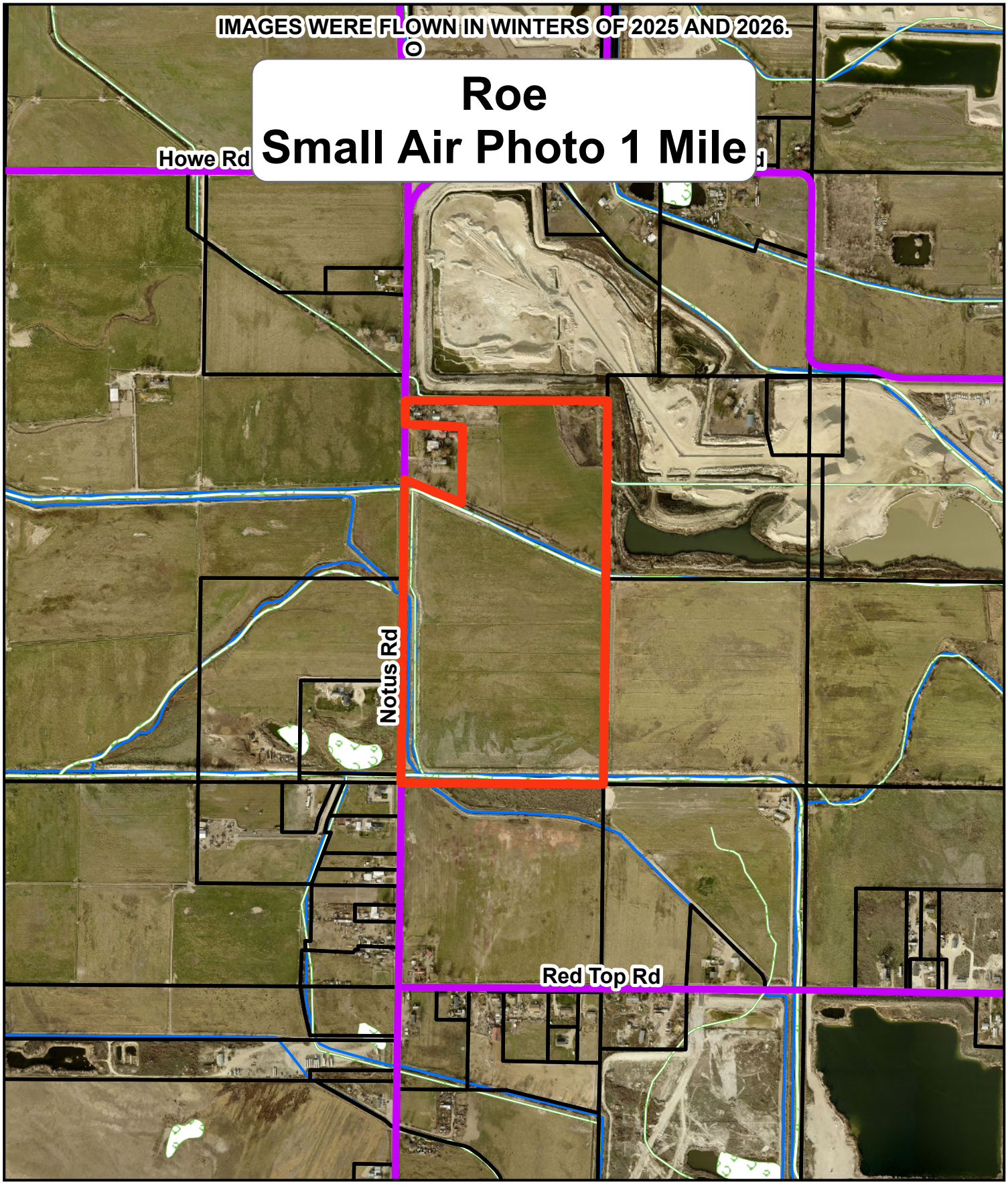
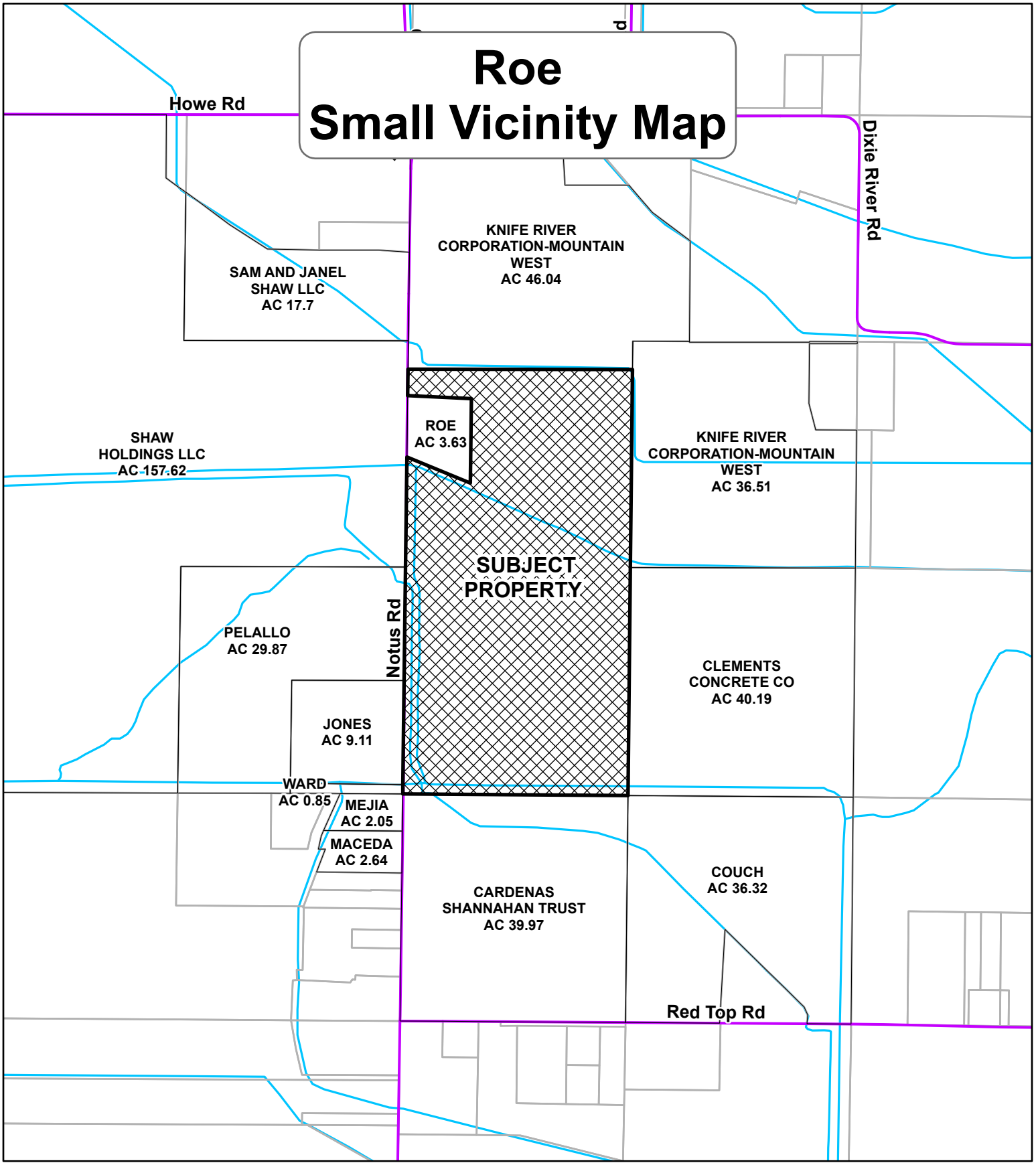
IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.

