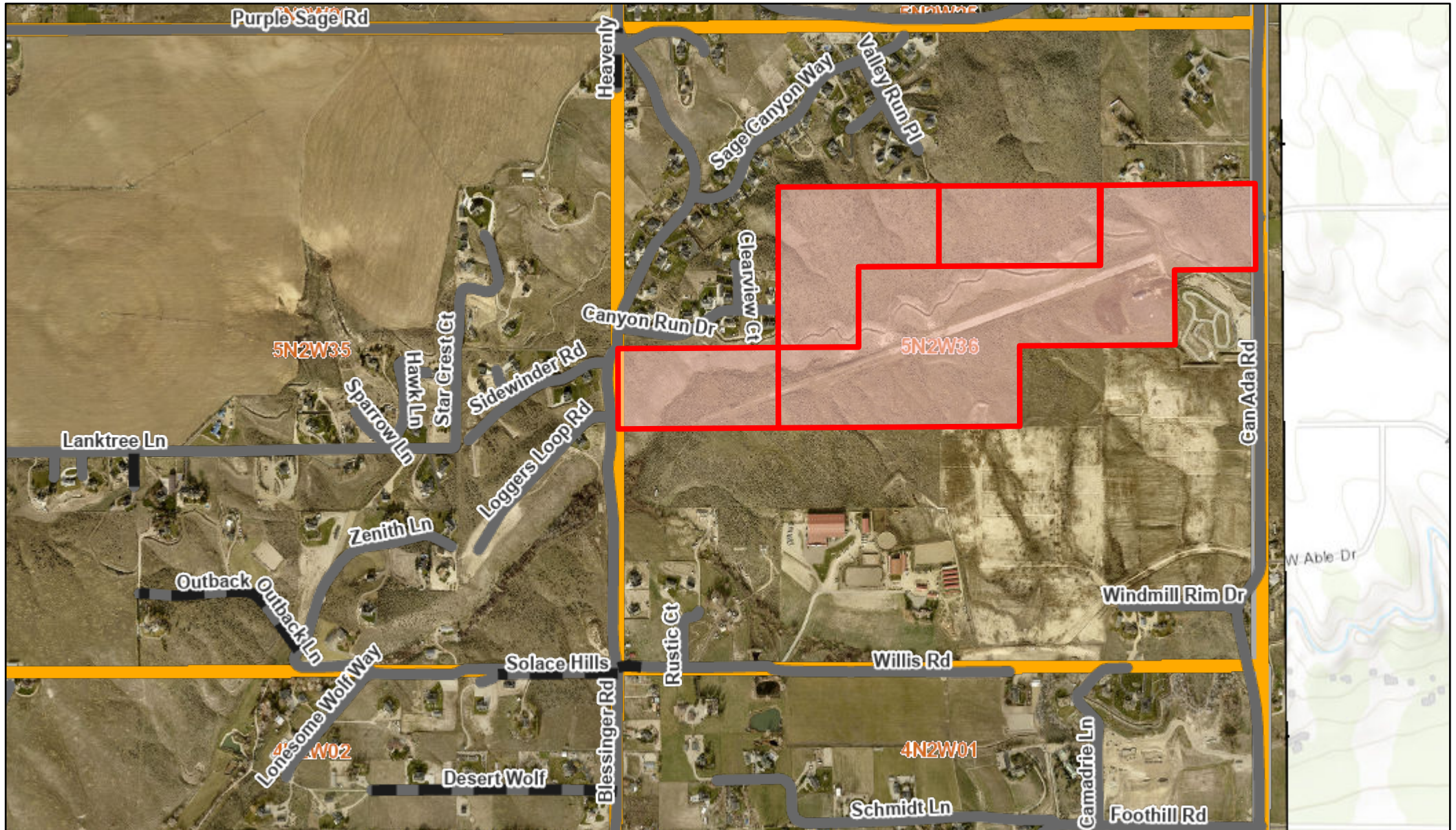


# Canyon County, ID Web Map

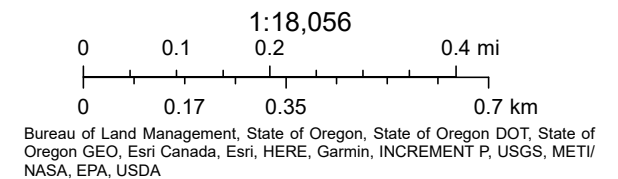


9/3/2026, 8:09:33 AM

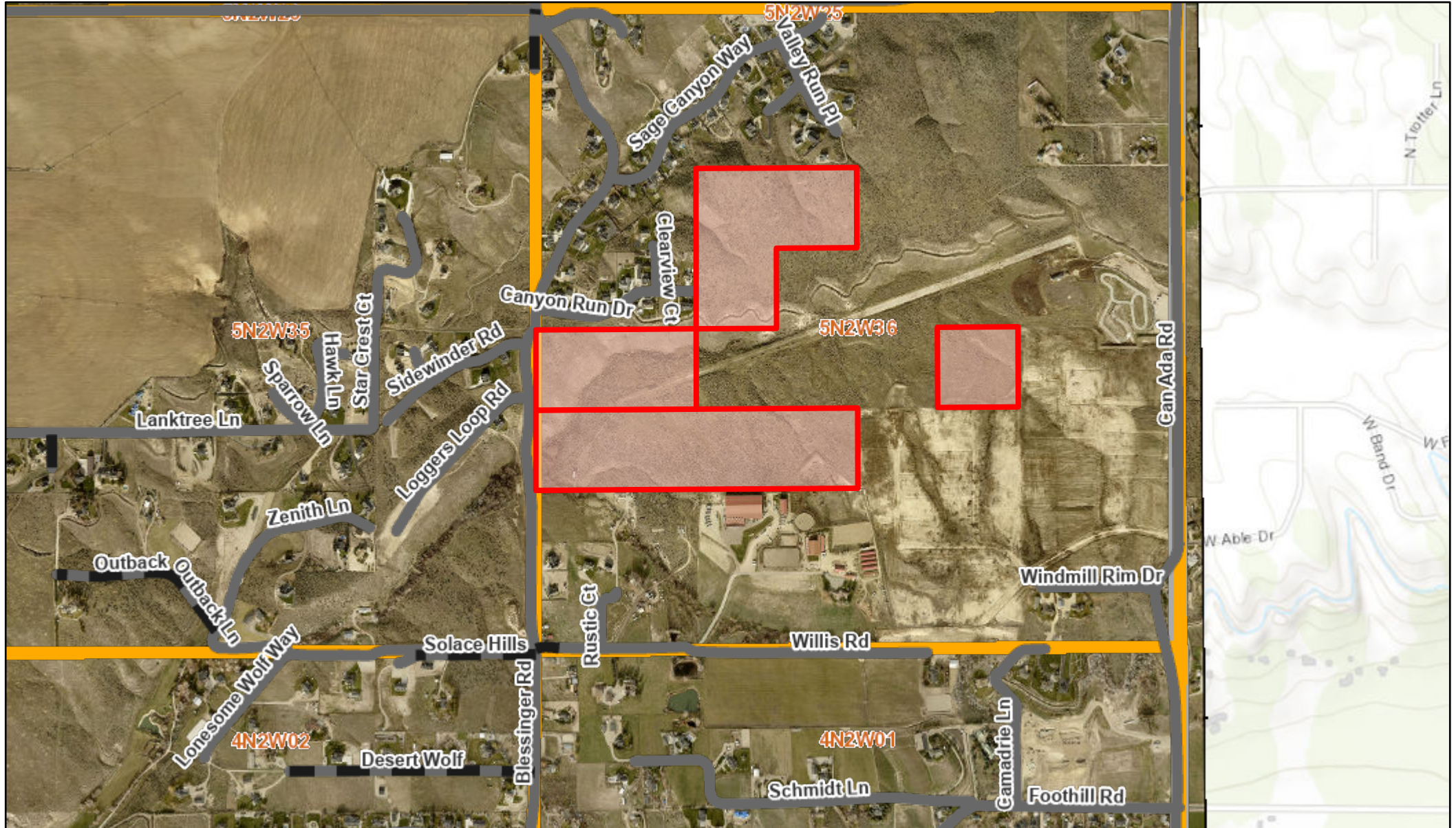
- Multiple Parcel Search\_Query result
- CanyonCountyRoads
- Roads
- CC\_PrivateRoads

- County Boundary
- Current Impact Area
- City Limits
- Sections

- Imagery\_2025\_2026
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



# Canyon County, ID Web Map



9/3/2026, 8:13:53 AM

  Multiple Parcel Search \_Query result

CanyonCountyRoads

Roads

CC\_PrivateRoads

  County Boundary

  Current Impact Area

  City Limits

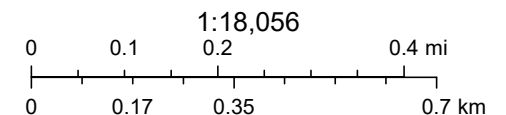
  Sections

Imagery\_2025\_2026

Red: Band\_1

Green: Band\_2

Blue: Band\_3



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



## ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

|                                                                                                                                                                                                                                                              |                                                  |                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------|
| <b>PROPERTY OWNER</b>                                                                                                                                                                                                                                        | OWNER NAME: Brian Burnett, RBB, Inc.             |                   |
|                                                                                                                                                                                                                                                              | MAILING ADDRESS: 2205 Mace Road, Eagle, ID 83616 |                   |
|                                                                                                                                                                                                                                                              | PHONE: [REDACTED]                                | EMAIL: [REDACTED] |
| I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. |                                                  |                   |
| Signature: <u>[Signature]</u> Date: 08/19/2026 MDT<br>Signer ID: T4FPR7YD12...                                                                                                                                                                               |                                                  |                   |

|                                                                        |                                                           |                   |
|------------------------------------------------------------------------|-----------------------------------------------------------|-------------------|
| <b>APPLICANT:<br/>IF DIFFERING<br/>FROM THE<br/>PROPERTY<br/>OWNER</b> | APPLICANT NAME: Mary Wall                                 |                   |
|                                                                        | COMPANY NAME: Professional Engineering Services           |                   |
|                                                                        | MAILING ADDRESS: 5636 N. Portsmouth Ave., Boise, ID 83714 |                   |
|                                                                        | PHONE: [REDACTED]                                         | EMAIL: [REDACTED] |

|                  |                                                                               |                                                                                   |
|------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>SITE INFO</b> | STREET ADDRESS: 24005 Can Ada Road , <i>Star</i>                              |                                                                                   |
|                  | PARCEL NUMBER: 37628000, 37629001, 37629023, 37629022, 37629021, and 37629005 |                                                                                   |
|                  | PARCEL SIZE: 210 acres                                                        |                                                                                   |
|                  | CHECK THE APPLICABLE APPLICATION TYPE:                                        |                                                                                   |
|                  | <input type="checkbox"/> REZONE                                               | <input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT |
|                  | CURRENT ZONING: Ag                                                            | PROPOSED ZONING: Conditional R-1                                                  |
|                  | FLOOD ZONE (YES/NO) No                                                        | ZONING DISTRICT: Residential                                                      |

