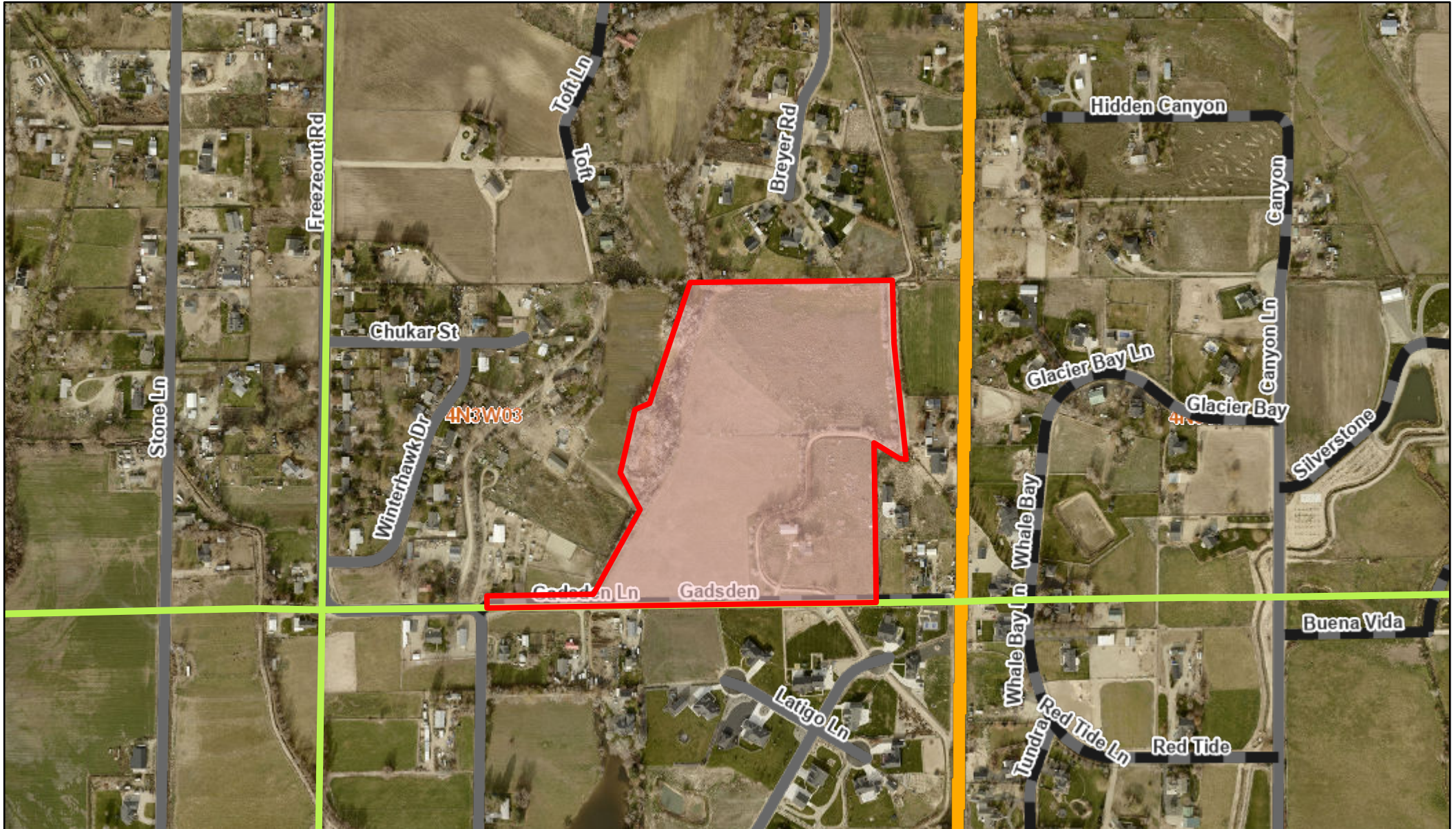
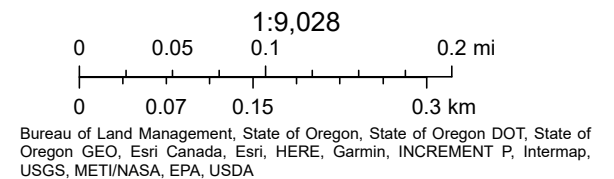