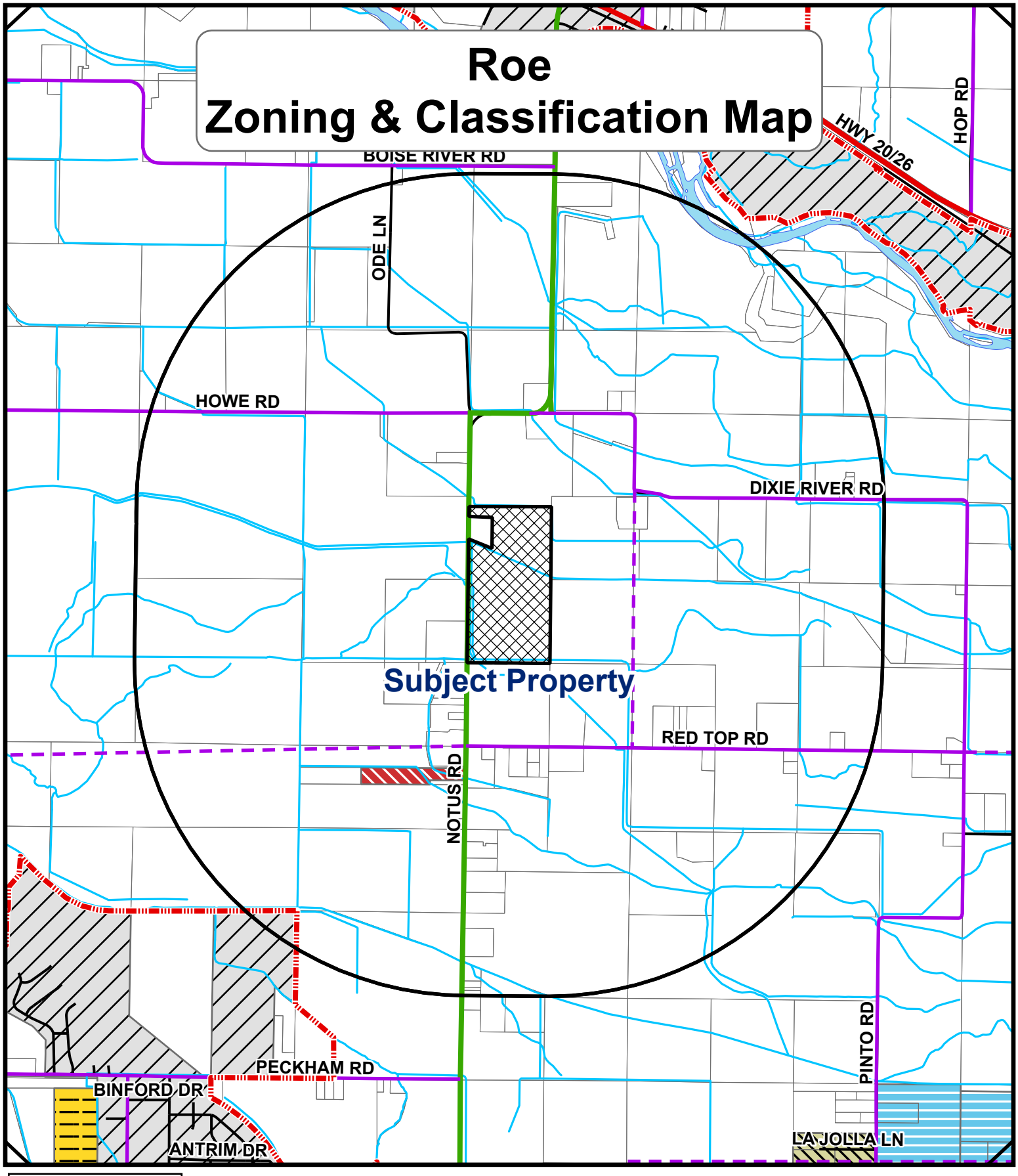
Roe
Small Air Photo 1 Mile

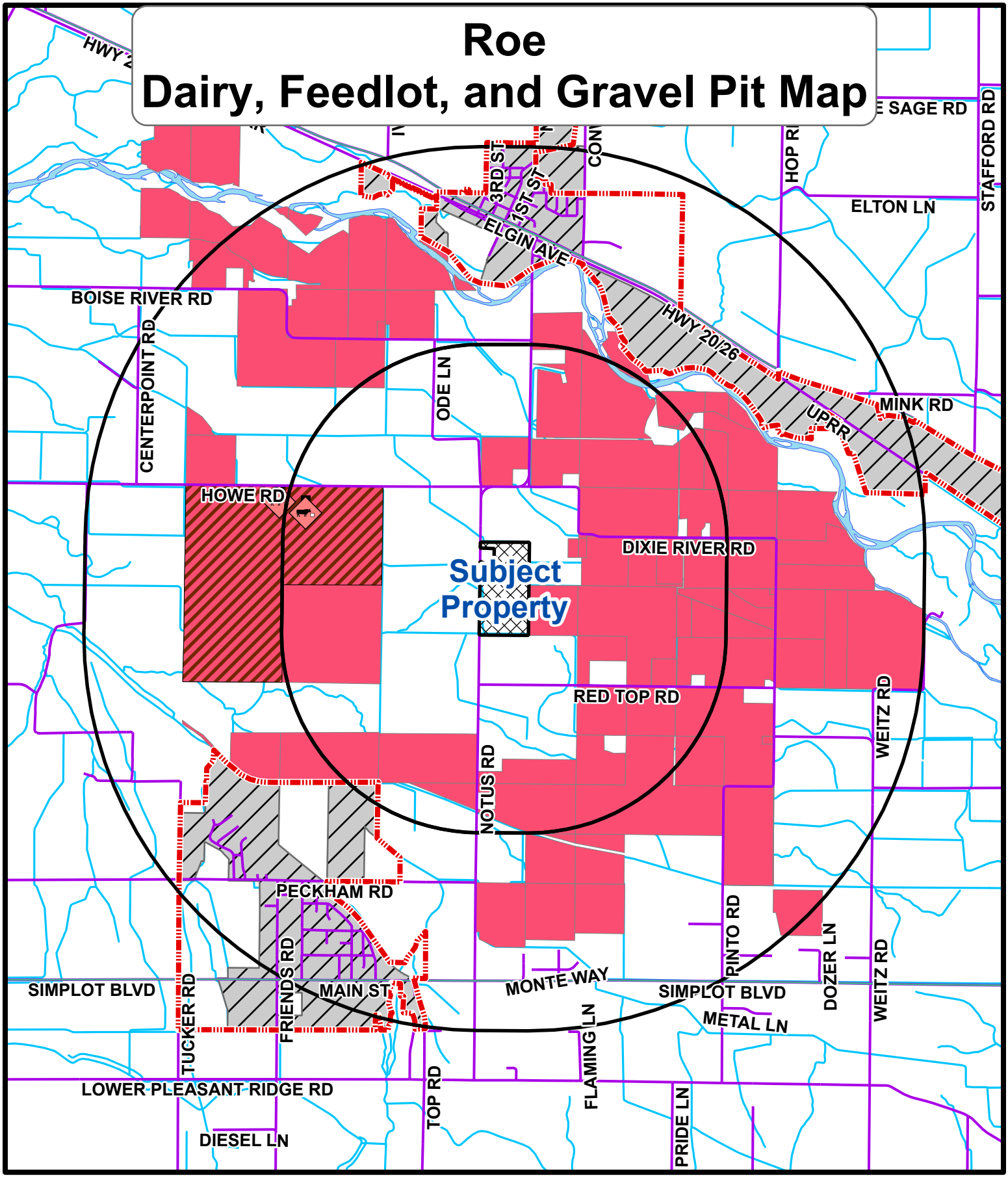


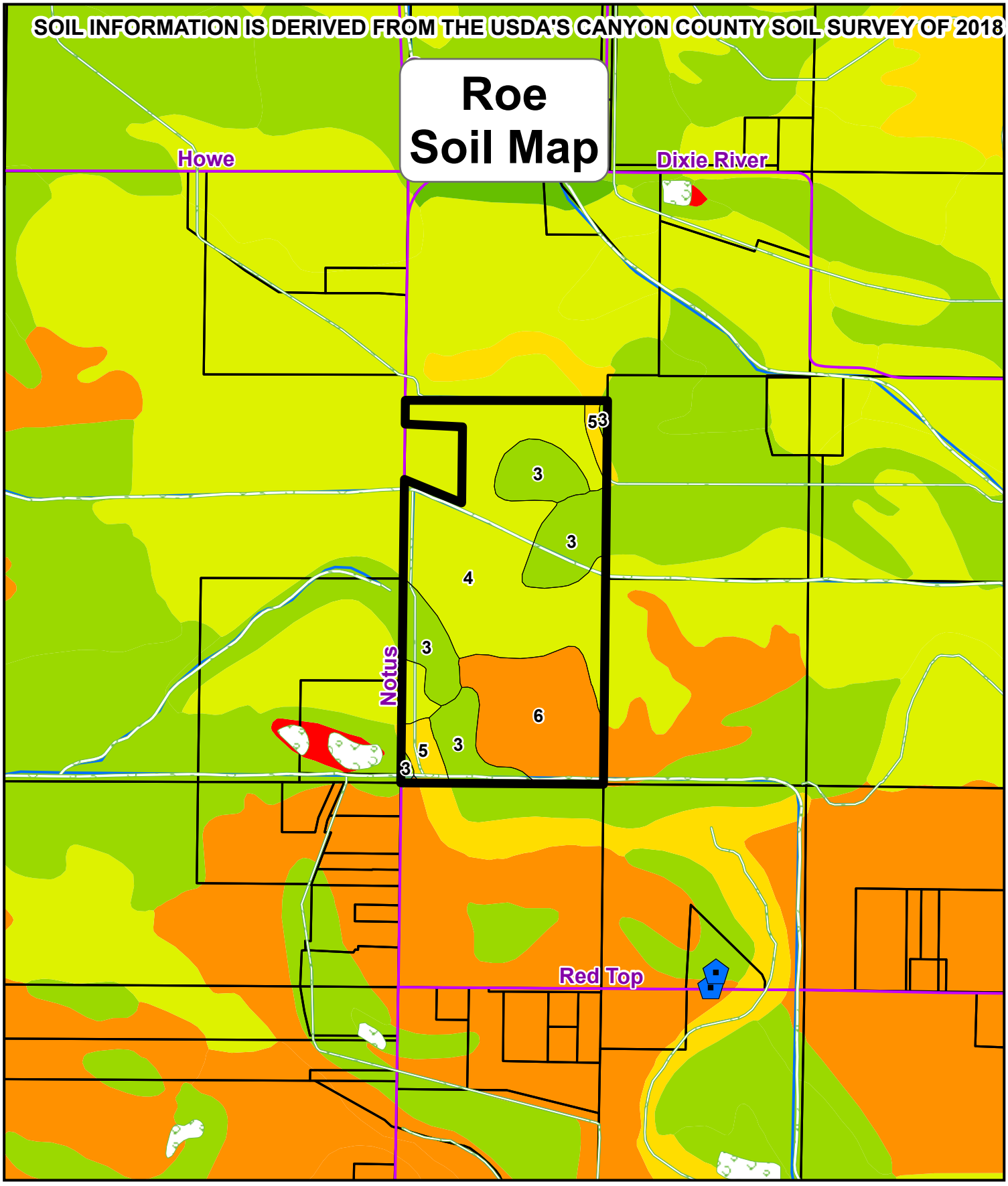
City_Limits
Wetlands

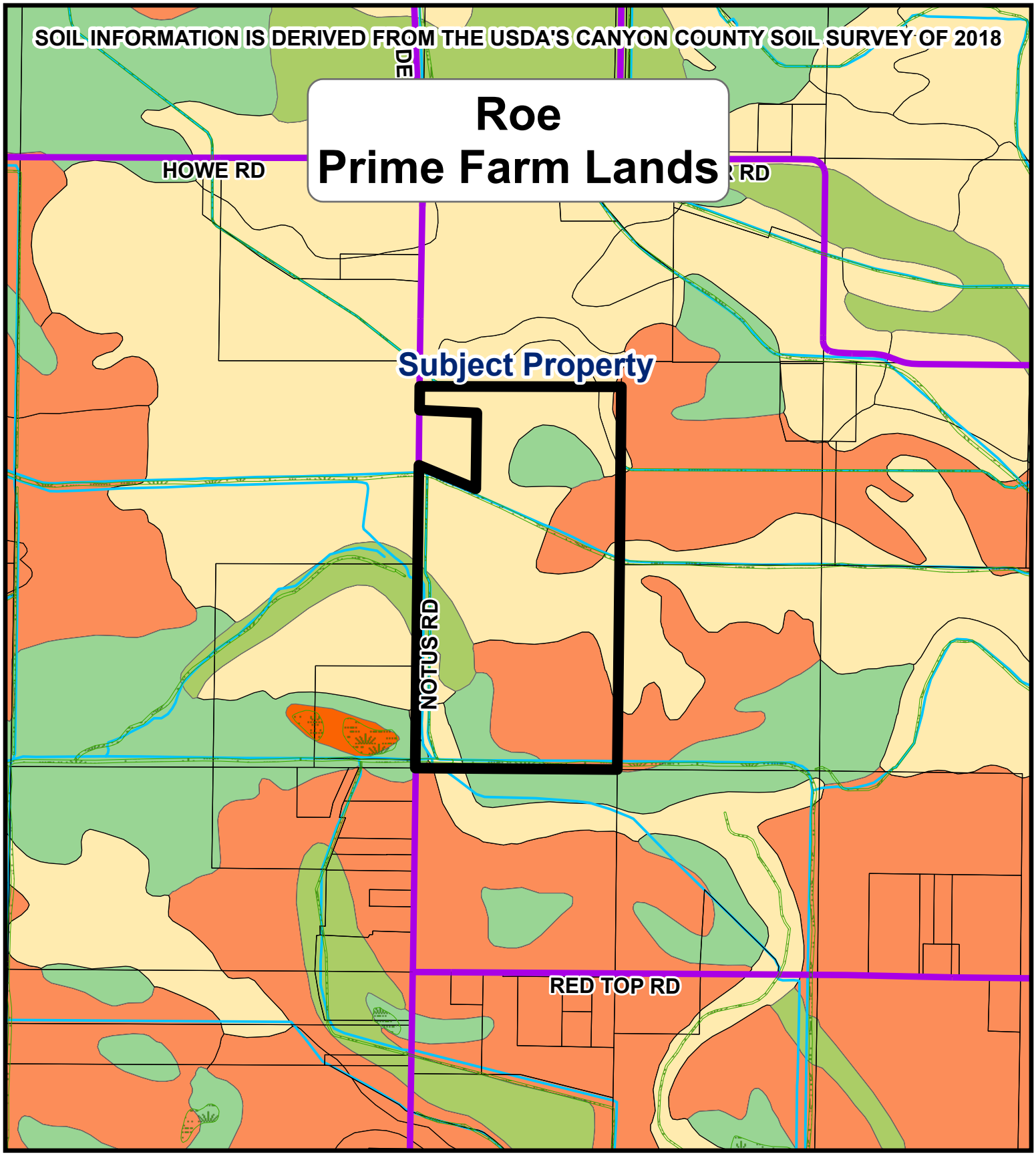
0 0.25 0.5 Miles


Roe
Small Vicinity Map
Howe Rd
Dixie River Rd
KNIFE RIVER CORPORATION-MOUNTAIN WEST AC 46.04
SAM AND JANEL SHAW LLC AC 17.7
ROE AC 3.63
SHAW HOLDINGS LLC AC 157.62
KNIFE RIVER CORPORATION-MOUNTAIN WEST AC 36.51
SUBJECT PROPERTY
Notus Rd
PELALLO AC 29.87
CLEMENTS CONCRETE CO AC 40.19
JONES AC 9.11
WARD AC 0.85
MEJIA AC 2.05
MACEDA AC 2.64
CARDENAS SHANNAHAN TRUST AC 39.97
COUCH AC 36.32
Red Top Rd
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
0
0.25
0.5
Miles


