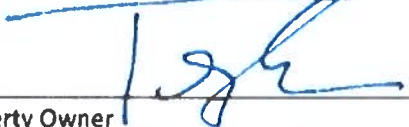
Also, provide the following documentation:

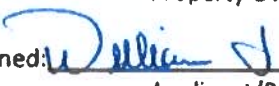
- ☐ Copy of any water users' association / agreement (s) that are currently in effect, which outlines water schedules and maintenance responsibilities. *TBD*

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

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

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

Signed:  Date: 03 / 10 / 2026
Property Owner (Application Submitted)

Signed:  William J. Mason - Mason & Assoc. Date: 4 / 30 / 2026
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

INSTRUMENT NO. 8426815

WARRANTY DEED

For Value Received D. ARTHUR VAN SLYKE and PHYLLIS GERTRUDE VAN SLYKE, husband and wife, and EVERETT J. VAN SLYKE and ROSEMARIE VAN SLYKE, husband and wife, Route 1, Wilder, Idaho,

the grantor s do hereby grant, bargain, sell and convey unto
VAN SLYKE FARMS, INC., an Idaho corporation,
Route 1, Wilder, Idaho,
the grantee the following described premises, situated in Canyon County,
State of Idaho, to-wit:

REAL PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF;

NOTARY PUBLIC
ALEXANDERSON-DAVIS-R-W ATTYS
Dated: May 1, 1984

CANYON COUNTY RECORDER
BY [Signature]

84 MAY 9 PM 2 47

RECORDED

8426819

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said
Grantor s, its Successors heirs and assigns forever. And the said Grantor s do hereby covenant to
and with the said Grantee, that they are the owner s in fee simple of said premises; that
said premises are free from all incumbrances

and that the ywill warrant and defend the same from all lawful claims whatsoever.

Dated: May 1, 1984.

D. Arthur Van Slyke
D. Arthur Van Slyke
Phyllis Gertrude Van Slyke
Phyllis Gertrude Van Slyke

Everett J. Van Slyke
Everett J. Van Slyke
Rosemarie Van Slyke
Rosemarie Van Slyke

STATE OF IDAHO, COUNTY OF CANYON ss.

On this 1st day of May, 1984, before me, a notary public
in and for said State, personally appeared
D. ARTHUR VAN SLYKE and PHYLLIS GERTRUDE VAN SLYKE, husband and wife,
and EVERETT J. VAN SLYKE and ROSEMARIE VAN SLYKE, husband and wife,
known to me to be the person s whose names are subscribed to the within instrument, and ac-
knowledgeed to me that they executed the same.

Rahul L. Alexander
Notary Public.
Residing at Caldwell, Idaho

EXHIBIT "A"

Parcel No. 1:

The West Half of the Northeast Quarter of Section 8, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho;

EXCEPTING THEREFROM that portion lying North of Homedale-Huston Road as the same is now located;

Parcel No. 2:

All that part of the Northeast Quarter of the Southwest Quarter of Section 8, Township 3 North, Range 4 West, Boise Meridian, lying North of the Deerflat Lowline Canal;

Parcel No. 3:

That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 3 North, Range 4 West of the Boise Meridian and so described as follows:

Commencing at the SE corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8, thence North along the East line thereof to a point of intersection of said East boundary line with the center line of the right-of-way of the Deer Flat Low Line Canal being the real point of beginning;

Thence following the center line of said canal right-of-way in a Northwesterly and Northeasterly direction to a point where the said center line of said right-of-way again intersects the East boundary line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South along the East line to the real point of beginning;

Parcel No. 4:

The East Half of the Southwest Quarter of Section 5, Township 3 North, Range 4 West of the Boise Meridian containing approximately 80 acres;

Parcel No. 5:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M., EXCEPTING THEREFROM the North 285 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M., Canyon County, Idaho;

Parcel No. 6:

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Township 3 North, Range 4 West, B.M.

Parcel No. 7:

2 The E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 6, Township 3 North, Range 4 West, B.M.

Parcel No. 8:

The $\frac{W}{2}$ of the $\frac{SW}{4}$ of the $\frac{NE}{4}$ and the East 8 rods of the $\frac{SE}{4}$ of the $\frac{NW}{4}$, all in Section 6, Township 3 North, Range 4 West of the B.M.

Parcel No. 9:

All that part of the $\frac{SE}{4}$ of the $\frac{NW}{4}$, Section 6, Township 3 North, Range 4 West of the B.M., described as follows: Beginning at the Southwest corner of the said $\frac{SE}{4}$ of the $\frac{NW}{4}$, thence East 72 rods on the South line of said $\frac{SE}{4}$ of the $\frac{NW}{4}$; thence North 80 rods; thence West on the North line of said $\frac{SE}{4}$ of the $\frac{NW}{4}$ 72 rods to the Northwest corner of said $\frac{SE}{4}$ of the $\frac{NW}{4}$; thence South 80 rods to the place of beginning;

Parcel No. 10:

The North 285 feet of the $\frac{SE}{4}\frac{SE}{4}$ of Section 6, Township 3 North, Range 4 West, B.M., Canyon County, Idaho;

Parcel No. 11:

The $\frac{E}{2}$ of the $\frac{NE}{4}$ of the $\frac{SE}{4}$ of Section 6, Township 3 North, Range 4 West of the B.M.; the $\frac{SE}{4}$ of the $\frac{NW}{4}$ and the $\frac{NW}{4}$ of the $\frac{SW}{4}$ and the $\frac{SW}{4}$ of the $\frac{SW}{4}$, all in Section 6, Township 3 North, Range 4 West of the B.M., all being in Canyon County, Idaho;

Parcel No. 12:

The $\frac{W}{2}$ of the $\frac{NE}{4}$ of the $\frac{SE}{4}$, and, that part of the $\frac{NW}{4}$ of the $\frac{SE}{4}$ lying Northeast of the Deer Flat Lowline Ditch, all being in Section 6, Township 3 North, Range 4 West, B.M.

Parcel No. 13:

All that part of the $\frac{NW}{4}\frac{SE}{4}$ of Section 6, Township 3 North, Range 4 West, B.M. lying Westerly and Southerly of the Deer Flat Low Line Ditch;

Parcel No. 14:

All that portion of the $\frac{E}{2}\frac{SW}{4}$ of Section 6, Township 3 North, Range 4 West, B.M. lying South of Center Line of Lowline Canal EXCEPT that portion lying East and South of Center Line of Olsen Drain Ditch;

Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining;



Professional Engineers, Land Surveyors and Planners

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

March 9, 2026

Dear Property Owner and Neighbor,

You are invited to participate in a neighborhood meeting on March 23, 2026 between 5:00 and 5:30 pm. This will be an onsite neighborhood meeting and will take place at 17553 Van Slyke Road in the large open area north of the canal. Please see attached exhibit for further clarification of meeting location.

This property will be presented to the Canyon County Planning and zoning as a rural residential subdivision.

Thank you,

A handwritten signature in blue ink that reads "Angie Cuellar".

Angie Cuellar, Planner
Mason & Associates, Inc.

CONSTANCE & JOHN BUCY
23876 APPLEWOOD WAY
WILDER, ID 83676

MEGHANN & THOMAS LUTZ
23740 GARRETT RANCH WAY
WILDER, ID 83676

ROSE COTTAGE LLC
2273 RIBIER DR
MERIDIAN, ID 83642

KAREN KURVER
23863 APPLEWOOD WAY
WILDER, ID 83676

TERRY & WILSON VOLLMAN
15585 MOONSTRUCK DR
CALDWELL, ID 83607

THERESA & FRANK DELACRUZ
19225 FRANKLIN RD
NAMPA, ID 83687

TC GROVE FAMILY TRUST
23848 APPLEWOOD WAY
WILDER, ID 83676

CRYSTA & ERIK KIMES
23634 GARRETT RANCH WAY
WILDER, ID 83676

AMY & JARED HALL
17474 VAN SLYKE RD
WILDER, ID 83676

PATRICIA & SCOTT SYME
17498 ALLENDALE RD
WILDER, ID 83676

JEANNE & JOSEPH MASAR
23602 GARRETT RANCH WAY
WILDER, ID 83676

GERALDINE & GREGORY PARKER
23023 EVERROSE RD
WILDER, ID 83676

MITCHELL WHITE
23512 HOMEDALE RD
WILDER, ID 83676

JH PROPERTY MANAGEMENT LLC
6132 W STADIUM CT
EAGLE, ID 83616

SHARON HANSEN
23063 EVERROSE RD
WILDER, ID 83676

KYLEE & HUDSON SAUER
23824 APPLEWOOD WAY
WILDER, ID 83676

PHYLLIS INDART TRUST
23441 USTICK RD
WILDER, ID 83676

JAY ESTERDAY
23101 EVERROSE RD
WILDER, ID 83676

TARAH & DARREN URANGA
23802 GARRET RANCH WAY
WILDER, ID 83676

WILLIAMSON PROPERITES LLC
21986 HOSKINS RD
CALDWELL, ID 83607

NATHAN PIERCEY
23171 EVERROSE RD
WILDER, ID 83676

MARCIA & WILLIAM HOSHAW
23764 GARRETT RANCH WAY
WILDER, ID 83676

AMY & MIKE TEN HULZEN
17754 VAN SLYKE RD
WILDER, ID 83676

KATHRYN & JOHN TAVARES
23263 EVERROSE RD
WILDER, ID 83676

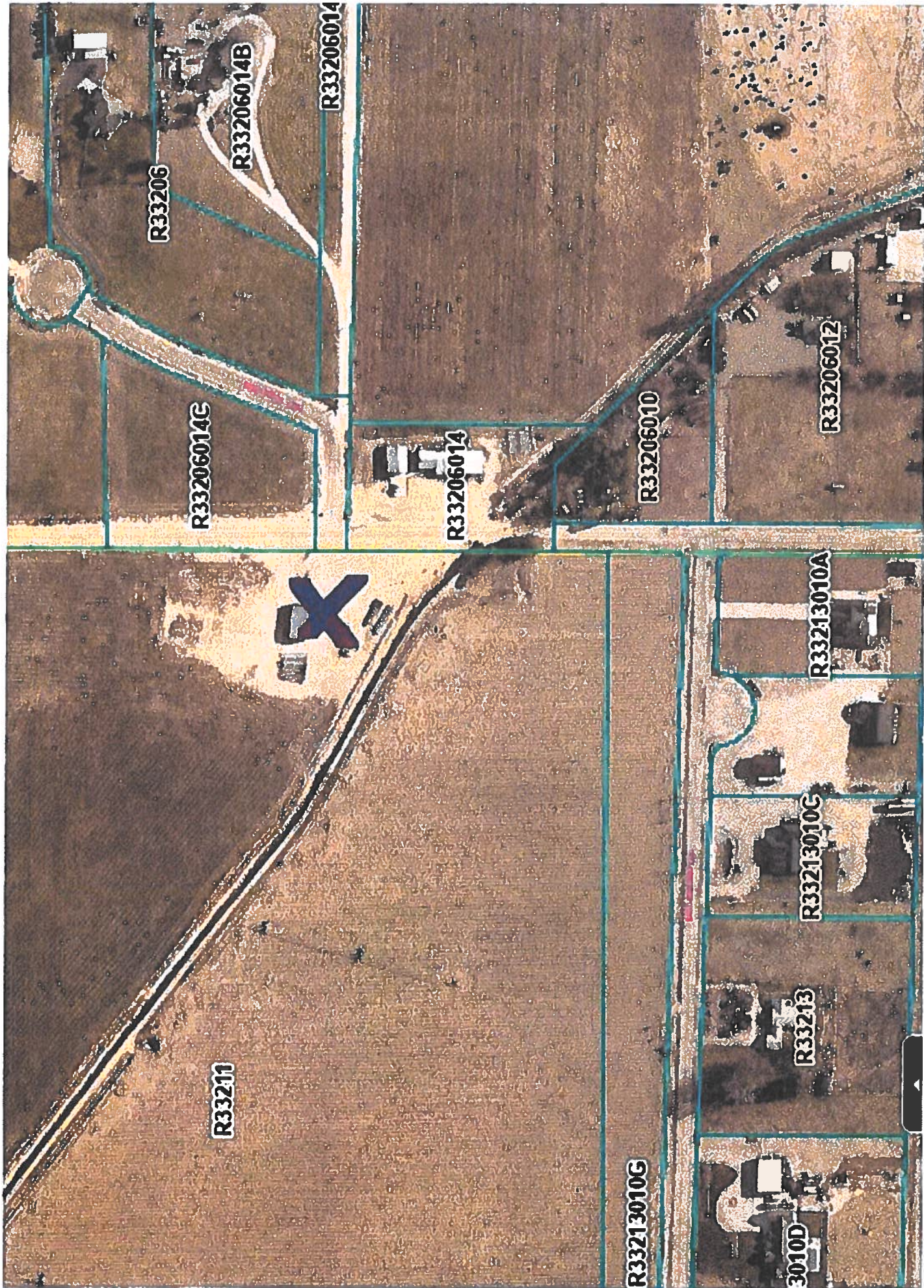
RHONDA & PETER BEUSCHLEIN
23752 GARRET RANCH WAY
WILDER, ID 83676

SANDRA & SIDNEY GRIFFITHS
22956 AP RD
WILDER, ID 83676

MELLENIE & ANTONIO STONE
23299 EVERROSE RD
WILDER, ID 83676

TIFFANY & KADE CONGER
23728 GARRETT RANCH WAY
WILDER, ID 83676

KIM KONDO
22938 AP RD
WILDER, ID 83676



Van Slyke Farms Ridge Sub P. Plot
Neighborhood Meeting 3/23/2026 5pm

Name

Address

WIL+TERRY VOLMAN GARRETT RANCHWAY

Howard Van Slyke 28775 Homestead Rd Wilder

Paul Green 22938 AP Rd, Wilder

Shawna Kondo 22938 AP Rd, Wilder

Sharon Burdine 23063 Evergreen Way, Wilder

Sandra + Sid Griffiths 22956 A.R. Rd. W. (Her, ID) 83676

Mark Duncan 18911 Van Slyke Rd. 83638

Paul Smith 23387 Lakota Ln Wilder

Toni Meghann Lutz 23740 Garrett Ranch Way, Wilder, ID 83676



2025-032545

RECORDED

09/11/2025 04:25 PM



00887255202500325450050056

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=5 ZBLAKESLEE

NO FEE

ORDINANCE

CANYON COUNTY

Canyon County
Recorder's Office
Document
Cover Sheet



ORDINANCE DIRECTING AMENDMENTS TO THE
CANYON COUNTY ZONING MAP
(Van Slyke Farms, Inc. – Conditional Rezone – RZ2021-0027-CR)

An ordinance of Canyon County, Idaho directing amendments to the Canyon County Zoning Map (Ordinance No. 12-021); providing for title, structure, purpose and authority clauses; rezone; severability; and an effective date.

Be It Ordained by the Board of County Commissioners of Canyon County, Idaho:

SECTION 1. TITLE.

This Ordinance shall be known as the “Ordinance Directing Amendments to Canyon County Zoning Map (for approximately 26.202 acres; portions of parcels R33211 and R33212 primarily lying north of the Mora Canal Extension).

SECTION 2. STRUCTURE.

Titles and subtitles of this Ordinance are only used for organization and structure and the language in each paragraph of this Ordinance should control with regard to determining the legislative intent and meaning of the Board of County Commissioners.

SECTION 3. PURPOSE.

The purpose of this Ordinance is to authorize the conditional rezone of the property described in Section 5 of this Ordinance from “A” (Agricultural) to “CR-RR” (Conditional Rezone-Rural Residential). The purpose of this Ordinance also authorizes amendments to the Official Maps of Canyon County to reflect the rezone authorized by this Ordinance.

SECTION 4. AUTHORITY.

This Ordinance amending the Official Zoning Maps of Canyon County (is enacted pursuant to the authority conferred by Canyon County Zoning Ordinance 7, Chapter 7, Article 6; and Idaho Code § 67-6511, 67-6511A, 31-714, 31-801 and 31-828).

SECTION 5. REZONE.

The subject property shall be and is rezoned from “A” (Agricultural) to “CR-RR” (Conditional Rezone-Rural Residential), as specifically identified and described on the attached Exhibit “A”, pursuant to the Findings of Fact, Conclusions of Law and Order issued on September 11, 2025, the Board of Canyon County Commissioners as authorized by Canyon County Zoning Ordinance, Chapter 7, Article 6; the Idaho Constitution; and Idaho Code § 67-6511, 67-6511A.

SECTION 6. SEVERABILITY CLAUSE.

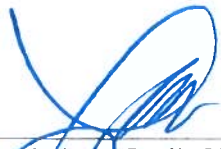
Should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect on September 15, 2025.

ADOPTED AND APPROVED this 11th day of September, 2025.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

	Yes	No	Did Not Vote
 _____ Commissioner Leslie Van Beek	_____	<u>/</u>	_____
 _____ Commissioner Brad Holton	<u>X</u>	_____	_____
 _____ Commissioner Zach Brooks	<u>X</u>	_____	_____

Attest: Rick Hogaboam, Clerk

By: J Ross
Deputy

Date: 09.11.25



Publication Date: Sept. 15, 2025, Idaho Press-Tribune

EXHIBIT "A"

PORTIONS of Parcel Nos. R33211 and R33212
CONDITIONAL REZONE "A" to "CR-RR" for 26.202 ACRES

SUBDIVISION BOUNDARY
PARCEL

A parcel of land being a portion of the SE1/4 NE1/4, a portion of the SW1/4 NE1/4, and a portion of the SE1/4 NW1/4, of Section 06, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows.

Commencing at the northeast corner of Section 06, Marked with a found brass monument;

Thence S 01° 05' 41" W a distance of 1436.20 feet along the east boundary of Government Lot 1 to the northeast corner of the SE1/4 NE1/4 and the **POINT OF BEGINNING**;

Thence S 01° 05' 29" W a distance of 1269.03 feet along the east boundary of the SE1/4 NE1/4;

Thence N 88° 59' 29" W a distance of 213.00 feet parallel with the south boundary of the SE1/4 NE1/4;

Thence N 01° 05' 29" E a distance of 313.62 feet parallel with the east boundary of the SE1/4 NE1/4 to a point on the approximate centerline of the Mora Canal.

Thence along the approximate centerline of the Mora Canal the following courses and distances;

Thence N 59° 42' 30" W a distance of 106.21 feet;

Thence N 58° 57' 26" W a distance of 197.05 feet;

Thence N 51° 22' 57" W a distance of 1021.01 feet to the beginning of a curve;

Thence a distance of 59.89 feet along a curve to the left, having a radius of 90.00 feet, a central angle of 38° 07' 29", the long chord of which bears N 70° 26' 41" W a distance of 58.79 feet;

Thence N 89° 30' 26" W a distance of 641.07 feet;

Thence N 88° 56' 13" W a distance of 624.59 feet to the beginning of a curve;

Thence a distance of 44.06 feet along a curve to the left, having a radius of 175.00 feet, a central angle of 38° 07' 29", the long chord of which bears S 83° 51' 03" W a distance of 43.94 feet;

Thence S 76° 38' 19" W a distance of 109.47 feet to the southeast corner of Garrett Ranch Ridge Subdivision in Book 38 at Page 40 in the Canyon County Recorder's Office;

Thence leaving the approximate centerline of the Mora Canal, N 91° 06' 07" E a distance of 193.39 feet along the easterly boundary of Garrett Ranch Ridge Subdivision to the northeast corner of Garrett Ranch Ridge Subdivision;

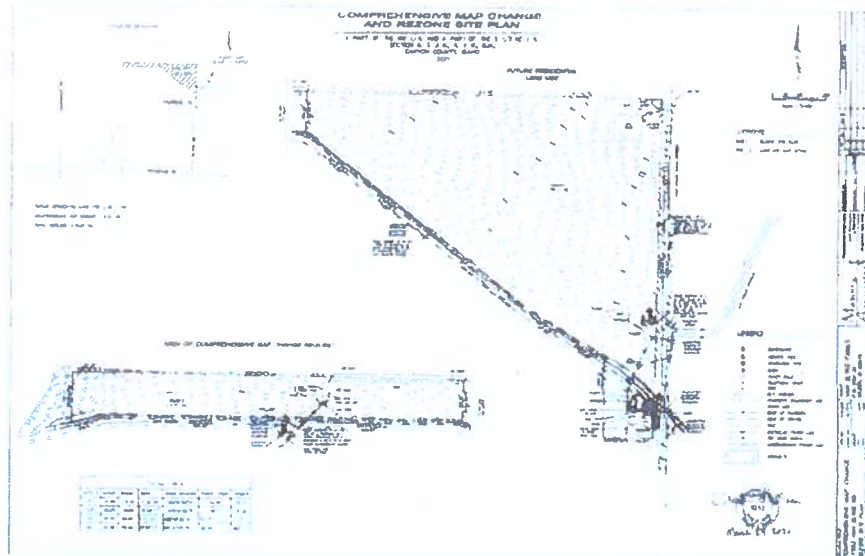
Thence N 89° 37' 01" E a distance of 127.03 feet along the north boundary of the SE1/4 NW1/4 to the northwest corner of the SW1/4 NE1/4;

Thence S 89° 00' 58" E a distance of 1315.18 feet along the north boundary of the SW1/4 NE1/4 to the northwest corner of the SE1/4 NE1/4;

Thence S 89° 09' 28" E a distance of 1314.98 feet along the north boundary of the SE1/4 NE1/4 to the **POINT OF BEGINNING.**

This parcel contains 26.202 acres more or less.

SUBJECT TO All existing rights of way and easements of record or implied appearing on the above described parcel of land.





2025-032544

RECORDED

09/11/2025 04:24 PM



00887254202500325440140141

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=14 ZBLAKESLEE

NO FEE

AGR

CANYON COUNTY

**Canyon County
Recorder's Office
Document
Cover Sheet**





CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 11th Ave. #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

Fax: (208) 454-6633 • www.canyoncounty.org/dsd

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 25-121

THIS AGREEMENT, made and entered into this 11th day of September 2025, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Van Slyke Farms, Inc., Tristan Van Slyke, President, hereinafter referred to as "Applicants."

RECITALS

WHEREAS, Applicants applied for and received approval to amend the 2020 Comprehensive Plan map from 'Agriculture' to 'Residential' for a 5.44 acre portion of land located adjacent to and north of the Mora Canal Extension on portions of parcels R33212 (approx. 3 acres) and R33211 (approx. 2.44 acres); and

WHEREAS, A portion of parcel R33211, approximately 40 acres, is identified as 'Residential' on the 2020 Comprehensive Plan Future Land Use Map; and

WHEREAS, Applicants have applied to County for a conditional rezone and subdivision plat of approximately 26.202 acres of less viable farmland to preserve the irrigated and tilled farmland located south of the Mora Canal Extension on parcels R33211 and R33212;

WHEREAS, Applicants have applied to County for a conditional rezone on an approximate three (3) acre portion of R33212 located adjacent to and north of the Mora Canal Extension and an approximate 23 acre portion of R33211 from an "A" zone to a "CR-RR" (CR-Rural Residential) zone, which are legally described in the attached Exhibit "A," incorporated by reference herein, hereinafter referred to as "Subject Properties"; and

WHEREAS, Parcels R33211 and R33212 are owned by Van Slyke Farms, Inc.

WHEREAS, on the 23rd day of June, 2025 the Canyon County Board of Commissioners approved a conditional rezone, subject to conditions of approval, for the Subject Properties to a CR-RR (CR-Rural Residential) zone, which was done with the Applicants' approval. The conditions of the approval for the conditional rezone are attached hereto as Exhibit "B";

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance No. 16-007 as amended, and to ensure the Applicants will implement and be bound by the conditions of the conditional rezone order issued by the Canyon County Board of Commissioners; and

WHEREAS, the County and Applicants desire to formalize their respective rights and responsibilities

as required by Canyon County Amended Resolution Number 95-232 entitled, "Rules Governing the Creation, Form, Recording, Modification, Enforcement and Termination of Written Commitments (Development Agreements)" and the Canyon County Code.

NOW THEREFORE, the parties hereto do hereby agree to the following terms:

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning).

SECTION 2. PROPERTY OWNER.

Applicant is the owner(s) of Subject Property which is located in the unincorporated area of Canyon County, Idaho, more particularly described in Exhibit "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised

Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTIES.

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Properties from applying new rules, regulations, or policies that do not conflict with this Agreement.

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Property from "A" (Agricultural) to "CR-RR" (CR-Rural Residential) zoning, with a minimum residential lot size of two (2) acres which conditions are attached hereto as Exhibit "B".

SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS

The density or intensity of use of the Subject Properties is specified in the commitments of Section 7. The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to a "CR-RR" (Rural Residential) zone and those provisions of law that are otherwise applicable to the Subject Properties.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

Applicants acknowledge and agree that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in Exhibit "A," and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure or ensure Applicants or any of Applicants' heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number OR2021-0012/RZ2021-0027-CR and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

C. INDEMNITY.

Applicants agree to, and do hereby, defend, hold harmless and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees,

agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and/or development of the Subject Properties; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. DEFENSE EXPENSES.

Applicants shall, and do hereby agree, to pay, without protest, all expenses incurred by the County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Property is platted. Applicants shall have the duty to demonstrate Applicants' compliance with the terms of this Agreement during such review.

SECTION 11. REQUIRED PERFORMANCE.

Applicants shall timely carry out all steps required to be performed and maintain all commitments set forth in this Agreement and as set forth in County laws, ordinances, rules and regulations as they pertain to the Subject Property including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

SECTION 12. DEFAULT AND REMEDIES.

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days' Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion, or the institution of legal proceedings. If the default is cured, then no default shall exist and the charging party shall take no further action.

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Properties to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until

after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the properties described in attached Exhibit "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Property conditionally rezoned from "A" (Agricultural) Zone designation to "CR-RR" (Conditional Rezone-Rural Residential) Zone designation shall revert back to the "A" (Agricultural) Zone designation.

SECTION 14. COMPLIANCE WITH LAWS.

Applicants agree that they will comply with all federal, state, county and local laws, rules and regulations, which appertain to the Subject Properties.

SECTION 15. RELATIONSHIP OF PARTIES.