### FOR DSD STAFF COMPLETION ONLY:

|              |             |                  |                                     |
|--------------|-------------|------------------|-------------------------------------|
| CASE NUMBER  | CR2026-0014 | DATE RECEIVED:   | 8/21/26                             |
| RECEIVED BY: | Alewter     | APPLICATION FEE: | \$10,400                            |
|              |             | CK MO CC CASH    | <input checked="" type="checkbox"/> |

Conditional Rezone \$1250  
>10 acres \$1000 per acre  
Development Agreement \$500  
Notifications \$1000  
Case Maps \$50

pt. 9-2-26

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT  
111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605  
[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) - Phone: 208-402-4164  
Revised 3/21/23



# ZONING AMENDMENT

## PUBLIC HEARING - CHECKLIST

### Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

**Check the applicable application type:**

☐ Rezone

☒ Conditional Rezone with Development Agreement

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         |       |
| Letter of Intent (see standards on next page)                                                                                                          | x         |       |
| Land Use Worksheet                                                                                                                                     | x         |       |
| Neighborhood Meeting form was completed and signed                                                                                                     | x         |       |
| Completed Agency Acknowledgement form including:                                                                                                       |           |       |
| Southwest District Health                                                                                                                              | x         |       |
| Irrigation District     Subject property NOT in an irrigation district.                                                                                | x         |       |
| Fire District                                                                                                                                          | x         |       |
| Highway District/Idaho Transportation Dept                                                                                                             | x         |       |
| Area of City Impact (If applicable)     Star                                                                                                           | x         |       |
| Conditional Rezone:                                                                                                                                    |           |       |
| Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)                                             | x         |       |
| Deed or evidence of property interest to the subject property                                                                                          | x         |       |
| Fee: <b>Rezone: Per Adopted Fee Schedule</b><br><b>Conditional Rezone: Per Adopted Fee Schedule</b><br><b>Text Amendment: Per Adopted Fee Schedule</b> |           |       |
| **Fees are non-refundable**                                                                                                                            |           |       |

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

### REZONE OPTION:

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

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

Applicant/Owner: \_\_\_\_\_ NA \_\_\_\_\_ Date \_\_\_\_\_

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

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☒ Centralized Public Water System ☐ City  
This application is for rezone only.  
☒ N/A – Explain why this is not applicable: Future proposed development to have community water system  
☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
This application is for rezone only. Future proposed  
☒ N/A – Explain why this is not applicable: development will propose individual septic systems.

3. **IRRIGATION WATER PROVIDED VIA:**  
☐ Surface ☐ Irrigation Well ☒ None This property does not currently have any irrigation water rights.

4. **IF IRRIGATED, PROPOSED IRRIGATION:**  
☐ Pressurized ☐ Gravity

5. **ACCESS:**  
☒ Frontage ☒ Easement Easement width 60' Inst. # ROS 2024-002283

6. **INTERNAL ROADS:** None proposed with this application. Future roads to be public.  
☒ Public ☐ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)  
Type: \_\_\_\_\_ Height: \_\_\_\_\_

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☒ Ponds ☒ Borrow Ditches  
☐ Other: \_\_\_\_\_

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)  
None

## RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:** None requested with this application. Proposed future use is residential with approx 101 residential lots proposed.

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

2. **FIRE SUPPRESSION:** Not addressed with this application. Future suppression is proposed through ground water rights.

☐ Water supply source: \_\_\_\_\_

3. **INCLUDED IN YOUR PROPOSED PLAN?**

Future subdivision would have roads meeting Highway District 4 standards for a local road section.

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

## NON-RESIDENTIAL USES

**Not Applicable.**

1. **SPECIFIC USE:** \_\_\_\_\_

2. **DAYS AND HOURS OF OPERATION:**

☐ Monday \_\_\_\_\_ to \_\_\_\_\_  
☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_  
☐ Thursday \_\_\_\_\_ to \_\_\_\_\_  
☐ Friday \_\_\_\_\_ to \_\_\_\_\_  
☐ Saturday \_\_\_\_\_ to \_\_\_\_\_  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

3. **WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? \_\_\_\_\_ ☐ No

4. **WILL YOU HAVE A SIGN?** ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

5. **PARKING AND LOADING:**

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

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

**ANIMAL CARE-RELATED USES**

1. **MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

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: \_\_\_\_\_

# Signature Certificate



Envelope Ref:b3be2f3a0045f5f0dff25d9436717991f644266e

Envelope

Randy Wall

Created

19 Aug 2026, 11:24:49, MDT

Accepted

19 Aug 2026, 12:35:58, MDT

## Document Details:



Name

CanyonRimMasterAppWorksheet\_20260726

App

Doc ID

b2fc166e5799bdfa94b58814a77ab2208c872f59b451f8ab6c9f3ef6eec066e6

Document Document ID

4

## Document Signed By:

Name

Robert Burnett

Image



Signature ID

T4FPR7YD12...

ID

2600:100e:b33f:cce9:a8b3:883f:ae05:c087

Location

SOUTH SALT LAKE, UT (US)

Date

19 Aug 2026, 12:35:58, MDT

Signature

eSignature Consent Accepted

Document ID

Email

Signer ID: T4FPR7YD12...

## Document History:

Created by Randy Wall

Randy Wall created this envelope on 19 Aug 2026, 11:24:49, MDT

Invitation sent

Invitation sent to Robert Burnett on 19 Aug 2026, 11:25:40, MDT

Invitation accepted

Invitation accepted by Robert Burnett on 19 Aug 2026, 12:35:49, MDT

Signed by Robert Burnett

Robert Burnett signed this Envelope on 19 Aug 2026, 12:35:58, MDT

Document(s)

Document(s) successfully executed on 19 Aug 2026, 12:35:58, MDT

Link emailed to [Redacted]

Link emailed to [Redacted]

Link emailed to [Redacted]

Link emailed to [Redacted]



**PROFESSIONAL  
ENGINEERING  
SERVICES**

August 21, 2026

Debbie Root, Principal Planner  
Canyon County Development Services  
111 N. 11th Avenue, Room 311  
Caldwell, ID 83605

**Re:** Canyon Rim Subdivision — Letter of Intent  
Conditional Rezone from Agricultural (A) to R-1 (Single-Family Residential)  
24005 Can Ada Road, Star, Idaho · ±210 acres, Canyon County  
Assessor's Parcel Nos.: R37628000, R37629001, R37629005, R37629021, R37629022,  
R37629023

Dear Ms. Root:

Please accept this Letter of Intent in support of the above-referenced application by RBB, LLC to conditionally rezone the subject property from Agricultural (A) to R-1 (Single-Family Residential). The following sections address the Land Use Worksheet, existing and proposed use, anticipated impacts, and consistency with the Canyon County Comprehensive Plan, in accordance with the County's Letter of Intent submittal standards.

### 1) Project Overview

The applicant, RBB, LLC, requests a conditional rezone of approximately 210 acres located at 24005 Can Ada Road, Star, Idaho, from the Agricultural ("A") zoning designation to R-1 (Single-Family Residential). The R-1 district promotes and enhances predominantly single-family living areas at a low-density standard. The application is submitted as a **conditional rezone** establishing a minimum parcel size of 1.5 acres, consistent with the rural residential development pattern surrounding the property.

The property is currently vacant. As shown on the preliminary layout prepared by Professional Engineering Services, the concept comprises 96 residential lots at a gross density of 0.46 dwelling units per acre (0.50 dwelling units per acre net when including open space) and an average lot size of approximately 1.66 acres, with 29.5 acres (14.1%) of open space.

## 2) Description of Existing Use

The subject property totals approximately 210 acres across six parcels (Assessor's Parcel Nos. R37628000, R37629001, R37629005, R37629021, R37629022, and R37629023) located at 24005 Can Ada Road, Star, Idaho. The site is currently zoned Agricultural (A). The property includes an existing abandoned residence and an old airstrip, but is otherwise vacant and undeveloped, with no active agricultural operations or irrigation infrastructure. The property has no irrigation water rights and has not been farmed as irrigated cropland. Topographically, the site includes a natural steep bench/ridge corridor unsuitable for cultivation, which is crossed by an existing trail. The property has legal frontage on Can Ada Road and benefits from a recorded 60-foot access easement (Inst. No. ROS 2024-002283). Aside from the abandoned residence and old airstrip, no internal roads or public improvements currently exist on the site, and there are no known sources of surface water (creeks, ditches, canals, or lake) on or near the property.

## 3) Description of Proposed Use

This application seeks a conditional rezone from Agricultural (A) to R-1 (Single-Family Residential); it does not itself authorize construction, platting, or site development. Consistent with the accompanying Land Use Worksheet, the following describes the general parameters anticipated for future development of the site under the requested R-1 designation:

**Domestic Water:** Not applicable to this rezone application. Future development is anticipated to be served by a centralized community well and distribution system, except for two lots along Blessinger Road that will be served by individual on-site wells with a shared driveway access.

**Sewer (Wastewater):** Not applicable to this rezone application. Future development will propose individual on-site septic systems for each lot.

**Irrigation Water:** None currently. The property has no existing irrigation water rights; any future irrigation on the property would be provided through new groundwater rights.

**Access:** The property has existing frontage on Can Ada Road together with a recorded 60-foot access easement (Inst. No. ROS 2024-002283). Future access is also planned from Blessinger Road and Canyon Run Drive, providing a minimum of two connections to existing public roads for fire-safety and highway district purposes.

**Internal Roads:** No internal roads are proposed with this rezone application. Future internal roads associated with the subdivision will be public roads constructed to Canyon Highway District No. 4 standards for a local road section.

**Stormwater:** Stormwater will be retained on site through a combination of detention ponds and borrow ditches.

**Surface Water:** There are no sources of surface water (creeks, ditches, canals, or lake) on or near the property.

**Residential Uses:** No lots are requested with this rezone application. The future proposed use is residential, with approximately 96 lots depicted on the preliminary concept plan at a gross density of 0.46 dwelling units per acre (0.50 dwelling units per acre net when including open space) and an average lot size of approximately 1.66 acres.

**Fire Suppression:** Not addressed with this rezone application. Fire suppression for future development is proposed through groundwater rights.

**Subdivision Improvements:** Sidewalks, curbs, gutters, and street lights are not proposed with this application; future subdivision roads will meet Canyon Highway District No. 4 standards for a local road section.