Roe
Zoning & Classification Map
BOISE RIVER RD
ODE LN
HWY 20/26
HOP RD
HOWE RD
DIXIE RIVER RD
Subject Property
RED TOP RD
NOTUS RD
PECKHAM RD
BINFORD DR
ANTRIM DR
PINTO RD
LA JOLLA LN
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Roe
Dairy, Feedlot, and Gravel Pit Map
HWY 2
SAGE RD
STAFFORD RD
ELTON LN
HOP R
3RD ST
1ST ST
CON
ELGIN AVE
BOISE RIVER RD
CENTERPOINT RD
ODE LN
HWY 20/26
MINK RD
UPRR
HOWE RD
DIXIE RIVER RD
Subject Property
RED TOP RD
WEITZ RD
NOTUS RD
PECKHAM RD
PINTO RD
DOZER LN
WEITZ RD
SIMPLOT BLVD
TUCKER RD
FRIENDS RD
MAIN ST
MONTE WAY
SIMPLOT BLVD
METAL LN
FLAMING LN
LOWER PLEASANT RIDGE RD
TOP RD
PRIDE LN
DIESEL LN
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Roe
Soil Map
Howe
Dixie River
Notus
Red Top
53
3
3
4
3
6
5
3
3
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Roe
Prime Farm Lands
HOWE RD
Subject Property
NOTUS RD
RED TOP RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

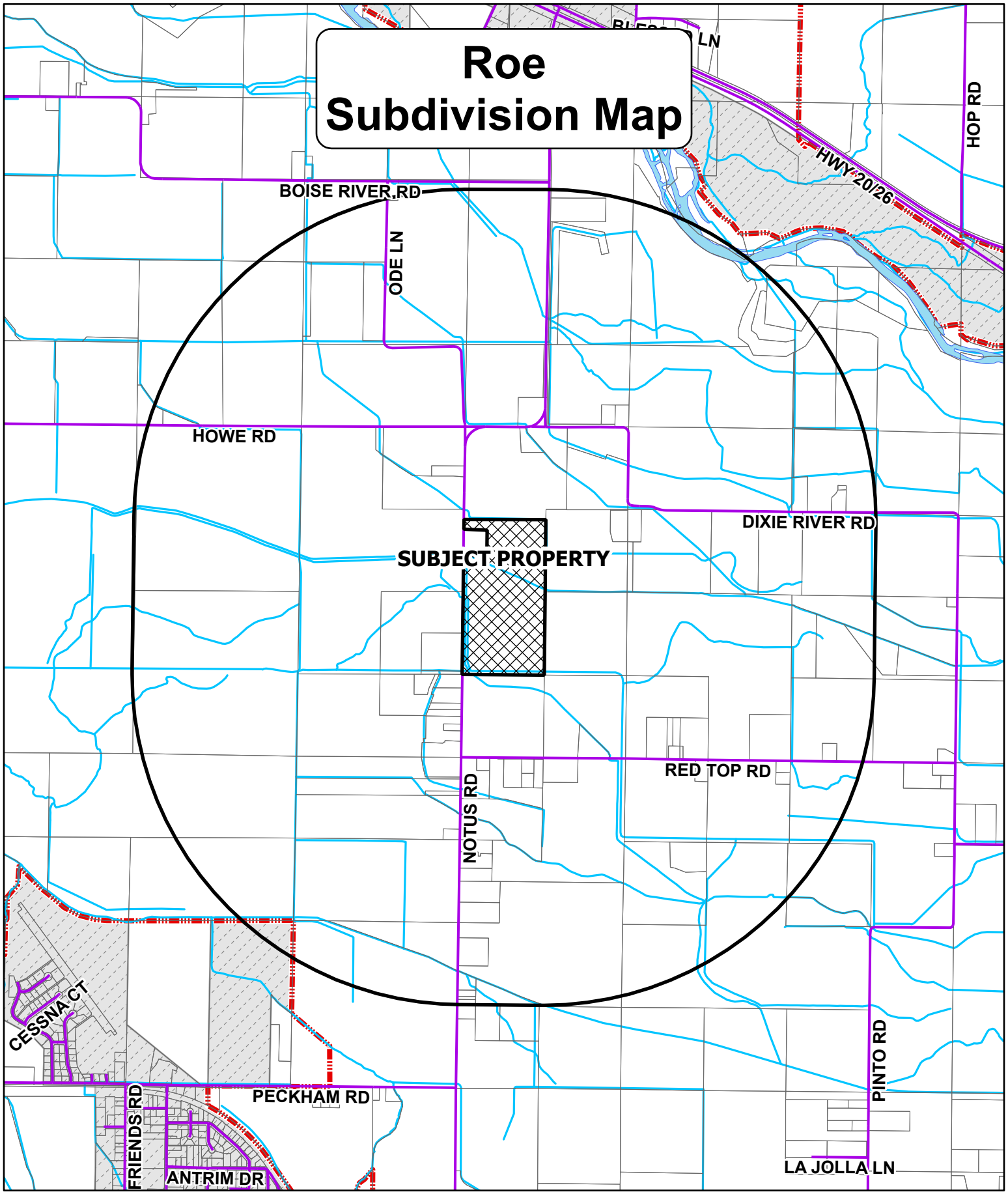
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	177516.98	4.08	5.73%
5	LEAST SUITED SOIL	126988.90	2.92	4.10%
4	MODERATELY SUITED SOIL	1512625.82	34.73	48.82%
3	MODERATELY SUITED SOIL	257618.66	5.91	8.32%
6	LEAST SUITED SOIL	643003.63	14.76	20.75%
3	MODERATELY SUITED SOIL	380360.66	8.73	12.28%
		3098114.65	71.12	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
BdA	Prime farmland if irrigated and reclaimed of excess salts and sodium	177516.98	4.08	5.73%
Ch	Prime farmland if irrigated and drained	126988.90	2.92	4.10%
MuA	Prime farmland if irrigated and drained	1512625.82	34.73	48.82%
LsA	Not prime farmland	257618.66	5.91	8.32%
LtA	Not prime farmland	643003.63	14.76	20.75%
No	Prime farmland if irrigated	380360.66	8.73	12.28%
		3098114.65	71.12	100%

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

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


Roe
Subdivision Map
BOISE RIVER RD
ODE LN
HWY 20/26
HOP RD
HOWE RD
DIXIE RIVER RD
SUBJECT PROPERTY
RED TOP RD
NOTUS RD
CESSNA CT
PECKHAM RD
FRIENDS RD
ANTRIM DR
PINTO RD
LA JOLLA LN
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
19	27.82	17.70	0.85	157.62

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year

SUBDIVISIONS IN PLATTING

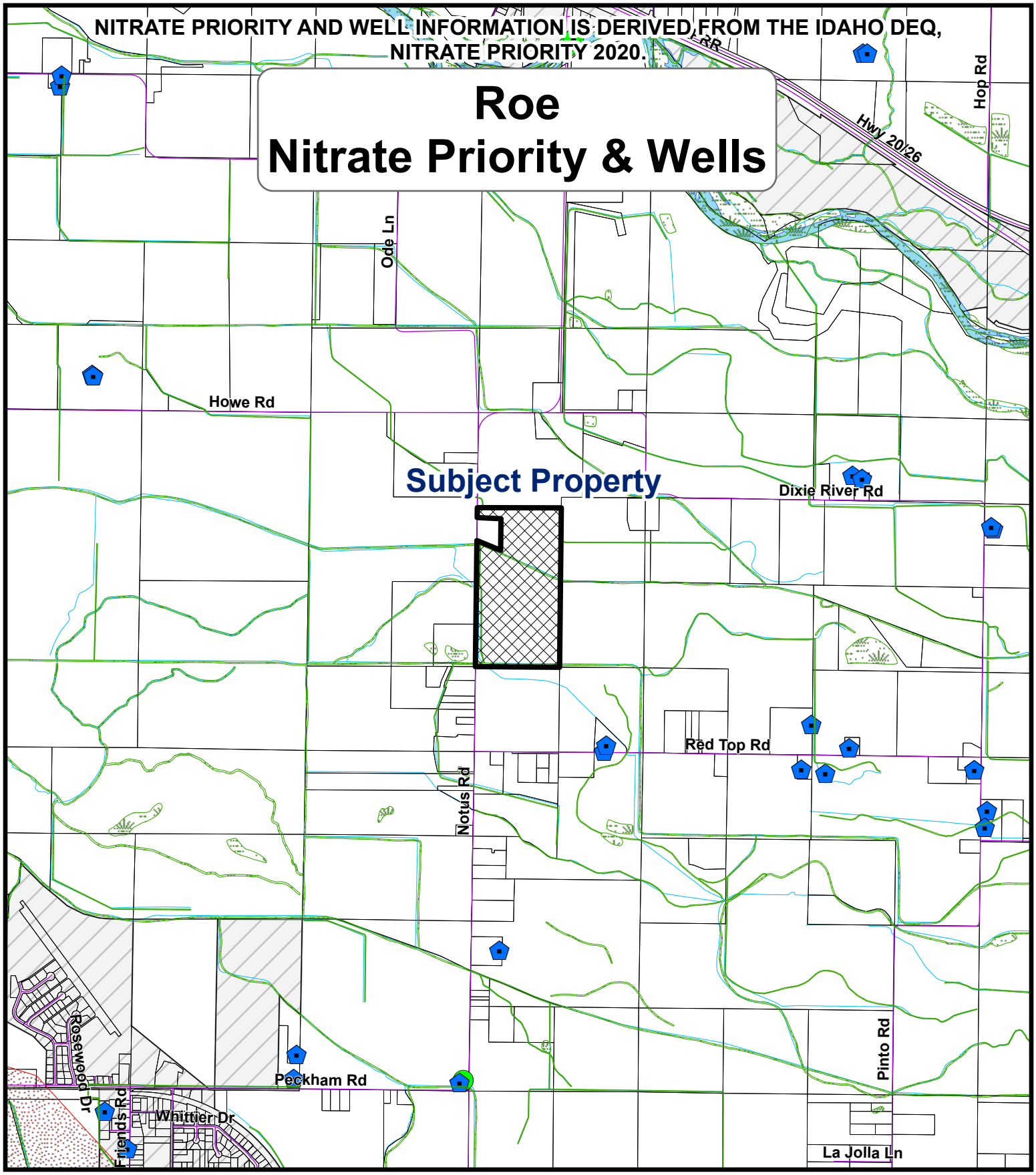
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Roe
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