It is understood that this Agreement between Applicants and the County is such that Applicants are an independent party and are not an agent of the County.

SECTION 16. CHANGES IN LAW.

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended.

SECTION 17. NOTICES.

Except as otherwise provided in this Agreement and/or by law, all notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) in the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage paid, certified or registered mail, return receipt requested, at the addresses set forth below.

Notices and communications required to be given to County shall be addressed to, and delivered at, the following address:

Director
Development Services Department
Canyon County Administration Bldg.
111 North 11th Avenue, #310
Caldwell, Idaho 83605

Notices and communications required to be given to Applicants shall be addressed to, and delivered at, the following addresses:

Name: Van Slyke Farms, Inc.
Tristan Van Slyke, President
Street Address: PO Box 39
City, State, Zip: Wilder, ID 83676

A party may change its address by giving notice, in writing, to the other party, in the manner provided for in this section. Thereafter, notices, demands, and other pertinent correspondence shall be addressed and transmitted to the new address.

SECTION 18. TERMINATION.

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho Code §67-6509, and the zoning designation upon which the use is based reversed, upon failure of Applicants, a subsequent owner, or other person acquiring an interest in the property described in attached Exhibit "A" to comply with the terms of this Agreement. Applicants shall comply with all commitments in this Agreement prior to establishing the approved land use.

SECTION 19. EFFECTIVE DATE.

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

SECTION 20. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement. In accordance with CCZO §07-06-07 (4) Time Requirements: All conditional rezones for a land use shall commence (see definition of "commence", section [07-02-03](#) of this chapter) within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. All subsequent developments on the property shall reapply for land use approval.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

**BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO**

APPLICANT



Commissioner Holton



Van Slyke Farms, Inc.
Tristan Van Slyke



Commissioner Brooks

 *voted no*

Commissioner Van Beek



ATTEST:  Clerk

BY: 

Deputy

DATE: 09.11.25

Agreement Number: 25.121
Development Agreement

EXHIBIT "A"

LEGAL DESCRIPTION:

Conditional Rezone: Agricultural to "CR-RR" CR-Rural Residential (26.202 ± acres)

SUBDIVISION BOUNDARY PARCEL

A parcel of land being a portion of the SE1/4 NE1/4, a portion of the SW1/4 NE1/4, and a portion of the SE1/4 NW1/4, of Section 06, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of Section 06, Marked with a found brass monument;

Thence S 01° 05' 41" W a distance of 1436.20 feet along the east boundary of Government Lot 1 to the northeast corner of the SE1/4 NE1/4 and the **POINT OF BEGINNING**;

Thence S 01° 05' 29" W a distance of 1269.03 feet along the east boundary of the SE1/4 NE1/4;

Thence N 88° 59' 29" W a distance of 213.00 feet parallel with the south boundary of the SE1/4 NE1/4;

Thence N 01° 05' 29" E a distance of 313.62 feet parallel with the east boundary of the SE1/4 NE1/4 to a point on the approximate centerline of the Mora Canal;

Thence along the approximate centerline of the Mora Canal the following courses and distances;

Thence N 59° 42' 30" W a distance of 106.21 feet;

Thence N 58° 57' 26" W a distance of 197.05 feet;

Thence N 51° 22' 57" W a distance of 1021.01 feet to the beginning of a curve;

Thence a distance of 59.89 feet along a curve to the left, having a radius of 90.00 feet, a central angle of 38° 07' 29", the long chord of which bears N 70° 26' 41" W a distance of 58.79 feet;

Thence N 89° 30' 26" W a distance of 641.07 feet;

Thence N 88° 56' 13" W a distance of 624.59 feet to the beginning of a curve;

Thence a distance of 44.06 feet along a curve to the left, having a radius of 175.00 feet, a central angle of 38° 07' 29", the long chord of which bears S 83° 51' 03" W a distance of 43.94 feet;

Thence S 76° 38' 19" W a distance of 109.47 feet to the southeast corner of Garrett Ranch Ridge Subdivision in Book 38 at Page 40 in the Canyon County Recorder's Office;

Thence leaving the approximate centerline of the Mora Canal, N 01° 06' 07" E a distance of 193.39 feet along the easterly boundary of Garrett Ranch Ridge Subdivision to the northeast corner of Garrett Ranch Ridge Subdivision;

Thence N 89° 37' 01" E a distance of 127.03 feet along the north boundary of the SE1/4 NW1/4 to the northwest corner of the SW1/4 NE1/4,

Thence S 89° 00' 58" E a distance of 1315.18 feet along the north boundary of the SW1/4 NE1/4 to the northwest corner of the SE1/4 NE1/4;

Thence S 89° 09' 28" E a distance of 1314.98 feet along the north boundary of the SE1/4 NE1/4 to the **POINT OF BEGINNING**

This parcel contains 26.202 acres more or less.

SUBJECT TO All existing rights of way and easements of record or implied appearing on the above described parcel of land.



EXHIBIT "B"

CONDITIONS OF APPROVAL: VAN SLYKE FARMS, INC. (TO BE ENUMERATED IN THE DEVELOPMENT AGREEMENT)

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The conditional rezone specifically applies to only the 26.202 acres identified in Exhibit I. C5 (attached hereto). The remainder of parcel acreage of R33211 and R33212 lying south/southwesterly of the Mora Canal Extension shall remain zoned "A" (Agricultural) unless rezoned pursuant to applicable state and local law.
3. The subject parcel, approximately 26.202 acres, zoned "CR-RR" (CR-Rural Residential, two-acre minimum lot size) shall be platted as a residential subdivision in compliance with Chapter 7, Article 17 (Subdivision) of the Canyon County Zoning Ordinance (CCZO), subject to the following restrictions:
 - a. All residential lots will be a minimum size of two acres.
 - b. Secondary dwellings (CCZO §07-10-27 & 07-14-25) prohibited on all residential lots.
 - c. The existing shop on proposed Lot 1 shall be removed prior to the Board's signature on the final plat.
 - d. A pressurized groundwater irrigation system shall be installed for the development for residential lots in the development.
 - e. A water user's maintenance agreement for the pressurized irrigation system shall be provided with application for final plat and recorded concurrently with the final plat.
 - f. No construction will occur in area with slopes of 15% or greater.
 - g. The applicant shall show non-buildable areas of slope 15% or greater on the final plat with a final plat note indicating that these areas cannot be built upon or disturbed.
 - h. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
 - i. Surface runoff shall remain on individual lots. Final plat shall include a note requiring engineered grading and drainage plans to be submitted with building permit applications. Plan will show adequate drainage for the developed area and will be reviewed and approved by the County Engineer prior to issuance of building permits. Applicant shall provide engineer's certification that construction substantially complies with the approved plans to be submitted to DSD prior to Certificate of Occupancy or Completion.
 - j. Development shall comply with requirements of the local highway district. Evidence of compliance with the highway district requirements shall include written correspondence from the highway district prior to the Board of County Commissioner's public hearing held for the preliminary plat and highway district signature on the final plat.

- k. Development shall comply with requirements of irrigation easement holders on the subject parcel. Evidence of compliance shall include written correspondence from the easement holders prior to the Board of County Commissioner's public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
 - l. Prior to Board of County Commissioner's signature on the final plat, applicant must satisfy the requirements of IC 31-3805, as applicable.
 - m. Development shall comply with Southwest District Health requirements. Evidence of compliance shall include (i) written correspondence from Southwest District Health prior to the Board of County Commissioner's public hearing held for the preliminary plat, (ii) Southwest District Health signature on the final plat, and (iii) approved subsurface sewage disposal applications provided with building permit applications when applicable.
 - n. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the Board of County Commissioner's public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
 - o. A plat note shall be placed on both the preliminary and final plat as follows: Individual wells are required to be constructed at a minimum depth of 350 feet and shall be constructed cased with full-length surface seals to prevent comingling of aquifer zones. Following pump installations, well water samples should be collected and analyzed at a state-certified laboratory. At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum and hardness. Well owners should contact reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.
4. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected. Modifications or improvements shall be approved in writing by the local Irrigation District.
 5. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
 6. A landscaping berm with a mix of evergreen and deciduous trees shall be placed along Van Slyke Road outside of the right of way dedication on the subdivision properties. Trees and berm shall be designed to provide sufficient line of sight distance at the intersection of AP Road and Van Slyke Road. All landscaping with ground cover shall be maintained in living condition.
 7. A weather resistant, low-maintenance subdivision entry way sign may be located at the subdivision entrance after complying with CCZO §07-10-13 (2).
 8. Existing irrigation well and water rights to remain on subject property for the purpose of providing the required pressurized irrigation system for the development.
 9. Developer shall provide a disclosure for future residents related to potential water quality concerns related to elevated arsenic and uranium levels identified in potable water wells in the vicinity, and advise minimum well depth of 350 feet (constructed with full length surface seals).
 10. The statement from Idaho Code section 22-4503 or any later or amended statutory language shall appear on all final plat's located in a zone where agricultural uses are allowed or permitted. [Idaho Right to Farm language]

RESOLUTION NO. 25-174

A RESOLUTION AMENDING THE CANYON COUNTY COMPREHENSIVE
PLAN MAP FOR 5.44 ACRES INCLUDING A 3.0± ACRE PORTION OF
PARCEL R33212 AND A 2.4± PORTION OF R33211 TO CHANGE THE
DESIGNATION FROM “AGRICULTURE” TO “RESIDENTIAL” AS
DESCRIBED IN ATTACHED EXHIBIT “A”

The following Resolution was considered and adopted by the Canyon County, Idaho Board of
County Commissioners (the “Board”) on this 11th day of September, 2025.

Upon the motion of Commissioner Brooks and the second by Commissioner Holton, the
Board resolves as follows:

WHEREAS, on or about April 22, 2021, (the “Applicant”) made application to Canyon County
requesting an amendment of the 2020 Canyon County Comprehensive Plan Map from an “Agriculture”
to a “Residential” designation for that certain property (the “property”) described in the attached Exhibit
“A” which is incorporated by reference herein; and

WHEREAS, on September 2, 2021 the Canyon County Planning and Zoning Commission
conducted a public hearing on the application, voted in favor of the application for a recommendation of
approval; and

WHEREAS, on September 2, 2021 the Canyon County Planning and Zoning Commission issued
its Order recommending approval of the application; and

WHEREAS, on June 2, 2022, the Board conducted a public hearing on the application and at the
end of the hearing voted to approve the application to amend the Canyon County Comprehensive Plan
Map from an “Agriculture” to a “Residential” designation for a 5.44 acre property described in Exhibit
“A”; and

WHEREAS, on September 11, 2025 the Board issued its Findings of Fact, Conclusions of
Law and Order amending the 2020 Canyon County Comprehensive Plan Map as requested by the
Applicant.

NOW THEREFORE, pursuant to the authority conferred by Canyon County Zoning Ordinance
No. 16-007, Chapter 7, Article 6 or as amended; the Idaho Constitution; and Idaho Code §§67-6509, 31-
714, 31-801, and 31-828; the 2020 Canyon County Comprehensive Plan Map, as amended, shall be and
is hereby amended as follows:

The 2020 Canyon County Comprehensive Plan Map, as amended, shall
be and is amended from “Agriculture” to “Residential” for
approximately 5.44 acres from “Agriculture” to “Residential” as
described in the attached Exhibit “A” which is incorporated by reference
herein.

RESOLUTION: 25-174

AMENDMENT TO THE CANYON COUNTY COMPREHENSIVE PLAN MAP
Van Slyke Farms, Inc. Case No. OR2021-0012

IT IS FURTHER ORDERED that this Resolution shall be effective the

11th day of September, 2025.

 Motion Carried Unanimously

✓ Motion Carried/Split Vote Below

 Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
 Commissioner Leslie Van Beek	<u> </u>	<u>✓</u>	<u> </u>
 Commissioner Brad Holton	<u>X</u>	<u> </u>	<u> </u>
 Commissioner Zach Brooks	<u>X</u>	<u> </u>	<u> </u>

Attest: Rick Hogaboam, Clerk

By: JKoss
Deputy

Date: 09.11.25

RESOLUTION: 25-174
AMENDMENT TO THE CANYON COUNTY COMPREHENSIVE PLAN MAP
Van Slyke Fanns, Inc. Case No. OR2021-0012

EXHIBIT "A"

Comprehensive Plan Amendment: Agriculture to Residential (5.44 ± acres)

A parcel of land being a portion of the SW1/4 NE1/4 and a portion of the SE1/4 NW 1/4 of Section 06, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of Section 06;

Thence S 01° 05' 41" W a distance of 1436.20 feet to the northeast corner of the SE1/4 NE1/4;

Thence N 89° 09' 28" W a distance of 1314.98 feet along the north boundary of the SE1/4 NE1/4 to the northeast corner of the SW1/4 NE1/4 to the **POINT OF BEGINNING**;

Thence S 01° 06' 02" W a distance of 163.10 feet along the east boundary of the SW1/4 NE1/4 to a point on the approximate centerline of the Mora Canal;

Thence along the approximate centerline of the Mora Canal the following courses and distances;

Thence a distance of 27.33 feet along the arc of said curve left, having a radius of 90.00 feet, a central angle of 17° 23' 55", the long chord of which bears N 80° 48' 28" W a distance of 27.22 feet;

Thence N 89° 30' 26" W a distance of 641.07 feet;

Thence N 88° 56' 13" W a distance of 624.59 feet;

Thence a distance of 44.06 feet along the arc of said curve left, having a radius of 175.00 feet, a central angle of 14° 25' 29", the long chord of which bears S 83° 51' 03" W a distance of 43.94 feet;

Thence S 76° 38' 19" W a distance of 109.47 feet to the southeasterly corner of Lot 17 Block 1 Garrett Ranch Ridge Subdivision;

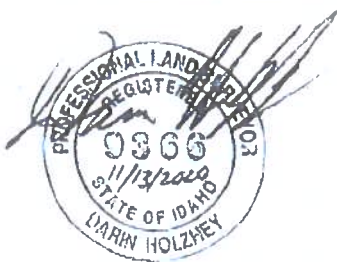
Thence leaving the approximate centerline of the Mora Canal, N 01° 06' 07" E a distance of 193.39 feet along the easterly boundary of Garrett Ranch Ridge Subdivision to the northeast corner of Garrett Ranch Ridge Subdivision;

Thence N 89° 37' 01" E a distance of 127.03 feet along the north boundary of the SE1/4 NW1/4 to the northwest corner of the SW1/4 NE1/4;

Thence S 89° 00' 58" E a distance of 1315.18 feet along the north boundary of the SW1/4 NE1/4 to the **POINT OF BEGINNING**.

This parcel contains 5.44 acres more or less.

SUBJECT TO All existing rights of way and easements of record or unplied appearing on the above described parcel of land.



RESOLUTION: 25-174

AMENDMENT TO THE CANYON COUNTY COMPREHENSIVE PLAN MAP
Van Slyke Farms, Inc. Case No. OR2021-0012



Development Services Department



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

Administration : 208-402-4162 ■ dsdadmin@canyoncounty.id.gov ■ www.canyoncounty.id.gov

September 30, 2025

Dear Applicant/Representative,

This letter is to inform you of the action taken by the Canyon County Board of Commissioners on your case # **RZ2021-0027 & OR2021-0012**. The Board of Commissioners at their meeting on September 11, 2025, **approved** your request as detailed in the enclosed Findings of Fact, Conclusion of Law, Conditions of Approval and Order of Decision.

This final decision by the Board of Commissioners includes the notice to the applicant of the applicant's rights to request a regulatory taking analysis pursuant to Idaho Code 67-8003.

Should you have any questions, please feel free to contact your case planner, **Deb Root** at debbie.root@canyoncounty.id.gov.

Respectfully,

Caitlin Ross

Caitlin Ross
Hearing Specialist
Canyon County DSD

CC: Case File, Agent

Enclosures: Findings of Fact, Conclusion of Law, and Orders; Ordinance; Development Agreement

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.



Board of County Commissioners
Van Slyke Farms, Inc. – Comprehensive Plan Amendment – OR2021-0012

Development Services Department

FINDINGS, CONCLUSIONS, & ORDER
Comprehensive Plan Map Amendment - OR2020-0012

Findings of Fact

1. The applicant, Mason Associates Inc., representing Van Slyke Farms, Inc., is requesting a **comprehensive plan map amendment** to amend a portion (consisting of approximately 5.44 acres) of parcels R33211 and R33212 from an “Agriculture” designation to a “Residential” designation. The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE¼ of Section 6, T3N, R4W, Canyon County, Idaho.
2. The subject property is designated as “Agriculture” and “Residential” on the Future Land Use map within the 2020 Canyon County Comprehensive Plan.
3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject parcel as “agricultural” within the City’s Comprehensive Plan.
4. The subject property is located within Golden Gate Highway District, Homedale Fire District, Homedale School District, Boise Project Board of Control, and Wilder Irrigation District.
5. The neighborhood meeting was held on February 5, 2021 in accordance with CCZO §07-01-15.
6. On October 7, 2021, the Planning and Zoning Commission recommended approval of this request inclusive of the applications OR2021-0012, RZ2021-0027, and SD2021-0016 (Exhibits II.10 & 14).
7. For Hearing 6-2-2022: Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on April 27, 2022. A full political notice was provided on August 16, 2021, Newspaper notice was published on May 15, 2022. Property owners within 600’ were notified by mail on May 10, 2022. The property was posted on May 24, 2022.
8. On 6-2-2022, the Board heard this case, OR2021-0012, and approved the 2020 Comprehensive Plan Amendment, providing for the 5.44 acre portion of parcels R33211 and R33212 to be amended from “Agriculture” to “Residential” designation on the Future Land Use Map. The Board continued the concurrent rezone case to allow the applicant opportunity to apply for a conditional rezone for the 26.2 acre properties subject to RZ2021-0027. The decision documents were held in anticipation of the completion of the rezone request as amended.
9. On August 30, 2022 the applicant made application for a Conditional Rezone subject to a development agreement if approved.
10. Notice of public hearing was provided in accordance with CCZO §07-05-01. Property owners within 600’ were notified by mail on March 27, 2025. The property was posted on April 1, 2025. Agencies were re-noticed on April 1, 2025.
11. The record herein consists of exhibits provided as part of the public hearing staff report, exhibits submitted during the public hearing on June 2, 2022, additional hearing materials submitted after the June 2, 2022 hearing, and all information in case file OR2021-0012/RZ2021-0027/SD2021-0016.
12. The Board of County Commissioners held a public hearing on May 1, 2025. The Board acknowledged the June 2, 2022 decision for case no. OR2021-0012 amending the 2020 Comprehensive Plan Future Land Use Map from “Agriculture” to “Residential”. Public testimony was closed and during deliberation the BOCC provided opportunity for the applicant to address water quality concerns with expert testimony. The Board provided the applicant and public 45 days to gather water quality information. The subsequent hearing was scheduled for June 23, 2025 at 1:30 p.m. Public testimony, oral and written, was restricted to water quality in the area of the subject property and a plan to address the concerns.

13. The Board held a public hearing on June 23, 2025. The record was re-opened to take public testimony as specified at the May 1, 2025 hearing restricting testimony to water quality.
14. On June 23, 2025 the Board voted two in favor and one opposed to approve the conditional rezone case RZ2021-0027-CR with modifications to the zoning district and lot sizes. The conditional rezone was approved for "CR-Rural Residential" with a minimum lot size of two (2) acres and additional conditions as enumerated in the conditions of approval. FCOs and associated documents will be considered for signing at a date to be determined.

Conclusions of Law

For Case File OR2021-0012, the Board of County Commissioners finds and concludes the following regarding the Standards of Review for a Comprehensive Plan Amendment (§07-06-03 CCZO):

A. Is the requested type of growth generally in conformance with the comprehensive plan?

Conclusion: The proposed use for the 5.44 acres is in conformance with the comprehensive plan.

Finding: The request is consistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy #1: *"Encourage a variety of housing choices that meet the needs of families, various age groups and incomes."*

The request is located adjacent to existing areas designated residential on the 2020 Canyon County Comprehensive Plan future land use plan.

B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?

Conclusion: The proposed designation change for the 5.44 acres is more appropriate than the current comprehensive plan designation.

Finding: The requested 5.44 acre area is found to be non-viable. The request allows area outside the requested location to be retained as viable farm ground for continued agricultural operations.

The request is located near similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

C. Is the proposed comprehensive plan amendment compatible with surrounding land uses?

Conclusion: The proposed comprehensive plan amendment of 5.44 acres is compatible with surrounding land uses.

Finding: The request is located near similar residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?

Conclusion: The development trends in the general area support residential uses.

Finding: The request is located near existing residential designations, uses and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to "residential" and conditional rezone of 311 acres to a "R-R" (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

E. Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?

Conclusion: The proposed comprehensive plan amendment will not impact public services or facilities.

Finding: There has been no evidence received that the proposed comprehensive plan amendment would have an undue impact on public services and facilities. All comments received from affect agencies did not find the amendment to impact public services or traffic. Conditions of approval regarding traffic, access, irrigation, water and sanitary services can be addressed at the time of future development.

F. Idaho Statutes: Title 67 Chapter 65 §67-6537 USE OF SURFACE AND GROUNDWATER: (4) "When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the comprehensive plan would have on the source, quantity, and quality of groundwater in the area."

The property is located within a nitrate priority area. According to the nutrient pathogen study prepared for the subject property, up to 19 residential lot can be supported. Future development must comply with all applicable federal, state, and local laws with regard to water quantity and quality.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Board of County Commissioners **approve** Case No. OR2021-0012, a **Comprehensive Plan Map Amendment** of a 5.44-acre portion of parcels R33211 and R33212 from "Agriculture" to "Residential".

APPROVED this 11th day of September, 2025.

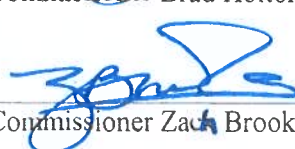
Yes	No	Did Not Vote
-----	----	-----------------



Commissioner Leslie Van Beek



Commissioner Brad Holton



Commissioner Zach Brooks

Attest: Rick Hogaboam, Clerk

By: 

Deputy

Date: 09.11.25

EXHIBIT "A"

Comprehensive Plan Amendment: Agriculture to Residential (5.44 ± acres)

A parcel of land being a portion of the SW1/4 NE1/4 and a portion of the SE1/4 NW 1/4 of Section 06, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of Section 06;

Thence S 01° 05' 41" W a distance of 1436.20 feet to the northeast corner of the SE1/4 NE1/4;

Thence N 89° 09' 28" W a distance of 1314.98 feet along the north boundary of the SE1/4 NE1/4 to the northeast corner of the SW1/4 NE1/4 to the **POINT OF BEGINNING**;

Thence S 01° 06' 02" W a distance of 163.10 feet along the east boundary of the SW1/4 NE1/4 to a point on the approximate centerline of the Mora Canal;

Thence along the approximate centerline of the Mora Canal the following courses and distances;

Thence a distance of 27.33 feet along the arc of said curve left, having a radius of 90.00 feet, a central angle of 17° 23' 55", the long chord of which bears N 80° 48' 28" W a distance of 27.22 feet;

Thence N 89° 30' 26" W a distance of 641.07 feet;

Thence N 88° 56' 13" W a distance of 624.59 feet;

Thence a distance of 44.06 feet along the arc of said curve left, having a radius of 175.00 feet, a central angle of 14° 25' 29", the long chord of which bears S 83° 51' 03" W a distance of 43.94 feet;

Thence S 76° 38' 19" W a distance of 109.47 feet to the southeasterly corner of Lot 17 Block 1 Garrett Ranch Ridge Subdivision;

Thence leaving the approximate centerline of the Mora Canal, N 01° 06' 07" E a distance of 193.39 feet along the easterly boundary of Garrett Ranch Ridge Subdivision to the northeast corner of Garrett Ranch Ridge Subdivision;

Thence N 89° 37' 01" E a distance of 127.03 feet along the north boundary of the SE1/4 NW1/4 to the northwest corner of the SW1/4 NE1/4;

Thence S 89° 00' 58" E a distance of 1315.18 feet along the north boundary of the SW1/4 NE1/4 to the **POINT OF BEGINNING**.

This parcel contains 5.44 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.





Board of County Commissioners
Van Slyke Farms, Inc. – Conditional Rezone – RZ2021-0027-CR

Development Services Department

FINDINGS, CONCLUSIONS, & ORDER

Conditional Rezone - RZ2021-0027-CR

Findings of Fact

1. The applicant, Mason Associates Inc. representing Van Slyke Farms, Inc., requested a **zoning map amendment** to Rezone a 26.2-acre portion of parcels R33211 and R33212 from an “A” (Agricultural) Zone to an “R1” (Single Family Residential) Zone. The parcels are located at 17553 Van Slyke Road, Wilder; also referenced as a portion of the NE¼ of Section 6, T3N, R4W, Canyon County, Idaho.
2. On June 2, 2022 the Board of County Commissioners took public testimony at a duly noticed hearing and did not render a decision on the proposed rezone. The Board encouraged the applicant to consider applying for a conditional rezone and to address specific concerns about development in this area as indicated in Exhibit I.A BOCC Minutes 6-2-2022.
3. On August 30, 2022 the applicant made application for a Conditional Rezone subject to a development agreement if approved.
4. The subject property is designated as “Agriculture” and “Residential” on the Future Land Use Map within the 2020 Canyon County Comprehensive Plan (Exhibit II.6d). The rezone request is being considered concurrently with a comprehensive plan map amendment (Case No. OR2021-0012).
5. The revised preliminary plat application proposing a 14 residential lot subdivision with a 1.43-acre average lot size (Case SD2021-0016) is not being considered at this time by the Board of County Commissioners and will be brought forward for consideration if the conditional rezone is approved.
6. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject parcels as “Agricultural” within the City’s Comprehensive Plan.
7. The subject property is located within Golden Gate Highway District, Homedale Fire District, Homedale School District, and Wilder Irrigation District.
8. The neighborhood meeting was held on February 5, 2021 in accordance with CCZO §07-01-15.
9. On October 7, 2021, the Planning and Zoning Commission recommended approval of this request inclusive of the applications OR2021-0012, RZ2021-0027, and SD2021-0016 (Exhibits II.10 & 14).
10. For Hearing 6-2-2022: Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on April 27, 2022. A full political notice was provided on August 16, 2021, Newspaper notice was published on May 15, 2022. Property owners within 600’ were notified by mail on May 10, 2022. The property was posted on May 24, 2022.
11. Notice of public hearing was provided in accordance with CCZO §07-05-01. Property owners within 600’ were notified by mail on March 27, 2025. The property was posted on April 1, 2025. Agencies were re-noticed on April 1, 2025.
12. The record herein consists of exhibits provided as part of the public hearing staff report, exhibits submitted during the public hearing on June 2, 2022, additional hearing materials submitted after the June 2, 2022 hearing, and all information in case file OR2021-0012/RZ2021-0027/SD2021-0016.