Canyon County, ID Web Map



9/11/2026, 2:24:03 PM

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





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Thornton Gallup/ Pioneer Homes	
	MAILING ADDRESS: <u>P.O. Box 485 Nampa ID 83653</u>	
	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>Don Thornton member</u> Date: <u>8-06-2026</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: William J Mason	
	COMPANY NAME: Mason and Associates Inc.	
	MAILING ADDRESS: 924 3rd St S Ste B, Nampa ID 83651	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 14180 Gadsden Ln., Caldwell, ID 83607	
	PARCEL NUMBER: 344790000	
	PARCEL SIZE 31.4	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: <u>CR-R1</u>
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: 032-00

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CR2026-0015</u>	DATE RECEIVED: <u>Sept. 4, 2024</u>
RECEIVED BY: <u>Arday M</u>	APPLICATION FEE: <u>\$2,840</u> ☒ MO ☐ CC CASH

\$1250 - Conditional Rezone
440 - 40\$ per acre after 10 acres
500 - Development Agreement
600 - Notice fee
50 - case map fee
\$2,840 - Total

#40159 pd 9-8-26



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	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓
Completed Agency Acknowledgement form including:	✓	✓
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		✓
Deed or evidence of property interest to the subject property	✓	✓
Fee: Rezone: Per Adopted Fee Schedule		
Conditional Rezone: Per Adopted Fee Schedule		\$2840
Text Amendment: Per Adopted Fee Schedule		
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 Donna Thompson Member Date 8-06-2024

DSD Planner: _____ Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue #310 Caldwell ID 83605
zoninginfo@canyoncounty.id.gov - Phone 208-402-4164
Revised 3/29/23

* Application is a
Conditional Rezone



Professional Engineers, Land Surveyors and Planners

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

Ph [REDACTED]

e-mail: [REDACTED]

September 3, 2026

LETTER OF INTENT
CONDITIONAL REZONE AND CONCEPT PLAN
14180 GADSDEN LANE

This is a request for a conditional rezone (CR-R1) of parcel number R344790000 located east of Freezeout Road and south of Willis Road, in Caldwell, of Canyon County Idaho. The property is currently zoned Agricultural. The parcel is approximately 31 acres. The required concept plan is included and depicts 15 residential lots. The minimum residential lot size proposed is 1.78 acres and the average lot size is 1.8 acres.

Canyon County's future land use map indicates the future designation of this property as residential.

Proposed Use: Residential

Existing Use: Vacant

Expected Impacts:

Traffic: A minimal increase in traffic trips would be expected with 15 additional homes using Gadsden Lane. Safety concerns for Freezeout Road and Gadsden Lane were addressed by Highway District No. 4(HD4) and they do not see any safety concerns. Because of continued neighbor concerns at this intersection a predevelopment meeting was held with HD4 to discuss alternatives. At this meeting a proposed access to Latigo Lane to the south of this project was discussed as an alternative ingress/egress. The Highway District determined this too would be a safe ingress/egress. There are now two safe ingress/egress possibilities. See included communications with HD4.

Canyon County Wildfire Hazard: This property is located in the moderate risk area of Canyon County's all-Hazard Mitigation Plan. Please see colored relative risk map provided from 2021 Canyon County All-Hazard Mitigation Plan Volume 2. Please also see the 2.7 Hazard Risk Ranking of Wildfire. As shown the risk for wildfire in this area is low per table 2-11. To further ease potential fire concerns the Middleton Rural Fire District budget levy was passed on May 19th, 2026. These additional monies will now staff the Harvey Road Station 54 with 24/7 fire protection personnel, improving response times throughout the 110 square mile service area. For this particular property the responding station 54 is now north of the project closer than the downtown Middleton fire station. Wildfire Hazard is low on the risk assessment and now is mitigated with a physically closer fully staffed fire station north of the property.

Well Water Concerns: This property is not in an area of groundwater depletion concern per Idaho Department of Water Resources (IDWR). Ground water monitoring wells in this area show the normal seasonal fluctuations of groundwater. Well log data for the surrounding wells also



Professional Engineers, Land Surveyors and Planners
Page 2

demonstrates adequate water levels. The average well depth is 152 feet. The average static water level is 43.5 feet and the average gallons per minute production is 61.42.

Consistent with Comprehensive Plan: This proposed rezone is absolutely consistent with the comprehensive plan. The future comprehensive plan delineates this property as residential. It is surrounded by residential uses. A conditional R1 rezone would absolutely fit within the County's future designation.

Conditional Rezone: The concept plan shows 15 residential lots.

Proposed Conditions of approval: Minimum residential lot acreage of 1.78 acres.

Provide access to Freezeout Road, via existing Gadsden Lane or potential Latigo Lane access, both supported by HD4.