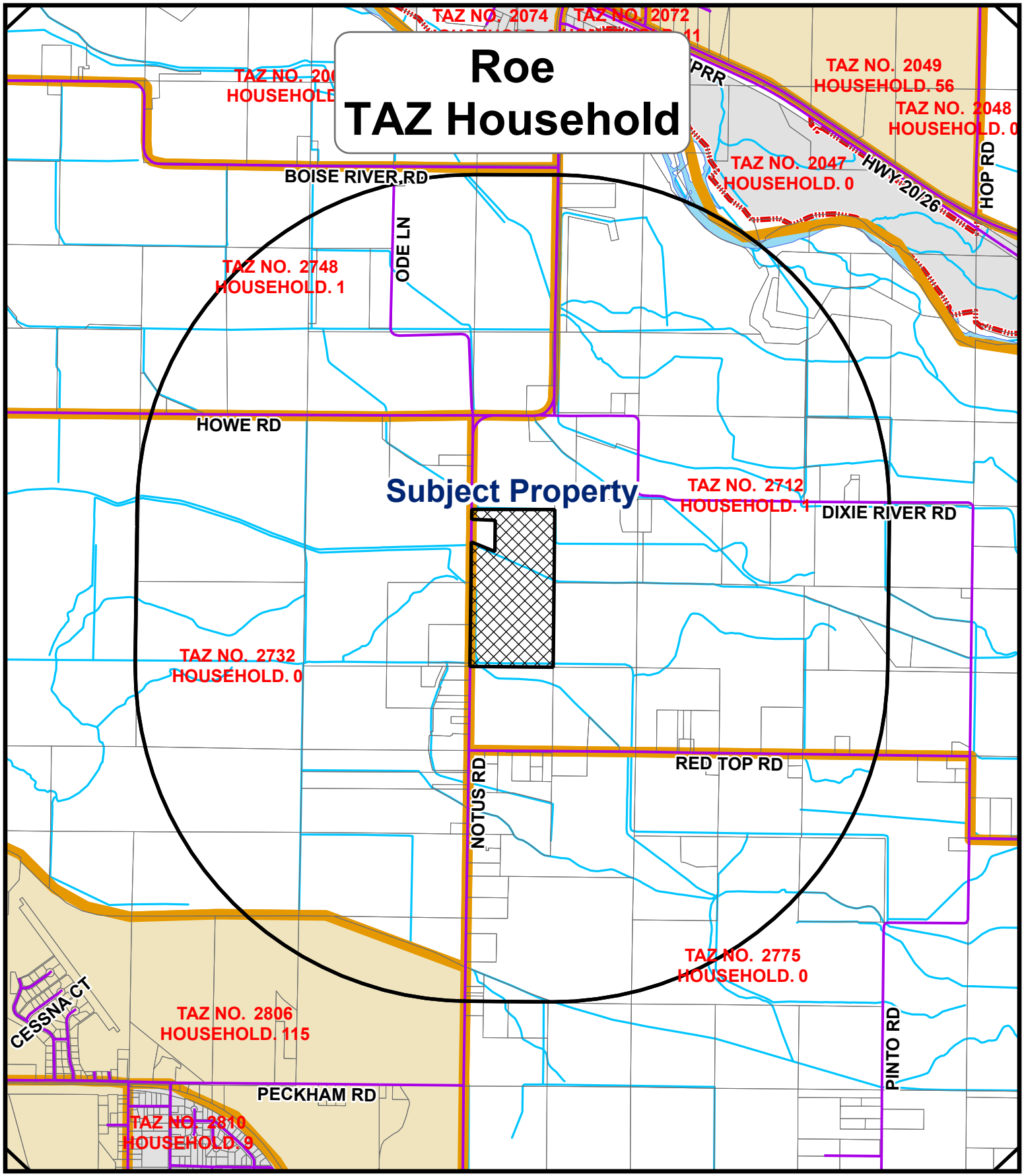
0.005 - 2.00

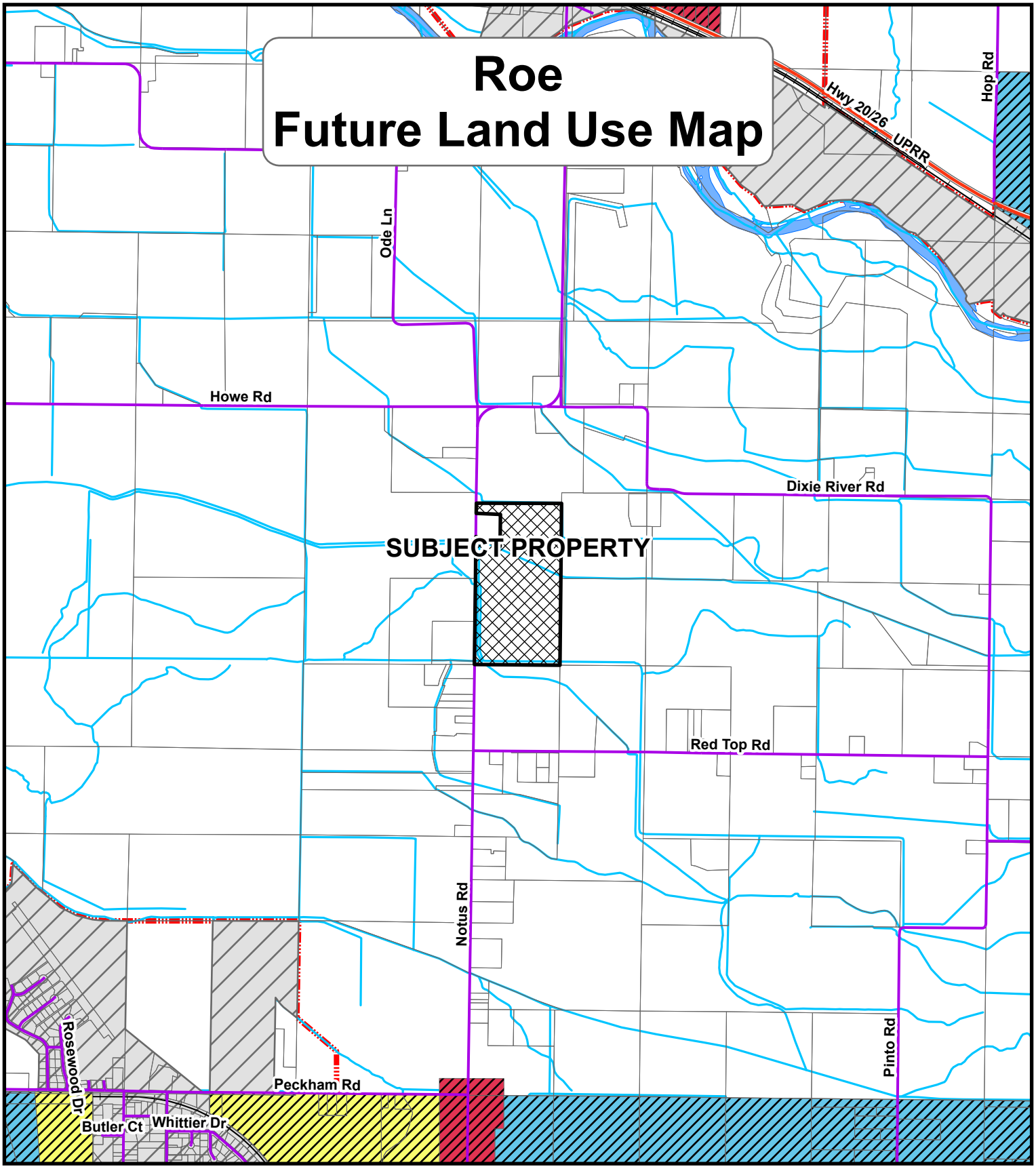
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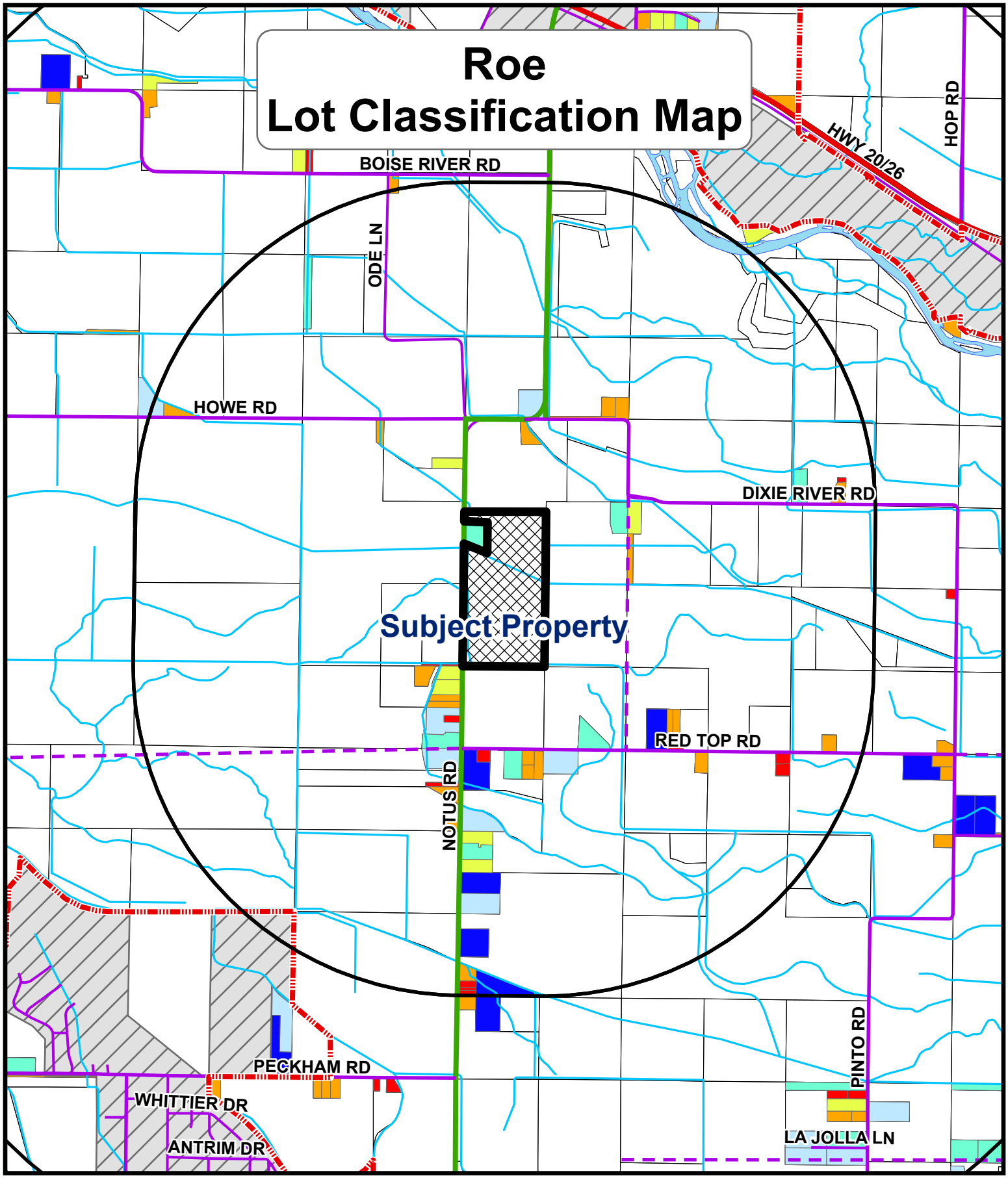
5.0000001 - 10.00