13. The Board of County Commissioners held a public hearing on May 1, 2025. Public testimony was closed and during deliberation the BOCC provided opportunity for the applicant to address water quality concerns with expert testimony. The Board provided the applicant and public 45 days to gather water quality information. The hearing was scheduled for June 23, 2025 at 1:30 p.m. Public testimony, oral and written, restricted to water quality in the area of the subject property and a plan to address the concerns.
14. The Board held a public hearing on June 23, 2025. The record was re-opened to take public testimony as specified at the May 1, 2025 hearing restricting testimony to water quality.

Conclusions of Law

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

A. Is the proposed Conditional Rezone generally consistent with the comprehensive plan?

Conclusion: The subject property at time of application was primarily designated Residential on the 2020 Canyon County Comprehensive Plan future land use map. The BOCC concludes that the proposed Conditional Rezone of the 26 acres north of the canal to a residential zoning district "CR-R1" is not consistent with the 2020 Canyon County Comprehensive Plan and determined that due to concerns with slopes exceeding 15%, the area being primarily in agricultural production, and water quality concerns that rural residential lots containing a minimum of two (2) acres is generally consistent with the Plan. However, concerns regarding water quality remain and that future property owners should be notified of the potential for high concentrations of arsenic, uranium, and elevated nitrates in the area. Groundwater meeting health-based water quality standards (i.e., MCLs) is likely to be found below a depth of 350 feet in the Van Slyke Farms vicinity. Wells should be constructed cased with full-length surface seals to prevent comingling of aquifer zones. (Exhibit III, HDR Engineering presentation).

Finding: The request is consistent with multiple goals and policies of the 2020 Canyon County Comprehensive Plan including but not limited to:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Land Use Goal No. 5: *"Achieve a land use balance which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Housing Policy #1: *"Encourage a variety of housing choices that meet the needs of families, various age groups and incomes."*
- Land Use Goal No. 1: *"To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services."*
- Land Use Residential Policy No. 2: *"Encourage residential development in areas where agricultural uses are not viable."*
- Natural Resources Water: *"Encourage the protection of groundwater and surface water quality."* The applicant provided expert testimony (both oral and Exhibit III) from Terry Scanlan, PE of HDR Engineering that groundwater meeting health-based water quality standards is likely to be found below a depth of 350 feet in the Van Slyke Farms vicinity and indicates that individual wells should be constructed with full-length surface seals to prevent the comingling of aquifer zones. Following installation well water samples should be collected and analyzed at a state-certified laboratory. He states, "At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum, and hardness." Well owners should contact

reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.

- **Housing Component:** Policy No. 2: *“Limit housing in areas that are hazardous whenever possible. Such constraints or hazards include but are not limited to, the following: Flood Hazards, Unstable soil and/or geologic conditions, Contaminated groundwater.”* The subject property contains areas with slopes in excess of 15% on several of the proposed subdivision lots and there are area wells that contain arsenic and uranium in concentrations above acceptable levels. This property is also located within a high nitrate priority area. The BOCC concluded that larger lots in the proposed development are more appropriate and placed a condition that the lots must be a minimum of two (2) acres in size and that the property would be conditionally rezoned to “CR-RR” (CR-Rural Residential).

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

Conclusion: The proposed conditional rezone is not more appropriate than the current zoning designation. The requested R1 zone promotes low density one acre single family residential development in an area predominantly supported by agricultural uses and zones. The Board concludes that there is both agricultural and residential development in the vicinity of the subject 26 acres including the Garret Ranch Ridge Subdivision to the west and that a conditional rezone to “CR-RR” (CR-Rural Residential) with a two acre minimum lot size is more appropriate than the proposed single family residential. Two acre minimum lot sizes are more consistent with the area developments and provide for lots of sufficient size to plan for and locate septic systems and structures where slopes exceed 15%.

Finding: The requested portion of property, 26.2 acres, is zoned agricultural, has access to ground water rights, and was farmed until sometime in 2018. The property contains areas of 15% slope and there are least suited soils located along the northern property boundary. However, the remainder of the soils are identified as Class IV Moderately Suited Soils and the majority of surrounding properties are in agricultural production. This property is stated to be more labor intensive due to the use of hand lines requiring labor to operate and maintain vs. the balance of the property being irrigated with pivot irrigation structures (Exhibit IV.B). The request as proposed by the applicant allows area outside the requested 26.2 acres to be retained as viable farm ground for continued agricultural operations. Although there is rural residential development in the area, the primary land use remains agricultural in this part of Canyon County. The Board finds that Rural Residential development is more consistent with area lot sizes.

The request is located near existing similar residential designations, uses, and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to “residential” and conditional rezone of 311 acres to a “R-R” (Rural Residential) Zone. This property currently is in agricultural production (orchards and crops) with no residential development having occurred since the 2008 approval.
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007 with an average lot size of 2.65 acres due to the requirements for open space (golf course).

C. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The proposed conditional rezone can be compatible with the surrounding land uses. The Board concludes that minimum two (2) acre lot sizes would be more compatible and the zoning should be Rural Residential versus Single Family Residential subject to conditions of approval.

Finding: The request is located in an area of where there are existing similar residential designations, uses, and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to “residential” and conditional rezone of 311 acres to a “R-R” (Rural Residential) Zone;
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007.

D. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed conditional rezone may negatively affect the character of the area that is primarily agricultural in nature. The property is surrounded by active agricultural operations. However, the BOCC concludes that there is residential development in the area and that the development can be conditioned to mitigate the impacts including requiring minimum two (2) acre lot sizes in a rural residential zoning district thereby reducing the number of residences and providing for more appropriate planning of lot development. Also, impacts will be mitigated by conditioning well depth and construction requirements to help to ensure better individual well water quality and minimize potential contamination of area aquifer zones.

Finding: The request is located near existing similar residential designations, uses, and residential approvals such as:

- CPR2008-2: Comprehensive Plan Amendment to “residential” and conditional rezone of 311 acres to a “R-R” (Rural Residential) Zone [no development has occurred on this property and it is in agricultural production].
- Garrett Ranch Ridge Subdivision approved in 2006; and
- Summerwind at Orchard Hills 1 & 2 approved in 2007. The average lot size is 2.65 acres with open space calculation. This development is also on a community water system.

The general character of the area is agricultural. With the exception of Garrett Ranch Ridge Subdivision that has one acre single family lot sizes, the 16 surrounding ag-residential parcels have an average lot size of 4.19 acres. Continuing to develop unplanned residential nodes in agricultural areas where there are inadequate services, roads, water quality and intensive agricultural uses may negatively affect the overall plan and intended development goals in the county. Using former approval decisions for development to justify new development in an agricultural area could be problematic for future land use planning strategies.

The BOCC finds that reducing the density of the proposed development to require two (2) acre minimum lot size will better reflect the general character of the area, minimizes the impact to local farmers and on traffic patterns in the area. As indicated herein requiring specific well depth and construction standards will help to minimize potential impacts to future home owners and area aquifer zones.

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

Conclusion: Adequate sewer, drainage, irrigation, and storm water drainage facilities and utility systems will be provided to accommodate the proposed conditional rezone at the time of development. The BOCC requires that the development be conditionally rezoned to rural residential with a minimum lot size of two (2) acres to help ensure that water, sewer and drainage is appropriately planned and managed for each lot. The BOCC indicates that rural

residential is more appropriate as portions of the property contain slopes greater than 15%, the property is located within a nitrate priority area with area well testing indicating elevated levels of nitrates, and that groundwater quality concerns regarding arsenic and uranium levels exceeding the upper control limits as identified in area well testing analysis (Exhibits III-5 BOCC Addendum June 23, 2024 and Exhibit IV.E. BOCC Addendum May 1, 2025). The BOCC also finds that the developer shall provide pressurized irrigation to all lots within the development.

Finding: Sewer: Future development will require individual septic systems. This is in a high nitrate priority area. The applicant has provided comments from Southwest District Health regarding the nutrient pathogen study and limits development to no more than 19 residential lots based on preliminary review. SWDH also provided clarifying comment regarding the extents of the NP study which only contemplates one household/residence per lot.

Water: Future development is proposed to utilize individual wells. It is noted that the county engineer at the time of preliminary plat review stated concerns regarding high arsenic and uranium levels in area wells (Exhibit I. G.). The county engineer stated, *"Please consider some sort of disclosure for future residents related to nearby elevated arsenic levels."* Shawna Kondo, a neighbor, provided test results for their well located east of the proposed development which indicate levels of arsenic and uranium above acceptable limits (Exhibits IV. E2 and E3)

Additional exhibits on water quality (Exhibit III, June 23, 2023 addendum) and well testing results (Exhibits IV & V) were provided at the June 23, 2025 continuance hearing including oral and written testimony from HDR Engineering, Terry Scanlan, PE, specific to area groundwater analysis and review. Mr. Scanlan testified that many of the contaminants are naturally occurring and that this area is evidenced to have arsenic and uranium exceeding the upper control limits for water quality standards. Mr. Scanlan indicated that groundwater meeting health-based water quality standards (i.e., MCLs) is likely to be found below a depth of 350 feet in the Van Slyke Farms vicinity and recommended well construction standards to help protect the aquifer (Exhibit III).

Irrigation: The property does not have surface water rights from Wider Irrigation District, but has ground water rights from IDWR. Pursuant to comments from Boise Project Board of Control, the property is bisected by the Mora Canal. Therefore, protective measures such as irrigation easements and development restrictions, such as maintaining runoff on-site and no fences or landscaping in the irrigation easement, are required to ensure the protection of the canal. Pressurized irrigation is proposed for the development utilizing the ground water rights—however there are qualifiers that indicate it is up to the residents/HOA if they want to utilize the pressurized irrigation proposed or use individual wells. Pressurized irrigation should be required for the development.

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

Conclusion: The conditional rezone of the subject property will not cause undue interference with existing or future traffic patterns as proposed although there is potential for conflict between agricultural and residential traffic on the public roads. Requiring the development to be rural residential with minimum two (2) acre lot sizes and not providing for secondary residences effectively reduces the density of the development thereby reducing the impacts to the transportation system and potential conflicts with area farm equipment movements.

Finding: The request to conditionally rezone the subject property from “A” to “CR-R1” has the potential to create approximately 140 average daily trips. Golden Gate Highway District does not require a traffic impact study. Future mitigation includes subdivision improvements and public right-of-way dedication. Van Slyke Road is identified as a collector roadway and Ustick is identified as a minor arterial. Residential traffic interacting with agricultural traffic with heavy equipment, tractors and large implements on the rural roadways in this area of the county may result in conflict, accidents and equipment damage.

The BOCC finds that the development could be conditionally zoned rural residential with a minimum lot size of two (2) acres which will address a number of concerns including traffic, water, irrigation and drainage for the proposed development.

G. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

Conclusion: The property has frontage along Van Slyke Road, a public road. The Golden Gate Highway District has reviewed the proposed preliminary plat revisions and provided preliminary approval that the revised plat addressed highway district comments. (Exhibit II. 12)

Finding: The property has frontage on Van Slyke Road. Golden Gate Highway District requires future development to meet their access, approach and subdivision requirements which include preliminary plat revisions/corrections.

As questioned in Golden Gate Highway District’s comment letter, the applicant is requesting a waiver of sidewalk, curb, gutter and landscaping requirements. Pursuant to the Area of City Impact agreement, County Code §09-03-09, the City of Greenleaf’s subdivision ordinance within the area of city impact. The City of Greenleaf (Exhibit II. 7) provided for subdivision waivers for sidewalks, curb, gutter and landscaping.

The Board discussed the inclusion of a pathway as suggested in the City of Greenleaf’s letter (Exhibit II.7) and determined that additional requirements can be established through conditions at the time of preliminary plat.

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

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

Finding: Agency request for comment was sent to Homedale School District, Homedale Fire District, the State Fire Marshal, Canyon County Sheriff, Emergency Mgmt. Coordinator, and CC Paramedics. Staff received comment from Homedale Fire District (Exhibit II.13). No other comments were received with multiple notifications. Based upon comments received, the request is not anticipated to impact essential services or facilities.

Order

Based upon the Findings of Fact, Conclusions of Law, and the reasons contained herein, the Board of County Commissioners **APPROVE** Case #CR-RZ2021-0027, a conditional rezone of a 26.2-acre portion of parcels R33211 and R33212 from an "A" (Agricultural) zone to "CR-RR" (CR-Rural Residential) zone subject to conditions of approval herein and to be enumerated in a Development Agreement.

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of the final decision to seek reconsideration before seeking judicial review.

APPROVED this 11th day of September, 2025.

	Yes	No	Did Not Vote
 Commissioner Brad Holton	<u>X</u>	<u> </u>	<u> </u>
 Commissioner Leslie Van Beek	<u> </u>	<u> / </u>	<u> </u>
 Commissioner Zach Brooks	<u>X</u>	<u> </u>	<u> </u>

Attest: Rick Hogaboam, Clerk

By: J Ross
Deputy

Date: 09.11.25

CONDITIONS OF APPROVAL: VAN SLYKE FARMS, INC.
(TO BE ENUMERATED IN THE DEVELOPMENT AGREEMENT)

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The conditional rezone specifically applies to only the 26.202 acres identified in Exhibit I. C5 (attached hereto). The remainder of parcel acreage of R33211 and R33212 lying south/southwesterly of the Mora Canal Extension shall remain zoned "A" (Agricultural) unless rezoned pursuant to applicable state and local law.
3. The subject parcel, approximately 26.202 acres, zoned "CR-RR" (CR-Rural Residential, two-acre minimum lot size) shall be platted as a residential subdivision in compliance with Chapter 7, Article 17 (Subdivision) of the Canyon County Zoning Ordinance (CCZO), subject to the following restrictions:
 - a. All residential lots will be a minimum size of two acres.
 - b. Secondary dwellings (CCZO §07-10-27 & 07-14-25) prohibited on all residential lots.
 - c. The existing shop on proposed Lot 1 shall be removed prior to the Board's signature on the final plat.
 - d. A pressurized groundwater irrigation system shall be installed for the development for residential lots in the development.
 - e. A water user's maintenance agreement for the pressurized irrigation system shall be provided with application for final plat and recorded concurrently with the final plat.
 - f. No construction will occur in area with slopes of 15% or greater.
 - g. The applicant shall show non-buildable areas of slope 15% or greater on the final plat with a final plat note indicating that these areas cannot be built upon or disturbed.
 - h. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
 - i. Surface runoff shall remain on individual lots. Final plat shall include a note requiring engineered grading and drainage plans to be submitted with building permit applications. Plan will show adequate drainage for the developed area and will be reviewed and approved by the County Engineer prior to issuance of building permits. Applicant shall provide engineer's certification that construction substantially complies with the approved plans to be submitted to DSD prior to Certificate of Occupancy or Completion.
 - j. Development shall comply with requirements of the local highway district. Evidence of compliance with the highway district requirements shall include written correspondence from the highway district prior to the Board of County Commissioner's public hearing held for the preliminary plat and highway district signature on the final plat.

- k. Development shall comply with requirements of irrigation easement holders on the subject parcel. Evidence of compliance shall include written correspondence from the easement holders prior to the Board of County Commissioner's public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
 - l. Prior to Board of County Commissioner's signature on the final plat, applicant must satisfy the requirements of IC 31-3805, as applicable.
 - m. Development shall comply with Southwest District Health requirements. Evidence of compliance shall include (i) written correspondence from Southwest District Health prior to the Board of County Commissioner's public hearing held for the preliminary plat, (ii) Southwest District Health signature on the final plat, and (iii) approved subsurface sewage disposal applications provided with building permit applications when applicable.
 - n. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the Board of County Commissioner's public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
 - o. A plat note shall be placed on both the preliminary and final plat as follows: Individual wells are required to be constructed at a minimum depth of 350 feet and shall be constructed cased with full-length surface seals to prevent comingling of aquifer zones. Following pump installations, well water samples should be collected and analyzed at a state-certified laboratory. At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum and hardness. Well owners should contact reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.
4. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected. Modifications or improvements shall be approved in writing by the local Irrigation District.
 5. The developer shall comply with CCZO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
 6. A landscaping berm with a mix of evergreen and deciduous trees shall be placed along Van Slyke Road outside of the right of way dedication on the subdivision properties. Trees and berm shall be designed to provide sufficient line of sight distance at the intersection of AP Road and Van Slyke Road. All landscaping with ground cover shall be maintained in living condition.
 7. A weather resistant, low-maintenance subdivision entry way sign may be located at the subdivision entrance after complying with CCZO §07-10-13 (2).
 8. Existing irrigation well and water rights to remain on subject property for the purpose of providing the required pressurized irrigation system for the development.
 9. Developer shall provide a disclosure for future residents related to potential water quality concerns related to elevated arsenic and uranium levels identified in potable water wells in the vicinity, and advise minimum well depth of 350 feet (constructed with full length surface seals).
 10. The statement from Idaho Code section 22-4503 or any later or amended statutory language shall appear on all final plat's located in a zone where agricultural uses are allowed or permitted. [Idaho Right to Farm language]



Professional Engineers, Land Surveyors and Planners

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

e-mail: [REDACTED]

November 18, 2025

City of Greenleaf
20523 Whittier Drive
Greenleaf, ID 83626

**RE: Agency Acknowledgment Letter
Van Slyke Farms Ridge Subdivision
A Part of the SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4, Section 6, T. 3N., R. 4W.,
B.M., Owyhee County, Idaho.**

Dear Agency Representative:

I am writing to you regarding the proposed Preliminary Plat for Van Slyke Farms Ridge Subdivision, located on the west side of Van Slyke Road south of Ustick Road and north of Homedale Road. Said property is also known as a portion of parcel numbers R332110000 and R332120000, Canyon County.

The proposal is a 9-lot residential subdivision on approximately 25.02 acres in the County's CR-RR zone (Rural Residential with Conditional Rezone)

Your Agency has reviewed this property previously. The review document is included in this packet. A waiver of curb, gutter, sidewalk and landscaping was asked for and granted in the first submittal. The same waiver is requested this submittal.

The project has changed in lot density from its original submittal in 2021. Lot density has decreased from 16 residential lots to 9 residential lots. The decrease came at the recommendation of the Board of County Commissioners. As such, County Planning and Zoning staff are requiring a resubmittal of the revised Preliminary Plat.

Thank you for your time and consideration. Please sign the copy of the enclosed Agency Acknowledgement letter and mail in the envelope provided, or email to [REDACTED]

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Angie Cuellar".

Angie Cuellar, Planner
Mason & Associates, Inc.



Professional Engineers, Land Surveyors and Planners

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

e-mail: [REDACTED]

November 18, 2025

Golden Gate Highway District
500 Golden Gate Avenue
Marsing, Idaho 83639

**RE: Agency Acknowledgment Letter
Van Slyke Farms Ridge Subdivision
A Part of the SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4, Section 6, T. 3N., R. 4W.,
B.M., Owyhee County, Idaho.**

Dear Agency Representative:

I am writing to you regarding the proposed Preliminary Plat for Van Slyke Farms Ridge Subdivision, located on the west side of Van Slyke Road south of Ustick Road and north of Homedale Road. Said property is also known as a portion of parcel numbers R332110000 and R332120000, Canyon County.

The proposal is a 9-lot residential subdivision on approximately 25.02 acres in the County's CR-RR zone (Rural Residential with Conditional Rezone)

Your Agency has reviewed this property previously. Some of the review documents are included in this packet. The project has changed in lot density from its original submittal in 2021. Lot density has decreased from 16 residential lots to 9 residential lots. The decrease came at the recommendation of the Board of County Commissioners. As such, County Planning and Zoning staff are requiring a resubmittal of the revised Preliminary Plat.

The length of AP Road from the first submittal required a variance. This submittal the road has been shortened and is now within the Highway District's standards.

Thank you for your time and consideration. Please sign the copy of the enclosed Agency Acknowledgement letter and mail in the envelope provided, or email to

Sincerely,

A handwritten signature in blue ink that reads 'Angie Cuellar'.

Mason & Associates, Inc.
Angie Cuellar, Planner



Professional Engineers, Land Surveyors and Planners

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

Ph [REDACTED]

e-mail: [REDACTED]

November 18, 2025

Homedale Rural Fire District
120 S. Main Street
Homedale, ID 83628

**RE: Agency Acknowledgment Letter
Van Slyke Farms Ridge Subdivision
A Part of the SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4, Section 6, T. 3N., R. 4W.,
B.M., Owyhee County, Idaho.**

Dear Agency Representative:

I am writing to you regarding the proposed Preliminary Plat for Van Slyke Farms Ridge Subdivision, located on the west side of Van Slyke Road south of Ustick Road and north of Homedale Road. Said property is also known as a portion of parcel numbers R332110000 and R332120000, Canyon County.

The proposal is a 9-lot residential subdivision on approximately 25.02 acres in the County's CR-RR zone (Rural Residential with Conditional Rezone)

Your Agency has reviewed this property previously. The review document is included in this packet. The project has changed in lot density from its original submittal in 2021. Lot density has decreased from 16 residential lots to 9 residential lots. The decrease came at the recommendation of the Board of County Commissioners. As such, County Planning and Zoning staff are requiring a resubmittal of the revised Preliminary Plat.

Thank you for your time and consideration. Please sign the copy of the enclosed Agency Acknowledgement letter and mail in the envelope provided, or email to [REDACTED]

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Angie Cuellar".

Angie Cuellar, Planner
Mason & Associates, Inc.



Professional Engineers, Land Surveyors and Planners

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

e-mail: [REDACTED]

November 18, 2025

Southwest District Health
13307 Miami Lane
Caldwell, Idaho 83607

Attention: Anthony Lee

**RE: Agency Acknowledgment Letter
Van Slyke Farms Ridge Subdivision
A Part of the SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4, Section 6, T. 3N., R. 4W.,
B.M., Owyhee County, Idaho.**

Dear Anthony or Representative:

I am writing to you regarding the proposed Preliminary Plat for Van Slyke Farms Ridge Subdivision, located on the west side of Van Slyke Road south of Ustick Road and north of Homedale Road. Said property is also known as a portion of parcel numbers R332110000 and R332120000, Canyon County.

The proposal is a 9-lot residential subdivision on approximately 25.02 acres in the County's CR-RR zone (Rural Residential with Conditional Rezone)

Your Agency has reviewed this property previously. Those review documents are included in this packet. The project has changed in lot density from its original submittal in 2021. Lot density has decreased from 16 residential lots to 9 residential lots. The decrease came at the recommendation of the Board of County Commissioners. As such, County Planning and Zoning staff are requiring a resubmittal of the revised Preliminary Plat.

Thank you for your time and consideration. Please sign the copy of the enclosed Agency Acknowledgement letter and mail in the envelope provided, or email to [REDACTED]

Sincerely,

A handwritten signature in blue ink that reads "Angie Cuellar".

Mason & Associates, Inc.
Angie Cuellar, Planner



AGENCY ACKNOWLEDGMENT

Date: November 18, 2025

Applicant: Van Slyke Farms

Parcel Number: Portion of R332110000 and R332120000

Site Address: 17553 Van Slyke Road

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 11/28/2025 Signed: _____

Anthony Lee

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

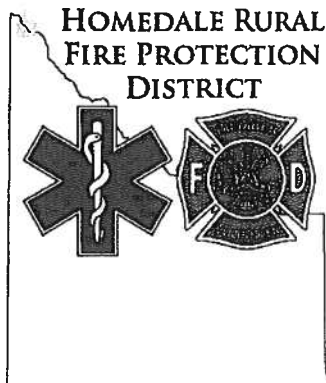
City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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



Homedale Rural Fire Protection District

P. O. Box 905 • Homedale, Idaho 83628 • Phone (208) 337-3271

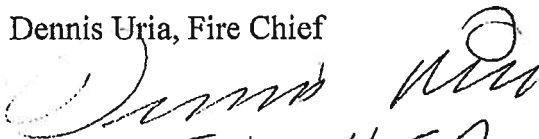
September 23, 2021

Mason and Associates Inc
Attn: Angie Cuellar
924 3rd Street South, Ste B
Nampa, ID 83651

Subject: Van Slyke Farms Ridge Subdivision

The proposed Van Slyke Farms Ridge Subdivision is within the boundaries of the Homedale Fire District. The Homedale Fire District will provide service to this subdivision with restrictions and development requirements as stated in the State Fire Code. The Homedale Fire District does not object to the plan as long as it complies with the highway district's requirements.

Dennis Uria, Fire Chief


For HFD

Matthew Pavlik

From: Angie Cuellar [REDACTED]
Sent: Tuesday, May 12, 2026 8:35 AM
To: Matthew Pavlik
Cc: William Mason; Brandon Van Slyke; Van Slyke Tristan
Subject: Re: [External] Van Slyke Farms Ridge Subdivision-Email #1
Attachments: Outlook-mason and; Preliminary Plat Checklist.pdf; Letter to City of Greenleaf.pdf; Letter to Golden Gate Highway District.pdf; Letter to Homedale Fire District.pdf; Letter to SWDH.pdf; Letter to Wilder Irrigation District.pdf

Matthew,

Attached is the Preliminary Plat Check List. Also attached are the letters sent to the agencies all sent on the same day. I even sent one to the City of Greenleaf, before I learned this project was no longer in their impact area. The ONLY agency that replied back was SWDH.

It is my guess that the City of Greenleaf did not reply because they knew before I did this project was no longer in the impact area. Not sure.

It is my guess the Wilder Irrigation District did not reply because this project is not using surface water rights. Not sure.

I have not idea why the Highway District or the Fire District did not reply.

Only SWDH cared to send the acknowledgement letter.