**Non-Residential / Animal Care-Related Uses:** Not applicable. No non-residential or animal care-related uses are proposed.

#### 4) Expected Impacts and Traffic of Future Development

While this application is limited to a rezone and does not itself generate development impacts, the following describes the anticipated impacts of the future residential subdivision contemplated under the requested R-1 designation, to inform the County's review.

**Traffic:** At a planning level, single-family detached residential development of this type generates on the order of 9–10 average daily vehicle trips per dwelling unit (per the Institute of Transportation Engineers' Trip Generation reference for single-family detached housing). Applied to the approximately 96 lots depicted on the preliminary concept plan, the future subdivision would be expected to generate roughly 850–950 average daily trips at full build-out. These trips would be distributed across at least three access points — Can Ada Road, Blessinger Road, and Canyon Run Drive — reducing concentration at any single intersection. All internal and connecting roads will be constructed to Canyon Highway District No. 4 standards, and the applicant will coordinate with the Highway District regarding any additional traffic analysis or road improvements required at the time of preliminary plat. These figures are planning-level estimates only; a detailed traffic impact study, if required by Canyon Highway District No. 4, will be prepared at the time of preliminary plat application.

**Schools, Emergency Services, and Utilities:** The low gross density (0.46 dwelling units per acre) and rural residential character of the surrounding area are expected to result in a gradual, incremental impact on school enrollment and fire/emergency response services consistent with similar rural subdivisions in the area. Domestic water and fire suppression are proposed through a community well/groundwater system, and wastewater will be handled through individual on-site

septic systems, avoiding the need for extension of centralized sewer infrastructure. Stormwater generated by the future development will be retained on site via ponds and borrow ditches, minimizing off-site drainage impacts.

**Agricultural and Environmental Impacts:** Because the property has no irrigation water rights and carries only Class 6 non-irrigated soils, the proposed rezone and future residential use will not displace productive irrigated farmland or interfere with surrounding agricultural operations. Preservation of open space on the site's natural ridge corridor (see Section 7, Proposed Conditions of Approval) further reduces the development footprint and preserves a rough trail that will be developed into a community trail amenity.

## 5) Consistency with the Comprehensive Plan

The proposed rezone is consistent with multiple goals and policies of the Canyon County "Growing Together Comprehensive Plan 2030," including but not limited to the following:

**i) Land Use and Community Design Policy P4.05.02** – "Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area." Per the USDA-NRCS Web Soil Survey for the property, every soil map unit carries a non-irrigated Land Capability Classification of Class 6 — well within the "Class 4 or higher" range the Comprehensive Plan identifies as appropriate for non-agricultural development. Because the property carries no irrigation water rights, the more favorable irrigated classifications are not attainable, and the non-irrigated Class 6 rating governs. The proposed residential development will not interfere with viable agricultural operations because these soils cannot support such operations without irrigation that is unavailable to this property.

**ii) Land Use and Community Design Policy P4.02.01** – "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses." The property is currently vacant, has no irrigation water rights, and has never been used as irrigated agricultural land. Per the updated USDA-NRCS Web Soil Survey for the ±212.7-acre area of interest, approximately 33.2% of the land is classified outright as "not prime farmland," roughly 66.1% qualifies as "prime farmland" or "farmland of statewide importance" only "if irrigated," and the remaining 0.7% is a small water feature carrying no farmland classification. Because the property has no water rights, none of the irrigation-dependent soils achieve prime or statewide-importance status as the land actually exists today. These site characteristics support a low-density residential intensity over a continued agricultural designation.

**iii) Land Use and Community Design Policy P4.01.01** – "Maintain a balance between residential growth and agriculture that protects the rural character." The proposed 1.5-acre minimum parcel size (1.66-acre average) is consistent with the surrounding rural residential pattern, where most adjacent land consists of parcels generally ranging from 1 to 3 acres including an approved

development to the southeast. The rezone extends the established low-density character of the area rather than introducing an incompatible use or intensity.

**iv) Land Use and Community Design Policy P4.03.02** – “Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.” With adjacent parcels between 1 and 3 acres, a residential subdivision at a 1.5-acre minimum and 1.66-acre average is a natural continuation of the existing pattern and avoids fragmenting the surrounding land uses.

**v) Land Use and Community Design Policy P4.04.02** – “Align planning efforts in areas of city impact.” The property lies within the Area of City Impact for the City of Star. While there is no current path to annexation, a low-density residential designation aligns County land use planning with the city’s designated growth area and represents a more appropriate long-term designation than agriculture for this non-irrigated ground. The applicant further proposes to connect to the Star Sewer and Water District system if and when service becomes available.

**vi) Land Use and Community Design Policy P4.06.02** – “Encourage development design that accommodates topography and promotes conservation of agricultural land.” The property’s topography includes slopes that make cultivation impractical and is better suited to residential lots. The concept plan preserves 29.5 acres (14.1%) of open space, focused on a natural steep bench that is unsuitable for both residential building and agriculture. By retaining this area as open space, an existing trail across the bench is preserved as a community amenity, accommodating the site’s topography while directing residential growth to the more developable portions of the property.

**vii) Population Goal G2.02.00** – “Promote housing, business, and service types needed to meet the demand of the future and existing population.” Canyon County is among the fastest-growing areas in Idaho. The proposed rezone provides needed housing in a location that does not sacrifice viable farmland, at a low density that respects the surrounding rural character.

**viii) Land Use and Community Design Goal G4.04.00** – “Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County’s agricultural and rural character.” The property’s location within the Star Area of City Impact makes it an appropriate area for residential growth around an existing community, while the 1.5-acre minimum and 14.1% open space preserve the rural character of the surrounding area.

**ix) Property Rights Policy P1.01.03** – “Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.” Retaining an agricultural designation on land with no irrigation water rights, poor (Class 6 non-irrigated) soils, and topography unsuited to farming would impose an agricultural use the land cannot practically support. The R-1 rezone reflects the land’s realistic and appropriate use.

## 6) Concept Plan (Conditional Rezone)

The proposed development is a single-family residential subdivision governed by the following concept parameters, as depicted on the preliminary site plan prepared by Professional Engineering Services (dated 06/29/26):

- Zoning requested: R-1 (Single-Family Residential), conditional.
- Conditional minimum parcel size: 1.5 acres; average lot size approximately 1.66 acres.
- Total acreage:  $\pm 210$  acres. Buildable lots: 96. Gross density: 0.46 dwelling units per acre (0.50 dwelling units per acre net of open space).
- Open space: 29.5 acres (14.1%), focused on a natural ridge corridor (a steep bench unsuitable for building or agriculture) that preserves an existing trail as a community amenity.
- Wastewater: each lot served by an on-site (private) septic disposal system.
- Domestic water: community well and distribution system, with connection to the Star Sewer and Water District system if and when service becomes available.
- Access: planned from Can Ada Road, Blessinger Road, and Canyon Run Drive. All internal roads shall be constructed to Canyon Highway District No. 4 standards, with right-of-way dedicated to the highway district. A minimum of two accesses to existing public roads will be provided to meet fire-safety and highway district requirements.

## 7) Proposed Conditions of Approval

To promote compatibility with the surrounding area and consistency with the Comprehensive Plan, the applicant proposes the following conditions of approval:

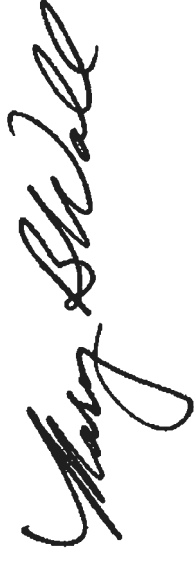
1. Minimum parcel size shall be no less than 1.5 acres.
2. Development shall comply with all R-1 dimensional standards, including setbacks and building height, under the Canyon County Zoning Ordinance.
3. Each lot shall be served by an approved individual on-site septic system meeting Southwest District Health standards.
4. Domestic water shall be provided by a community well and distribution system meeting Idaho DEQ standards, or with connection to the Star Sewer and Water District system if service becomes available.
5. A minimum of 9% of the gross site area shall be preserved as open space, including the natural ridge corridor, establishing a floor below the approximately 14.1% ( $\pm 29.5$  acres) currently depicted on the preliminary concept plan to allow for engineering refinement prior to final platting.

AUGUST 21, 2026  
DEBBIE ROOT  
SHEET 7 OF 7

6. Road improvements shall be made in accordance with the requirements of Canyon Highway District No. 4, and a minimum of two accesses to existing public roads shall be provided for the proposed subdivision.

Thank you for your consideration of this application. Please let us know if you have any questions or need additional information to process this request.

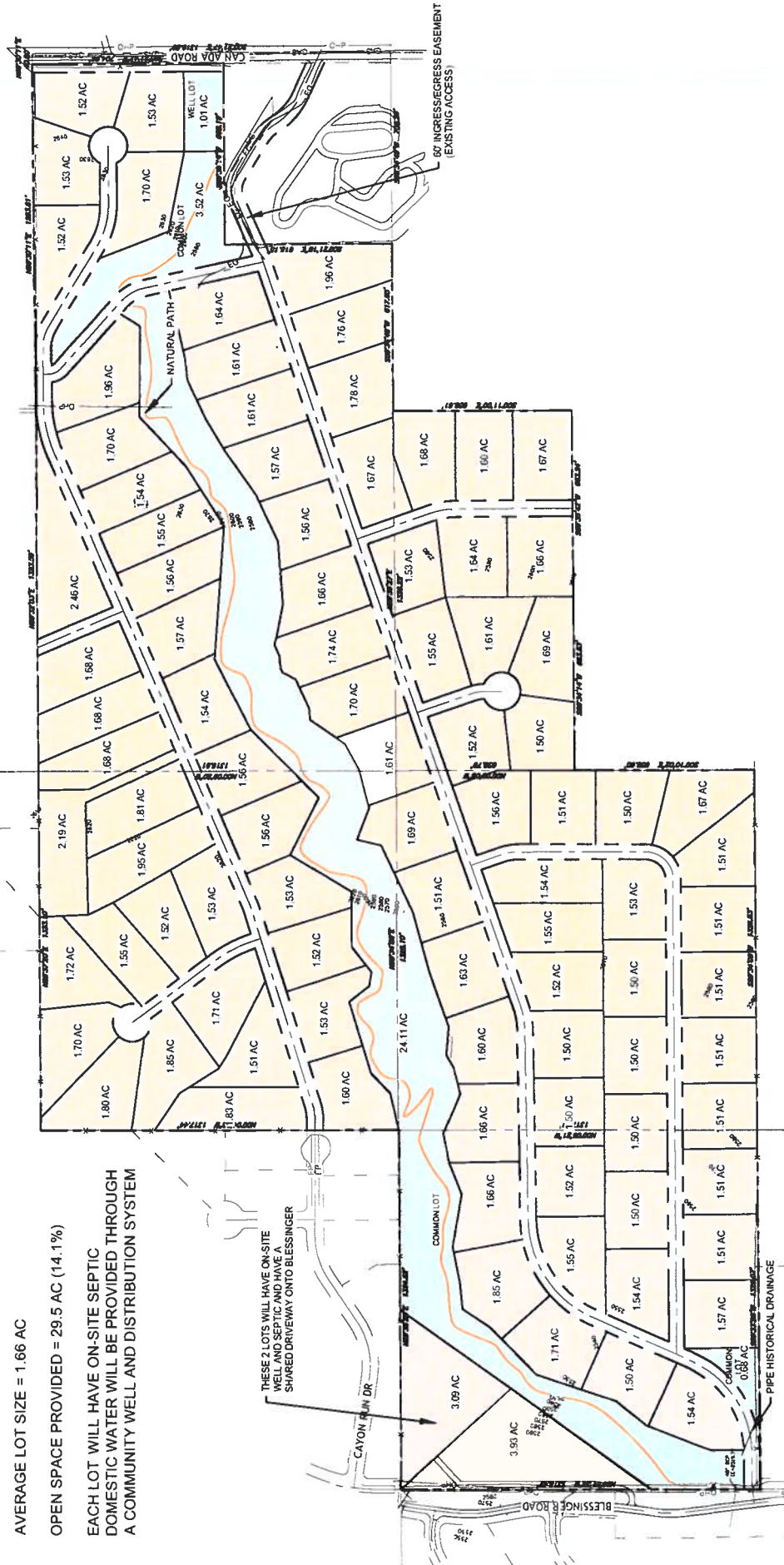
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Mary B. Wall". The signature is written in a cursive, flowing style with a large loop at the end.