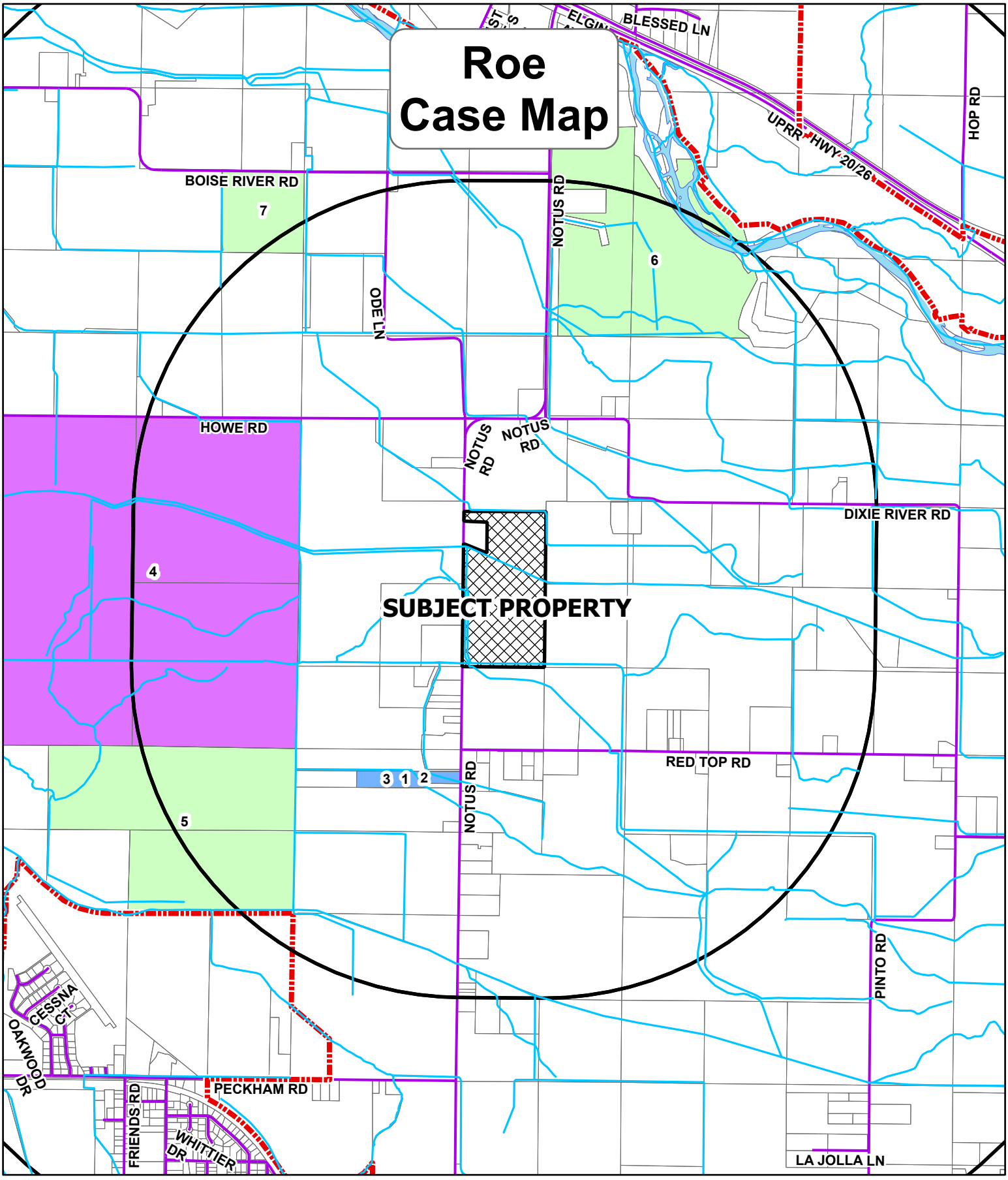
10.000001 - 49.80

0 0.5 1 Miles


Roe
TAZ Household
TAZ NO. 2074
TAZ NO. 2072
TAZ NO. 2049
HOUSEHOLD. 56
TAZ NO. 2048
HOUSEHOLD. 0
TAZ NO. 2047
HOUSEHOLD. 0
HWY 20/26
HOP RD
BOISE RIVER RD
ODE LN
TAZ NO. 2748
HOUSEHOLD. 1
HOWE RD
Subject Property
TAZ NO. 2712
HOUSEHOLD. 1
DIXIE RIVER RD
TAZ NO. 2732
HOUSEHOLD. 0
RED TOP RD
NOTUS RD
TAZ NO. 2775
HOUSEHOLD. 0
CESSNA CT
TAZ NO. 2806
HOUSEHOLD. 115
PECKHAM RD
TAZ NO. 2810
HOUSEHOLD. 9
PINTO RD
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Roe
Future Land Use Map
Hwy 20/26
UPRR
Hop Rd
Ode Ln
Howe Rd
Dixie River Rd
SUBJECT PROPERTY
Red Top Rd
Notus Rd
Pinto Rd
Rosewood Dr
Butler Ct
Whittier Dr
Peckham Rd
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
0
0.5
1
Miles

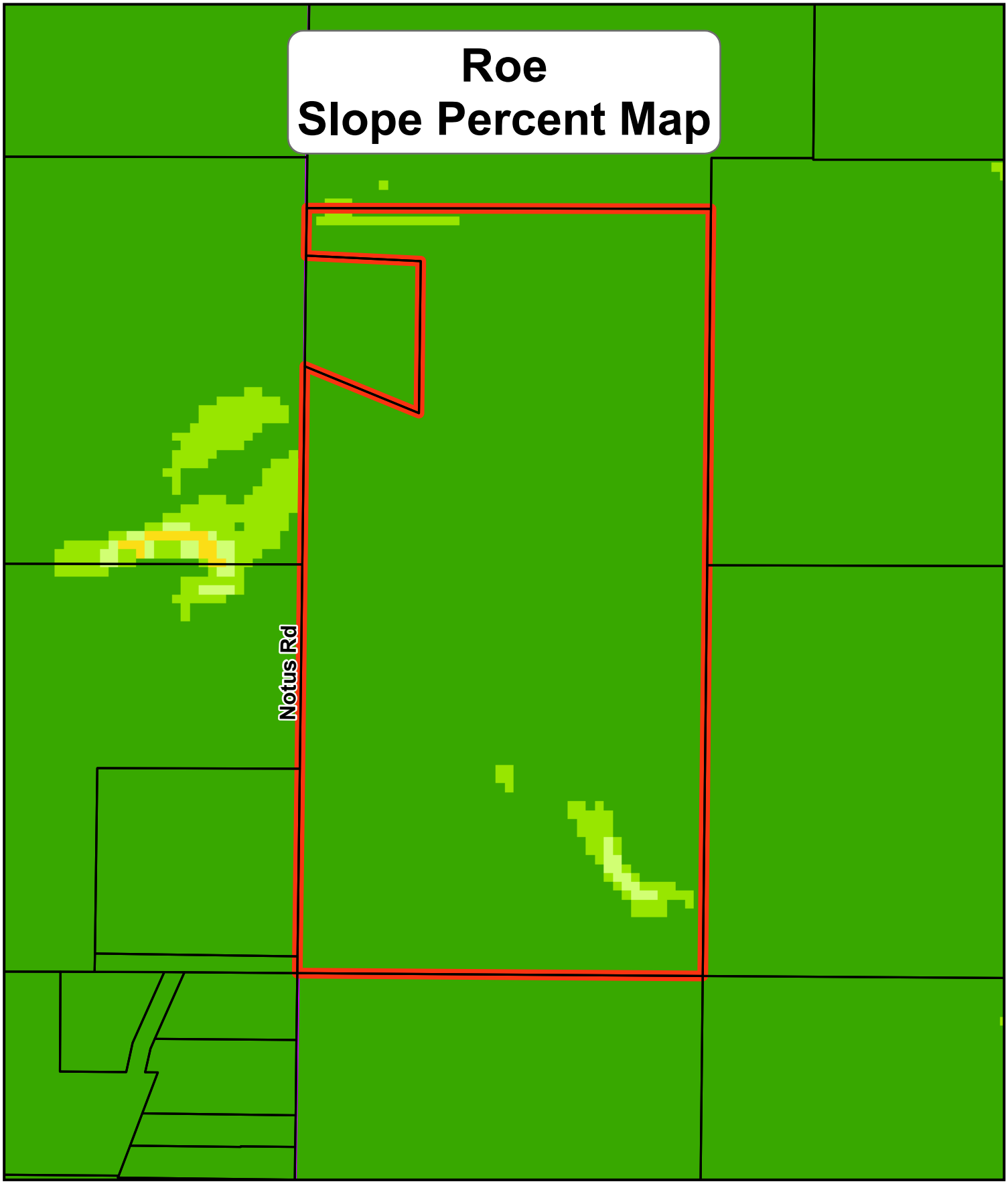

Roe
Lot Classification Map
BOISE RIVER RD
ODE LN
HWY 20/26
HOP RD
HOWE RD
DIXIE RIVER RD
Subject Property
RED TOP RD
NOTUS RD
PECKHAM RD
WHITTIER DR
ANTRIM DR
PINTO RD
LA JOLLA LN
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Roe
Case Map
BLESSED LN
UPRR
HWY 20/26
HOP RD
BOISE RIVER RD
7
NOTUS RD
6
ODE LN
HOWE RD
NOTUS RD
NOTUS RD
DIXIE RIVER RD
4
SUBJECT PROPERTY
RED TOP RD
3
1
2
NOTUS RD
5
PINTO RD
CESSNA CT
OAKWOOD DR
PECKHAM RD
FRIENDS RD
WHITTIER DR
LA JOLLA LN
Year
2021
2022
2023
2024
2025
2026
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	OR2021-0009	Com Plan Map Change AG to Com	Ekart Holdings	DENIED
2	CR2021-0003	Conditional Rezone AG to CR-C1	Ekart Holdings	APPROVED
3	CU2022-0021	CUP - RV Storage Facility	Ekart Holdings	APPROVED
4	CU2020-0005	CUP Mineral Extraction	Idaho Materials & Construction	APPROVED
5	CU2024-0007	CUP - Mineral extraction (long-term)	JMAC Resources/Redmon Pit	APPROVED
6	CU2023-0019	CUP - Mineral extraction (long-term)	Nampa Paving	APPROVED
7	CU2024-0014	CUP - Mineral Extraction (long-term)	Nampa Paving	APPROVED

Roe
Slope Percent Map



Slope Percent

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

0 200 400 600 Feet

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, April 10, 2026 7:21 AM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2025-0008 /
Attachments: Pre.Development.Notes.Signed.06.02.2025.pdf

Hi Emily,

As requested, please see the responses to the questions provided below.