I am requesting this project move forward to the Planning and Zoning Commission as it states in these acknowledgment letters it isn't approval, only acknowledgement. These agencies have seen this project in multiple stages, revisions and submittals since 2020. The thing that significantly changed was a decrease in density. So less impact to all agencies.

Please move forward with the County review and to the Planning and Zoning Commission. Perhaps there is a better chance these agencies will answer the County. Thank you.

Sincerely

Angie Cuellar, Planner



Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651

From: Matthew Pavlik <Matthew.Pavlik@canyoncounty.id.gov>
Sent: Friday, May 8, 2026 9:01 AM
To: Angie Cuellar [REDACTED]
Subject: RE: [External] Van Slyke Farms Ridge Subdivision-Email #1

Good morning, Angie,

Thank you for providing payment and delivering hard copies on this coming Monday. I checked with planners who review Preliminary Plats and they will not accept the application without updated agency acknowledgement and a completed preliminary plat checklist. Please provide those two items in order for the application to be taken in.

Let me know if you have any additional questions.

Sincerely,



Matthew Pavlik

Associate Planner

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

Office: (208) 402-4164 - Direct: (208) 454-6627 - Website: canyoncounty.id.gov

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

From: Matthew Pavlik

Sent: Thursday, May 7, 2026 4:32 PM

To: Angie Cuellar [REDACTED]

Subject: RE: [External] Van Slyke Farms Ridge Subdivision-Email #1

We just need one hard copy.

Sincerely,



Matthew Pavlik

Associate Planner

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

Office: (208) 402-4164 - Direct: (208) 454-6627 - Website: canyoncounty.id.gov

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

From: Angie Cuellar [REDACTED]

Sent: Thursday, May 7, 2026 4:26 PM

To: Matthew Pavlik <Matthew.Pavlik@canyoncounty.id.gov>

Subject: Re: [External] Van Slyke Farms Ridge Subdivision-Email #1

Matthew,

Thank you. I appreciate it. How many hard copies? Last time I think it was 3? But I want to make sure.

Angie Cuellar, Planner



Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651

From: Matthew Pavlik <Matthew.Pavlik@canyoncounty.id.gov>
Sent: Thursday, May 7, 2026 4:24 PM
To: Angie Cuellar [REDACTED]
Subject: RE: [External] Van Slyke Farms Ridge Subdivision-Email #1

Thank you for the response. I went ahead and created a case number to reference when you turn in the hard copies and payment. It is SD2026-0012.

Let me know if you have any additional questions.

Sincerely,



Matthew Pavlik
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave. Suite 310, Caldwell, ID 83605
Office: (208) 402-4164 - Direct: (208) 454-6627 - Website: canyoncounty.id.gov

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

From: Angie Cuellar [REDACTED]
Sent: Thursday, May 7, 2026 4:06 PM
To: Matthew Pavlik <Matthew.Pavlik@canyoncounty.id.gov>
Subject: Re: [External] Van Slyke Farms Ridge Subdivision-Email #1

Matt,
I will get you hard copies on Monday!!!

Angie Cuellar, Planner



Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651

[REDACTED]

From: Matthew Pavlik <Matthew.Pavlik@canyoncounty.id.gov>
Sent: Thursday, May 7, 2026 4:02 PM
To: Angie Cuellar [REDACTED]
Subject: FW: [External] Van Slyke Farms Ridge Subdivision-Email #1

Apologies Angie,

I forgot to include the easement reduction in the fee total. The easement reduction is \$425, so the total application cost is \$3,995.

Let me know if you have any additional questions.

Sincerely,



Matthew Pavlik
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave. Suite 310, Caldwell, ID 83605
Office: (208) 402-4164 - Direct: (208) 454-6627 - Website: canyoncounty.id.gov

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

From: Matthew Pavlik
Sent: Thursday, May 7, 2026 3:51 PM
To: Angie Cuellar [REDACTED]
Subject: RE: [External] Van Slyke Farms Ridge Subdivision-Email #1

Good afternoon, Angie,

I reviewed the submitted materials and noticed a few parts of the application are missing.

1. The Preliminary Plat Checklist must be filled out prior to application submittal.
2. New agency comments are required. While the previous comments are helpful, this is a new application and thus required new comments.
3. A hard copy of the Preliminary Plat, Hillside Development Plan, and Irrigation & Drainage Plan are required as well.
4. A current deed outlining ownership of the land is required with the application.
5. An application fee of \$3,570 is required to take in the application. This can be done through the credit card authorization form (see attached) or in person at our office with card, cash, or check.

Once the five points are provided, the application will be processed and assigned to a planner.

Let me know if you have any additional questions.

Sincerely,



Matthew Pavlik

Associate Planner

Canyon County Development Services Department

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

Office: (208) 402-4164 - Direct: (208) 454-6627 - Website: canyoncounty.id.gov

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

From: Angie Cuellar [REDACTED]

Sent: Thursday, May 7, 2026 11:08 AM

To: Canyon County Zoning Info <CanyonCounty.ZoningInfo@canyoncounty.id.gov>

Subject: [External] Van Slyke Farms Ridge Subdivision-Email #1

To whom it may concern,

There will be three emails with all the documents for the submittal for Van Slyke Farms Ridge Subdivision. All the Documents for the preliminary plat, the hillside development and variance request will be attached in the following emails.

Thank you.

Angie Cuellar, Planner

*Mason &
Associates Inc.*

Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651

From: [Bob Watkins](#)
To: [William Mason](#)
Cc: [Angie Cuellar](#)
Subject: RE: variance request
Date: Monday, November 8, 2021 11:03:01 AM

Good Morning, Will. While the cul-de-sac length shown in the modified plan meets the ACCHD maximum length requirement, access to lots 15,16, & 17 will need to be addressed. The ingress/egress width reduction request is a Canyon County approval, not Golden Gate Highway District. The easement is private and the highway district will not maintain access beyond the cul-de-sac. We can neither support nor deny the request. The highway district does not have jurisdiction on private easements and it is up to the fire district/or canyon county.

Thanks,

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3
(208)482-6267

From: William Mason [mailto:wmason@masonandassociates.us]
Sent: Tuesday, November 02, 2021 3:17 PM
To: Bob Watkins <bobw@gghd3.org>
Cc: Angie Cuellar [REDACTED]
Subject: RE: variance request

Good afternoon Bob,

Attached is a concept of the Van Slyke project with the cul-de-sac moved in an attempt to remove the need for a variance.

In order to maintain the proposed use of the property a fourth lot was added to the west side of the cul-de-sac. This lot will need access through the 28-foot ingress-egress easement. Although this appears to be workable, the Canyon County Development Services Director would need to approve a width reduction in the County's Code. In the past, the County Engineer has requested a 60-foot easement into the furthest lot. Perhaps if the Highway District can lend their support to a 28-foot wide ingress-egress, the County Development Services would approve such a layout.

Please let me know if you have any questions.

Thank you.

-Will Mason, P.E.
Mason & Associates, Inc.



Professional Engineers, Land Surveyors and Planners
924 3rd St. So., Suite B, Nampa, ID 83651

From: Bob Watkins <bobw@gghd3.org>

Sent: Monday, November 1, 2021 10:52 AM

To: William Mason [REDACTED]

Subject: variance request

Good Morning, Will. Do you by chance have another lot layout that by chance meets ACCHD standards? I am looking at all options before present a variance request to my board of commissioners.

It would be beneficial to see other lot layouts and if they meet the maximum cul-de-sac length requirement and the rest of the ACCHD standards. If there are options to develop the property without a variance, I would like to see them explored.

Thanks,

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3
(208)482-6267



State of Idaho

DEPARTMENT OF WATER RESOURCES

Western Region, 2735 Airport Way • Boise, Idaho 83705-5082

Phone: (208) 334-2190 • Fax: (208) 334-2348 • Web Site: www.idwr.idaho.gov

C. L. "BUTCH" OTTER
Governor

GARY SPACKMAN
Interim Director

July 20, 2012

VAN SLYKE FARMS INC
17605 VAN SLYKE RD
PO BOX 39
WILDER ID 83676

RE: License No. 63-32569

Issuance of License

Dear Water Right Holder(s):

The Department of Water Resources has issued the enclosed Water Right License confirming that a water right has been established in accordance with your permit. Please be sure to thoroughly review the conditions of approval and remarks listed on your license.

The license is a PRELIMINARY ORDER issued by the Department pursuant to section 67-5243, Idaho Code. It can and will become a final order without further action by the Department unless a party petitions for reconsideration or files an exception and/or brief within fourteen (14) days of the service date as described in the enclosed information sheet.

Please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Failure to report these changes could result in a \$100 late filing fee. Contact any office of the Department or visit the Department's homepage on the Internet to obtain the proper forms and instructions.

If you have any questions, please contact me at 208-334-2190.

Sincerely,

for
John Westra

Western Regional Manager

Enclosure(s)

CERTIFICATE OF SERVICE

I hereby certify that on July 20, 2012 I mailed a true and correct copy, postage prepaid, of the foregoing PRELIMINARY ORDER(Approved License) to the person(s) listed below:

RE: WATER RIGHT NO.

63-32569

**VAN SLYKE FARMS INC
17605 VAN SLYKE RD
PO BOX 39
WILDER ID 83676**



**Mandi Pearson
Office Specialist II**

State of Idaho
Department of Water Resources
APPLICATION FOR AMENDMENT
(For Licensing Purposes)
WATER RIGHT NO. 63-32569

RECEIVED
JUL 19 2012
WATER RESOURCES
WESTERN REGION

Date of Priority: November 14, 2006

Maximum Diversion Rate: 0.42 CFS
Maximum Diversion Volume: 94.5 AF

Comes now VAN SLYKE FARMS INC
17605 VAN SLYKE RD
PO BOX 39

WILDER ID 83676 and represents to the Director of the Idaho Department
of Water Resources that he is the owner and holder of Permit to Appropriate the Public Waters of the
State of Idaho No. 63-32569, and requests that the permit be changed as follows:

Source: GROUND WATER

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>RATE OF DIVERSION</u>	<u>ANNUAL VOLUME</u>
IRRIGATION	03/01 to 11/15	0.42 CFS	94.5 AF

LOCATION OF POINT OF DIVERSION:

GROUND WATER SW1/4NE1/4 Sec. 6, Twp 03N, Rge 04W, B.M., CANYON County

PLACE OF USE: IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	04W	6			4.0	16.0			1.0										21.0

Total Acres: 21

Permit holder asserts that no one will be injured by such change and that such change will be made at
permit holder's own risk. Signed this 17 day of July, 2012.

Van Slyke Farms Inc.
Van Slyke Farms Inc.
(Signature)

State of Idaho
Department of Water Resources
APPLICATION FOR AMENDMENT
(For Licensing Purposes)
WATER RIGHT NO. 63-32569

FOR DEPARTMENT USE ONLY

Preliminary check by KW Fee \$ 106 Received by JA # W040392 Date 7-19-12

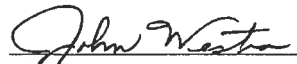
ACTION OF THE DEPARTMENT OF WATER RESOURCES

I, JOHN WESTRA, of the Department of Water Resources hereby approve the
above Application for Amendment for Permit No. 63-32569 with the following:

CONDITIONS OF APPROVAL

1. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
2. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
3. The following rights are diverted through point of diversion described above: 63-2857 & 63-32569
4. This right does not grant any right-of-way or easement across the land of another.
5. When ordered by the Director, the right holder shall provide mitigation acceptable to the Director to offset depletion of lower Snake River flows needed for migrating anadromous fish. The amount of water required for mitigation, which is to be released into the Snake River or a tributary for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this right. Any order of the Director issued in accordance with this paragraph shall be in conformance with applicable rules allowing the right holder due process as the need for mitigation and the amount of mitigation are determined.

Witness my hand this 20th day of July, 2012.


JOHN WESTRA
Western Regional Manager

State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 63-32569

Priority: November 14, 2006

Maximum Diversion Rate: 0.42 CFS
Maximum Diversion Volume: 94.5 AF

It is hereby certified that VAN SLYKE FARMS INC
17605 VAN SLYKE RD
PO BOX 39
WILDER ID 83676 has complied with the terms and conditions of the
permit, issued pursuant to Application for Permit dated November 14, 2006; and has submitted Proof of
Beneficial Use on November 08, 2010. An examination confirms water is diverted from:

SOURCE

GROUND WATER

and a water right has been established as follows:

<u>BENEFICIAL USE</u>	<u>PERIOD OF USE</u>	<u>DIVERSION RATE</u>	<u>ANNUAL DIVERSION VOLUME</u>
IRRIGATION	03/01 to 11/15	0.42 CFS	94.5 AF

LOCATION OF POINT OF DIVERSION:

GROUND WATER SW1/4NE1/4 Sec. 6, Twp 03N, Rge 04W, B.M., CANYON County

PLACE OF USE: IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
03N	04W	6			4.0	16.0				1.0									21.0

Total Acres: 21

CONDITIONS OF APPROVAL

1. This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the place of use.
2. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to use power records to determine the amount of water diverted and shall annually report the information to the Department.
3. The following rights are diverted through point of diversion described above: 63-2857 & 63-32569
4. This right does not grant any right-of-way or easement across the land of another.

Page 2

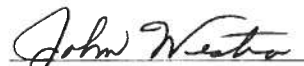
State of Idaho
Department of Water Resources
Water Right License

WATER RIGHT NO. 63-32569

5. When ordered by the Director, the right holder shall provide mitigation acceptable to the Director to offset depletion of lower Snake River flows needed for migrating anadromous fish. The amount of water required for mitigation, which is to be released into the Snake River or a tributary for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this right. Any order of the Director issued in accordance with this paragraph shall be in conformance with applicable rules allowing the right holder due process as the need for mitigation and the amount of mitigation are determined.

This license is issued pursuant to the provisions of Section 42-219, Idaho Code. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 20th day of July, 2012.


JOHN WESTRA
Western Regional Manager



Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651

Fax (208) 467-4130

e-mail: [REDACTED]

FOR: Van Slyke Farms
JOB NO.: NV0220
DATE: April 23, 2026

SUBDIVISION BOUNDARY PARCEL

A parcel of land being a portion of the SE1/4 NE1/4, a portion of the SW1/4 NE1/4, and a portion of the SE1/4 NW1/4, of Section 06, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the northeast corner of Section 06, Marked with a found brass monument;

Thence S 01° 05' 41" W a distance of 1436.20 feet along the east boundary of Government Lot 1 to the northeast corner of the SE1/4 NE1/4 and the **POINT OF BEGINNING**;

Thence S 01° 05' 29" W a distance of 1117.01 feet along the east boundary of the SE1/4 NE1/4 to a point on the approximate centerline of the Mora Canal;

Thence along the approximate centerline of the Mora Canal the following courses and distances;

Thence N 44° 59' 42" W a distance of 98.57 feet to the beginning of a curve;

Thence a distance of 78.13 feet along a curve to the left, having a radius of 288.91 feet, a central angle of 15° 29' 41", the long chord of which bears N 52° 10' 21" W a distance of 77.89 feet;

Thence N 59° 21' 00" W a distance of 337.55 feet;

Thence N 57° 37' 24" W a distance of 57.80 feet;

Thence N 51° 22' 57" W a distance of 1003.74 feet to the beginning of a curve;



Professional Engineers, Land Surveyors and Planners
Page 1 of 2

Thence a distance of 93.16 feet along a curve to the left, having a radius of 140.00 feet, a central angle of $38^{\circ} 07' 29''$, the long chord of which bears $N 70^{\circ} 26' 41'' W$ a distance of 91.45 feet;

Thence $N 89^{\circ} 30' 26'' W$ a distance of 623.79 feet;

Thence $N 88^{\circ} 56' 13'' W$ a distance of 624.59 feet to the beginning of a curve;

Thence a distance of 44.06 feet along a curve to the left, having a radius of 175.00 feet, a central angle of $14^{\circ} 25' 29''$, the long chord of which bears $S 83^{\circ} 51' 03'' W$ a distance of 43.94 feet;

Thence $S 76^{\circ} 38' 19'' W$ a distance of 109.47 feet to the southeast corner of Garrett Ranch Ridge Subdivision in Book 38 at Page 40 in the Canyon County Recorder's Office;

Thence leaving the approximate centerline of the Mora Canal, $N 01^{\circ} 06' 07'' E$ a distance of 193.39 feet along the easterly boundary of Garrett Ranch Ridge Subdivision to the northeast corner of Garrett Ranch Ridge Subdivision;

Thence $N 89^{\circ} 37' 01'' E$ a distance of 127.03 feet along the north boundary of the $SE\frac{1}{4} NW\frac{1}{4}$ to the northwest corner of the $SW\frac{1}{4} NE\frac{1}{4}$;

Thence $S 89^{\circ} 00' 58'' E$ a distance of 1315.18 feet along the north boundary of the $SW\frac{1}{4} NE\frac{1}{4}$ to the northwest corner of the $SE\frac{1}{4} NE\frac{1}{4}$;

Thence $S 89^{\circ} 09' 28'' E$ a distance of 1314.98 feet along the north boundary of the $SE\frac{1}{4} NE\frac{1}{4}$ to the **POINT OF BEGINNING**.

This parcel contains 25.025 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.



A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,
SECTION 6, T. 3 N., R. 4 W., B.M.,
CANYON COUNTY, IDAHO
2025

OWNER/DEVELOPER
VAN DYKE FARMS
P.O. BOX 39
MELBURN, ID 83676
(208) 356-7429

ENGINEER/SURVEYOR
MAJON & ASSOCIATES, INC.
924 3rd ST SOUTH
NAMP, ID 83653
(208) 454-0256

NO OF RESIDENTIAL LOTS 15.9
NO OF COMMERCIAL LOTS 1.1
TOTAL NUMBER OF LOTS 17.0
3. AREA: 1.70 03 ACRES

100% Satisfaction Guarantee

THE MOUNTAIN 203-3375010.

THIS IS A SMALL COMPANY WITH THE

CANCER TUMOR / ACTIVITY ON / SPANION
 CANCER TUMOR / ACTIVITY ON / SPANION

ANCE AT THE TIME IS DE GAN ON WAS
WHEN A MANSACE IN 2475 FROM THE

AND PUBLIC UTILITY CASEMENTS, TO BE

1220 5
1221 01

U.S. DEPARTMENT OF JUSTICE

THE UNIVERSITY OF CHICAGO PRESS

AND MILLSON ARE CELEBRATING IT

AGREEMENT WITH THE HOMELESS NEA

part. ACCRYS FROM AM NO AND NOT I

THE LINGUISTIC STATUS OF THE

SSC: 100% NATURAL AND COMFORTABLE

0580 1800
0408 5711

[illegible]

SHEET 1 - PRELIMINARY

Copyright © 2004 John Wiley & Sons, Ltd.

[illegible]

Case #	Age	Sex	Race	Height (cm)	Weight (kg)	Lipid profile		Fasting glucose (mmol/L)	HbA1c (%)	FPG (mmol/L)	OGTT 2h (mmol/L)	OGTT 3h (mmol/L)	OGTT 4h (mmol/L)	OGTT 5h (mmol/L)	OGTT 6h (mmol/L)	OGTT 7h (mmol/L)	OGTT 8h (mmol/L)	OGTT 9h (mmol/L)	OGTT 10h (mmol/L)	OGTT 11h (mmol/L)	OGTT 12h (mmol/L)	OGTT 13h (mmol/L)	OGTT 14h (mmol/L)	OGTT 15h (mmol/L)	OGTT 16h (mmol/L)	OGTT 17h (mmol/L)	OGTT 18h (mmol/L)	OGTT 19h (mmol/L)	OGTT 20h (mmol/L)	OGTT 21h (mmol/L)	OGTT 22h (mmol/L)	OGTT 23h (mmol/L)	OGTT 24h (mmol/L)	OGTT 25h (mmol/L)	OGTT 26h (mmol/L)	OGTT 27h (mmol/L)	OGTT 28h (mmol/L)	OGTT 29h (mmol/L)	OGTT 30h (mmol/L)	OGTT 31h (mmol/L)	OGTT 32h (mmol/L)	OGTT 33h (mmol/L)	OGTT 34h (mmol/L)	OGTT 35h (mmol/L)	OGTT 36h (mmol/L)	OGTT 37h (mmol/L)	OGTT 38h (mmol/L)	OGTT 39h (mmol/L)	OGTT 40h (mmol/L)	OGTT 41h (mmol/L)	OGTT 42h (mmol/L)	OGTT 43h (mmol/L)	OGTT 44h (mmol/L)	OGTT 45h (mmol/L)	OGTT 46h (mmol/L)	OGTT 47h (mmol/L)	OGTT 48h (mmol/L)	OGTT 49h (mmol/L)	OGTT 50h (mmol/L)	OGTT 51h (mmol/L)	OGTT 52h (mmol/L)	OGTT 53h (mmol/L)	OGTT 54h (mmol/L)	OGTT 55h (mmol/L)	OGTT 56h (mmol/L)	OGTT 57h (mmol/L)	OGTT 58h (mmol/L)	OGTT 59h (mmol/L)	OGTT 60h (mmol/L)	OGTT 61h (mmol/L)	OGTT 62h (mmol/L)	OGTT 63h (mmol/L)	OGTT 64h (mmol/L)	OGTT 65h (mmol/L)	OGTT 66h (mmol/L)	OGTT 67h (mmol/L)	OGTT 68h (mmol/L)	OGTT 69h (mmol/L)	OGTT 70h (mmol/L)	OGTT 71h (mmol/L)	OGTT 72h (mmol/L)	OGTT 73h (mmol/L)	OGTT 74h (mmol/L)	OGTT 75h (mmol/L)	OGTT 76h (mmol/L)	OGTT 77h (mmol/L)	OGTT 78h (mmol/L)	OGTT 79h (mmol/L)	OGTT 80h (mmol/L)	OGTT 81h (mmol/L)	OGTT 82h (mmol/L)	OGTT 83h (mmol/L)	OGTT 84h (mmol/L)	OGTT 85h (mmol/L)	OGTT 86h (mmol/L)	OGTT 87h (mmol/L)	OGTT 88h (mmol/L)	OGTT 89h (mmol/L)	OGTT 90h (mmol/L)	OGTT 91h (mmol/L)	OGTT 92h (mmol/L)	OGTT 93h (mmol/L)	OGTT 94h (mmol/L)	OGTT 95h (mmol/L)	OGTT 96h (mmol/L)	OGTT 97h (mmol/L)	OGTT 98h (mmol/L)	OGTT 99h (mmol/L)	OGTT 100h (mmol/L)																																																																																			
						LDL-C (mmol/L)	HDL-C (mmol/L)																																																																																																																																																																																									
1	45	F	W	165	75	180	160	5.6	7.8	10.0	12.0	14.0	16.0	18.0	20.0	22.0	24.0	26.0	28.0	30.0	32.0	34.0	36.0	38.0	40.0	42.0	44.0	46.0	48.0	50.0	52.0	54.0	56.0	58.0	60.0	62.0	64.0	66.0	68.0	70.0	72.0	74.0	76.0	78.0	80.0	82.0	84.0	86.0	88.0	90.0	92.0	94.0	96.0	98.0	100.0	102.0	104.0	106.0	108.0	110.0	112.0	114.0	116.0	118.0	120.0	122.0	124.0	126.0	128.0	130.0	132.0	134.0	136.0	138.0	140.0	142.0	144.0	146.0	148.0	150.0	152.0	154.0	156.0	158.0	160.0	162.0	164.0	166.0	168.0	170.0	172.0	174.0	176.0	178.0	180.0	182.0	184.0	186.0	188.0	190.0	192.0	194.0	196.0	198.0	200.0	202.0	204.0	206.0	208.0	210.0	212.0	214.0	216.0	218.0	220.0	222.0	224.0	226.0	228.0	230.0	232.0	234.0	236.0	238.0	240.0	242.0	244.0	246.0	248.0	250.0	252.0	254.0	256.0	258.0	260.0	262.0	264.0	266.0	268.0	270.0	272.0	274.0	276.0	278.0	280.0	282.0	284.0	286.0	288.0	290.0	292.0	294.0	296.0	298.0	300.0	302.0	304.0	306.0	308.0	310.0	312.0	314.0	316.0	318.0	320.0	322.0	324.0	326.0	328.0	330.0	332.0	334.0	336.0	338.0	340.0	342.0	344.0	346.0	348.0	350.0	352.0	354.0	356.0	358.0	360.0	362.0	364.0	366.0	368.0	370.0	372.0	