Mary B. Wall, PE  
Principal

## SITE INFORMATION

±209.8 TOTAL ACRES  
EXISTING ZONING: AG (CANYON COUNTY)  
  
PROPOSED ZONING: R-1 (CONDITIONAL)  
(AVG MIN LOT SIZE OF 1 ACRE)  
  
BUILDABLE LOTS: 96 (159.8 ACRES)  
GROSS DENSITY = 0.46 DU/AC  
NET DENSITY (WITH OPEN SPACE) = 0.50 DU/AC  
NET DENSITY (W/OUT OPEN SPACE) = 0.60 DU/AC  
  
AVERAGE LOT SIZE = 1.66 AC



|                                             |                   |
|---------------------------------------------|-------------------|
| CANYON RIM SUBDIVISION<br>CANYON COUNTY, ID |                   |
| PROJECT NUMBER<br>28-XX                     | DRAWING FILE NAME |

PRELIMINARY SITE PLAN



PROFESSIONAL  
ENGINEERING  
SERVICES



| REV & CDS | NO | BT | DATE | REMARKS |  |  |
|-----------|----|----|------|---------|--|--|

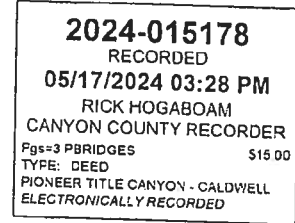
|          |           |
|----------|-----------|
| SHEET NO |           |
| CS       | DRAWN     |
| PM       | CHECKED   |
|          | APPROVED  |
| 08/21/20 | LAST EDIT |
| 08/21/20 | PLOT DATE |
|          | SUBMITAL  |



775 S. Rivershore Ln., Ste. 120  
Eagle, ID 83616

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

File No. 811983 KG/HH



### WARRANTY DEED

For Value Received Debbie Foster, also shown of record as Debbie A. Foster and Foster Field LLC, an Idaho Limited Liability Company as to Parcel 6 hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Drake Investments LLC, an Idaho Limited Liability Company hereinafter referred to as Grantee, whose current address is 1125 W. Two Rivers Lane Eagle, ID 83616  
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: May 15, 2024

Debbie Foster, also shown of record as Debbie A. Foster

By: Debbie Foster  
Debbie Foster

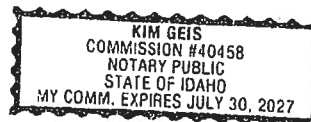
Foster Field LLC, an Idaho Limited Liability Company

By: Debbie A. Foster  
Debbie A. Foster, Member

State of Idaho, County of Ada Gem KO

This record was acknowledged before me on 5/15/24 by Debbie Foster, also shown of record as Debbie A. Foster and Foster Field LLC, an Idaho Limited Liability Company as to Parcel 6

Kim Geis  
Signature of notary public  
Commission Expires:



State of Idaho, County of Ada Gem

This record was acknowledged before me on 5/15/24 by Debbie Foster, as Member of Foster Field LLC, an Idaho Limited Liability Company.

Kim Geis  
Signature of notary public  
Commission Expires:

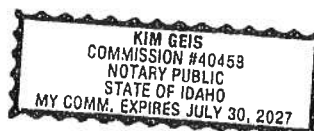


EXHIBIT A

Parcel No. 1:

The Northeast Quarter of the Southeast Quarter of the Northwest Quarter, and the Southwest Quarter of the Southeast Quarter of the Northwest Quarter, and the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of Section 36, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

Parcel No. 2:

The North Half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

Parcel No. 3:

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Parcel No. 4:

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Parcel No. 5:

The North Half of the Southwest Quarter of the Northeast Quarter of Section 36, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

Parcel No. 6:

A parcel of land being S1/2 SW1/4 NE1/4, NW1/4 NW1/4 SE1/4, N1/2 NE1/4 SW1/4, SE1/4 SE1/4 NW1/4 and a portion of the SE1/4 NE1/4 of Section 36, Township 5 North, Range 2 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at a found 5/8 inch diameter iron pin stamped "PLS 3627" marking the SE corner of said SE1/4 NE1/4 (East 1/4 corner), from which a found 5/8 inch diameter iron pin stamped "LS 797" marking the SE corner of said Section 36 bears S. 00°17'30" W., a distance of 2634.64 feet;

Thence along the southerly boundary of said SE1/4 NE1/4, N. 89°52'22" W., a distance of 708.29 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the POINT OF BEGINNING;

Thence continuing along the southerly boundary of said SE1/4 NE1/4, N. 89°52'22" W., a distance of 617.78 feet to a found 1/2 inch diameter iron pin with no cap marking the SE corner of said S1/2 SW1/4 NE1/4, (Center east 1/16 corner);

Thence along the southerly boundary of said S1/2 SW1/4 NE1/4, N. 89°52'35" W., a distance of 663.07 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the NE corner of said NW1/4 NW1/4 SE1/4;

Thence along the easterly boundary of said NW1/4 NW1/4 SE1/4, S. 00°21'56" W., a distance of 658.69 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the SE corner of said NW1/4 NW1/4 SE1/4;

Thence along the southerly boundary of said NW1/4 NW1/4 SE1/4, N. 89°52'37" W., a distance of 663.42 feet to a found 5/8 inch diameter iron pin with no cap marking the SE corner of said N1/2 NE1/4 SW1/4;

Thence along the southerly boundary of said N1/2 NE1/4 SW1/4, N. 89°52'51" W., a distance of 1325.72 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the SW corner of said N1/2 NE1/4 SW1/4;

Thence along the westerly boundary of said N1/2 NE1/4 SW1/4, N. 00°27'31" E., a distance of 658.84 feet to a found 5/8 inch diameter iron pin stamped "PLS 8960" marking the NW corner of said N1/2 NE1/4 SW1/4, (Center west 1/16 corner);

Thence along the northerly boundary of said N1/2 NE1/4 SW1/4, S. 89°52'30" E., a distance of 662.50 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the SW corner of said SE1/4 SE1/4 NW1/4;

Thence along the westerly boundary of said SE1/4 SE1/4 NW1/4, N. 00°25'30" E., a distance of 658.57 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the NW corner of said SE1/4 SE1/4 NW1/4;

Thence along the northerly boundary of said SE1/4 SE1/4 NW1/4, S. 89°51'07" E., a distance of 662.03 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the NW corner of said S1/2 SW1/4 NE1/4;

Thence along the northerly boundary of said S1/2 SW1/4 NE1/4, S. 89°48'41" E., a distance of 1332.06 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732" marking the NE corner of said S1/2 SW1/4 NE1/4;

Thence along the westerly boundary of said SE1/4 NE1/4, N. 00°54'06" E., a distance of 656.84 feet to a found 5/8 inch diameter iron pin with no cap marking the NW corner of said SE1/4 NE1/4, (NE1/16 corner);

Thence along the northerly boundary of said SE1/4 NE1/4, N. 89°51'44" E., a distance of 1309.55 feet to a found 5/8 inch diameter iron pin with illegible cap marking the NE corner of said SE1/4 NE1/4, (North 1/16 corner);

Thence along the easterly boundary of said SE1/4 NE1/4, S. 00°10'49" W., a distance of 704.62 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence leaving said easterly boundary and parallel with the south boundary of said SE1/4 NE1/4, N. 89°52'22" W., a distance of 708.29 feet to a set 5/8 inch diameter iron pin stamped "CLS PLS 7732";

Thence parallel with the east boundary of said SE1/4 NE1/4, S. 00°10'49" W., a distance of 615.00 feet to the POINT OF BEGINNING.

EXCEPT any portion thereof lying within property described in Deed and Dedication recorded December 16, 1981 in Instrument No. 935973, records of Canyon County, and further described as follows:

The East Forty (40) feet of the Southeast Quarter of the Northeast Quarter of Section 36, Township 5 North, Range 2 West of the Boise Meridian, and the East Forty (40) feet of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter, to the County Road, Section 36, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.



**PioneerTitleCo.**  
GOING BEYOND

775 S. Rivershore Ln., Ste. 120  
Eagle, ID 83616

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

**2024-015179**

RECORDED

**05/17/2024 03:28 PM**

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=3 PBRIDGES

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

File No. 811983 KG/HH

## QUITCLAIM DEED

For Value Received

Drake Investments LLC, an Idaho Limited Liability Company, Grantor  
do hereby convey, release, remise and forever quit claim unto

RBB LLC, an Idaho Limited Liability Company, Grantee  
whose address is 1125 W. Two Rivers Lane Eagle, ID 83616

the following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

together with their appurtenances.

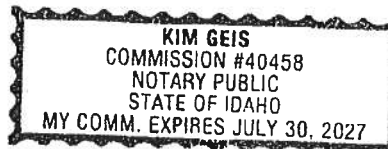
Dated: 5/16/24

Robert Brian Burnett, Member

State of Idaho, County of Ada

This record was acknowledged before me on 5/16/24 by Robert Brian Burnett as  
Member of Drake Investments LLC, an Idaho Limited Liability Company.