Provide School Bus Company child pick up location recommendation with preliminary plat submittal.

There are four subdivisions within 300 feet or less of this proposed rezone. Willis Estates, Saddleback Ridge, Ranchette Estates, and North Slope Estates. Lot sizes in these subdivisions, ranges from 4.88 acres to 0.36 acres. The average lot size for these subdivisions is 1.25 acres.

The request for a CR-R1 with the concept plan depicting lots averaging 1.8 acres is greater than the immediate surrounding average. Per the County staff there are 48 subdivision in the larger surrounding area with 711 lots. This larger area has an average lot size of 1.78 acres. Please see attached exhibit (B2.2, B2.3, B2.4-staff exhibits from previous submittal) In order to match the larger surrounding area density the 1.8 acre average was decided upon.

Neighborhood meeting was held on July 28, 2026. The neighbors expressed multiple concerns. These concerns are monumented in the neighborhood meeting comments in this application.

Available well water in this area is not of concern to the Idaho Department of Water Resources (IDWR). This is also supported by page 9 of the Sage Environmental Assessment, Well Driller Logs and IDWR Ground Water Monitoring Wells.

Supporting Items to this application:

- Phase 1 Environmental Site Assessment-Sage
- Natural Resources and Hazard Assessment-Atlas
- Nutrient Pathogen Study-NP Study
- Highway District No. 4 communications.
- Exhibit B2.2-Zoning Classification Map-Formally a staff exhibit



Professional Engineers, Land Surveyors and Planners

Page 2

- Exhibit B2.3-Subdivision Map-Formally a staff exhibit
- Exhibit B2.4-Subdivision Lot Report and Platted Subdivisions-Formally a staff exhibit
- Existing surrounding subdivisions
- New land use in progress map
- Future Land Use Map
- IDWR aquifer documentation. Treasure Valley Aquifer System.
- Well Driller Logs
- IDWR Ground Water Monitoring Wells.
- 2021 Canyon County All Hazard Mitigation Plan Volume 2.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☒ How many Individual Domestic Wells are proposed? 15

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:** Pressure Irrigation system will be provided per Idaho code, Section 31-3805. Irrigation water will be provided by Black Canyon Irrigation District.
☐ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

- ☒ Pressurized ☐ Gravity

5. **ACCESS:**

- ☒ Frontage ☐ Easement Easement width _____ Inst # _____

6. **INTERNAL ROADS:**

- ☒ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING**

- ☐ Fencing will be provided (Please show location on site plan)

Type: unknown at this time Height: _____

8. **STORMWATER:**

- ☒ Retained on site ☒ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

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

Historic irrigation lateral, drain, and ditch running through central and east side of property shall be relocated as proposed per Black Canyon Irrigation and BOR.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 15 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: none

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE N/A

2. DAYS AND HOURS OF OPERATION: N/A

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? N/A ☐ Yes If so, how many? _____ ☐ No

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

Height: _____ ft Width: _____ ft Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING: N/A

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION? N/A

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? N/A

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL N/A

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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: 14180 Gadsden Ln.

Parcel Number: R344790000

City: Caldwell

State: ID

ZIP Code: 83607

Notices Mailed Date: 7/14/2026

Number of Acres: 31.4

Current Zoning: 131 Res Impr
on Cat 10

Description of the Request: Re-Zoning Application

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: William J Mason

Company Name: Mason and Associates Inc

Current address: 924 3rd St S., Ste B

City: Nampa

State: ID

ZIP Code: 83651

Phone: [REDACTED]

Cell:

Fax:

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 7/28/2026

MEETING LOCATION: 23442 Freezeout Rd., Caldwell, ID 83607

MEETING START TIME: 5:30 pm

MEETING END TIME: 6:00 pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. TASHA ROACH

[Signature]

14177 LEATHER RIDGE RD CALDWELL

2. CHRIS COODE

[Signature]

14074 GADSDEN LN CALDWELL

3. GAIL GHRIST

[Signature]

14113 LEATHER RIDGE RD CALDWELL

4. JUDY CORDERIZ

[Signature]

23464 FREEZEOUT RD CALDWELL

5. DENIA CABILLO

[Signature]

23776 BREYER RD. CALDWELL

6. PHIL CABILLO

[Signature]

23464 FREEZEOUT RD

7. EARL W. BURCHARD

[Signature]

23448 FREEZEOUT RD

8. DEBBIE WHITE

[Signature]

14050 GADSDEN RD

* 9. VALERIE DER

[Signature]

14000 GADSDEN LN

LetAnn Stephens

[Signature]

Revised 6/9/22

10.	JASON ROACH	[Signature]	14177 Leather Ridge Rd.
11.	LA. Gharzi	[Signature]	14133 Leather Ridge Rd
12.	Dana Carnahan	[Signature]	14056 Leather Ridge
13.	DENNIS HAWSEN	[Signature]	23600 Greer Rd
14.			
15.			
16.			
17.			
18.			
19.			
20.			