WILLIAM J. CONNELLEY
9212
STATE OF
MASSACHUSETTS
APRIL 30, 2026

OWNER/DEVELOPER
VAN SLYKE FARMS, INC.
11111 N. 1000 E.
MILWAUKEE, WI 53222
(414) 224-1234

ENGINEER/SURVEYOR
DAVID L. SMITH
11111 N. 1000 E.
MILWAUKEE, WI 53222
(414) 224-1234

PROJECT NARRATIVE
1. THE SUBDIVISION OF THE LAND SHOWN HEREON INTO LOTS 1 THROUGH 10, 12 THROUGH 14, 16 THROUGH 18, 20 THROUGH 22, 24 THROUGH 26, 28 THROUGH 30, 32 THROUGH 34, 36 THROUGH 38, 40 THROUGH 42, 44 THROUGH 46, 48 THROUGH 50, 52 THROUGH 54, 56 THROUGH 58, 60 THROUGH 62, 64 THROUGH 66, 68 THROUGH 70, 72 THROUGH 74, 76 THROUGH 78, 80 THROUGH 82, 84 THROUGH 86, 88 THROUGH 90, 92 THROUGH 94, 96 THROUGH 98, 100 THROUGH 102, 104 THROUGH 106, 108 THROUGH 110, 112 THROUGH 114, 116 THROUGH 118, 120 THROUGH 122, 124 THROUGH 126, 128 THROUGH 130, 132 THROUGH 134, 136 THROUGH 138, 140 THROUGH 142, 144 THROUGH 146, 148 THROUGH 150, 152 THROUGH 154, 156 THROUGH 158, 160 THROUGH 162, 164 THROUGH 166, 168 THROUGH 170, 172 THROUGH 174, 176 THROUGH 178, 180 THROUGH 182, 184 THROUGH 186, 188 THROUGH 190, 192 THROUGH 194, 196 THROUGH 198, 200 THROUGH 202, 204 THROUGH 206, 208 THROUGH 210, 212 THROUGH 214, 216 THROUGH 218, 220 THROUGH 222, 224 THROUGH 226, 228 THROUGH 230, 232 THROUGH 234, 236 THROUGH 238, 240 THROUGH 242, 244 THROUGH 246, 248 THROUGH 250, 252 THROUGH 254, 256 THROUGH 258, 260 THROUGH 262, 264 THROUGH 266, 268 THROUGH 270, 272 THROUGH 274, 276 THROUGH 278, 280 THROUGH 282, 284 THROUGH 286, 288 THROUGH 290, 292 THROUGH 294, 296 THROUGH 298, 300 THROUGH 302, 304 THROUGH 306, 308 THROUGH 310, 312 THROUGH 314, 316 THROUGH 318, 320 THROUGH 322, 324 THROUGH 326, 328 THROUGH 330, 332 THROUGH 334, 336 THROUGH 338, 340 THROUGH 342, 344 THROUGH 346, 348 THROUGH 350, 352 THROUGH 354, 356 THROUGH 358, 360 THROUGH 362, 364 THROUGH 366, 368 THROUGH 370, 372 THROUGH 374, 376 THROUGH 378, 380 THROUGH 382, 384 THROUGH 386, 388 THROUGH 390, 392 THROUGH 394, 396 THROUGH 398, 400 THROUGH 402, 404 THROUGH 406, 408 THROUGH 410, 412 THROUGH 414, 416 THROUGH 418, 420 THROUGH 422, 424 THROUGH 426, 428 THROUGH 430, 432 THROUGH 434, 436 THROUGH 438, 440 THROUGH 442, 444 THROUGH 446, 448 THROUGH 450, 452 THROUGH 454, 456 THROUGH 458, 460 THROUGH 462, 464 THROUGH 466, 468 THROUGH 470, 472 THROUGH 474, 476 THROUGH 478, 480 THROUGH 482, 484 THROUGH 486, 488 THROUGH 490, 492 THROUGH 494, 496 THROUGH 498, 500 THROUGH 502, 504 THROUGH 506, 508 THROUGH 510, 512 THROUGH 514, 516 THROUGH 518, 520 THROUGH 522, 524 THROUGH 526, 528 THROUGH 530, 532 THROUGH 534, 536 THROUGH 538, 540 THROUGH 542, 544 THROUGH 546, 548 THROUGH 550, 552 THROUGH 554, 556 THROUGH 558, 560 THROUGH 562, 564 THROUGH 566, 568 THROUGH 570, 572 THROUGH 574, 576 THROUGH 578, 580 THROUGH 582, 584 THROUGH 586, 588 THROUGH 590, 592 THROUGH 594, 596 THROUGH 598, 600 THROUGH 602, 604 THROUGH 606, 608 THROUGH 610, 612 THROUGH 614, 616 THROUGH 618, 620 THROUGH 622, 624 THROUGH 626, 628 THROUGH 630, 632 THROUGH 634, 636 THROUGH 638, 640 THROUGH 642, 644 THROUGH 646, 648 THROUGH 650, 652 THROUGH 654, 656 THROUGH 658, 660 THROUGH 662, 664 THROUGH 666, 668 THROUGH 670, 672 THROUGH 674, 676 THROUGH 678, 680 THROUGH 682, 684 THROUGH 686, 688 THROUGH 690, 692 THROUGH 694, 696 THROUGH 698, 700 THROUGH 702, 704 THROUGH 706, 708 THROUGH 710, 712 THROUGH 714, 716 THROUGH 718, 720 THROUGH 722, 724 THROUGH 726, 728 THROUGH 730, 732 THROUGH 734, 736 THROUGH 738, 740 THROUGH 742, 744 THROUGH 746, 748 THROUGH 750, 752 THROUGH 754, 756 THROUGH 758, 760 THROUGH 762, 764 THROUGH 766, 768 THROUGH 770, 772 THROUGH 774, 776 THROUGH 778, 780 THROUGH 782, 784 THROUGH 786, 788 THROUGH 790, 792 THROUGH 794, 796 THROUGH 798, 800 THROUGH 802, 804 THROUGH 806, 808 THROUGH 810, 812 THROUGH 814, 816 THROUGH 818, 820 THROUGH 822, 824 THROUGH 826, 828 THROUGH 830, 832 THROUGH 834, 836 THROUGH 838, 840 THROUGH 842, 844 THROUGH 846, 848 THROUGH 850, 852 THROUGH 854, 856 THROUGH 858, 860 THROUGH 862, 864 THROUGH 866, 868 THROUGH 870, 872 THROUGH 874, 876 THROUGH 878, 880 THROUGH 882, 884 THROUGH 886, 888 THROUGH 890, 892 THROUGH 894, 896 THROUGH 898, 900 THROUGH 902, 904 THROUGH 906, 908 THROUGH 910, 912 THROUGH 914, 916 THROUGH 918, 920 THROUGH 922, 924 THROUGH 926, 928 THROUGH 930, 932 THROUGH 934, 936 THROUGH 938, 940 THROUGH 942, 944 THROUGH 946, 948 THROUGH 950, 952 THROUGH 954, 956 THROUGH 958, 960 THROUGH 962, 964 THROUGH 966, 968 THROUGH 970, 972 THROUGH 974, 976 THROUGH 978, 980 THROUGH 982, 984 THROUGH 986, 988 THROUGH 990, 992 THROUGH 994, 996 THROUGH 998, 1000 THROUGH 1002, 1004 THROUGH 1006, 1008 THROUGH 1010, 1012 THROUGH 1014, 1016 THROUGH 1018, 1020 THROUGH 1022, 1024 THROUGH 1026, 1028 THROUGH 1030, 1032 THROUGH 1034, 1036 THROUGH 1038, 1040 THROUGH 1042, 1044 THROUGH 1046, 1048 THROUGH 1050, 1052 THROUGH 1054, 1056 THROUGH 1058, 1060 THROUGH 1062, 1064 THROUGH 1066, 1068 THROUGH 1070, 1072 THROUGH 1074, 1076 THROUGH 1078, 1080 THROUGH 1082, 1084 THROUGH 1086, 1088 THROUGH 1090, 1092 THROUGH 1094, 1096 THROUGH 1098, 1100 THROUGH 1102, 1104 THROUGH 1106, 1108 THROUGH 1110, 1112 THROUGH 1114, 1116 THROUGH 1118, 1120 THROUGH 1122, 1124 THROUGH 1126, 1128 THROUGH 1130, 1132 THROUGH 1134, 1136 THROUGH 1138, 1140 THROUGH 1142, 1144 THROUGH 1146, 1148 THROUGH 1150, 1152 THROUGH 1154, 1156 THROUGH 1158, 1160 THROUGH 1162, 1164 THROUGH 1166, 1168 THROUGH 1170, 1172 THROUGH 1174, 1176 THROUGH 1178, 1180 THROUGH 1182, 1184 THROUGH 1186, 1188 THROUGH 1190, 1192 THROUGH 1194, 1196 THROUGH 1198, 1200 THROUGH 1202, 1204 THROUGH 1206, 1208 THROUGH 1210, 1212 THROUGH 1214, 1216 THROUGH 1218, 1220 THROUGH 1222, 1224 THROUGH 1226, 1228 THROUGH 1230, 1232 THROUGH 1234, 1236 THROUGH 1238, 1240 THROUGH 1242, 1244 THROUGH 1246, 1248 THROUGH 1250, 1252 THROUGH 1254, 1256 THROUGH 1258, 1260 THROUGH 1262, 1264 THROUGH 1266, 1268 THROUGH 1270, 1272 THROUGH 1274, 1276 THROUGH 1278, 1280 THROUGH 1282, 1284 THROUGH 1286, 1288 THROUGH 1290, 1292 THROUGH 1294, 1296 THROUGH 1298, 1300 THROUGH 1302, 1304 THROUGH 1306, 1308 THROUGH 1310, 1312 THROUGH 1314, 1316 THROUGH 1318, 1320 THROUGH 1322, 1324 THROUGH 1326, 1328 THROUGH 1330, 1332 THROUGH 1334, 1336 THROUGH 1338, 1340 THROUGH 1342, 1344 THROUGH 1346, 1348 THROUGH 1350, 1352 THROUGH 1354, 1356 THROUGH 1358, 1360 THROUGH 1362, 1364 THROUGH 1366, 1368 THROUGH 1370, 1372 THROUGH 1374, 1376 THROUGH 1378, 1380 THROUGH 1382, 1384 THROUGH 1386, 1388 THROUGH 1390, 1392 THROUGH 1394, 1396 THROUGH 1398, 1400 THROUGH 1402, 1404 THROUGH 1406, 1408 THROUGH 1410, 1412 THROUGH 1414, 1416 THROUGH 1418, 1420 THROUGH 1422, 1424 THROUGH 1426, 1428 THROUGH 1430, 1432 THROUGH 1434, 1436 THROUGH

UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
UNIT NO.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
UNIT NO.	1	2	3	4	5	6																																																																																														

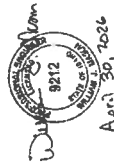
2026

OWNER/DESIGNER:
VAN DYCKE PARTNERS
P.O. BOX 39
MILWAUKEE, WI 53267
(612) 356-7422

ENGINEER/ARCHITECT:
MASON & ASSOCIATES
974 3rd ST. S.W.
MINNAPOLIS, MN 55401
(612) 454-0756

[illegible]

1	Shaded Hunt
2	Benches
3	Round Stone Coo Monument
4	Round 2.7' x 6' Tum pin
5	Moore Monument
6	Cedar Tree
7	Deciduous Tree
8	Nash
9	Hoover Hole
10	Telephone Pole
11	Sign
12	Guy Anchor
13	Living Wall
14	Planted Corks Trees
15	Planted Gum Trees
16	Orange Gum Anchor
17	Living Concrete

[illegible]



Professional Engineers, Land Surveyors and Planners

924 3rd St So Nampa, ID 83605

Preliminary Hillside Development Plan

Storm Drain & Soil Disposal Narrative - Pg 2-3

❖ ***Preliminary Drainage Plan***

❖ ***Preliminary Grading Plan***

Vegetation and Revegetation Plan - Pg 4-5

❖ ***Slope Stabilization and RE-Vegetation Plan***

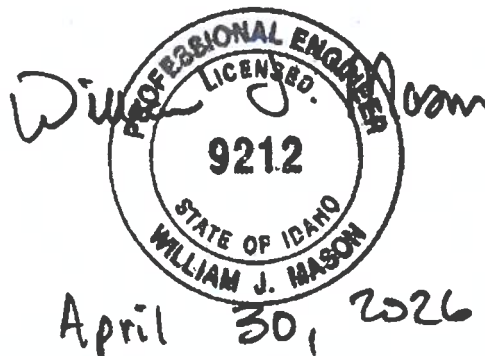
❖ ***Preliminary Re-Vegetation Site Map Regions***

Pg 7-9

FOR

**VAN SLYKE FARMS RIDGE
NV0825**

Located in a Part of the SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4 , SECTION 6, T. 3 N.,
R. 4 W., B.M.,
Canyon County, Idaho
2026



STORM DRAIN AND SOIL DISPOSAL

Site Description

- ❖ The site is currently undeveloped ground that grows native grasses, sagebrush and various native shrubs. The soils consist of native silt and sand.

Proposed Storm Drainage

- ❖ Preliminary proposed storm drainage will be conveyed to storm drainage beds or equivalent areas of storage to collect runoff waters that are not absorbed by the native terrain. The storm water will be conveyed via swales and borrow ditches.
- ❖ Oversteepened slopes may become unstable from water saturation. Terraces can be built to stop the water from running downhill in high erosion areas. Rock drainage ditches can be implemented and function as a manmade creek beds to channel water.
- ❖ Torrential or prolonged rains should be directed with surface grading to areas that are less susceptible to erosion. Berms or raised ridges can be used to divert water away from problem areas. Each proposed parcel should be assessed in the final design and building construction so that the water runoff from one parcel does not impact the neighboring parcel.
- ❖ Managing storm water runoff with vegetation by the planting of native plants or their equivalent to soak up excess waters and prevent erosion will be used.
- ❖ Effort will be made to incorporate detention storage through the development so that post development peak discharge is not greater than predevelopment peak discharge, thus reducing the risk of soil erosion.
- ❖ Site specific soil observation of the detention areas will be completed by digging test holes at the detention sites to determine soil absorption rates.
- ❖ In an effort to reduce excessive stormwater runoff, open space will be disturbed as little as possible and left in its natural state.
- ❖ Construction of drainage detention sites will be supervised by an appropriately trained supervisor who will be responsible for ensuring that the work is accordance with the future provided design plans.
- ❖ Future inspection and maintenance will be the responsibility of the homeowners and homeowners association to prevent stormwater facility failures.
- ❖ The above items will be followed as appropriate.

Site Soil Disposal

- ❖ During excavation of the site there will be excess soils at some locations. The goal will be to transfer this soil to other areas on the site if possible.
- ❖ Soil is a non-renewable and limited natural resource and recycling the useable excavated material reduces the environmental burden by decreasing the transportation emissions hauling the excess soils to distant locations.
- ❖ Excess suitable soils will be used to create borrow ditches, berms, and raise low elevation areas as needed.
- ❖ Structural fill can consist of the excavated on-site inorganic silt, silty sand, sand or gravel. It should not contain particles greater than 6 inches in diameter. It shall be moisture-conditioned to achieve sufficient compaction.
- ❖ Fill should be placed in maximum 8-inch-lifts and each lift compacted to a minimum of 95% of ASTM D 698 (Standard Proctor) compaction.
- ❖ Compaction testing shall be provided for any areas of fill greater than 8-inches in depth. Compaction shall meet Idaho Standard for Public Works Construction requirements. Prior to placement of fill material the underlying ground shall be stripped of all organic material (overburden). Said over burden shall be placed in stockpile areas for final use in landscaping areas of the building lots or removed to appropriate disposal area.
- ❖ If the volume of excavated soils is greater than the need for fill soils, effort will be made to find a suitable off-site location for the soil.
- ❖ If a portion of the excavated soils are deemed unsuitable for fill, these soils will be taken to an appropriate disposal area.

HILLSIDE STABILITY & REVEGETATION PLAN

Site Description

- ❖ The site is currently undeveloped ground that grows native grasses and weeds. The attempt to farm this property has been spotty over the years.
- ❖ The native soils consist of medium dense to dense silty sands.

Hillside Development Area

- ❖ 4 residential parcels will be affected by slopes greater than 15%. Lots 2, 3, 4, & 9, Block 1. as shown in the hillside development plan.
- ❖ Hillside disturbance can be mitigated by placing building envelopes in areas that are not in the hillside development areas as shown on the hillside development map.
- ❖ Should the future homeowner decide to build within the delineated hillside areas they must follow the recommendations of the ATLAS Engineering Geotech Report. Areas in the delineated area that are disturbed by construction, should follow the hillside stability and re-vegetation plan, helping to minimize possible slope erosion.

Geotech Report Findings

- ❖ Slope stability with proposed cut and fills should be stable if stormwater and wastewater infiltration are addressed on site. Please refer to ATLAS Engineering Report. Native silt soils, which are present, are erodible and should be revegetated as soon as possible after being disturbed.

Stabilization Plan

- All vegetation that will be removed on site will be stripped to minimum depth of 6 inches.
- Excavation should be stripped to sufficient depth to expose undisturbed native soils. Once desired subgrade elevation is reached the subgrade should be proof-rolled with a minimum of 5 passes with vibratory roller and drum weight greater than 10 tons.
- Site prep should include verification that no soft, weaving or pumping areas exist before placing structural fill. ATLAS Engineering should observe site preparation to verify stable subgrade has been achieved.
- All structural fill should be moisture-conditioned sufficiently to achieve compaction requirements. Structural fill can consist of soils recommended by the Unified Soil Classification System (USCS).

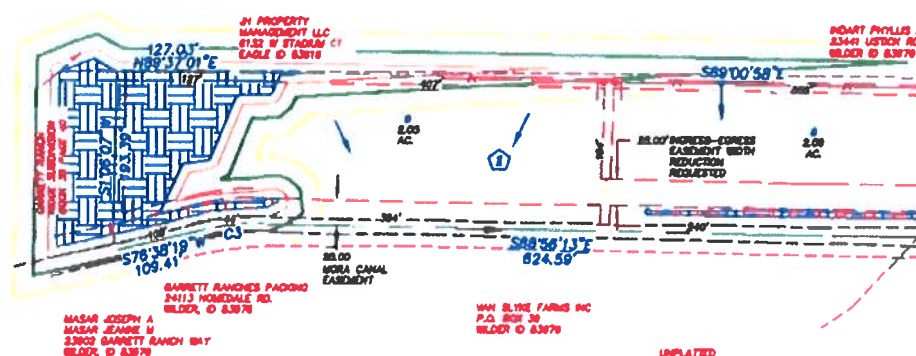
Stabilization Plan Continued

- Effort will be made to proceed with site construction during dry weather conditions to lessen disturbance to soils that are susceptible to pumping or rutting under heavy work equipment. Track-mounted equipment may reduce vehicle loading and thus minimize unstable soils.
- Work should not be performed while soils are wet immediately after rainfall. All loose and disturbed areas should be excavated to undisturbed soil or recompacted to structural fill requirements. Careful construction procedures are paramount to successful grading if the on-site soil is wet.
- If structural fill is placed on slopes in excess of 5 feet horizontal to 1 foot vertical (5:1), the native subgrade must be benched prior to placement of structural fill. Excavated benches should be a minimum of 10 feet in width.
- Seeps or springs encountered during construction should be controlled by subsurface drains or other appropriate methods to control the drainage and seepage that will affect slope stability. (No seeps or springs are expected.)

Re-Vegetation Plan

- Plant materials that are displaced during excavation for the hillside development site should be replaced as quickly as possible with native Idaho grasses and plants or their equivalent.
- Reseeding or plantings should be compatible with surrounding growth and visually integrate with the undisturbed soils.
- Top-soils, mulch or straw may need to be utilized to aid in the revegetation effort.
- All slopes should be checked periodically to see that vegetation is in good condition. Damage from erosion or animal burrowing should be repaired immediately to avoid further damage.
- Native grasses can vary in different regions of Idaho. This project is in the annual rainfall area of 0-10 inches. Per the Idaho Roadside Revegetation Handbook, a selection from the following native vegetation is recommended:
 - Crested Wheatgrass
 - Basin Wildrye
 - Sheep Fescue
 - Indian Ricegrass
 - Canby Bluegrass
 - Sandberg Bluegrass
 - Alkali Sacaton
 - Needle and Thread
 - Nebraska Sedge
 - Silvery Lupine
 - Tailcup Lupine
 - Suphur-flower buckwheat
 - Scarlet Globemallow
 - Low Sagebrush
 - Silver Sagebrush
 - Black Sagebrush

- Basin Big Sagebrush
 - Fourwing Saltbush
 - Winterfat
 - Rubber Rabbitbrush
 - Green Rabbitbrush
 - Ninebark
 - Antelope Bitterbrush
 - Skunkbrush Sumac
 - Quaking Aspen
 - Rocky Mountain Juniper
- Preliminary regions for revegetation and reseeding include disturbed areas in the following lot locations:
- Block 1 Lots: 2, 3, 4 and 9.
- Reseeding areas are comprised of three region types:
- Primary – Reseeding with native Idaho vegetation.
 - Medial – Reseeding with native Idaho vegetation and the addition of mulch.
 - Exterior Reseeding with native Idaho vegetation with mulch and stabilized with straw matting.



2680

FINISH GRADE CONTOUR

HILLSIDE DEVELOPMENT AREA

PRELIMINARY LIMITS OF
DISTURBED AREA

PRELIMINARY DISTURBED AREAS
TO BE RESEEDED - PRIMARY

PRELIMINARY DISTURBED AREA
TO BE RESEEDED - MEDIAL

PRELIMINARY DISTURBED AREA
TO BE RESEEDED - EXTERIOR

PRELIMINARY REVEGETATION PLAN

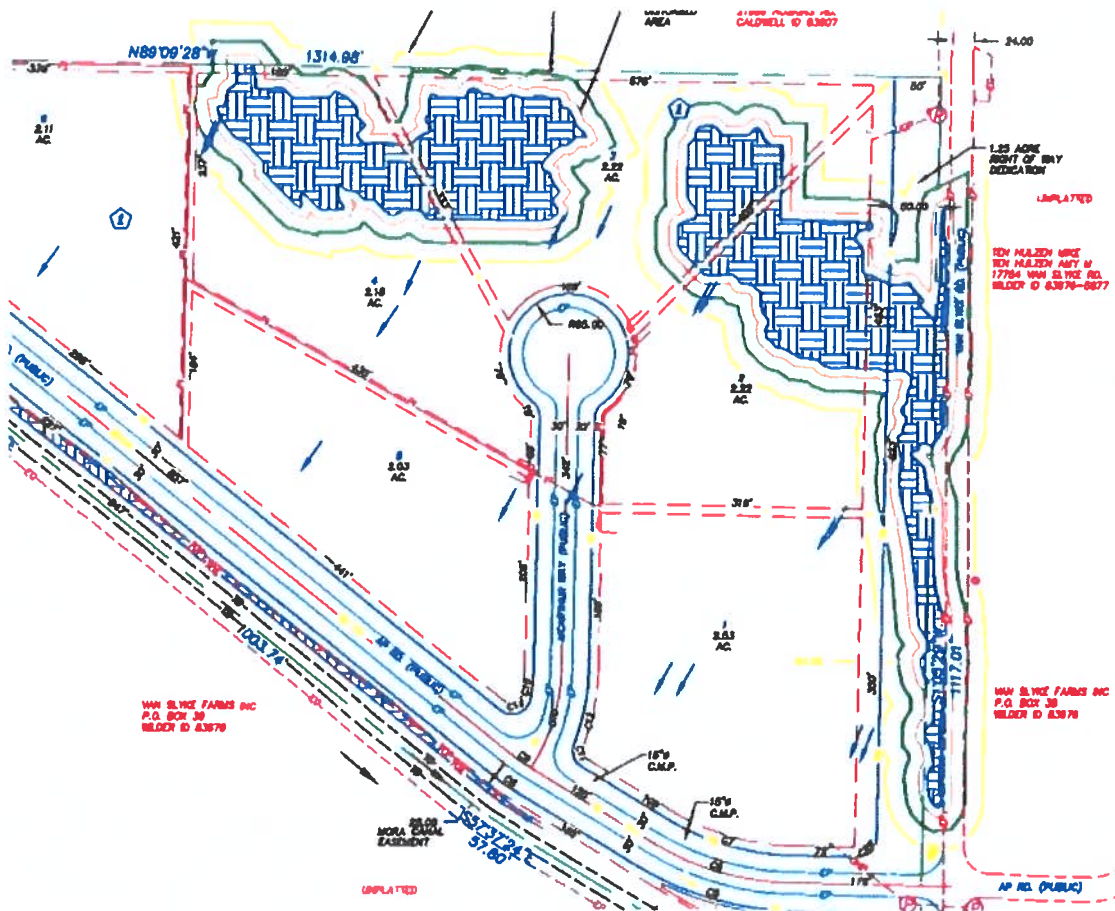
Mason & Associates

**Professional Engineers,
Land Surveyors
& Planners**

824 3rd St. South, Nampa, ID 83651
(208) 454-0258

DRAWN BY:	DATE:	SHEET
AC	3/9/2026	7 of 9

PRELIMINARY RE-VEGETATION REGIONS



0 100 200

Scale: 1"=200'

LEGEND

- 2680 ——— FINISH GRADE CONTOUR
- ||||| HILLSIDE DEVELOPMENT AREA
- ||||| PRELIMINARY LIMITS OF DISTURBED AREA
- PRELIMINARY DISTURBED AREAS TO BE RESEED - PRIMARY
- PRELIMINARY DISTURBED AREA TO BE RESEED - MEDIAL
- PRELIMINARY DISTURBED AREA TO BE RESEED - EXTERIOR

VAN SLYKE FARMS RIDGE SUBDIVISION

PRELIMINARY REVEGETATION PLAN

Mason & Associates
Professional Engineers,
Land Surveyors
& Planners
824 3rd St. South, Nampa, ID 83851
(208) 464-0228

JOB NO.	NV0225	
DWG NO.	NV0225PP	
SCALE:	1" = 200'	REV.
FIELD BOOK NO.		
DRAWN BY:	DATE:	SHEET
AC	3/9/2026	7 of 9



ATLAS

GEOTECHNICAL INVESTIGATION VAN SLYKE FARMS RIDGE SUBDIVISION

17553 Van Slyke Road
Wilder, Idaho

PREPARED FOR:

Brandon Van Slyke
Van Slyke Farms, Inc.
P.O. Box 39
Wilder, ID 83676

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

January 29, 2026
22802



January 29, 2026

Atlas No. 22802

Brandon Van Slyke
Van Slyke Farms, Inc.
P.O. Box 39
Wilder, ID 83676

**Subject: Geotechnical Investigation
Van Slyke Farms Ridge Subdivision
17553 Van Slyke Road
Wilder, Idaho**

Dear Brandon Van Slyke:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on January 5, 2026. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,

Sydney Shockley
Sydney Shockley, GIT
Staff Geologist



Clinton Wyllie, PG
Senior Geologist



CONTENTS

1. INTRODUCTION	2
1.1 Project Description	2
1.2 Scope of Investigation.....	2
2. SITE DESCRIPTION	3
2.1 Regional Geology	3
2.2 General Site Characteristics	3
3. SEISMIC SITE EVALUATION.....	4
3.1 Geoseismic Setting	4
4. SOILS EXPLORATION	4
4.1 Exploration and Sampling Procedures.....	4
4.2 Laboratory Testing Program	5
4.3 Soil and Sediment Profile.....	5
4.4 Volatile Organic Scan	5
5. SITE HYDROLOGY	5
5.1 Groundwater	6
5.2 Soil Infiltration Rates	6
6. SLOPES AND SETBACKS	6
7. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS	7
7.1 Foundation Loading Information	7
7.2 Foundation Design Recommendations	7
7.3 Crawl Space Recommendations.....	8
7.4 Floor, Patio, and Garage Slab-on-Grade	8
8. PAVEMENT DISCUSSION AND RECOMMENDATIONS	9
8.1 Pavement Design Parameters	9
8.2 Flexible Pavement Section	9
8.3 Common Pavement Section Construction Issues.....	10
9. CONSTRUCTION CONSIDERATIONS	10
9.1 Earthwork.....	10
9.2 Grading	11
9.3 Dry Weather.....	11
9.4 Wet Weather	11
9.5 Soft Subgrade Soils	11
9.6 Frozen Subgrade Soils	12
9.7 Structural Fill	12
9.8 Fill Placement and Compaction	13
9.9 Backfill of Walls.....	14
9.10 Excavations.....	15



9.11 Groundwater Control.....	15
10. GENERAL COMMENTS	15
11. REFERENCES	16

TABLES

Table 1 – Seismic Design Values	4
Table 2 – Generalized Soil Infiltration Rates.....	6
Table 3 – Soil Bearing Capacity.....	7
Table 4 – AASHTO Flexible Pavement Specifications	9
Table 5 – Fill Material Criteria	13
Table 6 – Fill Placement and Compaction Requirements	13

APPENDICES

Appendix I	Warranty and Limiting Conditions
Appendix II	Vicinity Map
Appendix III	Site Map
Appendix IV	Geotechnical Investigation Test Pit Log
Appendix V	Geotechnical General Notes
Appendix VI	Hydrometer Laboratory Test Data
Appendix VII	Important Information About This Geotechnical Engineering Report



1. INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2018 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development southeast of the City of Wilder, Canyon County, Idaho, and occupies portions of the E $\frac{1}{2}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$, and Lots 1, 2, and 3 of Section 6, Township 3 North, Range 4 West, Boise Meridian. The site to be developed is approximately 24.9 acres. Site maps included in the **Appendix** show the project location.