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required.**
2.) Will adequate sanitary systems be provided to accommodate the use? **It has not been determined whether adequate sanitary systems can be provided to accommodate the proposed use without conducting test holes on site.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 9, 2026 9:45 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org'

<aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <kendra.conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0008 /

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

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/932. You are invited to provide written testimony or comments by **May 9, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

This case was previously noticed as a comprehensive map amendment to change the future land use designation to partially residential and commercial and a conditional rezone request that was to partially rezone the property from residential and commercial and leaving the rest with the agricultural designation. The applicant has since changed the application to a partial conditional rezone request to rural residential for the purpose of creating an additional residential parcel, so your comment letters for this case has likely changed.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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

Pre-Development Meeting

Name of Development: Land Division/Zoning Changes
Applicant: Alexas Sletten
P.E./P.G.:
All others in Attendance:

EHS#035 Date 04/14/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 72.00 (total)
Location of Development: 22678 & 22692 Notus Rd
Caldwell, ID 83607
R36020010 & R3602000 0

Project in Area of Concern: Irrigation ditches Groundwater/Rock <10' >GW 4'
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ■, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: Applicant discussed with SWDH the proposal for cocurrently subdividing a 72.00 parcel into 3 parcels that is dedicating 18 acres to commerical use, 14 acres to residential use, and the remainder of land to be allocated agriculture as well as applying for rezoning changes to the parcels. The development is not in a DEQ designated Nitrate Priority area and it is not required to conduct a Nutrient Pathogen Study. The applicant must submit a letter of intended use for the commerical storage units as part of the permitting process when applying for a site evaluation to dig test holes. Test holes have not been conducted on site. Shallow groundwater is a concern on the parcels as indicated on existing septic permits for the addresses in question. If the county approves the zoning changes and land divisions, the applicant may apply for a site evaluation and conduct test holes for the proposed residential home & commericial business with an office. Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

Date 3/31/2026

Canyon County – Development Services
Re: Case Number: CR2025-0008 Andrews

Dear Canyon County Development Services Department

The Caldwell Rural Fire Protection District has reviewed and can approve the proposal is subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Station 22692 Notus Rd. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 18
Closest fire station (in miles) to site:	2.3 Miles
Approximate response time to site:	5 minutes
Will this development have other significant impacts on the ability to provide services?	yes
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".* • *Ongoing population increases will directly affect service levels until CFD can enhance and expand its operational capabilities.*	yes

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions for Canyon County Rural Construction:

Commercial & Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. Citizenserve Online Portal

The application can be found at Permits/Inspections | Caldwell, ID

General Requirement:

Fire Department required fire Water, Access, and Street Identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Homes constructed on new parcels will be subject to water supply requirements (depending on size) and access requirements for fire, police and EMS services.

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

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Emily Bunn

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Thursday, April 16, 2026 12:45 PM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2025-0008 /

Hello,

After careful review of the transmittal submitted to ITD on April 09, 2026, regarding, CR2025-008/Roe, the Department has no comments or concerns to make at this time. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 9, 2026 9:45 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0008 /

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/932. You are invited to provide written testimony or comments by **May 9, 2026**, although as of this point, no hearing date has been set. You will receive a

separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

This case was previously noticed as a comprehensive map amendment to change the future land use designation to partially residential and commercial and a conditional rezone request that was to partially rezone the property from residential and commercial and leaving the rest with the agricultural designation. The applicant has since changed the application to a partial conditional rezone request to rural residential for the purpose of creating an additional residential parcel, so your comment letters for this case has likely changed.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
June 6, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CR2025-0008.

Attention: Emily Bunn
Emily.Bunn@canyoncounty.id.gov

Thank you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the map is an estimate. Percentages of soils are rounded to a whole number. In this correspondence I am referring to CR2025-0008 as CR2025-0008(1).

After reviewing your email, I looked at the correct parcel. Thank you for the remail.

CR2025-0008 is 25 percent irrigated Class. The Conservation District have no comments related to CR2025-0008(1)

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

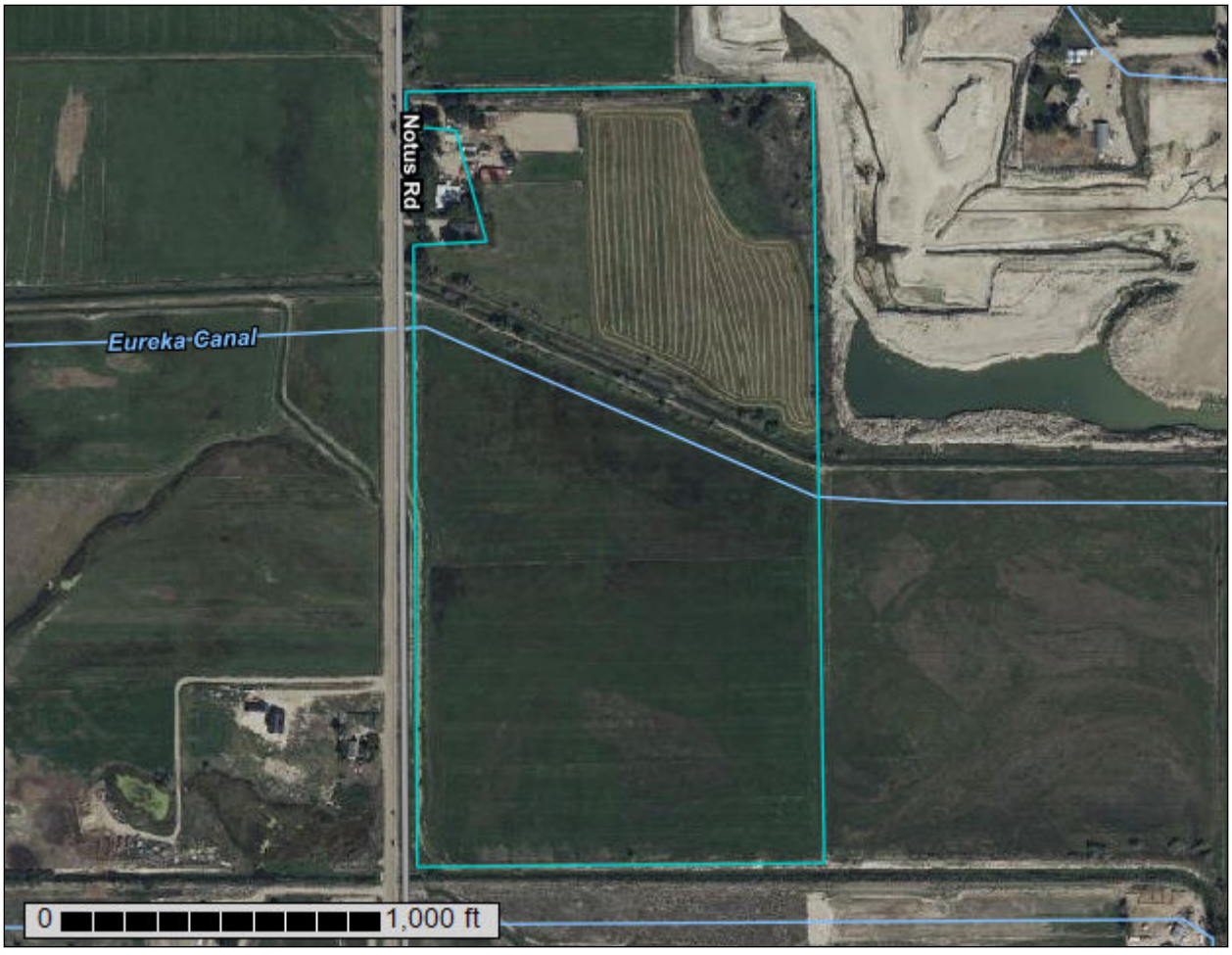
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

2025-0008(1)



June 4, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (2025-0008(1))

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

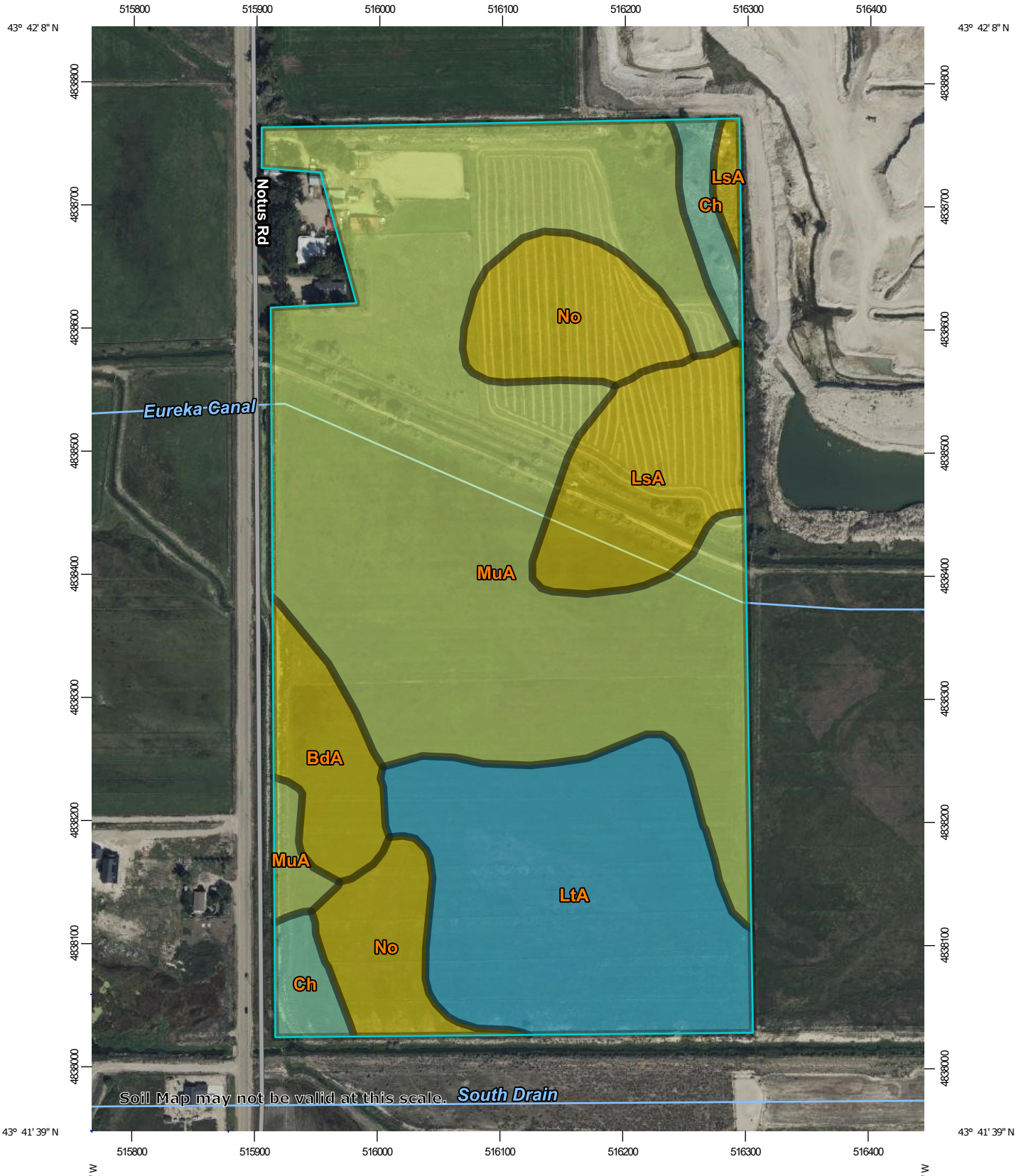
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Map—Irrigated Capability Class (2025-0008(1))



Map Scale: 1:4,370 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Soil Rating Lines

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Soil Rating Points

- Capability Class - 1
- Capability Class - 2
- Capability Class - 3
- Capability Class - 4
- Capability Class - 5
- Capability Class - 6
- Capability Class - 7
- Capability Class - 8
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 22, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (2025-0008(1))

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BdA	Baldock loam, 0 to 1 percent slopes	3	3.2	4.6%
Ch	Chance fine sandy loam	5	2.3	3.4%
LsA	Letha fine sandy loam, 0 to 1 percent slopes	3	6.4	9.2%
LtA	Letha fine sandy loam, strongly saline-alkali, 0 to 1 percent slopes	6	14.0	20.2%
MuA	Moulton fine sandy loam, saline, 0 to 1 percent slopes	4	36.2	52.1%
No	Notus soils	3	7.3	10.6%
Totals for Area of Interest			**69.5**	**100.0%**

Rating Options—Irrigated Capability Class (2025-0008(1))

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

J-U-B ENGINEERS, INC.