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):

Angie Cuellar / Angie Cuellar

APPLICANT/REPRESENTATIVE (Signature):

Angie Cuellar

DATE: 7 / 28 / 2026

NEIGHBORHOOD MEETING COMMENTS

CONDITIONAL REZONE

DATE: July 28, 2026

ADDRESS: 14180 Gadsden Ln, Caldwell

The following are comments and concerns raised at the neighborhood meeting for the conditional rezone of a property located at 14180 Gadsden Lane, north of Highway 44 east of Freezeout Road.

1. Proposed minimum lot size of 1.78 acres was not large enough to accommodate neighbors' desires.
2. Proposed conditional rezone was unacceptable as they wanted to keep the developer's property agricultural ground to protect their own country style living.
3. Concerns expressed that future homes may be built too tall and block their scenic views of the surrounding neighbors' homes.
4. Concerned with the safety at the intersection of Gadsden Lane and Freezeout Road.
5. Concerned with the proposed access through Saddleback Subdivision that would lessen the neighbors' stated safety issues on Gadsden Lane / Freezeout Road intersection. Major concern then expressed on who will protect the children playing in the street in the Saddleback Subdivision?
6. Proposed project would drain their wells dry.
7. Proposed project would destroy the perceived existence of wetlands.
8. Concerns that the developer would not pave road.
9. Concerns that there would not be enough room for a fire truck to turn around.
10. Concerns the County Highway District was not educated enough to determine if intersections or roadways were safe. Concerns the engineers at the Highway District were making decisions based on the direction of the wind.
11. Concerned potential new neighbors would rob and steal from them.
12. Concerned that potential new neighbors would choke their cows with apples and kill them.
13. Neighbors at meeting requested that developer sell them the land for what he paid for it and get out of town.
14. Neighbors at meeting accused developer representatives of being deceitful and rude, accusing representatives of threatening them.
15. Neighbors at meeting were agitated and filming with phone cameras and demanding people repeat themselves at times for filming purposes.



AGENCY ACKNOWLEDGMENT

Date: 7/14/2026

Applicant: Pioneer Homes / Mason and Associates Inc.

Parcel Number: 344790000

Site Address: 14180 Gadsden Ln., Caldwell, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 09/03/2026 Signed:

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

Fire District:

District: Middleton Rural Fire District

☐ Applicant submitted/met for informal review.

Date: 7/28/2026 Signed:

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

Highway District:

District:

☐ Applicant submitted/met for informal review.

Date: Signed:

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

Digitally signed by Leonard Riccio
DN: cn=Leonard Riccio, o=Canyon County, c=US
Date: 2026.07.25 15:12:27-0400
File: P:\Projects\2026\07\14\14180 Gadsden Ln.\14180 Gadsden Ln. ID 83607.dgn

Irrigation District:

District: Black Canyon Irrigation

☒ Applicant submitted/met for informal review.

Date: 7-20/2026 Signed:

Donald P. Puff P.E.
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

District Engineer

Area of City Impact

City:

☐ Applicant submitted/met for informal review.

Date: 7/16/26 Signed:

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

Middleton

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



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

April 15, 2024

Canyon County Board of Commissioners
and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Michelle Barron

Mason & Associates
924 3rd Street South
Nampa, ID 83651
Attention: William Mason, P.E.

**RE: Freezeout Ridge Estates Preliminary Plat
Canyon County Parcel R34479000 0**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for preliminary plat of Freezeout Ridge Estates, parcel R34479000 0, approximately 31 acres, located in the SE $\frac{1}{4}$ and a part of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3 T4N R3W. HD4 provides the following comments on the proposed development:

General

The subject property has frontage available to one public highway, Freezeout Rd, at the west end of the 50-foot wide flag lot portion of the parcel. Freezeout Rd is identified as a major collector on the functional classification maps adopted by Canyon Co and HD4. The development is proposed to be served by extension of a public road (Faithful Road) east from Freezeout Rd, and public local roads within the development.