The project is expected to consist of a 9-lot residential subdivision with associated streets. Individual septic systems will be constructed to service the lots. Retaining walls are not anticipated. Drainage is expected to be directed to onsite infiltration facilities. Location and size of the infiltration facilities are unknown at this time. Atlas has not been informed of the proposed grading plan.

1.2 Scope of Investigation

Our scope of work was completed in general accordance with our proposal dated April 17, 2025 and authorized on December 3, 2025. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Van Slyke Farms, Inc. and Atlas.

Atlas' scope of services included the following:

- Subsurface exploration via test pits
- Field and laboratory testing of materials encountered and collected.
- Preparation of this report, which includes project description, site conditions, and our engineering analysis and evaluation for the project.

At the time of our investigation, Southwest District Health had not been contacted to be onsite to advance test pits in the proposed septic system locations. Therefore, Atlas did not provide soil logs that provided USDA classification.



2. SITE DESCRIPTION

2.1 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. The project site is underlain by "Glenns Ferry Formation" as mapped by Othberg and Stanford (1993). Glenns Ferry Formation sediments represent deposits from the last large lake that occupied the western Snake River Plain from about 4 to 2 Ma. Deposits of the Glenns Ferry Formation are generally hidden by younger sediments except along the southern margin of the plain where it can be seen as greenish gray poorly consolidated siltstone and fine sandstone. Sediments typically are found in distinct thick beds with indistinct thin bedding.

2.2 General Site Characteristics

The following details regarding site conditions are based on visual observations and review of available geologic and topographic maps and imagery:

- **Current Site Conditions:** The site is located on a gentle south facing slope. The site consists primarily of an agricultural field. Miscellaneous outbuildings with associated dirt parking areas were present in the southeast and northeast corners of the site. The site is bound to the north by agricultural fields, to the east by Van Syke Road, to the south by the Mora Canal, and to the west by a residential structure.
- **Vegetation:** Vegetation on the site consists primarily native weeds and grasses.
- **Topography:** The site slopes gently downwards from the north to the south with approximately 85 feet of relief across the east edge of the property. Slopes range from roughly 3 feet horizontal to 1 foot vertical (3:1) to shallower than 9:1. Additionally, the western portion of the site slopes downwards from west to east with approximately 20 feet of relief with slopes of roughly 4:1 to shallower than 10:1.
- **Drainage:** Stormwater drainage for the site is achieved by both sheet runoff and percolation through surficial soils. Runoff predominates for the steeper slopes while percolation prevails across the gently sloping and near level areas. From the north, intermittent off-site stormwater may drain onto the project site.



3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soils on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-16. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation revealed low hazard potential resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading.

The ASCE 7-16 seismic design parameter values have been provided below.

Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Default"
Site Modified Peak Ground Acceleration, PGA_M	0.189
S_s	0.274 (g)
S_1	0.102 (g)
F_a	1.580
F_v	2.396
S_{MS}	0.434
S_{M1}	0.244
S_{D5}	0.289
S_{D1}	0.163

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction.

Samples obtained have been visually classified in the field, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs **not** be used to estimate fill material quantities.



4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials. Laboratory tests were conducted in accordance with current specifications. The laboratory testing program for this report included:

- Atterberg Limits Testing – ASTM D4318
- Grain Size Analysis – ASTM C117/C136
- Hydrometer – ASTM D422

4.3 Soil and Sediment Profile

Surficial soils consisted of medium dense to dense silty sands. However, medium dense clayey sand sediments were encountered at ground surface in test pits 4 and 7. These soils were underlain by very stiff to hard and loose to dense silt-sand-gravel mixtures with varying sand and gravel content. Weak to moderate calcium carbonate cementation was encountered within these silt-sand-gravel soils at depths ranging from approximately 2 to 14 feet below ground surface, most commonly occurring between roughly 5 and 12 feet. At depth within the majority of the test pits were very stiff to hard silt with sand soils. Induration was generally observed throughout these silt with sand soils. In test pit 8, fat clay soils were encountered at depth. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs.

During excavation, sloughing of test pit sidewalls was observed. In general, fine-grained soils remained stable while more granular sediments readily sloughed. However, moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

Soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no apparent odors or discoloration typically associated with this type of contamination. No groundwater was encountered.

5. SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.



5.1 Groundwater

During this field investigation groundwater was not encountered in test pits advanced to a maximum depth of 15.0 feet bgs. According to Idaho Department of Water Resources (IDWR) well log data within approximately ¼-mile of the project site, groundwater was measured at depths ranging between 76 and 196 feet bgs. For construction purposes, groundwater depth can be assumed to remain greater than 20 feet bgs throughout the year.

5.2 Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values. Typical infiltration rates comprising the generalized soil profile for this study have been provided in the table below.

Table 2 – Generalized Soil Infiltration Rates

Soil Type	Typical Infiltration Rate (inches per hour)
Fat Clay	<2
Silt with Sand	
Sandy Silt	
Sandy Silt with Gravel	2 to 4*
Clayey Sand	2 to 6
Silty Sand	4 to 8*
Silty Sand with Gravel	
Silty Gravel with Sand	
Poorly Graded Sand	>12

*The presence of cementation/induration may reduce infiltration rates to near zero.

Due to the variability of soil types encountered, Atlas recommends that infiltration testing be conducted once the infiltration facility locations have been determined. However, for preliminary design purposes, an infiltration rate of 1 inch per hour can be assumed for the silty sand soils.

6. SLOPES AND SETBACKS

Slopes onsite range from roughly 3 feet horizontal to 1 foot vertical (3:1) to shallower than 10:1. Therefore, slope setback requirements as outlined in the 2018 IBC are not applicable. Our investigation did not reveal any potential visual slope instabilities.



7. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed structures. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

7.1 Foundation Loading Information

Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Total settlement should be limited to approximately 1 inch and differential settlement should be limited to approximately ½ inch, provided the following design and construction recommendations are observed.

7.2 Foundation Design Recommendations

Considering subsurface conditions and the proposed construction, it is recommended that the structures be founded upon conventional spread footings and continuous wall footings. Based on data obtained from the site and test results from various laboratory tests performed, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 3 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native sandy silt soils, silty sand sediments, clayey sand sediments, or compacted granular structural fill. Existing organic materials and fill materials must be completely removed from below foundation elements. ¹ Excavation depths ranging from roughly 0.5 to 0.9 foot bgs should be anticipated to expose proper bearing soils. ^{2,3}	Not Required for Native Soil 95% for Granular Structural Fill	2,000 lbs/ft ²

¹It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.

²Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

³Trench backfill materials were observed surrounding a pipe encountered in test pit 3 at approximately 4.5 feet bgs and are anticipated to be present in the vicinity of the pipe.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native sandy silt soils, clayey sand sediments, and silty sand sediments and 2) 0.45 for footings bearing on granular structural fill. A passive lateral earth pressure of 350 pounds per square foot per foot (psf/ft) should be used for sandy silt soils, clayey sand sediments, and silty sand sediments. For granular structural fill, a passive lateral earth pressure of 496 psf/ft should be used.



Footings should be proportioned to meet either the stated soil bearing capacity or the 2018 IBC minimum requirements. Foundation over-excavation must be replaced with granular structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with granular structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 24 inches below finished grade. Foundations must be backfilled in accordance with the **Backfill of Walls** section.

7.3 Crawl Space Recommendations

All residences constructed with crawl spaces should be designed in a manner that will inhibit water in the crawl spaces. Atlas recommends that roof drains carry stormwater at least 10 feet away from each residence. Grades should be at least 5 percent for a distance of 10 feet away from all residences. In addition, rain gutters should be placed around all sides of residences, and backfill around stem walls should be placed and compacted in a controlled manner.

7.4 Floor, Patio, and Garage Slab-on-Grade

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with granular structural fill or suitable structural fill. Fill used to increase the elevation of the floor slab should consist of granular structural fill and suitable structural fill meeting the requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557. The mat must consist of aggregate base material as specified in the **Structural Fill** section. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.



8. PAVEMENT DISCUSSION AND RECOMMENDATIONS

8.1 Pavement Design Parameters

Project specific traffic loading information has not been provided. Based on the character of the proposed construction, Atlas has assumed a traffic loading of 45,000 equivalent single axle loads (ESALs) for residential roadways. Atlas can provide a project specific pavement design upon request. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 6 has been assumed for near-surface silty sand and clayey sand sediments on site.

The recommended pavement sections provided below are based on a 20-year design life. To achieve this design life a routine maintenance program that includes crack sealing on a regular basis and possible seal coating will be required. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

8.2 Flexible Pavement Section

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement sections. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the Idaho Standards for Public Works Construction (ISPWC). Construction of the pavement section should be in accordance with these specifications.

Table 4 – AASHTO Flexible Pavement Specifications

Pavement Section Component	Residential Roadway
Asphaltic Concrete	2.5 Inches
Aggregate Base	4.0 Inches
Structural Subbase	6.0 Inches
Compacted Subgrade ¹	Not Required

¹It will be required for Atlas personnel to verify subgrade competency at the time of construction.

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC Section 810. Materials shall be placed in accordance with ISPWC.
- Aggregate Base: Material complying with ISPWC for Type 1 Crushed Aggregate Materials.
- Structural Subbase: Material complying with ISPWC Section 801 for 3-inch or 6-inch Uncrushed Aggregate Materials. The maximum material diameter cannot exceed $\frac{2}{3}$ the component thickness.



8.3 Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by Atlas personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. Atlas anticipated that pavement areas will be subjected to moderate traffic. Subgrade clayey and silty soils near and above optimum moisture contents may pump during compaction. Pumping or soft areas must be removed and replaced with granular structural fill.

Fill material and aggregates in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

9. CONSTRUCTION CONSIDERATIONS

9.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Brush and thick grasses with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone or topsoil are removed prior to placement and compaction of fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability. If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction.

9.2 Grading

Positive grades must be maintained surrounding structures and pavements, including exterior slabs. The interface of plant bedding materials and underlying soils should be graded to provide drainage away from site elements. Otherwise, bedding materials may direct water to underlying fine-grained soils, which increases the potential for localized heave. Excessive watering of landscaping should be avoided.

9.3 Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native soils and fill materials at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

9.4 Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

9.5 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris and to perform any other necessary excavations. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.
- Soft areas can be over-excavated and replaced with granular structural fill.



- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

9.6 Frozen Subgrade Soils

Prior to placement of fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as fill.

The onsite shallow clayey and silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of granular structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible granular structural fill, can also be used to mitigate the potential for frost heave. Atlas is available to provide further guidance/assistance upon request.

9.7 Structural Fill

The following table defines the types of fill material that is suitable for use on the project. Refer to the **Fill Placement and Compaction** section for recommended placement locations for each fill type listed below.

Table 5 – Fill Material Criteria

Fill Type	Material	Maximum Lift Thickness*
Granular Structural Fill	ISPWC Section 801 for 1-inch, 3-inch, or 6-inch Uncrushed Aggregate and ISPWC Section 802 Aggregate Base	12 inches
Aggregate Base	ISPWC Section 802 for Type 1 Crushed Aggregate Base	12 inches
Structural Subbase	ISPWC Section 801 for 3-inch or 6-inch Uncrushed Aggregate	12 inches
Suitable Structural Fill**	Onsite/imported ML, SM, and GM soils that are free of organics and debris	6 inches

*Initial loose thickness, prior to compaction.

**Onsite SC and CH soils are unsuitable for use as fill material.

9.8 Fill Placement and Compaction

Requirements for fill material type and compaction effort are dependent on the planned use of the material. The following table specifies material type and compaction requirements based on the placement location of the fill material.

Table 6 – Fill Placement and Compaction Requirements

Fill Location	Material Type	Compaction
Foundations	Granular Structural Fill	95% of ASTM D1557
Interior Slab-on-Grade	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D1557
Top 4 Inches of Interior and Exterior Slab-on-Grade	Aggregate Base Material	95% of ASTM D1557
Below Flexible Pavement Subgrade and Exterior Flatwork Areas	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D698 or 92% of ASTM D1557
Foundation and Wall Backfill*	Granular Structural Fill or Suitable Structural Fill	95% of ASTM D1557
Utility Trench Backfill	Granular Structural Fill or Suitable Structural Fill	Per ISPWC Section 306

*Wall backfill material cannot exceed a maximum particle size of 4-inches.

Prior to placement of fill materials, surfaces must be prepared as outlined in the **Earthwork** section. Fill material must be placed in horizontal lifts not exceeding 6-inches in thickness for fine-grained soils and 12-inches in thickness for granular structural fill, aggregate base material, and subbase material. All fill material must be moisture-conditioned to achieve optimum moisture content prior to compaction. During placement all fill materials must be monitored and tested to confirm compaction requirements have been achieved, as specified above, prior to placement of subsequent lifts. In addition, compacted surfaces must be in a firm and unyielding condition. Atlas personnel should be onsite to verify suitability of subgrade soil conditions, identify whether further work is necessary, and perform in-place moisture density testing.



Sufficient density tests should be performed to properly monitor compaction. At a minimum, Atlas recommends one test per lift as follows:

- Structures – 1 test every 5,000 square feet
- Pavement and Exterior Flatwork Areas – 1 test every 10,000 square feet
- Foundation and Wall Backfill – 1 test every 500 square feet
- Utility Trench Backfill – 1 test every 100 linear feet

Silty soils require very high moisture contents for compaction, require a long time to dry out if natural moisture contents are too high, and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following placement, the exposed surface must be protected from degradation resulting from construction traffic or subsequent construction. It is anticipated that fine-grained soils will not be suitable for reuse during the wet season.

Use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less.

If material contains more than 40 percent but less than 50 percent oversize (greater than ¾-inch) particles, compaction of fill must be confirmed per ISPWC Section 202.3.8.C.3. Material should contain sufficient fines to fill void spaces and must not contain more than 50 percent oversize particles.

9.9 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications in the **Fill Placement and Compaction** section, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition. Atlas recommends in these areas that the top 12 inches must consist of a low permeability (clay or silt) soil to limit surface water infiltration.



Proper grading away from structures is critical. The surface must be graded away from the structure. In addition, Atlas recommends that roof drains carry stormwater at least 10 feet away from the structure.

9.10 Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse; however, sloughing of and native granular sediments from test pit sidewalls was observed. For deep excavations, native granular sediments cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

9.11 Groundwater Control

Groundwater was not encountered during the investigation and is anticipated to be below the depth of most construction. Excavations below the water table will require a dewatering program. Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty and clayey soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Pondered water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

10. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed development, consultation with Atlas must be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of fill materials must be verified by Atlas personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for fill and that proper placement and compaction techniques are utilized.



11. REFERENCES

American Association of State Highway and Transportation Officials (AASHTO) (1993). AASHTO Guide for Design of Pavement Structures 1993. Washington D.C.: AASHTO.

American Concrete Institute (ACI) (2015). Guide for Concrete Floor and Slab Construction: ACI 302.1R. Farmington Hills, MI: ACI.

American Society of Civil Engineers (2021). ASCE 7 Hazards Tool: Web Interface. [Online] Available: <<https://asce7hazardtool.online/>> (2023).

American Society of Civil Engineers (ASCE) (2017). Minimum Design Loads for Buildings and Other Structures: ASCE/SEI 7-16. Reston, VA: ASCE.

American Society for Testing and Materials (ASTM) (2017). Standard Test Method for Materials Finer than 75- μ m (No. 200) Sieve in Mineral Aggregates by Washing: ASTM C117. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2019). Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates: ASTM C136. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2007). Standard Test Method for Particle-Size Analysis of Soils: ASTM D422. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2021). Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort: ASTM D698. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2021). Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort: ASTM D1557. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2017). Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System): ASTM D2487. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2017). Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils: ASTM D4318. West Conshohocken, PA: ASTM.

American Society for Testing and Materials (ASTM) (2017). Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs: ASTM E1745. West Conshohocken, PA: ASTM.

Idaho Department of Water Resources. Well Construction & Drilling, Find a Well Mapping Tool. [Online] Available: <<https://idwr.idaho.gov/wells/find-a-well-map/>> (2025).

International Building Code Council (2018). International Building Code. Country Club Hills, IL: Author.

Local Highway Technical Assistance Council (LHTAC) (2020). Idaho Standards for Public Works Construction. Boise, ID: Author.

Othberg, K. L. and Stanford, L. A., Idaho Geologic Society (1993). Geologic Map of the Boise Valley and Adjoining Area, Western Snake River Plain, Idaho. (scale 1:100,000). Boise, ID: Joslyn and Morris.

U.S. Department of Labor, Occupational Safety and Health Administration (2020). CFR 29, Part 1926, Subpart P Appendix A: Safety and Health Regulations for Construction, Excavations. Washington D.C.: OSHA.



APPENDIX I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Atlas Technical Consultants ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client nor Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.



Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

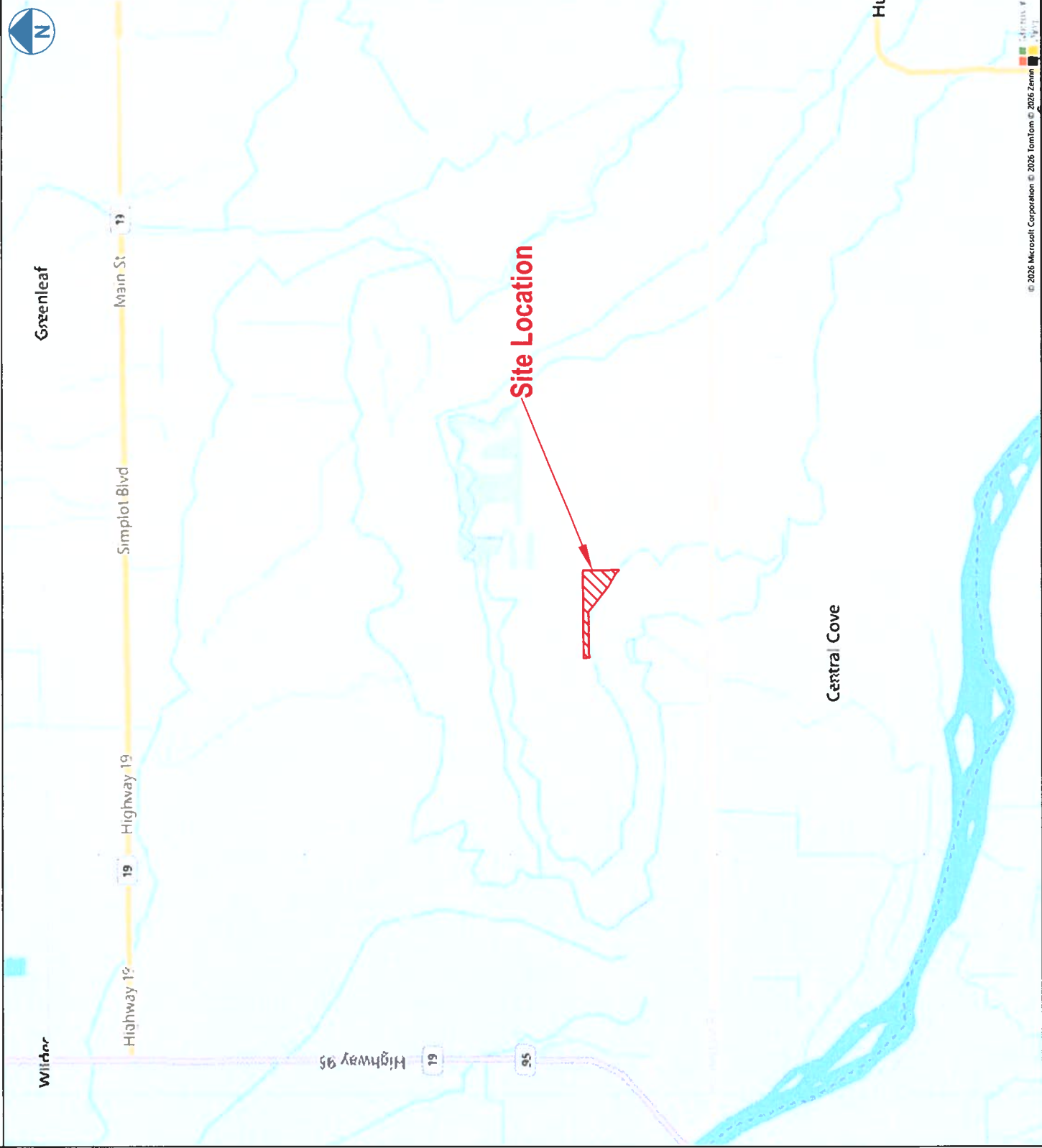
This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

Vicinity Map

Figure 1



MAP NOTES:

- Not to Scale

LEGEND

Approximate Site Location



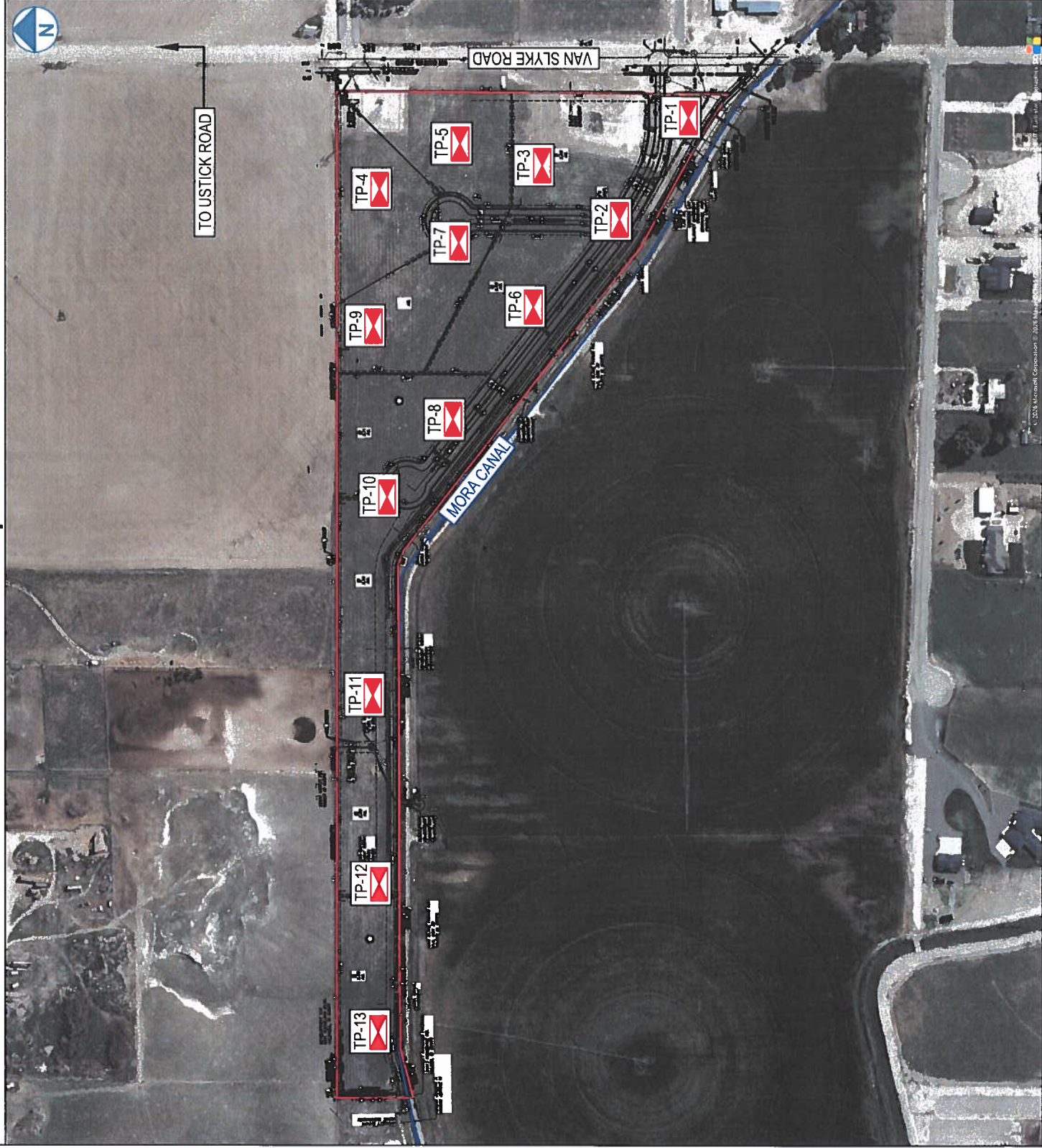
Van Slyke Farms Ridge Subdivision

17553 Van Slyke Road
Wilder, ID

Drawn by: SMS
January 6, 2026
Drawing: 22802



2791 S. Victory View Way Phone: (208) 376-4748
Boise, ID 83709 Fax: (208) 322-6515
Web: oneatlas.com



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Mora Canal

Approximate Atlas Test Pit Location



Van Slyke Farms Ridge Subdivision
17553 Van Slyke Road
Wilder, ID

Drawn by: SMS
January 26, 2026
Drawing: 22802



2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62637
LONGITUDE: -116.85282
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 14.9Ft
GROUNDWATER LEVEL: Not Encountered Ft

SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/05/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
5.0		SILTY SAND (SM): Brown to light brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand. --0.1 foot of fine to coarse gravel noted at ground surface. --Weak calcium carbonate cementation encountered from 5.2 to 9.6 feet bgs. --Moderate calcium carbonate cementation encountered from 13.7 to 14.9 feet bgs.	
10.0			
TP-1 Terminated at 14.9 Ft			

CLIENT: Van Slyke Farms	LATITUDE: 43.62686	SHEET: 1 OF 1
PROJECT: Van Slyke Farms Ridge Subdivision	LONGITUDE: -116.85408	DRILLING COMPANY: Turn of the Century Homes
PROJECT NO: 22802	SURFACE ELEVATION: Not Surveyed	EQUIPMENT: Excavator
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA	HOLE DEPTH: 12Ft	LOGGED: Dalton Bjornum, EI DATE: 01/05/2026
OFFICE: 2791 South Victory View Way, Boise, ID 83709	GROUNDWATER LEVEL: Not Encountered Ft	CHECKED: Sydney Shockley, GIT DATE: 01/07/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)	MOISTURE	Sieve Analysis		Atterberg Limits		Samples
					%<No. 4	%<No. 200	Liquid Limit	Plasticity Index	
1.5		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.9 foot bgs.							
5.0		SANDY SILT (ML): Light brown, dry, very stiff, with fine-grained sand.							
5.4				5.4	99	57.3	NP	NP	Grab Sample
10.0		POORLY GRADED SAND (SP): Light brown, dry to slightly moist, loose, with fine to medium-grained sand, --Iron staining encountered from 9.4 to 10.0 feet bgs.							
		SILT WITH SAND (ML): Olive, slightly moist, hard, with fine-grained sand --Moderate induration encountered throughout.		26.4	100	83.4			Grab Sample

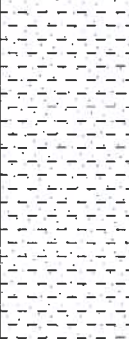
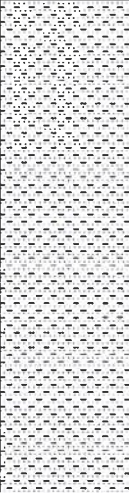
TP-2 Refusal at 12 Ft

REPORT OF TESTPIT: TP-3

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62725
LONGITUDE: -116.85334
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 13.5Ft
GROUNDWATER LEVEL: Not Encountered Ft

SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/21/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)	Samples
2.2		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, —Organic material encountered to 0.7 foot bgs.		
5.0 5.4		SANDY SILT (ML): Light brown, dry, very stiff, with fine-grained sand, — 1-1/4 inch pvc pipe encountered at 4.5 feet bgs. —Trench backfill materials encountered in the vicinity of the pipe.		
10.4		SILTY SAND (SM): Light brown, dry to slightly moist, medium dense, with fine to coarse-grained sand, some fine gravel.		
10.6		POORLY GRADED SAND (SP): Light gray to orange, slightly moist, loose, with fine to medium-grained sand.		