Signature of notary public  
Commission Expires:



## EXHIBIT A

Parcel No. 1:

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0006739320

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0006739320

Date Filed: 4/3/2026 6:56:38 PM

## Entity Name and Mailing Address:

Entity Name: RBB LLC  
The file number of this entity on the records of the Idaho Secretary of State is: 0000607697  
Address: 2205 MACE RD  
EAGLE, ID 83616-5719

## Entity Details:

Entity Status: Active-Existing  
This entity is organized under the laws of: IDAHO  
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W201529

## The registered agent on record is:

Registered Agent: ROBERT B BURNETT  
Registered Agent  
Physical Address  
1125 W TWO RIVERS LANE  
EAGLE, ID 83616  
Mailing Address

## Agent or Address Change

☐ Select if you are appointing a new agent.

## Limited Liability Company Managers and Members

| Name                                                 | Title   | Business Address                          |
|------------------------------------------------------|---------|-------------------------------------------|
| <input checked="" type="checkbox"/> Robert B Burnett | Manager | 1125 W TWO RIVERS LANE<br>EAGLE, ID 83616 |
| <input checked="" type="checkbox"/> Robert B Burnett | Member  | 2205 MACE RD<br>EAGLE, ID 83616-5719      |

## The annual report must be signed by an authorized signer of the entity.

Job Title: manager

*Robert B Burnett*

Sign Here

*04/03/2026*

Date



## AGENCY ACKNOWLEDGMENT

### CANYON RIM SUBDIVISION - Property Rezone & future subdivision

Date: May 27, 2026

Applicant: Mary Wall, Professional Engineering Services for Brian Burnett, owner

Parcel Number: 37628000, 37629001, 37629023, 37629022, 37629021, 37629005 and R37629011

Site Address: 24005 Can Ada Road, Star, ID.

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

☐ Applicant reviewed the project with staff.

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

Authorized Southwest District Health Representative

#### Fire District:

District: Middleton Rural Fire District

☒ Applicant submitted/met for official review.

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

 Victor Islas, Deputy Chief  
Authorized Fire District Representative

#### Highway District:

District: HD4

☒ Applicant submitted/met for official review.

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

 Leonard Riccio

Authorized Highway District Representative

Digitally signed by Leonard Riccio  
DN: O=Highway District No. 4, CN=Leonard Riccio, E=lrccio@hwydistrict4.org  
Reason: I am the author of this document  
Location:  
Date: 2026.05.27 13:23:14 -0600  
Foxit PDF Reader Version: 2023.2.0

#### Irrigation District:

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

☐ Applicant submitted/met for official review.

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

Authorized Irrigation Representative

#### Area of City Impact:

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

☐ Applicant submitted/met for official review.

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

Authorized AOCI Representative

### Copy of completed for received by Canyon County Development Services:

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

Canyon County Development Services Staff



**PROFESSIONAL  
ENGINEERING  
SERVICES**

## **Neighborhood Meeting Announcement**

June 18, 2026

Dear Neighbors,

The purpose of this letter is to invite you to the Neighborhood Meeting for the proposed rezone of the property located between Blessinger Road and N. Can Ada Road, south of Purple Sage Road as shown on the vicinity map on the back of this announcement. This is NOT a public hearing and County officials will not be present. Canyon County requires applicants to hold a Neighborhood Meeting to provide information to our surrounding neighbors about our application and receive feedback on the proposed rezone. The meeting will be held on **Wednesday July 1, 2026**, at 6:00 p.m. at the Star Fire Protection District located at **11665 W. State Street, Star, ID**.

The proposed project will rezone the property shown on the vicinity map included with this meeting announcement. The proposed change in zoning is from Agricultural to a Conditional R-1 zone where the minimum allowed parcel size is 1.5 acres. The property is located between Can Ada Road and Blessinger Road approximately  $\frac{3}{4}$  of a mile north of Foothill Road. If the rezone is approved then a future project will propose a residential subdivision on this property. **Note that this neighborhood meeting is regarding the application for rezone only.**

**To enter the Fire Station please use the one-time access code: 986555#. Access code is only good during this meeting time. Do not prop open the door.**

A public hearing will be scheduled by the County after our application is submitted. If you cannot attend the Neighborhood Meeting and would like to comment on the proposal, please submit written comments via email to [REDACTED] or US mail to this address.

Professional Engineering Services  
5636 N. Portsmouth Ave.  
Boise, ID 83714

We hope you can attend the Neighborhood Meeting on **Wednesday, July 1, 2026**, at 6:00pm.

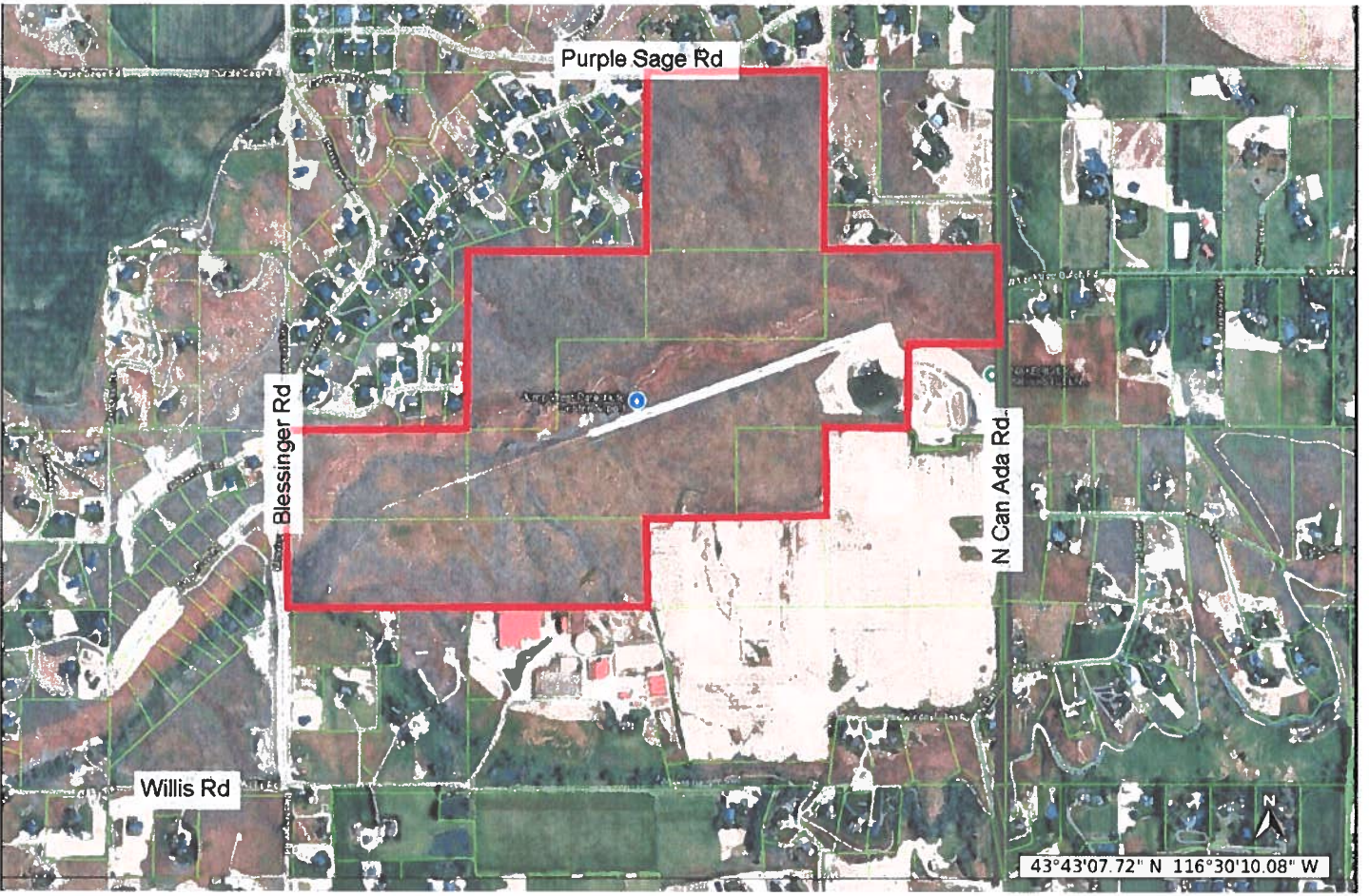
Very truly yours,

Mary B. Wall, PE  
Principal

Enclosures: Vicinity Map



«AddressBlock»



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-402-4164



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

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

#### SITE INFORMATION

Site Address: 24005 Can Ada Road

Parcel Number: R37628000 R37629001 R37629023 R37629022  
R37629021 R37629005 E37629011

City: Star

State: ID

ZIP Code: 83669

Notices Mailed Date: 6/20/2026

Number of Acres: 250+/-

Current Zoning: AG

Description of the Request:

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Mary Wall

Company Name: Professional Engineering Services

Current address: 5636 N Portsmouth Ave

City: Boise

State: ID

ZIP Code: 83714

Phone:

Cell: [REDACTED]

Fax:

Email: [REDACTED]

#### MEETING INFORMATION

DATE OF MEETING: July 1, 2026

MEETING LOCATION: Star Fire Protection District Office  
11665 W State Street Star, ID

MEETING START TIME: 6:00pm

MEETING END TIME: 7:10 pm

#### ATTENDEES:

| NAME (PLEASE PRINT)        | SIGNATURE:                         | ADDRESS:                      |
|----------------------------|------------------------------------|-------------------------------|
| 1. Roger Griffith          | <i>Roger Griffith</i>              | 4986 N Maidstone Way Boise    |
| 2. Susan Griffith          | <i>Susan Griffith</i>              | "                             |
| 3. STEVE BURTON            | <i>Steve Burton</i>                | 6915 CANYON BEND CT. STAR     |
| 4. Steven Boyle            | <i>Steven Boyle</i>                | 24673 Blessinger Rd. Star, ID |
| 5. PAUL KREINER            | <i>Paul Kreiner</i>                | 6741 Canyon Run Dr. Star ID   |
| 6. NORM & ROBIN HUNT       | <i>Norm &amp; Robin Hunt</i>       | 6902 CANYON RUN DR STAR ID    |
| 7. DANIEL LUDWE            | <i>Daniel Ludwe</i>                | 24619 BLESSINGER RD           |
| 8. DAVE & LAUREL MCGREGOR  | <i>Dave &amp; Laurel McGregor</i>  | 6805 CANYON RUN DR STAR       |
| 9. Andrew & Nicole Sarkany | <i>Andrew &amp; Nicole Sarkany</i> | 24777 N. Can Ada Road         |

Revised 6/9/22

10. ANDERS PLAND *Anders Pland* 6508 SAGE CANYON WAY, STAR 83664

11. RANDY ROULAND *Randy Roulund* 6868 Canyon Run Dr Star ID 83669

12. *Cindy Roulund* *Cindy Roulund* 6868 Canyon Run Dr, Star, ID 83669

13. *GARY HOLT* *Gary Holt* 6589 SAGE BASIN WAY STAR 83661

14. THOMAS MUNDEL *Thomas Mundel* 6529 SAGE CANYON Way 83669

15. *Brian Midland* *Brian Midland* 6320 PUPPER SAGE RD STAR 83669

16. Jeff Shawver *Jeff Shawver* V.P. Snake River-Kaiters \* Easment

17.