HD4 provides the following comments on the preliminary plat dated March 28, 2024:

Right-of-Way

1. The preliminary plat is the final work product and is intended to be relied upon to make policy decisions, Add notation on any 1 of the 3 Preliminary Plat sheets for items previously specified to be removed/relocated, below;
 - a. Relocate all encroachments (*utility, irrigation or otherwise*) to be out of right-of-way of Faithful Road.
 - b. Relocate mailboxes out of right-of-way on the east side of Freezeout Road.

Preliminary Plat

1. *CL radius C4 needs to be 200 feet.* Re-submitted changing radius to 100', adding a knuckle, without a variance, staff will present as re-submitted to HD4 Board of commissioners for approval.
2. Revise to move irrigation box #4 east to provide 90° crossing of Faithful Road to the irrigation lateral on the south side of the road.
3. Revise to provide a cul-de-sac/turnaround at the east end of Faithful Rd meeting ACCHD HS & DP (3120.020) that transitions to existing lane at east boundary, or if

the portion of Faithful, east of Prismatic Drive is private, the cul-de-sac is not required. An ingress/egress easement for lots inside the subdivision or adjoining parcels that use the private lot, will be required.

Internal Street Improvements

1. HD4 would require a 56-foot stub street 310 feet north of ~~Yellowstone~~ Faithful Road west of ~~Big Sky~~ Prismatic Drive for parcels R34482 and R34482010 preventing any land lock ***unless*** Canyon County can confirm there is a recorded document or recorded easement providing the access, as it is today.

Please provide HD4 with a single hard copy and electronic copy of the plans, including supplementary materials requested above, for additional review. Also, submit a review comment sheet, which explains the changes made versus the review comments.

All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual in effect at the time of preliminary plat consideration by the HD4 Board.

HD4 is charging additional review fees for any submittal after the 3rd review.

We recommend you perform complete in-house quality control reviews of plans and plats and supporting reports or documents, prior to submittal to avoid additional delays or additional fees for review of this and any other project submitted.

Please feel free to contact me with any questions on these comments.

Respectfully,



Kraig Wartman
Senior Engineering Tech.
Highway District No. 4

CC Chris Hopper, District Engineer;
Lenny Riccio, Assist District Engineer
File



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: Freezeout Ridge Estates—Latigo Extension Feasibility

Project Owner/Representative: Brian Falk

Phone: 208-468-9200

Email: brian@pioneerhomesidaho.com

Project Location: R34479

Proposal: 1.75 acre lots ~15 lot sub—request to extend Latigo through parcel R34484212 and use that road to serve subdivision on parcel R34479

Land Use Jurisdiction: Canyon County

Public Roads

Name	Classification	Ex-ROW	Future ROW	Notes
Freezeout Road	Local	Varies	60', 30' from centerline	

Access:

- Previous approach request was onto Freezeout via Gadsden Lane—see 12/22/25 letter from District Engineer Chris Hopper for more information
- Current proposal to extend Latigo Lane to project. No other access to the public road proposed.
 - This may require removing Gadsden Road approach from Freezeout and diverting that traffic to Latigo. Developer to research feasibility.

Improvement Requirements:

- Existing Latigo Lane and road improvements within Saddleback Ridge utilizes Low Volume Local Road Standards—see ACCHD-101
- Max 399 ADT allowed per ACCHD-101. Therefore, max ADT at Leather Ridge approach onto Freezeout to not exceed 399 trips
 - 11th edition ITE trip generation average rate equates 42 single-family detached houses with 396 ADT (see page 2)
- Extend Latigo Lane per HD4 Low Volume Local Road standards ACCHD-101. Developer to take into consideration future development density of future road users (potential development of R34479010, R34480010, R34480, others?) as road is capped per policy at 399 ADT.
- Other improvements per the ACCHD: HSDP

Other Comments:

- Review with fire department need for secondary access as more than 30 lots may require another access point for fire only.

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.



Query Filter

DATA SOURCE:

Trip Generation Manual, 11th Ed

New data edition is available. [Upgrade now](#)

SEARCH BY LAND USE CODE:

LAND USE GROUP:

(200-299) Residential

LAND USE:

210 - Single-Family Detached Housing

LAND USE SUBCATEGORY:

All Sites

SETTING/LOCATION:

General Urban/Suburban

INDEPENDENT VARIABLE (IV):

Dwelling Units

TIME PERIOD:

Weekday

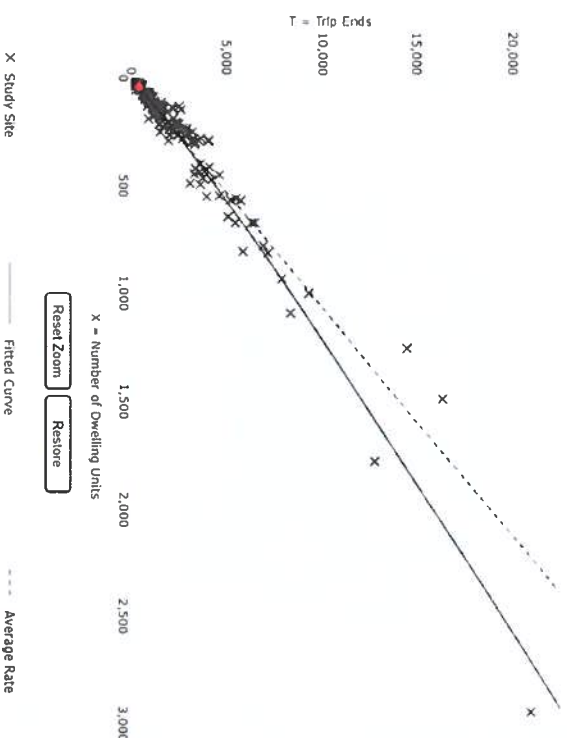
TRIP TYPE:

Vehicle

ENTER VALUE TO CALCULATE TRIPS:

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:

Single-Family Detached Housing (210) [Click for](#)[Description and Data Zips](#)

Independent Variable:

Dwelling Units

Time Period:

Weekday

Setting/Location:

General Urban/Suburban

Trip Type:

Vehicle

Number of Studies:

174

Avg. Num. of Dwelling Units

246

Average Rate

9.43

Range of Rates

4.45 - 22.61

Standard Deviation

2.13

Fitted Curve Equation:

 $T = 0.92 \ln(X) + 2.58$ R²

0.95

Directional Distribution:

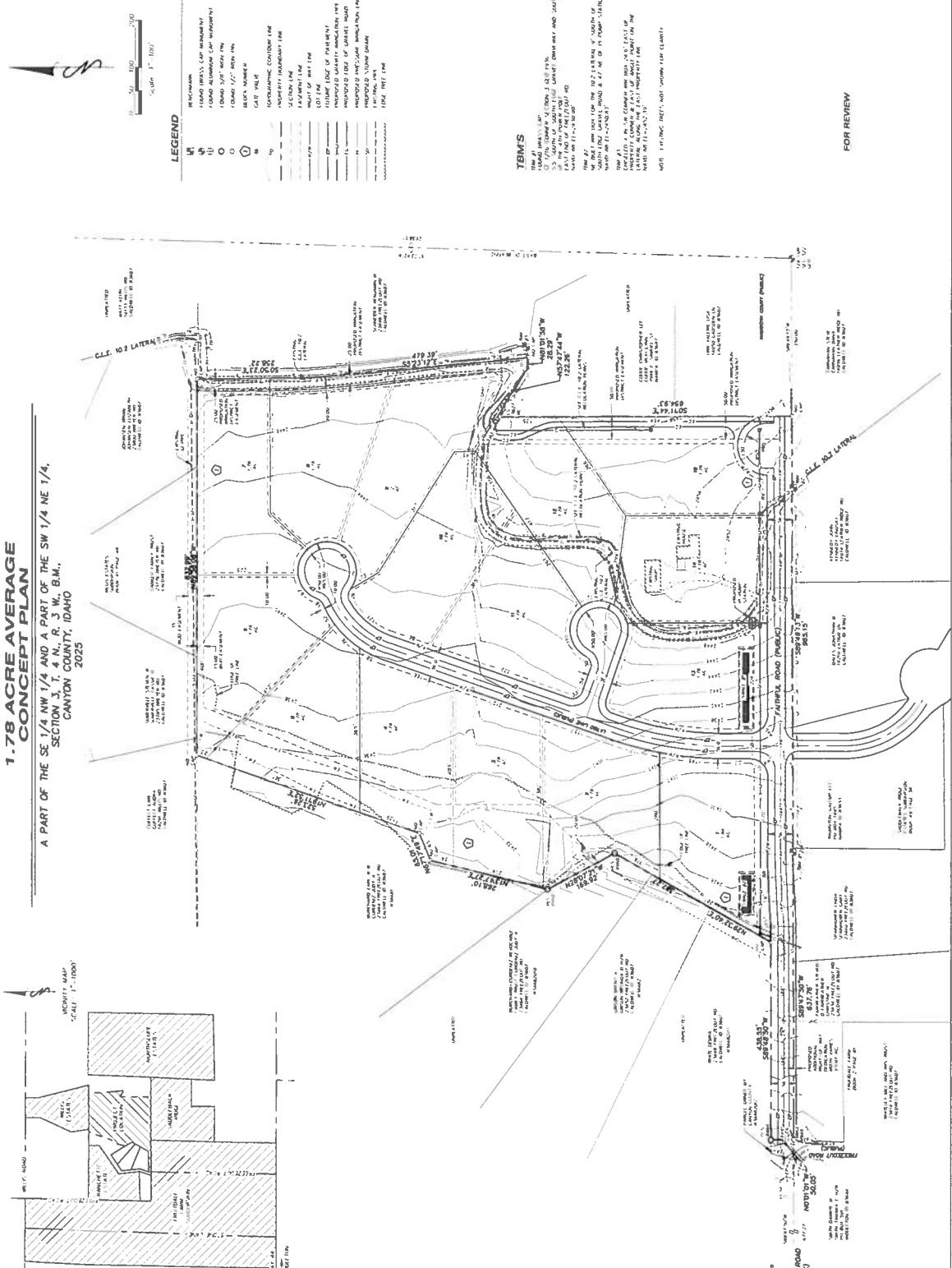
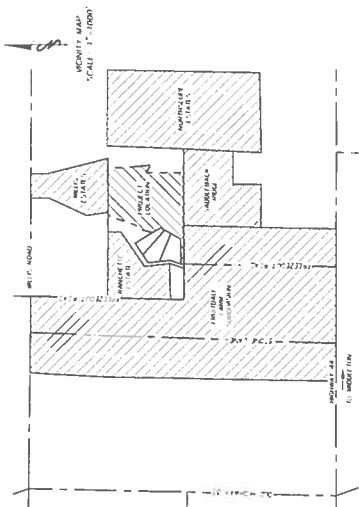
50% entering, 50% exiting