REPORT OF TESTPIT: TP-4

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd. Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/07/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)	MOISTURE	Sieve Analysis		Atterberg Limits		Samples
					%<No. 4	%<No. 200	Liquid Limit	Plasticity Index	
1.4		CLAYEY SAND (SC): Brown, dry to slightly moist, medium dense, with fine-grained sand, --Organic material encountered to 0.7 foot bgs.							
5.0		SILTY SAND (SM): Light brown, dry to slightly moist, medium dense to dense, with fine to medium-grained sand, --Weak calcium carbonate cementation encountered throughout.		9.6	97	30.1	NP	NP	Grab Sample
10.0		SILT WITH SAND (ML): Olive, slightly moist, hard, with fine-grained sand --Moderate induration encountered throughout.							

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62792
LONGITUDE: -116.85324
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 15Ft
GROUNDWATER LEVEL: Not Encountered Ft

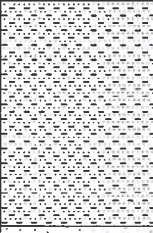
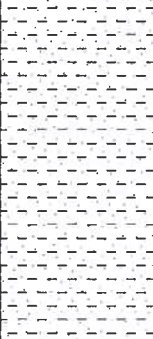
SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjornum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/05/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.6 foot bgs.	
2.4		SANDY SILT (ML): Light brown, dry, very stiff, with fine-grained sand.	
5.0			
6		SILTY SAND (SM): Light brown, dry to slightly moist, medium dense, with fine to medium-grained sand.	
10.0			
13		SILT WITH SAND (ML): Olive, slightly moist, hard, with fine-grained sand --Weak to moderate induration encountered throughout.	
TP-5 Terminated at 15 Ft			

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62758
LONGITUDE: -116.85506
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 13Ft
GROUNDWATER LEVEL: Not Encountered Ft

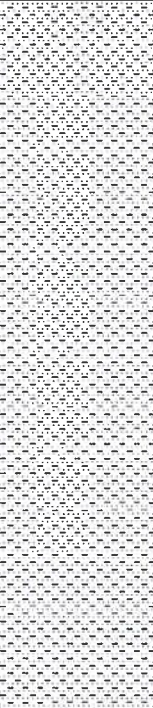
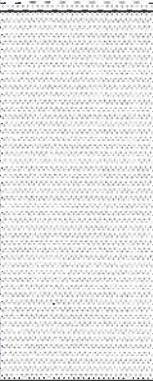
SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/07/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
2		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.7 foot bgs.	
5.0		SANDY SILT (ML): Light brown, dry, very stiff, with fine-grained sand.	
10.0		POORLY GRADED SAND (SP): Light brown, slightly moist, medium dense, with fine to medium-grained sand.	
10.5		SILT WITH SAND (ML): Olive, slightly moist, hard, with fine-grained sand.	
TP-6 Terminated at 13 Ft			

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62798
LONGITUDE: -116.85428
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 14.7Ft
GROUNDWATER LEVEL: Not Encountered Ft

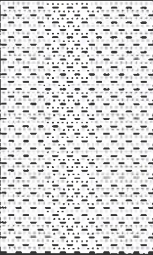
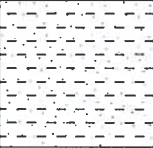
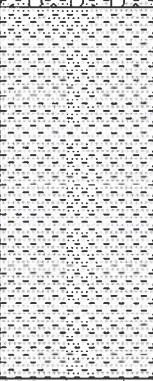
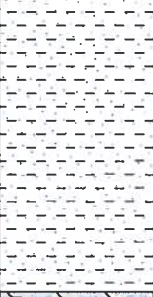
SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/05/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
1.8		CLAYEY SAND (SC): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.8 foot bgs.	
5.0		SILTY SAND (SM): Light brown, dry to slightly moist, dense, with fine-grained sand, --Weak to moderate calcium carbonate cementation encountered from 1.8 to 6.8 feet bgs.	
9		POORLY GRADED SAND (SP): Light brown, dry to slightly moist, loose to medium dense, with fine-grained sand.	
10.0			
12.7		SILT WITH SAND (ML): Olive, slightly moist, hard, with fine-grained sand --Weak to moderate induration encountered through.	
TP-7 Terminated at 14.7 Ft			

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62810
LONGITUDE: -116.85622
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 15Ft
GROUNDWATER LEVEL: Not Encountered Ft

SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/07/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.7 foot bgs.	
2.6		SANDY SILT (ML): Light brown, dry, very stiff, with fine-grained sand.	
4.1		SILTY GRAVEL WITH SAND (GM): Light brown, dry to slightly moist, medium dense, with fine-grained sand, fine to coarse gravel.	
5.0			
7.2		SILTY SAND (SM): Light brown, slightly moist, dense, with fine to medium-grained sand, --Moderate calcium carbonate cementation encountered throughout.	
10.0			
11		SILT WITH SAND (ML): Olive, slightly moist, hard, with fine-grained sand --Weak to moderate induration encountered throughout.	
14		FAT CLAY (CH): Brown, slightly moist, hard.	

TP-8 Terminated at 15 Ft

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62868
LONGITUDE: -116.85503
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 14Ft
GROUNDWATER LEVEL: Not Encountered Ft

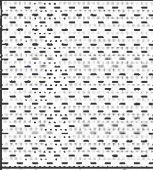
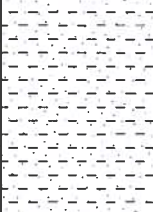
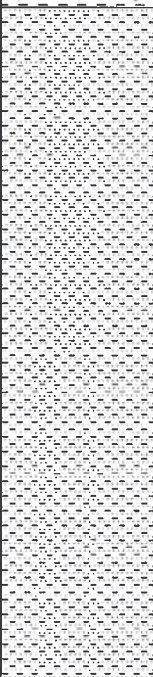
SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/05/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
2.5		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.6 foot bgs.	
5.0		SANDY SILT WITH GRAVEL (ML): Light brown, dry, very stiff, with fine-grained sand, and fine to coarse gravel, --Weak to moderate calcium carbonate cementation encountered throughout.	
6		SILTY SAND (SM): Light brown, dry to slightly moist, loose to medium dense, with fine-grained sand.	
10.0			
TP-9 Terminated at 14 Ft			

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62864
LONGITUDE: -116.85880
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 14Ft
GROUNDWATER LEVEL: Not Encountered Ft

SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/05/2026

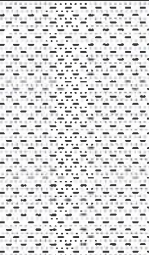
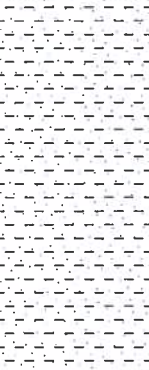
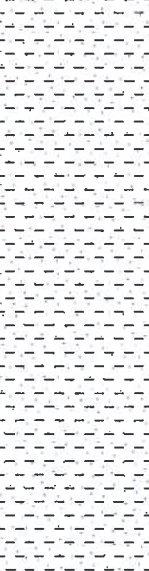
DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
1.6		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.6 foot bgs.	2.5
3.7		SANDY SILT (ML): Light brown, dry to slightly moist, very stiff, with fine-grained sand.	
5.0		SILTY SAND WITH GRAVEL (SM): Light brown, dry to slightly moist, dense, with fine to medium-grained sand, fine to coarse gravel --Moderate calcium carbonate cementation encountered throughout.	
10.0		SILT WITH SAND (ML): Olive, slightly moist, very stiff to hard, with fine-grained sand --Weak induration encountered throughout.	

TP-11 Terminated at 14 Ft

CLIENT: Van Slyke Farms
PROJECT: Van Slyke Farms Ridge Subdivision
PROJECT NO: 22802
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA
OFFICE: 2791 South Victory View Way, Boise, ID 83709

LATITUDE: 43.62864
LONGITUDE: -116.86073
SURFACE ELEVATION: Not Surveyed
HOLE DEPTH: 13.6 Ft
GROUNDWATER LEVEL: Not Encountered Ft

SHEET: 1 OF 1
DRILLING COMPANY: Turn of the Century Homes
EQUIPMENT: Excavator
LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
CHECKED: Sydney Shockley, GIT DATE: 01/05/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
2.4		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.8 foot bgs.	
5.0		SANDY SILT (ML): Light brown, dry, hard, with fine-grained sand, --Moderate calcium carbonate cementation encountered throughout.	
6		SILTY GRAVEL WITH SAND (GM): Light brown, dry to slightly moist, medium dense, with fine-grained sand, fine to coarse gravel.	
8		SILT WITH SAND (ML): Olive, slightly moist, hard, with fine-grained sand --Weak induration encountered throughout.	
10.0			
TP-12 Terminated at 13.6 Ft			

CLIENT: Van Slyke Farms	LATITUDE: 43.62865	SHEET: 1 OF 1
PROJECT: Van Slyke Farms Ridge Subdivision	LONGITUDE: -116.86232	DRILLING COMPANY: Turn of the Century Homes
PROJECT NO: 22802	SURFACE ELEVATION: Not Surveyed	EQUIPMENT: Excavator
LOCATION: 17553 Van Slyke Rd, Wilder, ID 83676, USA	HOLE DEPTH: 14.2Ft	LOGGED: Dalton Bjorum, EI DATE: 01/05/2026
OFFICE: 2791 South Victory View Way, Boise, ID 83709	GROUNDWATER LEVEL: Not Encountered Ft	CHECKED: Sydney Shockley, GIT DATE: 01/05/2026

DEPTH (ft)	SOIL TYPE	DESCRIPTION	Pocket Penetrometer (tsf)
1.9		SILTY SAND (SM): Brown, dry to slightly moist, medium dense, with fine to medium-grained sand, --Organic material encountered to 0.7 foot bgs.	
5.0		SANDY SILT (ML): Light brown, dry to slightly moist, very stiff, with fine-grained sand.	
8.9		SILT WITH SAND (ML): Olive, slightly moist, hard, with fine-grained sand --Weak induration encountered throughout.	
10.0			
TP-13 Terminated at 14.2 Ft			

APPENDIX V GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		Symbol	Soil Descriptions
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Sils & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Sils & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	SPT Blow Counts (N)
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	SPT Blow Counts (N)
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Moisture Content and Cementation Classification	
Description	Field Test
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	Field Test
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q _p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf



APPENDIX VI HYDROMETER LABORATORY TEST DATA

Project Name:	Van Slyke Farms Ridge Subdivision					
Source and Description:	TP-2 (10.5 - 11.0 feet bgs), Silt with Sand					
Date Obtained:	December 10, 2025					
Sample ID:	25-1017					
Test Standard:	ASTM D7928:	X	ASTM D422:		AASHTO T88:	

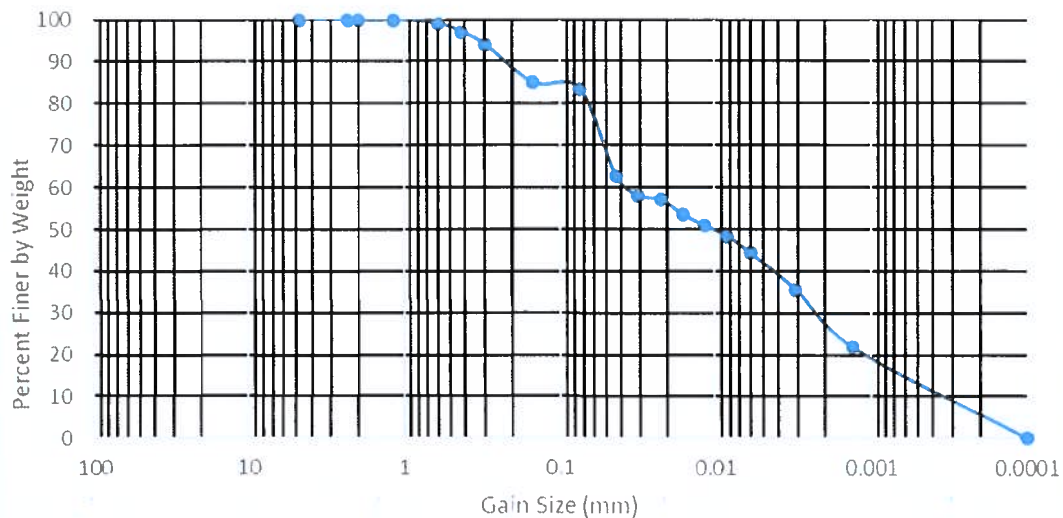
Sieve Results – 25-1017

Lab Test ID	#4	#8	#10	#16	#30	#40	#50	#100	#200
Percent Passing	100	100	100	100	99	97	94	85	83.4

Sieve Results – 25-1017

Gravel (%)	Sand (%)	Silt (%)	Clay (%)
0.0	16.6	56.2	27.2

Grain Size Distribution: 25-1017



Important Information about This Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer

will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are not final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note*

conspicuously that you've included the material for information purposes only. To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are Not Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, *proper implementation of the geotechnical engineer's recommendations will not of itself be sufficient to prevent moisture infiltration.* Confront the risk of moisture infiltration by including building-envelope or mold specialists on the design team. *Geotechnical engineers are not building-envelope or mold specialists.*



**GEOPROFESSIONAL
BUSINESS
ASSOCIATION**

Telephone: 301/565-2733

e-mail: info@geoprofessional.org www.geoprofessional.org

Copyright 2019 by Geoprofessional Business Association (GBA). Duplication, reproduction, or copying of this document, in whole or in part, by any means whatsoever, is strictly prohibited, except with GBA's specific written permission. Excerpting, quoting, or otherwise extracting wording from this document is permitted only with the express written permission of GBA, and only for purposes of scholarly research or book review. Only members of GBA may use this document or its wording as a complement to or as an element of a report of any kind. Any other firm, individual, or other entity that so uses this document without being a GBA member could be committing negligent or intentional (fraudulent) misrepresentation.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 88369

Date: 5/12/2026

Date Created: 5/12/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Brandon Van Slyke

Comments:

Site Address: 17553 VAN SLYKE RD, Wilder ID 83676 / Parcel Number: 33211000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Type A - Administrative Level Applications	SD2026-0012	\$425.00	\$0.00	\$0.00
Planning - Preliminary Plat	SD2026-0012	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat - Conformity Review with Development Agreement (If Applicable)	SD2026-0012	\$250.00	\$0.00	\$0.00
Planning - Preliminary Plat Engineering Fee	SD2026-0012	\$900.00	\$0.00	\$0.00
Planning - Preliminary Plat Engineering Fee - Per Lot Fee	SD2026-0012	\$220.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	SD2026-0012	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	SD2026-0012	\$50.00	\$0.00	\$0.00

Sub Total: \$3,995.00

Sales Tax: \$0.00

Total Charges: \$3,995.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	197451162	\$3,995.00

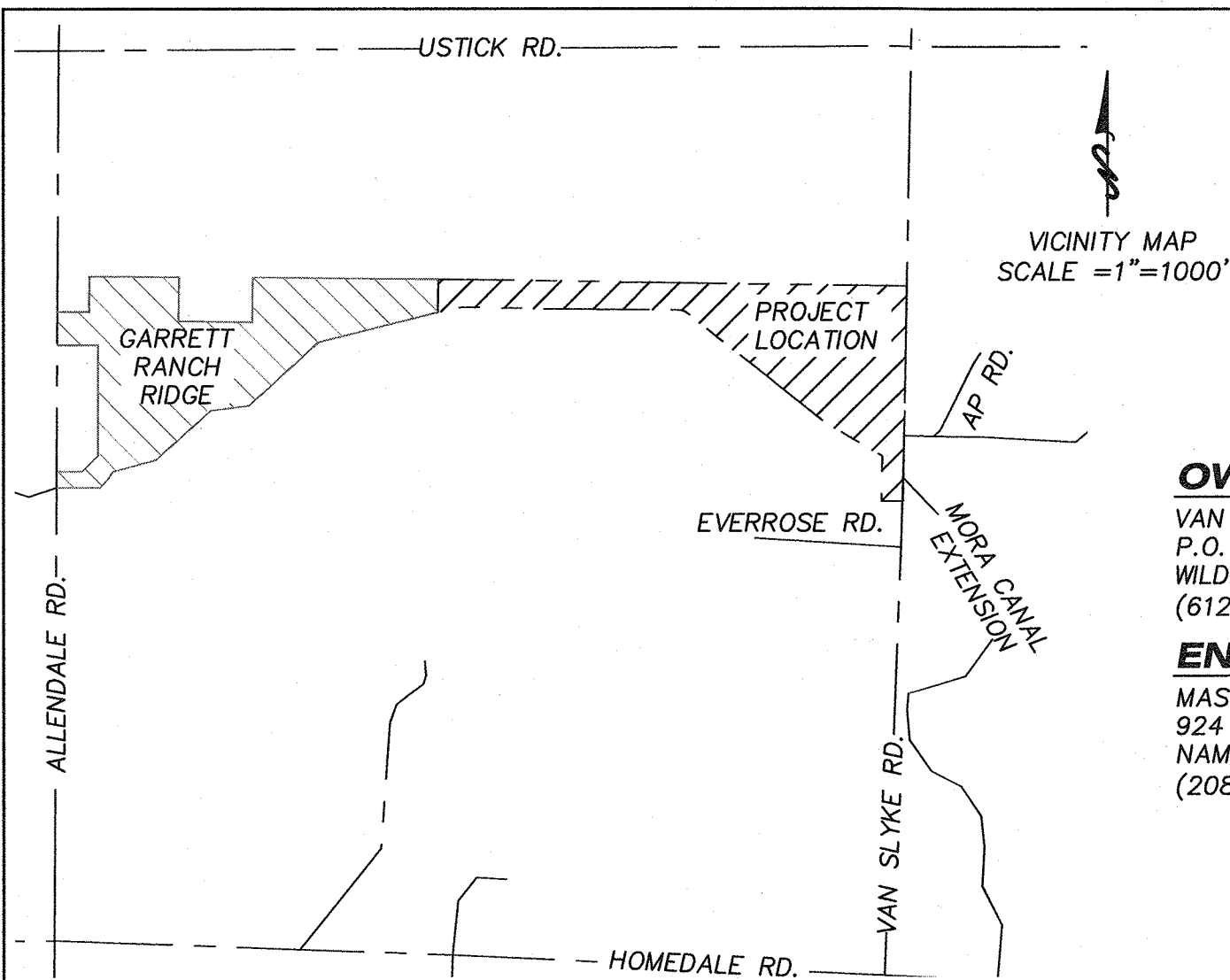
Total Payments: \$3,995.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: Jalmeida

Page 1 of 1



OWNER/ DEVELOPER
VAN SLYKE FARMS
P.O. BOX 39
WILDER, ID 83676
(612) 356-7422

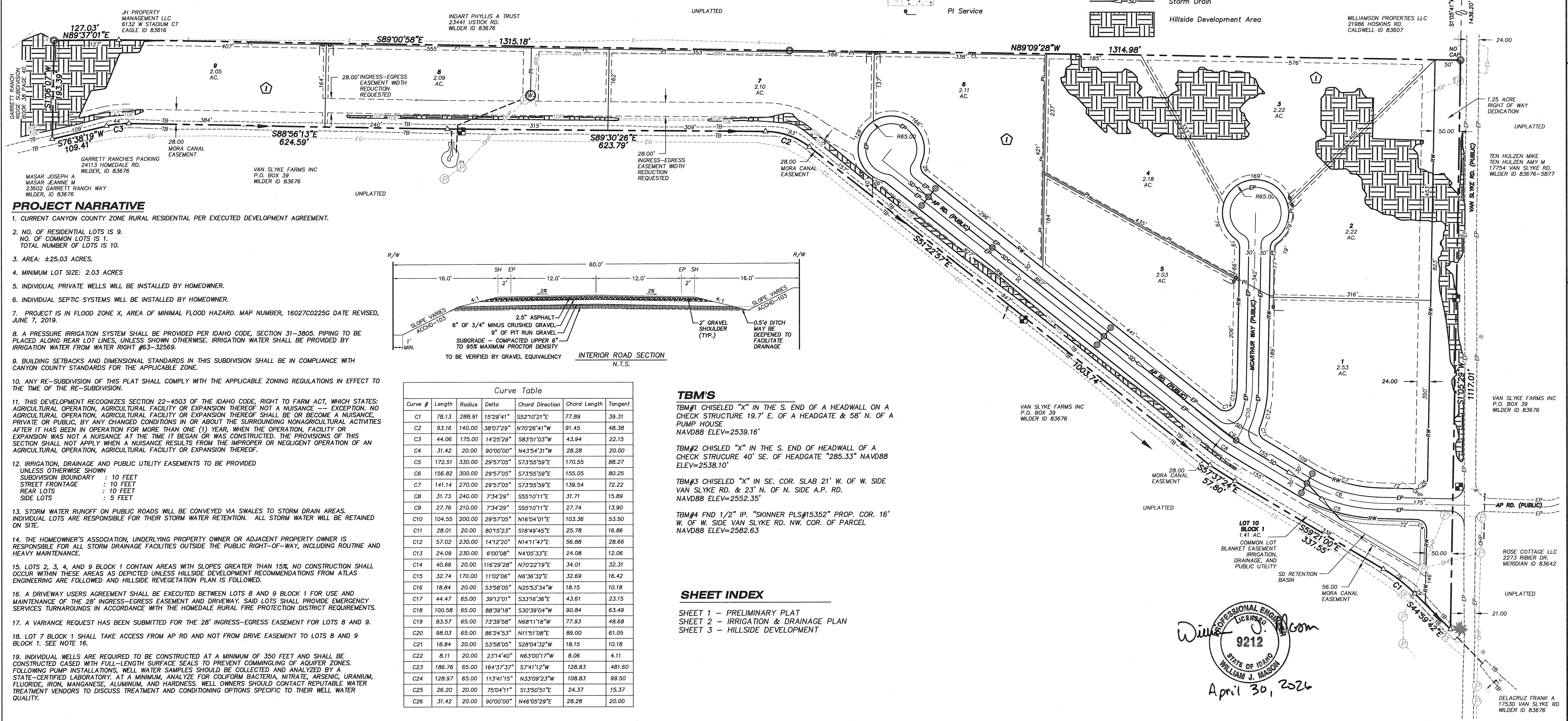
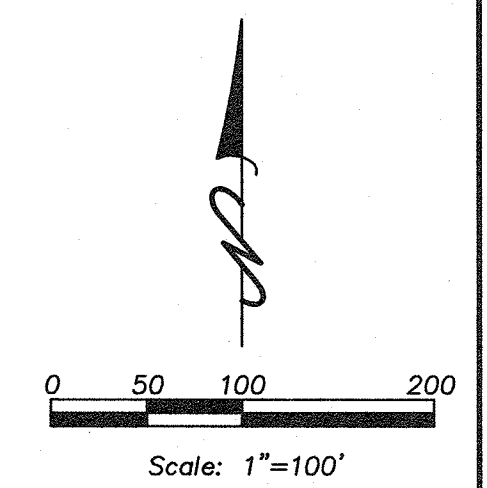
ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,
SECTION 6, T. 3 N., R. 4 W., B.M.,
CANYON COUNTY, IDAHO
2026