18.

19. Also in attendance & representing the project:

20. 1) Brian Burnett 2) Natalie Jonsson 3) Mary Wall

#### NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Mary B Wall

APPLICANT/REPRESENTATIVE (Signature):

*Mary B Wall*

DATE: 07 / 02 / 2026

## → Canyon Rim Rezone Neighborhood Meeting 7/1/26

Brian introduced project and that we are only requesting a rezone - Conditional Rezone to R-1 with a minimum of 1.5 acres. Prelim layout of future development presented.

COMMENTS → ~~60'~~ 60' access is conditioned on land be AG zoning - Copy of recorded document provide



- Concerns about noise of go-carts + impact to residential development - How will this be addressed (GoCarts been on site since 1970's)
- Concern over lot size transition - note where 5 acre lots
- Neighbors can use amenities
- No connection to Canyon Run Drive
- Concern about cut through traffic + going onto Canyon Run Drive

(Tom Foster - website on property history? (check Facebook)  
Thunder Ridge Raceway

Sage Canyon Estates - ~~Adding~~ CC + R's include comments about farming, Go Cart, etc noise - willing to provide CC + R suggestions based upon their experience

- \*\* - concern about impact of community well on the neighbor wells + Well study
  - \* Community well is going dry on adjacent subdivision



United States  
Department of  
Agriculture

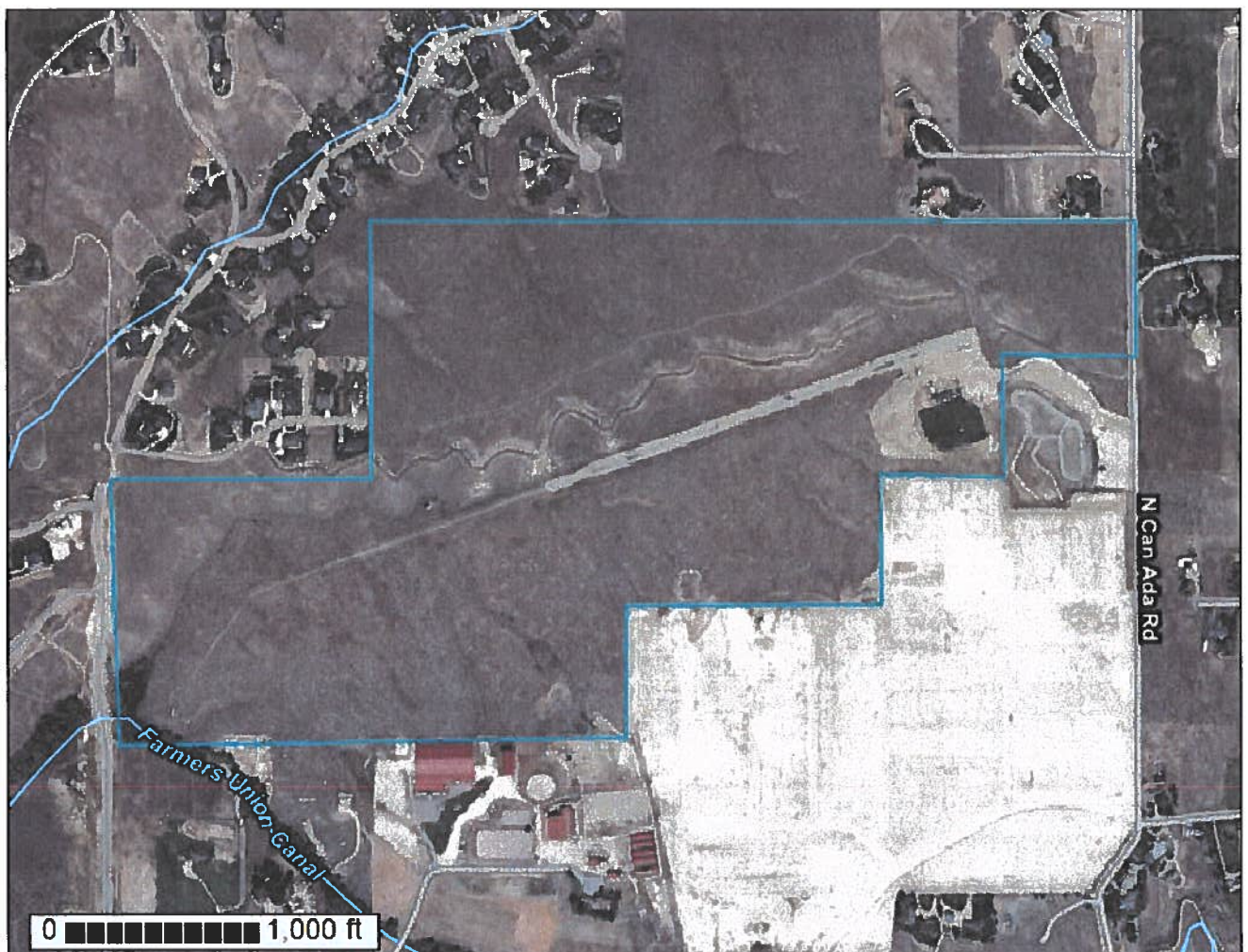
**NRCS**

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

## Canyon Rim Soils Report



August 17, 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](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.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units).

Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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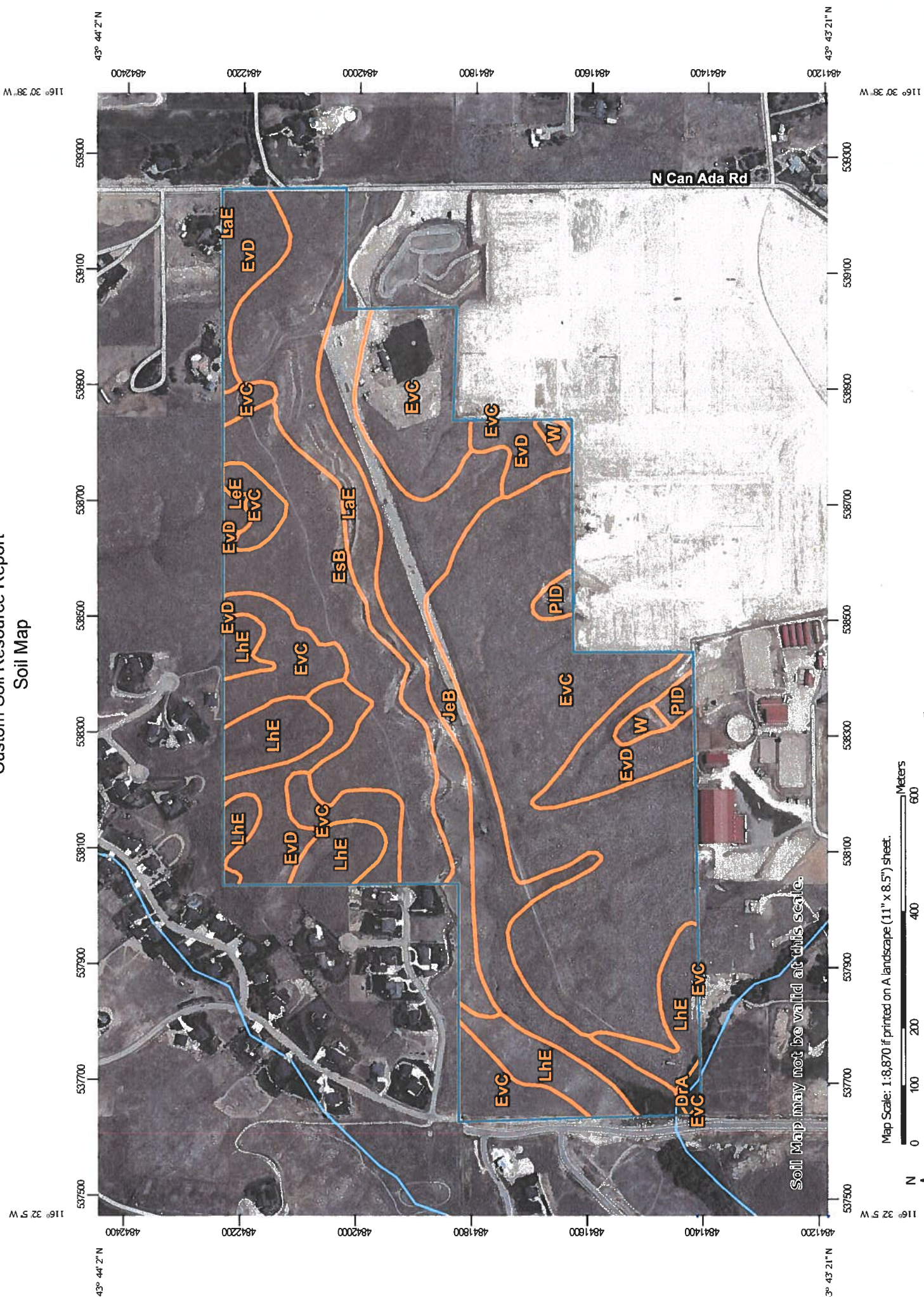
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

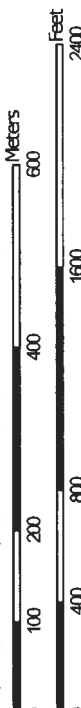
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

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Soil Map



Map Scale: 1:8,870 if printed on A landscape (11" x 8.5") sheet.



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 Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

Spoil Area

Spoil Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

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.