Calculated Trip Ends:

Average Rate: 396 (Total), 198 (Entry), 198 (Exit)

Fitted Curve: 454 (Total), 227 (Entry), 227 (Exit)

1.78 ACRE AVERAGE CONCEPT PLAN A PART OF THE SE 1/4 NW 1/4 AND A PART OF THE SW 1/4 NE 1/4, SECTION 31, T4N, R3W, B.M., CANYON COUNTY, IDAHO 2025



DATE	2/2/25	BY	JD
REVISION			
1.78 ACRE AVERAGE CONCEPT PLAN			
2.78 ACRE AVERAGE CONCEPT PLAN			
3.78 ACRE AVERAGE CONCEPT PLAN			
4.78 ACRE AVERAGE CONCEPT PLAN			
5.78 ACRE AVERAGE CONCEPT PLAN			
6.78 ACRE AVERAGE CONCEPT PLAN			
7.78 ACRE AVERAGE CONCEPT PLAN			
8.78 ACRE AVERAGE CONCEPT PLAN			
9.78 ACRE AVERAGE CONCEPT PLAN			
10.78 ACRE AVERAGE CONCEPT PLAN			
11.78 ACRE AVERAGE CONCEPT PLAN			
12.78 ACRE AVERAGE CONCEPT PLAN			
13.78 ACRE AVERAGE CONCEPT PLAN			
14.78 ACRE AVERAGE CONCEPT PLAN			
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100.78 ACRE AVERAGE CONCEPT PLAN			

OWNER/DEVELOPER
 MASON & ASSOCIATES, INC.
 1000 N. 1000 E.
 CANYON COUNTY, IDAHO 83401

ENGINEER/SURVEYOR
 MASON & ASSOCIATES, INC.
 1000 N. 1000 E.
 CANYON COUNTY, IDAHO 83401

FOR REVIEW



1872 South Eagle Road
Meridian, ID 83642

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

File No. 729510 KK/DM

WARRANTY DEED

For Value Received Dorothy Ann Bonham, Surviving Trustee of The Dorothy Ann Bonham and
Melvin Edward Bonham 2004 Revocable Trust, as to an undivided 50% interest and Melvin Bonham Jr.,
an unmarried man, as to an undivided 50% interest
hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Thornton Gallup LLC

hereinafter referred to as Grantee, whose current address is PO Box 1495 Nampa, ID 83653

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), 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: June 29, 2020