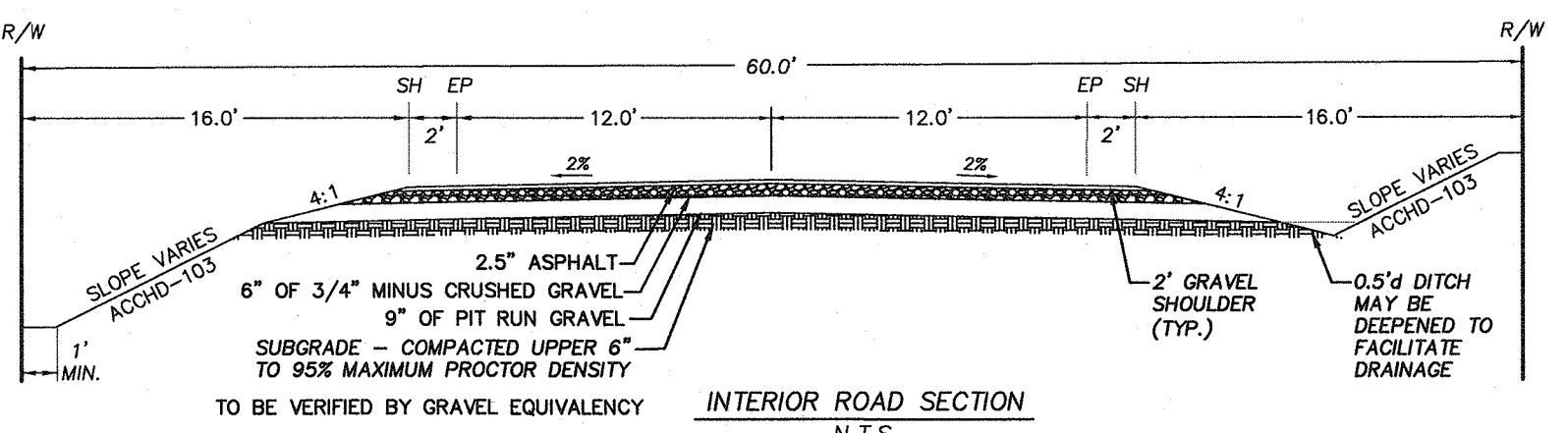
LEGEND

- | | | | |
|--|--------------------------|--|------------------------|
| | Calculated Point | | Contour Line |
| | Benchmark | | Property Boundary Line |
| | Found Brass Cap Monument | | Section Line |
| | | | |



PROJECT NARRATIVE

- CURRENT CANYON COUNTY ZONE RURAL RESIDENTIAL PER EXECUTED DEVELOPMENT AGREEMENT.
- NO. OF RESIDENTIAL LOTS IS 9.
NO. OF COMMON LOTS IS 1.
TOTAL NUMBER OF LOTS IS 10.
- AREA: ±25.03 ACRES.
- MINIMUM LOT SIZE: 2.03 ACRES
- INDIVIDUAL PRIVATE WELLS WILL BE INSTALLED BY HOMEOWNER.
- INDIVIDUAL SEPTIC SYSTEMS WILL BE INSTALLED BY HOMEOWNER.
- PROJECT IS IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD. MAP NUMBER, 16027C0225G DATE REVISED, JUNE 7, 2019.
- A PRESSURE IRRIGATION SYSTEM SHALL BE PROVIDED PER IDAHO CODE, SECTION 31-3805. PIPING TO BE PLACED ALONG REAR LOT LINES, UNLESS SHOWN OTHERWISE. IRRIGATION WATER SHALL BE PROVIDED BY IRRIGATION WATER FROM WATER RIGHT #63-32569.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CANYON COUNTY STANDARDS FOR THE APPLICABLE ZONE.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE -- EXCEPTION, NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED
UNLESS OTHERWISE SHOWN:
SUBDIVISION BOUNDARY : 10 FEET
STREET FRONTAGE : 10 FEET
REAR LOTS : 10 FEET
SIDE LOTS : 5 FEET
- STORM WATER RUNOFF ON PUBLIC ROADS WILL BE CONVEYED VIA SWALES TO STORM DRAIN AREAS. INDIVIDUAL LOTS ARE RESPONSIBLE FOR THEIR STORM WATER RETENTION. ALL STORM WATER WILL BE RETAINED ON SITE.
- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ROUTINE AND HEAVY MAINTENANCE.
- LOTS 2, 3, 4, AND 9 BLOCK 1 CONTAIN AREAS WITH SLOPES GREATER THAN 15%. NO CONSTRUCTION SHALL OCCUR WITHIN THESE AREAS AS DEPICTED UNLESS HILLSIDE DEVELOPMENT RECOMMENDATIONS FROM ATLAS ENGINEERING ARE FOLLOWED AND HILLSIDE REVEGETATION PLAN IS FOLLOWED.
- A DRIVEWAY USERS AGREEMENT SHALL BE EXECUTED BETWEEN LOTS 8 AND 9 BLOCK 1 FOR USE AND MAINTENANCE OF THE 28' INGRESS-EGRESS EASEMENT AND DRIVEWAY. SAID LOTS SHALL PROVIDE EMERGENCY SERVICES TURNAROUNDS IN ACCORDANCE WITH THE HOMEDALE RURAL FIRE PROTECTION DISTRICT REQUIREMENTS.
- A VARIANCE REQUEST HAS BEEN SUBMITTED FOR THE 28' INGRESS-EGRESS EASEMENT FOR LOTS 8 AND 9.
- LOT 7 BLOCK 1 SHALL TAKE ACCESS FROM AP RD AND NOT FROM DRIVE EASEMENT TO LOTS 8 AND 9 BLOCK 1. SEE NOTE 16.
- INDIVIDUAL WELLS ARE REQUIRED TO BE CONSTRUCTED AT A MINIMUM OF 350 FEET AND SHALL BE CONSTRUCTED CASED WITH FULL-LENGTH SURFACE SEALS TO PREVENT COMMINGLING OF AQUIFER ZONES. FOLLOWING PUMP INSTALLATIONS, WELL WATER SAMPLES SHOULD BE COLLECTED AND ANALYZED BY A STATE-CERTIFIED LABORATORY, AT A MINIMUM, ANALYZE FOR COLIFORM BACTERIA, NITRATE, ARSENIC, URANIUM, FLUORIDE, IRON, MANGANESE, ALUMINUM, AND HARDNESS. WELL OWNERS SHOULD CONTACT REPUTABLE WATER TREATMENT VENDORS TO DISCUSS TREATMENT AND CONDITIONING OPTIONS SPECIFIC TO THEIR WELL WATER QUALITY.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	78.13	288.91	15°29'41"	S52°10'21"E	77.89
C2	93.16	140.00	38°07'29"	N70°26'41"W	91.45
C3	44.06	175.00	14°25'29"	S83°51'03"W	43.94
C4	31.42	20.00	90°00'00"	N43°54'31"W	28.28
C5	172.51	330.00	29°57'05"	S73°55'59"E	170.55
C6	156.82	300.00	29°57'05"	S73°55'59"E	155.05
C7	141.14	270.00	29°57'05"	S73°55'59"E	139.54
C8	31.73	240.00	7°34'29"	S55°10'11"E	31.71
C9	27.76	210.00	7°34'29"	S55°10'11"E	27.74
C10	104.55	200.00	29°57'05"	N16°04'01"E	103.36
C11	28.01	20.00	80°15'23"	S18°49'45"E	25.78
C12	57.02	230.00	14°12'20"	N14°11'47"E	56.88
C13	24.09	230.00	6°00'08"	N4°05'33"E	24.08
C14	40.66	20.00	116°29'28"	N70°22'19"E	34.01
C15	32.74	170.00	11°02'06"	N6°36'32"E	32.69
C16	18.84	20.00	53°58'05"	N25°53'34"W	18.15
C17	44.47	65.00	39°12'01"	S33°16'36"E	43.61
C18	100.58	65.00	88°39'18"	S30°39'04"W	90.84
C19	83.57	65.00	73°39'58"	N68°11'18"W	77.93
C20	98.03	65.00	86°24'53"	N11°51'08"E	89.00
C21	18.84	20.00	53°58'05"	S28°04'32"W	18.15
C22	8.11	20.00	23°14'40"	N63°00'17"W	8.06
C23	186.76	65.00	164°37'37"	S74°11'12"W	128.83
C24	128.97	65.00	113°41'15"	N33°09'23"W	108.83
C25	26.20	20.00	75°04'11"	S13°50'51"E	24.37
C26	31.42	20.00	90°00'00"	N46°05'29"E	28.28

TBM'S

- TBM#1** CHISELED "X" IN THE S. END OF A HEADWALL ON A CHECK STRUCTURE 19.7' E. OF A HEADGATE & 58' N. OF A PUMP HOUSE
NAVD88 ELEV=2539.16'
- TBM#2** CHISELED "X" IN THE S. END OF HEADWALL OF A CHECK STRUCTURE 40' SE. OF HEADGATE "285.33" NAVD88 ELEV=2538.10'
- TBM#3** CHISELED "X" IN SE. COR. SLAB 21' W. OF W. SIDE VAN SLYKE RD. & 23' N. OF N. SIDE A.P. RD.
NAVD88 ELEV=2552.35'
- TBM#4** FND 1/2" I.P. "SKINNER PLS#15352" PROP. COR. 16' W. OF W. SIDE VAN SLYKE RD. NW. COR. OF PARCEL
NAVD88 ELEV=2582.63

SHEET INDEX

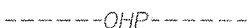
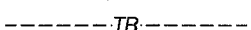
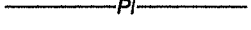
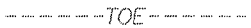
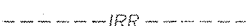
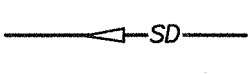
- SHEET 1 - PRELIMINARY PLAT
SHEET 2 - IRRIGATION & DRAINAGE PLAN
SHEET 3 - HILLSIDE DEVELOPMENT

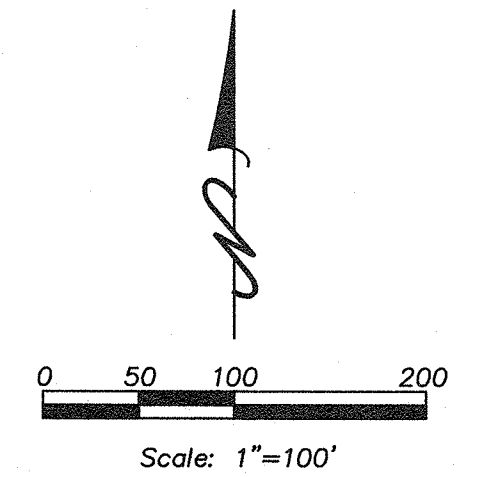
DESIGNER		DATE		NO		BY		NO		BY		NO		BY	
Mason & Associates		10/25		000000		000000		000000		000000		000000		000000	
DESIGNED BY:		DRAWN BY:		CHECKED BY:		APPROVED BY:		DESIGNED BY:		DRAWN BY:		CHECKED BY:		APPROVED BY:	
Professional Engineers, Land Surveyors & Planners		Professional Engineers, Land Surveyors & Planners		Professional Engineers, Land Surveyors & Planners		Professional Engineers, Land Surveyors & Planners		Professional Engineers, Land Surveyors & Planners		Professional Engineers, Land Surveyors & Planners		Professional Engineers, Land Surveyors & Planners		Professional Engineers, Land Surveyors & Planners	
VAN SLYKE FARMS		VAN SLYKE FARMS		VAN SLYKE FARMS		VAN SLYKE FARMS		VAN SLYKE FARMS		VAN SLYKE FARMS		VAN SLYKE FARMS		VAN SLYKE FARMS	
P.O. BOX 39		P.O. BOX 39		P.O. BOX 39		P.O. BOX 39		P.O. BOX 39		P.O. BOX 39		P.O. BOX 39		P.O. BOX 39	
WILDER, ID 83676		WILDER, ID 83676		WILDER, ID 83676		WILDER, ID 83676		WILDER, ID 83676		WILDER, ID 83676		WILDER, ID 83676		WILDER, ID 83676	
(612) 356-7422		(612) 356-7422		(612) 356-7422		(612) 356-7422		(612) 356-7422		(612) 356-7422		(612) 356-7422		(612) 356-7422	
JOB NO. NV0825		JOB NO. NV0825		JOB NO. NV0825		JOB NO. NV0825		JOB NO. NV0825		JOB NO. NV0825		JOB NO. NV0825		JOB NO. NV0825	
DWG NO. NV0825PP		DWG NO. NV0825PP		DWG NO. NV0825PP		DWG NO. NV0825PP		DWG NO. NV0825PP		DWG NO. NV0825PP		DWG NO. NV0825PP		DWG NO. NV0825PP	
SCALE: 1"=100'		SCALE: 1"=100'		SCALE: 1"=100'		SCALE: 1"=100'		SCALE: 1"=100'		SCALE: 1"=100'		SCALE: 1"=100'		SCALE: 1"=100'	
VERT: 1"=100'		VERT: 1"=100'		VERT: 1"=100'		VERT: 1"=100'		VERT: 1"=100'		VERT: 1"=100'		VERT: 1"=100'		VERT: 1"=100'	
HORIZ: 1"=100'		HORIZ: 1"=100'		HORIZ: 1"=100'		HORIZ: 1"=100'		HORIZ: 1"=100'		HORIZ: 1"=100'		HORIZ: 1"=100'		HORIZ: 1"=100'	
FIELD BOOK NO.		FIELD BOOK NO.		FIELD BOOK NO.		FIELD BOOK NO.		FIELD BOOK NO.		FIELD BOOK NO.		FIELD BOOK NO.		FIELD BOOK NO.	
Rev		Rev		Rev		Rev		Rev		Rev		Rev		Rev	
SHEET NO. 1 OF 3		SHEET NO. 1 OF 3		SHEET NO. 1 OF 3		SHEET NO. 1 OF 3		SHEET NO. 1 OF 3		SHEET NO. 1 OF 3		SHEET NO. 1 OF 3		SHEET NO. 1 OF 3	
DRAWING TITLE:		DRAWING TITLE:		DRAWING TITLE:		DRAWING TITLE:		DRAWING TITLE:		DRAWING TITLE:		DRAWING TITLE:		DRAWING TITLE:	
VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT		VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT		VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT		VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT		VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT		VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT		VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT		VAN SLYKE FARMS RIDGE SUBDIVISION PRELIMINARY PLAT	

Professional Engineer
9212
STATE OF IDAHO
WILLIAM J. MASON
April 30, 2026

A PART OF THE SW 1/4 NE 1/4, SE 1/4 NE 1/4, SE 1/4 NW 1/4,
SECTION 6, T. 3 N., R. 4 W., B.M.,
CANYON COUNTY, IDAHO
2026

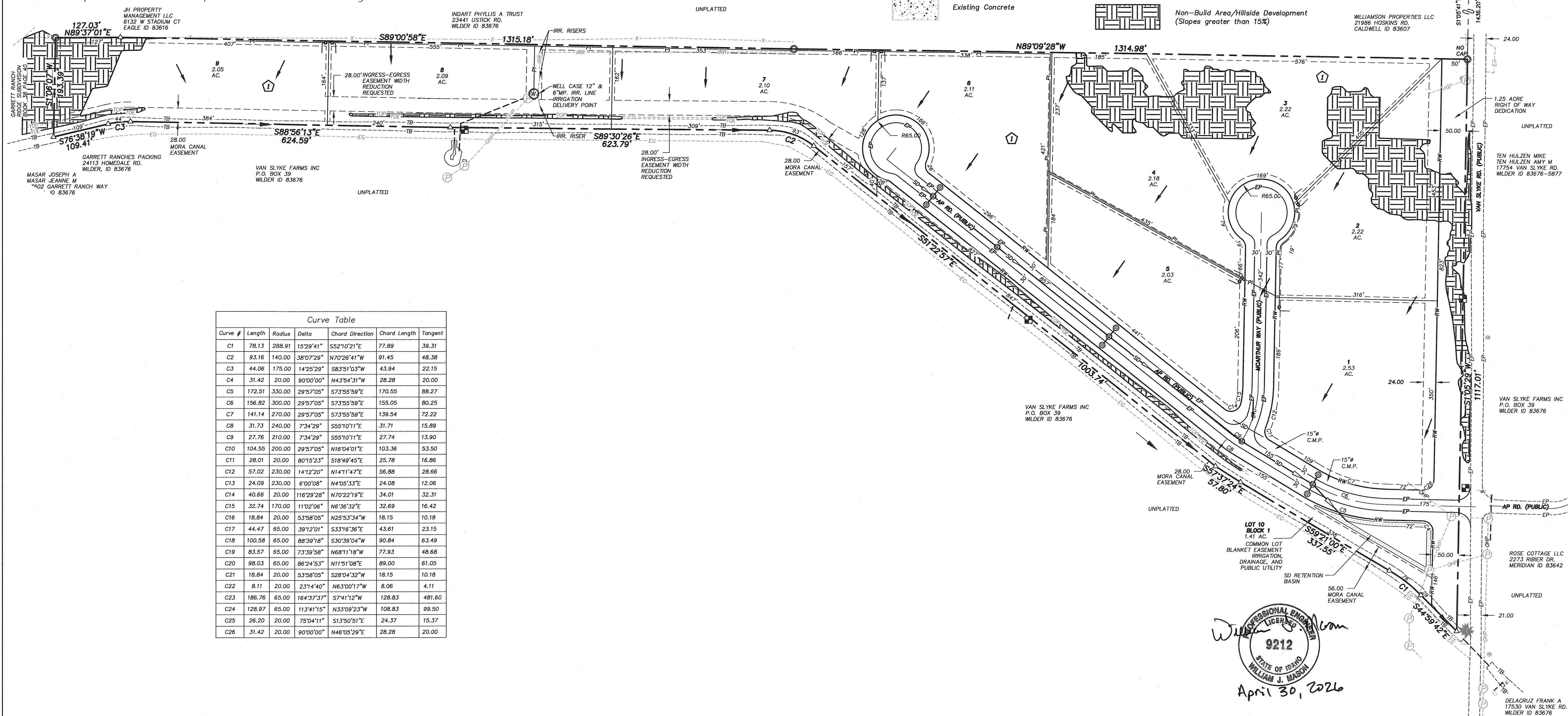
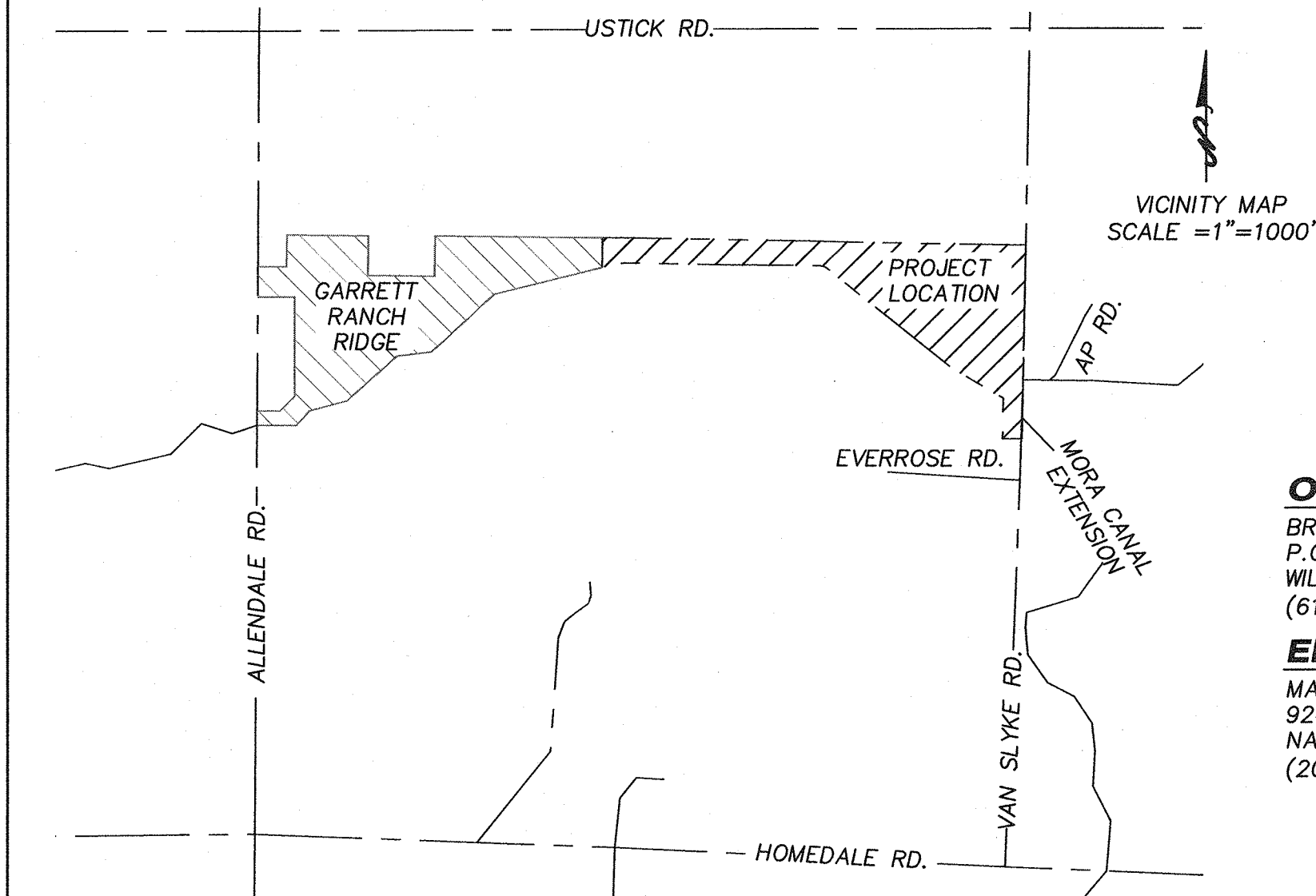
	Calculated Point
	Benchmark
	Found Brass Cap Monument
	Found 5/8" Iron pin
	Block Number
	Conifer Tree
	Deciduous Tree
	Bush
	Power Pole
	Telephone Riser
	Sign
	Guy Anchor
	Existing Well
	Potential Catch Basin
	Potential Storm Drain Manhole
	Drainage Flow Arrow
	Existing Concrete

	Contour Line
	Property Boundary Line
	Section Line
	Lot Line
	Right of Way Line
	Street Centerline
	Easement Line
	Existing Fence Line
	Edge of pavement
	Existing Edge of Pavement
	Existing Overhead Power Line
	Existing Top Bank Canal
	Existing Underground Power Line
	Pressure Irrigation Line
	Existing Top of Slope
	Existing Toe of Slope
	Existing Irrigation
	Storm Drain
	Non-Build Area/Hillside Development (Slopes greater than 15%)



BRANDON VAN SLYKE
P.O. BOX 39
WILDER, ID 83676
(612) 356-7422

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



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	78.13	288.90	1529°41"	S52°10'21"E	77.89	39.31
C2	93.16	144.81	3807°29"	N70°26'41"E	91.45	48.38
C3	44.06	175.04	14°25'29"	S83°51'03"W	43.94	22.15
C4	31.42	20.00	90°00'00"	N43°54'31"W	28.28	20.00
C5	172.51	330.00	29°57'05"	S73°55'59"E	170.55	88.27
C6	156.82	330.00	29°57'05"	S73°55'59"E	155.05	80.25
C7	141.14	270.00	29°57'05"	S73°55'59"E	139.54	72.22
C8	31.73	240.00	73°42'29"	S55°10'11"E	31.71	15.89
C9	27.76	210.00	73°42'29"	S55°10'11"E	27.74	13.90
C10	104.55	200.00	29°57'05"	N16°04'01"E	103.36	53.50
C11	28.01	20.00	80°15'23"	S18°49'54"E	25.78	16.86
C12	57.02	230.00	141°2'20"	N14°11'47"E	56.88	28.66
C13	24.09	230.00	6°00'08"	N4°05'33"E	24.08	12.06
C14	40.66	20.00	116°29'28"	N70°22'19"E	40.01	32.01
C15	32.74	170.00	11°02'06"	N6°36'32"E	32.69	16.42
C16	18.84	20.00	53°58'05"	N25°33'34"E	18.15	10.18
C17	44.47	65.00	391°20'01"	S33°16'36"E	43.61	23.15
C18	100.58	65.00	88°39'18"	S30°39'04"W	90.84	63.49
C19	83.57	65.00	73°39'58"	N68°11'16"W	77.93	48.68
C20	98.03	65.00	86°24'53"	N11°51'08"E	89.00	61.05
C21	18.04	65.00	53°58'05"	S28°04'32"W	18.15	10.18
C22	8.11	20.00	237°44'00"	N63°00'17"W	8.06	4.11
C23	188.76	65.00	164°37'37"	S74°12'12"W	128.83	481.60
C24	128.97	65.00	113°41'15"	N33°09'23"W	108.83	99.50
C25	26.20	20.00	75°04'11"	S13°50'51"E	24.37	15.37
C26	31.42	20.00	90°00'00"	N46°05'29"E	28.28	20.00

DRAWING TITLE: VAN SLYKE FARMS RIDGE SUBDIVISION IRRIGATION & DRAINAGE PLAN		JOB NO. NV0825 DWG NO. NV0825PP SCALE: N/A Vert. 1"=100' Horz. 1"=100'		CLIENT: VAN SLYKE FARMS P.O. BOX 39 WILDER, ID 83676		Mason & Associates		DESIGNED BY: Professional Engineers, Land Surveyors & Planners		NO. BY DATE		DESCRIPTION	
SHEET NO. 2 OF 3 SHEETS		Rev						DRAWN BY: JH 3/21		REVISIONS			
								CHECKED BY:					
								APPROVED BY:					
								824 West St. South, Nampa, ID 83851					
								(208) 454-0206					