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                                       | Acres in AOI | Percent of AOI |
|------------------------------------|-----------------------------------------------------|--------------|----------------|
| DrA                                | Draper loam, 0 to 1 percent slopes                  | 0.6          | 0.3%           |
| EsB                                | Elijah-Chilcott silt loams, 1 to 3 percent slopes   | 25.2         | 11.8%          |
| EvC                                | Elijah-Vickery silt loams, 3 to 7 percent slopes    | 87.0         | 40.9%          |
| EvD                                | Elijah-Vickery silt loams, 7 to 12 percent slopes   | 22.5         | 10.6%          |
| JeB                                | Jenness loam, 1 to 3 percent slopes                 | 27.9         | 13.1%          |
| LaE                                | Lankbush sandy loam, 12 to 30 percent slopes        | 24.7         | 11.6%          |
| LeE                                | Lankbush-Elijah silt loams, 12 to 30 percent slopes | 0.7          | 0.3%           |
| LhE                                | Lankbush-Power complex, 12 to 30 percent slopes     | 20.8         | 9.8%           |
| PID                                | Power-Lankbush silt loams, 7 to 12 percent slopes   | 1.9          | 0.9%           |
| W                                  | Water                                               | 1.4          | 0.7%           |
| <b>Totals for Area of Interest</b> |                                                     | <b>212.7</b> | <b>100.0%</b>  |

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different

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management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Canyon Area, Idaho

### DrA—Draper loam, 0 to 1 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2q0j  
*Landscape:* Valleys  
*Elevation:* 2,500 to 4,800 feet  
*Mean annual precipitation:* 8 to 11 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 110 to 160 days  
*Farmland classification:* Prime farmland if irrigated

#### Map Unit Composition

*Draper and similar soils:* 90 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Draper

##### Setting

*Landscape:* Valleys  
*Landform:* Fan remnants, Flood plains  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from igneous rock

##### Typical profile

*Ap - 0 to 8 inches:* loam  
*A1 - 8 to 20 inches:* gravelly loam  
*A2 - 20 to 32 inches:* loam  
*A3 - 32 to 36 inches:* silt loam  
*C1 - 36 to 48 inches:* loam  
*C2 - 48 to 55 inches:* gravelly sandy clay loam  
*2C3 - 55 to 62 inches:* sand, gravel

##### Properties and qualities

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Moderately well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)  
*Depth to water table:* About 48 to 72 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 9.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 2e  
*Land capability classification (nonirrigated):* 6c  
*Hydrologic Soil Group:* B  
*Ecological site:* R011XY001ID - Loamy 8-12 PZ  
*Hydric soil rating:* No

## **EsB—Elijah-Chilcott silt loams, 1 to 3 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2q0v

*Landscape:* Valleys

*Elevation:* 2,300 to 5,300 feet

*Mean annual precipitation:* 8 to 12 inches

*Mean annual air temperature:* 45 to 54 degrees F

*Frost-free period:* 90 to 170 days

*Farmland classification:* Prime farmland if irrigated

### **Map Unit Composition**

*Elijah and similar soils:* 55 percent

*Chilcott and similar soils:* 25 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Elijah**

#### **Setting**

*Landscape:* Valleys

*Landform:* Terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Lacustrine deposits and/or loess and/or alluvium

#### **Typical profile**

*Ap - 0 to 9 inches:* silt loam

*Bt - 9 to 19 inches:* silty clay loam

*Bk - 19 to 22 inches:* silt loam

*Bkqm - 22 to 40 inches:* cemented material

*C - 40 to 65 inches:* very gravelly sand

#### **Properties and qualities**

*Slope:* 1 to 3 percent

*Depth to restrictive feature:* 20 to 40 inches to duripan

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 6c

*Hydrologic Soil Group:* C

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

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### Description of Chilcott

#### Setting

*Landscape:* Valleys

*Landform:* Terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Volcanic ash and/or mixed alluvium and/or loess

#### Typical profile

*A - 0 to 10 inches:* silt loam

*Bt - 10 to 26 inches:* silty clay

*Bk - 26 to 31 inches:* loam

*Bkqm - 31 to 46 inches:* cemented material

*2C - 46 to 60 inches:* very gravelly sand

#### Properties and qualities

*Slope:* 1 to 3 percent

*Depth to restrictive feature:* 3 to 19 inches to abrupt textural change; 20 to 40 inches to duripan

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* Very low (about 2.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 6c

*Hydrologic Soil Group:* D

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

### EvC—Elijah-Vickery silt loams, 3 to 7 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2q0w

*Landscape:* Valleys

*Elevation:* 2,000 to 5,200 feet

*Mean annual precipitation:* 8 to 12 inches

*Mean annual air temperature:* 45 to 54 degrees F

*Frost-free period:* 100 to 160 days

*Farmland classification:* Farmland of statewide importance, if irrigated

#### Map Unit Composition

*Elijah and similar soils:* 60 percent

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*Vickery and similar soils: 25 percent*

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Elijah

#### Setting

*Landscape: Valleys*

*Landform: Terraces*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Lacustrine deposits and/or loess and/or alluvium*

#### Typical profile

*Ap - 0 to 9 inches: silt loam*

*Bt - 9 to 19 inches: silty clay loam*

*Bk - 19 to 22 inches: silt loam*

*Bkqm - 22 to 40 inches: cemented material*

*C - 40 to 65 inches: very gravelly sand*

#### Properties and qualities

*Slope: 3 to 7 percent*

*Depth to restrictive feature: 20 to 40 inches to duripan*

*Drainage class: Well drained*

*Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)*

*Depth to water table: More than 80 inches*

*Frequency of flooding: None*

*Frequency of ponding: None*

*Calcium carbonate, maximum content: 30 percent*

*Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*

*Available water supply, 0 to 60 inches: Low (about 4.4 inches)*

#### Interpretive groups

*Land capability classification (irrigated): 4e*

*Land capability classification (nonirrigated): 6c*

*Hydrologic Soil Group: C*

*Ecological site: R011XY001ID - Loamy 8-12 PZ*

*Hydric soil rating: No*

### Description of Vickery

#### Setting

*Landscape: Valleys*

*Landform: Terraces*

*Down-slope shape: Linear*

*Across-slope shape: Linear*

*Parent material: Loess and/or volcanic ash and/or alluvium derived from igneous rock*

#### Typical profile

*A - 0 to 4 inches: silt loam*

*Bw - 4 to 17 inches: silt loam*

*Bk - 17 to 34 inches: loam*

*Bkqm - 34 to 47 inches: cemented material*

*2C - 47 to 60 inches: coarse sand*

#### Properties and qualities

*Slope: 3 to 7 percent*

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*Depth to restrictive feature:* 20 to 40 inches to duripan  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Moderate (about 6.1 inches)

### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 6c  
*Hydrologic Soil Group:* C  
*Ecological site:* R011XY001ID - Loamy 8-12 PZ  
*Hydric soil rating:* No

## EvD—Elijah-Vickery silt loams, 7 to 12 percent slopes

### Map Unit Setting

*National map unit symbol:* 2q0x  
*Landscape:* Valleys  
*Elevation:* 2,000 to 5,200 feet  
*Mean annual precipitation:* 8 to 12 inches  
*Mean annual air temperature:* 45 to 54 degrees F  
*Frost-free period:* 100 to 160 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Elijah and similar soils:* 65 percent  
*Vickery and similar soils:* 30 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Elijah

#### Setting

*Landscape:* Valleys  
*Landform:* Terraces  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Lacustrine deposits and/or loess and/or alluvium

#### Typical profile

*Ap - 0 to 9 inches:* silt loam  
*Bt - 9 to 19 inches:* silty clay loam  
*Bk - 19 to 22 inches:* silt loam  
*Bkqm - 22 to 40 inches:* cemented material  
*C - 40 to 65 inches:* very gravelly sand

## Custom Soil Resource Report

### Properties and qualities

*Slope:* 7 to 12 percent  
*Depth to restrictive feature:* 20 to 40 inches to duripan  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 30 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

### Interpretive groups

*Land capability classification (irrigated):* 6e  
*Land capability classification (nonirrigated):* 6c  
*Hydrologic Soil Group:* C  
*Ecological site:* R011XY001ID - Loamy 8-12 PZ  
*Hydric soil rating:* No

### Description of Vickery

#### Setting

*Landscape:* Valleys  
*Landform:* Terraces  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Loess and/or volcanic ash and/or alluvium derived from igneous rock

#### Typical profile

*A - 0 to 4 inches:* silt loam  
*Bw - 4 to 17 inches:* silt loam  
*Bk - 17 to 34 inches:* loam  
*Bkqm - 34 to 47 inches:* cemented material  
*2C - 47 to 60 inches:* coarse sand

### Properties and qualities

*Slope:* 7 to 12 percent  
*Depth to restrictive feature:* 20 to 40 inches to duripan  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Calcium carbonate, maximum content:* 15 percent  
*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)  
*Available water supply, 0 to 60 inches:* Moderate (about 6.1 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6c  
*Hydrologic Soil Group:* C  
*Ecological site:* R011XY001ID - Loamy 8-12 PZ  
*Hydric soil rating:* No

## **JeB—Jenness loam, 1 to 3 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2q1s

*Landscape:* Valleys

*Elevation:* 2,000 to 5,000 feet

*Mean annual precipitation:* 8 to 12 inches

*Mean annual air temperature:* 46 to 52 degrees F

*Frost-free period:* 100 to 160 days

*Farmland classification:* Prime farmland if irrigated

### **Map Unit Composition**

*Jenness and similar soils:* 90 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Jenness**

#### **Setting**

*Landscape:* Valleys

*Landform:* Terraces, Flood plains, Drainageways

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from igneous rock

#### **Typical profile**

*A - 0 to 9 inches:* loam

*C1 - 9 to 43 inches:* silt loam

*2C2 - 43 to 60 inches:* stratified coarse sand to loamy sand

#### **Properties and qualities**

*Slope:* 1 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 2.00 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* High (about 10.5 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* 2e

*Land capability classification (nonirrigated):* 6c

*Hydrologic Soil Group:* B

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

## **LaE—Lankbush sandy loam, 12 to 30 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2q1x

*Landscape:* Valleys

*Elevation:* 2,000 to 5,500 feet

*Mean annual precipitation:* 8 to 12 inches

*Mean annual air temperature:* 46 to 52 degrees F

*Frost-free period:* 100 to 160 days

*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Lankbush and similar soils:* 95 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Lankbush**

#### **Setting**

*Landscape:* Valleys

*Landform:* Fan remnants, Dissected terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Mixed alluvium and/or lacustrine deposits and/or loess

#### **Typical profile**

*A - 0 to 14 inches:* sandy loam

*Bt - 14 to 50 inches:* sandy clay loam

*2C - 50 to 60 inches:* sand

#### **Properties and qualities**

*Slope:* 12 to 30 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 5 percent

*Available water supply, 0 to 60 inches:* Moderate (about 8.7 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6c

*Hydrologic Soil Group:* C

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

## **LeE—Lankbush-Elijah silt loams, 12 to 30 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2q1z

*Landscape:* Valleys

*Elevation:* 2,000 to 5,500 feet

*Mean annual precipitation:* 8 to 12 inches

*Mean annual air temperature:* 45 to 54 degrees F

*Frost-free period:* 100 to 160 days

*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Lankbush and similar soils:* 70 percent

*Elijah and similar soils:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Lankbush**

#### **Setting**

*Landscape:* Valleys

*Landform:* Terraces, Fan remnants

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Mixed alluvium and/or lacustrine deposits and/or loess