May 12, 2026

Canyon County Development Services Department
Attn: Emily Bunn, Principal Planner
111 North 11th Ave., Ste. 310
Caldwell, ID 83605
Phone: (208)454-6632
Email: emily.bunn@canyoncounty.id.gov

RE: Case Name: Andrews, Case Number: CR2025-0008, Parcel #: R36020

Dear Emily:

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Rezone Re-application submitted to GGHD in an email dated May 11, 2026. The subject parcel is located at 22692 Notus Rd, Caldwell and in a portion of the SW1/4 of the NE1/4 and NW1/4 of the SE1/4 of Section 10, T4N, R4W, BM, Canyon County, ID. A previous application for a Conditional Rezone and Comprehensive Map Amendment for the same property was submitted to GGHD for review February 17, 2026, with a review letter being sent by GGHD to the County February 17, 2026.

The re-application removes the original commercial zoning request and requests only a rezone of the northeast 15.302-acres (Parcel 3 in previous application) of Parcel #36020 (approximately 71.12 acres total) to "CR-R-R" (Conditional Rezone-Rural Residential) for the purpose of creating a residential parcel. The remaining 55.818 acres of the property is planned to stay under the agricultural zoning district. Parcel 3 would access Notus Rd through the north side of the remainder parcel in a 28' wide ingress/egress & utility easement.

Notus Rd is a **Minor Arterial** according to the GGHD's 2024 Functional Classification Map. Section 3061.020.A. Rural Roadway Driveway Spacing of the 2022 Association of Canyon County Highway District Highway Standards and Development Procedures (ACCHD Standards) ***does not allow new direct access*** for Minor Arterials.

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

1. Provide recorded easement(s) prepared by an Idaho registered licensed land surveyor in accordance with ACCHD Standards for access to Parcel 3 through the remainder parcel.
2. Section 3110.010 Traffic Impact Studies of the ACCHD Standards states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. If a project has special circumstances associated with it, the District may require a TIS even if the aforementioned criteria are not met. Based on the additional information provided and proposed use, **a TIS *is not* warranted**.
3. A site visit by GGHD representatives is required to address possible site distance issues, if any.

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

Respectfully,

Christopher S. Pettigrew, P.E.
Project Manager/Engineer, Transportation Services Group
Project Delivery Team Lead (Central)

CC: Bob Watkins, GGHD Director of Highways

Emily Bunn

From: Bob Watkins <bobw@gghd3.org>
Sent: Thursday, June 4, 2026 4:15 PM
To: Emily Bunn
Subject: RE: [External] RE: Agency Notice CR2025-0008 /

Emily, per our discussion we are fine with extending/widening the current access point. This would be a better option than adding an additional access nearby.

Best,

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Thursday, June 4, 2026 3:05 PM
To: Bob Watkins <bobw@gghd3.org>
Subject: RE: [External] RE: Agency Notice CR2025-0008 /

Hi Bob,

I have a hopefully a quick question on Parcel R36020. The property is currently utilizing a driveway found north of the property (see below, the red line shows the property line).

The applicants are proposing a 28’ easement that would be found immediately south of the northern property line. Due to this access point being very close to the one immediately north of their property, would they need to close the access point at the time they build a new house off of the road?

I also left you a voicemail in case you wanted to call me back instead or need additional context.



Sincerely,

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

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Wednesday
1pm – 5pm

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From: Christopher Pettigrew <cpettigrew@jub.com>
Sent: Tuesday, May 12, 2026 9:39 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Bob Watkins <bobw@gghd3.org>
Subject: RE: [External] RE: Agency Notice CR2025-0008 /

Hi Emily,

Attached is review response letter from GGHD for the subject application.

Please let us know if you have any questions.

Thank you,

CHRISTOPHER S. PETTIGREW, P.E.
Project Manager/Engineer
Transportation Services Group (TSG)
Project Delivery Team Lead (Central)

J-U-B ENGINEERS, Inc.
2760 W Excursion Ln, Ste 400
Meridian, ID 83642
e cpettigrew@jub.com
c 208-994-1575
p 208-376-7330
w jub.com

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, May 11, 2026 11:02 AM

To: Bob Watkins <bobw@gghd3.org>
Subject: FW: [External] RE: Agency Notice CR2025-0008 /

Hi Bob,

I know Christopher Pettigrew sent a comment letter on this project back in February, but the project has since changed to take out the commercial rezoning request. Would I be able to get an updated comment letter with just the focus on their current request? The link below takes you to the application.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
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Sent: Thursday, April 9, 2026 9:45 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0008 /

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Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

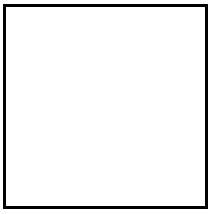
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Emily Bunn

From: Madelyn Vander Veen
Sent: Thursday, June 4, 2026 4:13 PM
To: Emily Bunn
Cc: Lucy Ostyn
Subject: R36020
Attachments: GIS_Address Request_Application.pdf

Hi Emily,

Regarding the unaddressed mobile home on this property, we have no information on it. It appears to have been there since before the ordinance and there is no record of an address. For emergency services purposes, secondary residences should have their own address per 07-14-25. I'm not sure if that code applies since the home was there prior to the code, but it would be beneficial for the property owner to apply for an address if the home is being lived in and remains in the same spot.

I also spoke with Lucy and it is legal nonconforming with the building code, but if it were to be moved to a new location on the property it would need to be permitted. We would assign an address as a part of that building permit.

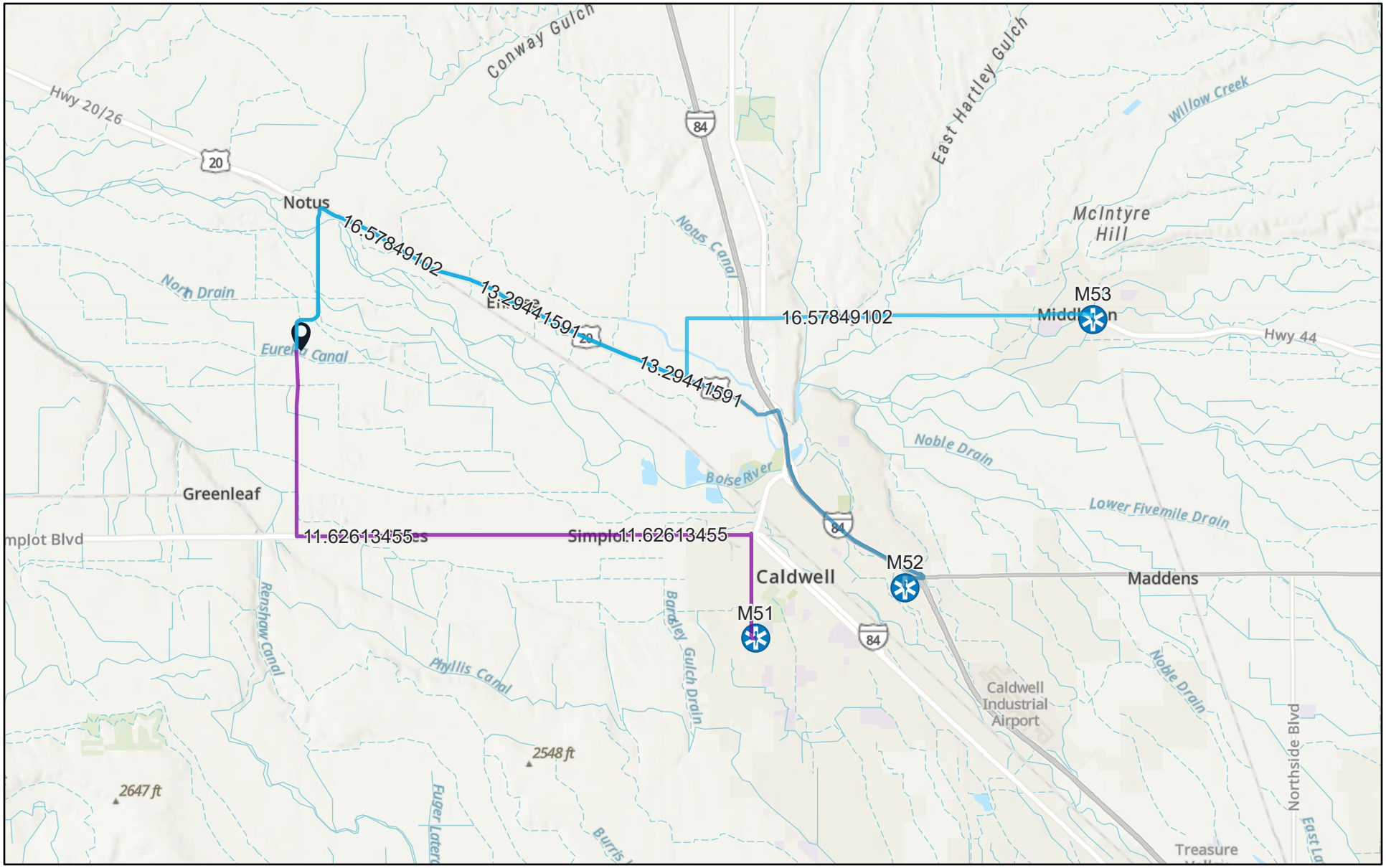


Thanks,

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

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.

R36020 Response Times



6/4/2026

1:139,103

0 0.75 1.5 3 mi

0 1.25 2.5 5 km

- Route 1 - 1 - 1
- Route 1 - 1 - 1
- Route 1 - 1 - 1
- M53 station
- M52 station
- M51 station
- R36020 Response Times
- World_Hillshade

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS

Emily Bunn

From: Tracy Golder
Sent: Monday, June 8, 2026 8:23 AM
To: Emily Bunn
Subject: Re: Parcel R36020

Hi Emily,

I apologize for the late response. This manufactured home is not declared as real property to date.

Tracy R Golder
Certified Rural Appraisal Supervisor
Canyon County Assessor Office
111 North 11th Ave, Ste. 250
Caldwell, ID 83605
tracy.golder@canyoncounty.id.gov
Direct Line: (208) 454-6656 Cell: (208) 299-4914

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, June 2, 2026 4:45 PM
To: Tracy Golder <Tracy.Golder@canyoncounty.id.gov>
Subject: Parcel R36020

Hello!

I am working on a case on Parcel R36020. I see there is a manufactured home on the property without an address. I was wondering if this manufactured home is considered real property or not?