#### **Typical profile**

*A - 0 to 14 inches:* silt loam

*Bt - 14 to 50 inches:* sandy clay loam

*2C - 50 to 60 inches:* sand

#### **Properties and qualities**

*Slope:* 12 to 30 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 5 percent

*Available water supply, 0 to 60 inches:* High (about 9.9 inches)

#### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* C

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

## Custom Soil Resource Report

### Description of Elijah

#### Setting

*Landscape:* Valleys

*Landform:* Fan remnants, Terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Lacustrine deposits and/or loess and/or alluvium

#### Typical profile

*Ap - 0 to 9 inches:* silt loam

*Bt - 9 to 19 inches:* silty clay loam

*Bk - 19 to 22 inches:* silt loam

*Bkqm - 22 to 40 inches:* cemented material

*C - 40 to 65 inches:* very gravelly sand

#### Properties and qualities

*Slope:* 12 to 30 percent

*Depth to restrictive feature:* 20 to 40 inches to duripan

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately low (0.00 to 0.06 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 7e

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* C

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

### LhE—Lankbush-Power complex, 12 to 30 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2q20

*Landscape:* Valleys

*Elevation:* 2,000 to 5,500 feet

*Mean annual precipitation:* 8 to 12 inches

*Mean annual air temperature:* 45 to 52 degrees F

*Frost-free period:* 100 to 170 days

*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Lankbush and similar soils:* 60 percent

*Power and similar soils:* 40 percent

## Custom Soil Resource Report

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Lankbush

#### Setting

*Landscape:* Valleys

*Landform:* Fan remnants, Terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Mixed alluvium and/or lacustrine deposits and/or loess

#### Typical profile

*A - 0 to 14 inches:* sandy loam

*Bt - 14 to 50 inches:* sandy clay loam

*2C - 50 to 60 inches:* sand

#### Properties and qualities

*Slope:* 12 to 30 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 5 percent

*Available water supply, 0 to 60 inches:* Moderate (about 8.7 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6c

*Hydrologic Soil Group:* C

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

### Description of Power

#### Setting

*Landscape:* Valleys

*Landform:* Fan remnants, Terraces

*Landform position (two-dimensional):* Backslope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Mixed alluvium and/or loess

#### Typical profile

*Ap - 0 to 9 inches:* silt loam

*Btk - 9 to 17 inches:* silt loam

*Bk - 17 to 60 inches:* silt loam

#### Properties and qualities

*Slope:* 12 to 30 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

## Custom Soil Resource Report

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 30 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* High (about 10.6 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* 7e

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* C

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

## **PID—Power-Lankbush silt loams, 7 to 12 percent slopes**

### **Map Unit Setting**

*National map unit symbol:* 2q3l

*Landscape:* Valleys

*Elevation:* 2,000 to 5,500 feet

*Mean annual precipitation:* 8 to 12 inches

*Mean annual air temperature:* 45 to 52 degrees F

*Frost-free period:* 100 to 170 days

*Farmland classification:* Not prime farmland

### **Map Unit Composition**

*Power and similar soils:* 50 percent

*Lankbush and similar soils:* 40 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### **Description of Power**

#### **Setting**

*Landscape:* Valleys

*Landform:* Stream terraces

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Mixed alluvium and/or loess

#### **Typical profile**

*Ap - 0 to 9 inches:* silt loam

*Btk - 9 to 17 inches:* silt loam

*Bk - 17 to 60 inches:* silt loam

#### **Properties and qualities**

*Slope:* 7 to 12 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

## Custom Soil Resource Report

*Calcium carbonate, maximum content:* 30 percent

*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

*Available water supply, 0 to 60 inches:* High (about 10.6 inches)

### Interpretive groups

*Land capability classification (irrigated):* 6e

*Land capability classification (nonirrigated):* 6c

*Hydrologic Soil Group:* C

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

### Description of Lankbush

#### Setting

*Landscape:* Valleys

*Landform:* Stream terraces

*Landform position (two-dimensional):* Backslope

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Mixed alluvium and/or lacustrine deposits and/or loess

#### Typical profile

*A - 0 to 14 inches:* silt loam

*Bt - 14 to 50 inches:* sandy clay loam

*2C - 50 to 60 inches:* sand

#### Properties and qualities

*Slope:* 7 to 12 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high (0.20 to 0.60 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Calcium carbonate, maximum content:* 5 percent

*Available water supply, 0 to 60 inches:* High (about 9.9 inches)

### Interpretive groups

*Land capability classification (irrigated):* 6e

*Land capability classification (nonirrigated):* 6c

*Hydrologic Soil Group:* C

*Ecological site:* R011XY001ID - Loamy 8-12 PZ

*Hydric soil rating:* No

## W—Water

### Map Unit Composition

*Water:* 100 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

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ALLEN GREG  
24605 CLEARVIEW CT  
STAR, ID 83669

ALMEIDA REAL ESTATE HOLDING  
LLC  
2164 S LINKS PL  
EAGLE, ID 83616

BUSH MARY L  
6700 SAGE CANYON WAY  
STAR, ID 83669

CASNER PATTIE LEE  
6673 SAGE CANYON WAY  
STAR, ID 83669

DAUPLAISE DERRICK  
7071 LOGGERS LOOP RD  
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DERBY MICHAEL SCOTT  
25522 HEMINGWAY AVE UNIT A  
STEVENSON RANCH, CA 91381

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210 MURRAY ST  
BOISE, ID 83714

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22918 DUFF LN  
MIDDLETON, ID 83644

FOWLER JACOB RAMSEY  
22646 REDEMPTION LN  
MIDDLETON, ID 83644

GOULD SHERRILL MARGARET  
REVOCABLE TRUST  
10081 LILAC PL  
MIDDLETON, ID 83644

HARPER RYAN LEE  
24801 VALLEY RUN PLACE  
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HARROLD JACK AND DAWN  
LIVING TRUST  
23041 DUFF LN  
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AND TANIA A HERNANDEZ  
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6589 SAGE BASIN WAY  
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HUSKEY ED  
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22643 DUFF LN  
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BISMARCK, ND 58506

INTERMOUNTAIN GAS COMPANY  
PO BOX 7608  
BOISE, ID 83707

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10023 HWY 44  
MIDDLETON, ID 83644

JONES NICHOLAS P  
7057 SIDEWINDER RD  
STAR, ID 83669

JONES SARAH T  
7015 SIDEWINDER RD  
STAR, ID 83669

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KINGHORN BILL D  
6802 CANYON RUN DR  
STAR, ID 83669

KONEN DAVID  
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KREINER PAUL D  
6741 CANYON RUN DR  
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KUZARA STEVE  
24823 CAN ADA RD  
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LAMBETH DANIEL  
10065 HWY 44  
MIDDLETON, ID 83644

LE JENNY  
12146 HINSDALE CT  
BOISE, ID 83713

LEAVITT REGAN D  
24840 VALLEY RUN PL  
STAR, ID 83669

LOMBARDO JAMES  
6732 SAGE CANYON WAY  
STAR, ID 83669

LONGLY RONALD L  
24582 BLESSINGER RD  
STAR, ID 83669

LUDWIG DANIEL  
24619 BLESSINGER RD  
STAR, ID 83669

LYLE FAMILY TRUST  
24507 BLESSINGER RD  
STAR, ID 83669

MALONE JAMES B  
24638 CLEARVIEW CT  
STAR, ID 83669

MANOR OWEN  
24813 VALLEY RUN PL  
STAR, ID 83669

MARYON JOHN  
6701 SAGE CANYON WAY  
STAR, ID 83669

MCGREGOR FAMILY TRUST  
6805 CANYON RUN DR  
STAR, ID 83669

MERRIMAN FAMILY TRUST  
6755 SAGE CANYON WAY  
STAR, ID 83669

MILLER JAMES L III  
6736 CANYON RUN DR  
STAR, ID 83669

MINERT JOSHUA R  
6798 SAGE CANYON WAY  
STAR, ID 83669

MONDLOCH MICHAEL JAMES  
24710 BLESSINGER RD  
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MYNARCIK BRANDON  
8315 ELK RIDGE LN  
MIDDLETON, ID 83644

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DEVELOPMENT LLC  
9628 W STATE ST  
STAR, ID 83669

NOTUS INVESTMENTS LLC  
2205 W MACE RD  
EAGLE, ID 83616

OPEN DOOR RENTALS LLC  
1977 E OVERLAND RD  
MERIDIAN, ID 83642-6649

ORY FAMILY TRUST  
28930 SHADOW VALLEY LN  
SANTA CLARITA, CA 91390

OSBORNE KELLY L  
6834 CANYON RUN DR  
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PADILLA LARRY  
2368 VIA LA MESA  
CHINO HILLS, CA 91709

PEPPER JEREMIAH  
6727 SAGE CANYON WAY  
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PERAZZI TRUST  
6902 CANYON RUN DR  
STAR, ID 83669

PLATT JONATHAN E  
10247 HWY 44  
MIDDLETON, ID 83644

QUALITY SAND AND GRAVEL INC  
15101 GREEN RD  
CALDWELL, ID 83607

**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:** 89274

**Date:** 9/2/2026

**Date Created:** 9/2/2026

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Kelly Fulfer

**Comments:**

**Site Address:** 24005 CAN ADA RD, Star ID 83669 / Parcel Number: 37628000 0

**CHARGES**

| <b>Item Being Paid For:</b>                                                                      | <b>Application Number:</b> | <b>Amount Paid:</b> | <b>Prevs Pymnts:</b> | <b>Unpaid Amnt:</b> |
|--------------------------------------------------------------------------------------------------|----------------------------|---------------------|----------------------|---------------------|
| Planning - Conditional Rezone                                                                    | CR2026-0014                | \$1,250.00          | \$0.00               | \$0.00              |
| Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)                       | CR2026-0014                | \$8,000.00          | \$0.00               | \$0.00              |
| Planning - Case Mapping (Fee Per Case Set)                                                       | CR2026-0014                | \$50.00             | \$0.00               | \$0.00              |
| Planning - Notification - Public Hearing Level Cases (2 Hearings)                                | CR2026-0014                | \$600.00            | \$0.00               | \$0.00              |
| Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time) | CR2026-0014                | \$500.00            | \$0.00               | \$0.00              |

**Sub Total:** \$10,400.00

**Sales Tax:** \$0.00

**Total Charges:** \$10,400.00

**PAYMENTS**

| <b>Type of Payment:</b> | <b>Check/Ref Number:</b> | <b>Amount:</b> |
|-------------------------|--------------------------|----------------|
| Credit Card             | 204104449                | \$10,400.00    |

**Total Payments:** \$10,400.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** Jalmeida

Page 1 of 1