Sincerely,

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

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

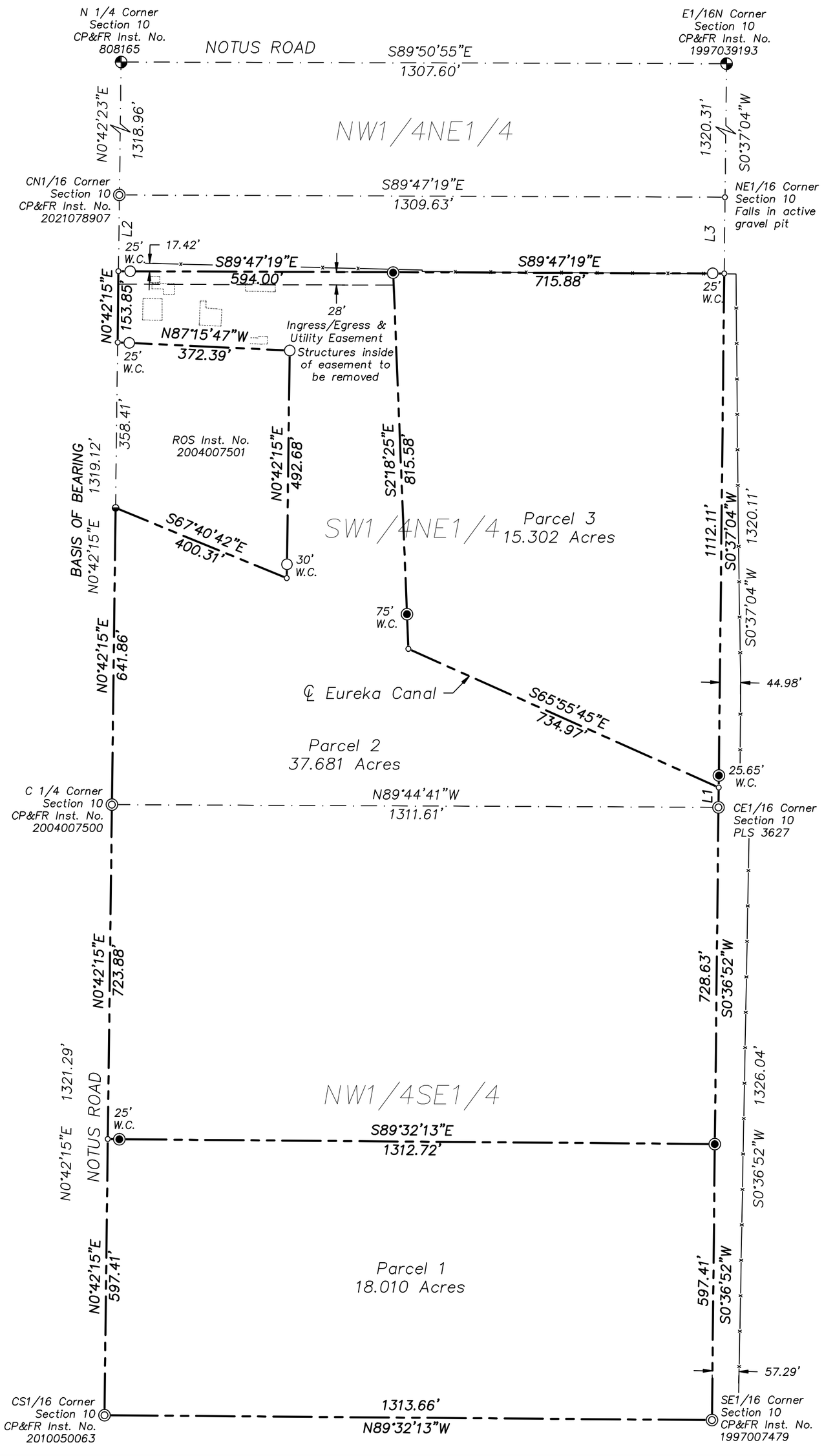
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RECORD OF SURVEY

A PORTION OF THE SW 1/4 NE 1/4 AND NW 1/4 SE 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

LINE TABLE

NO	BEARING	LENGTH
L1	S0°37'04"W	43.00'
L2	N0°42'15"E	165.00'
L3	S0°37'04"W	165.00'



N

Reference Surveys:
Inst. No. 2004007501
Inst. No. 2019048282
Inst. No. 1998039076
Inst. No. 1997008099
Inst. No. 2021048912

Reference Deed:
Inst. No. 2004008117

0' 200' 400'

Scale: 1" = 200'

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 24" REBAR – SET
- 1/2" REBAR – FOUND
- MAGNAIL & WASHER – SET
- CALCULATED POINT
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- FENCE LINE
- W.C. WITNESS CORNER

Surveyor's Narrative:
This survey was performed at the request of Sophie Scott to divide the parcel that is described in the referenced deed. Section control and existing property corners were located, verified with record data and held as shown. The position of the NE1/16 corner falls in an active gravel pit and it's position was calculated per ROS Inst. No. 2019048282. The parcel was then divided under the direction of the client. The basis of bearing for this survey was established by GNSS observations, projected to the Idaho State Plane Coordinate system, West Zone, NAD83 datum. All bearings shown are on grid azimuth and all distances are ground at project elevation.

CERTIFICATION

I, Zane Laufenberg, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55–1601 through 55–1612.

PROFESSIONAL LAND SURVEYOR LICENSED 9861662 8/14/25 STATE OF IDAHO ZANE LAUFENBERG

INDEX No. 444-10-2-4-0-00-00
INDEX No. 444-10-1-3-0-00-00

SURVEY FOR: SOPHIE SCOTT

Drawn By: ZCL
Date: Aug. 12, 2025
Surveyed By: ZCL
Job No. JN1525

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

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surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

August 14, 2025

Land Description for
Sophie Scott
Job No. JN1525

Parcel 1

This parcel is a portion of the NW ¼ SE ¼ of Section 10 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northwest corner of said NW ¼ SE ¼, (C ¼ Corner of Section 10), a found 5/8 inch diameter rebar;

thence South 00°42'15" West along the West boundary of the NW ¼ SE ¼ a distance of 723.88 feet to the **TRUE POINT OF BEGINNING**, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South 89°32'13" East a distance of 25.00 feet;

thence South 89°32'13" East, parallel with the South boundary of the NW ¼ SE ¼, a distance of 1312.72 feet to a point on the East boundary of the NW ¼ SE ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 00°36'52" West along said East boundary a distance of 597.41 feet to the Southeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 89°32'13" West along the South boundary of the NW ¼ SE ¼ a distance of 1313.66 feet to the Southwest corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 00°42'15" East along the West boundary of the NW ¼ SE ¼ a distance of 597.41 feet to the **TRUE POINT OF BEGINNING**, said parcel being 18.010 acres more or less, and being subject to any and all easements and rights of way of record or implied.



Skinner
Land Survey
17842 Sand Hollow Rd.
Caldwell, Idaho 83607
(208)454-0933
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surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

August 14, 2025

Land Description for
Sophie Scott
Job No. JN1525

Parcel 2

This parcel is a portion of the NW ¼ SE ¼ and of the SW ¼ NE ¼ of Section 10 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said SW ¼ NE ¼, (C ¼ Corner of Section 10), a found 5/8 inch diameter rebar;

thence North 00°42'15" East along the West boundary of the SW ¼ NE ¼ a distance of 641.86 feet to a magnail set with an aluminum washer stamped P.L.S. 9861662;

thence South 67°40'42" East a distance of 400.31 feet to a point witnessed by a found ½ inch diameter rebar bearing North 00°42'15" East a distance of 30.00 feet;

thence North 00°42'15" East, parallel with the West boundary of the SW ¼ NE ¼, a distance of 492.68 feet to a found ½ inch diameter rebar;

thence North 87°15'47" West a distance of 372.39 feet to a point on the West boundary of the SW ¼ NE ¼, witnessed by a found ½ inch diameter rebar bearing South 87°15'47" East a distance of 25.00 feet;

thence North 00°42'15" East along said West boundary a distance of 153.85 feet to a point that is 165.00 feet South of the Northwest corner of the SW ¼ NE ¼, witnessed by a found ½ inch diameter rebar bearing South 89°47'19" East a distance of 25.00 feet;

thence South 89°47'19" East, parallel with the North boundary of the SW ¼ NE ¼, a distance of 594.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 2°18'25" East a distance of 815.59 feet to a point on the centerline of Eureka Canal witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 2°18'25" West a distance of 75.00 feet;

thence South 65°55'45" East along said centerline a distance of 734.97 feet to a point on the East boundary of the SW ¼ NE ¼, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 00°37'04" East a distance of 25.65 feet;

thence South 00°37'04" West along said East boundary a distance of 43.00 feet to the Northeast corner of the NW ¼ SE ¼, a found 5/8 inch diameter rebar;

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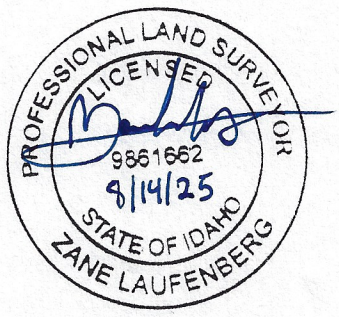
Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

Scott Legal Description
Parcel 2, Page 2 of 2

thence South 00°36'52" West along the East boundary of the NW ¼ SE ¼ a distance of 728.63 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence North 89°32'13" West, parallel with the South boundary of the NW ¼ SE ¼, a distance of 1312.72 feet to a point on the West boundary of the NW ¼ SE ¼, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing South 89°32'13" East a distance of 25.00 feet;

thence North 00°42'15" East along said West boundary a distance of 723.88 feet to the **TRUE POINT OF BEGINNING,** said parcel being 37.681 acres more or less, and being subject to any and all easements and rights of way of record or implied.



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Thomas J. Wellard, PLS
Rodney Clark, PE
Zane Laufenberg, PLS

August 14, 2025

Land Description for
Sophie Scott
Job No. JN1525

Parcel 3

This parcel is a portion of the SW ¼ NE ¼ of Section 10 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼ NE ¼, (C ¼ Corner of Section 10), a found 5/8 inch diameter rebar;

thence South 89°44'41" East along the South boundary of the SW ¼ NE ¼ a distance of 1311.61 feet to the Southeast corner of the SW ¼ NE ¼, a found 5/8 inch diameter rebar;

thence North 00°37'04" East along the East boundary of the SW ¼ NE ¼ a distance of 43.00 feet to the **TRUE POINT OF BEGINNING,** a point on the centerline of Eureka Canal witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 00°37'04" East a distance of 25.65 feet;

thence North 65°55'45" West along said centerline a distance of 734.97 feet to a point witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662 bearing North 2°18'25" West a distance of 75.00 feet;

thence leaving said centerline bearing North 2°18'25" West a distance of 815.58 feet to a point on a line that is 165.00 feet south of and parallel with the North boundary of the SW ¼ NE ¼, a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 89°47'19" East along said parallel line a distance of 715.88 feet to a point on the East boundary of the SW ¼ NE ¼, witnessed by a found ½ inch diameter rebar bearing North 89°47'19" West a distance of 25.00 feet;

thence South 00°37'04" West along said East boundary a distance of 1112.11 feet to the **TRUE POINT OF BEGINNING**, said parcel being 15.302 acres more or less, and being subject to any and all easements and rights of way of record or implied.



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Rodney Clark, PE
Zane Laufenberg, PLS

August 14, 2025

Land Description for
Sophie Scott
Job No. JN1525

28.00 Foot Ingress/Egress & Utility Easement

This easement lies in the SW ¼ NE ¼ of Section 10 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of said SW ¼ NE ¼, (C ¼ Corner of Section 10), a found 5/8 inch diameter rebar;

thence North 00°42'15" East along the West boundary of the SW ¼ NE ¼ a distance of 1126.12 feet to the **TRUE POINT OF BEGINNING**;

thence continuing North 00°42'15" East along said West boundary a distance of 28.00 feet to a point that is 165.00 feet South of the Northwest corner of the SW ¼ NE ¼, witnessed by a found ½ inch diameter rebar bearing South 89°47'19" East a distance of 25.00 feet;

thence South 89°47'19" East, parallel with the North boundary of the SW ¼ NE ¼, a distance of 594.00 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 9861662;

thence South 2°18'25" East a distance of 28.03 feet;

thence North 89°47'19" West, parallel with the North boundary of the SW ¼ NE ¼, a distance of 595.47 feet to the **TRUE POINT OF BEGINNING,** said easement being subject to any and all easements and rights of way of record or implied.