Melvin Bonham Jr. *signed in counterpart

The Dorothy Ann Bonham and Melvin Edward Bonham 2004 Revocable Trust

By: Dorothy Ann Bonham Trustee
Dorothy Ann Bonham, Surviving Trustee

State of California, County of _____

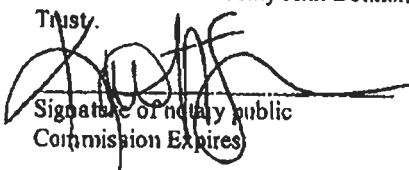
This record was acknowledged before me on _____ by Melvin Bonham Jr

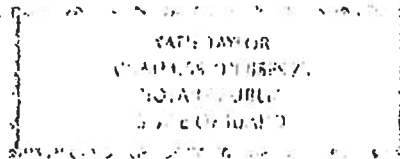
Signature of notary public

Commission Expires: _____

State of Idaho, County of Canyon

This record was acknowledged before me on July 10 2020 by Dorothy Ann Bonham as Surviving
Trustee of The Dorothy Ann Bonham and Melvin Edward Bonham 2004 Revocable
Trust.


Signature of notary public
Commission Expires



RESIDING IN CALDWELL, IDAHO
MY COMMISSION EXPIRES 10/26/2022



1872 South Eagle Road
Meridian, ID 83642

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

File No. 729510 KK/DM

WARRANTY DEED

For Value Received Dorothy Ann Bonham, Surviving Trustee of The Dorothy Ann Bonham and Melvin Edward Bonham 2004 Revocable Trust, as to an undivided 50% interest and Melvin Bonham Jr., an unmarried man, as to an undivided 50% interest hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Thornton Gallup LLC

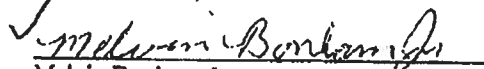
hereinafter referred to as Grantee, whose current address is PO Box 1495 Nampa, ID 83653

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), 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: June 29, 2020


Melvin Bonham Jr.

The Dorothy Ann Bonham and Melvin Edward Bonham 2004 Revocable Trust

By: _____
Dorothy Ann Bonham, Surviving Trustee *signed in counterpart*

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Joaquin

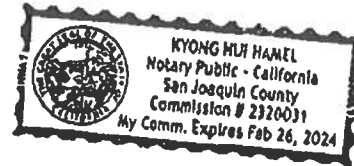
S.S.

On July 2, 2020 before me, Kyong Hui Hamel, Notary Public
personally appeared Melvin Bonham Jr.

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Kyong Hui Hamel
Notary Public

OPTIONAL INFORMATION

Additional information may be provided by the signatory, but it is not required. The signatory may provide additional information to the notary public, but it is not required.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Warranty Deed

containing 2 pages, and dated 6/29/20

The signer(s) capacity or authority is/are as

- ☐ Individual(s)
☐ Attorney in fact
☐ Corporate Officer(s)

- ☐ Guardian/Conservator
☐ Partner/Limited General
☐ Trustee(s)
☐ Other

representing

Method of Signer Identification

Proved to me on the basis of satisfactory evidence

☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on

Page # _____ Entry # _____

Notary contact

Other

☐ Additional Signer ☐ Signer(s) Thumbprints(s)

EXHIBIT A

A part of the SE1/4 of the NE1/4 and the SW1/4 of the NE1/4, Section 3, Township 4 North, Range 3 West, Boise Meridian, more particularly described as follows:

BEGINNING at the southeast corner of said SW1/4 of the NE1/4; thence south 89°08'36" West along the south boundary of said SW1/4 of the NE1/4 a distance of 681.58 feet to a point on the westerly boundary of the parcel described in the quit claim deed recorded as Instrument No. 945974, Records of Canyon County, Idaho; thence traversing said westerly boundary as follows:
North 14°39'26" East a distance of 51.96 feet;
North 89°08'36" East a distance of 468.46 feet;
North 28°55'40" East a distance of 397.26 feet;
North 28°44'21" West a distance of 169.92 feet;
North 13°10'27" East a distance of 268.10 feet;
North 66°40'49" East a distance of 65.01 feet;
North 18°34'52" East a distance of 523.27 feet to a point on the north boundary of said SE1/4 of the NE1/4; thence North 89°24'56" East along said north boundary a distance of 832.99 feet; thence South 1°27'37" East a distance of 258.22 feet along the centerline of an existing irrigation lateral; thence South 6°00'26" East continuing along said centerline a distance of 479.39 feet to a point on the northerly boundary of the parcel described in the warranty deed recorded as Instrument No. 729194, records of Canyon County, Idaho; thence traversing the boundary of said parcel as follows:
North 81°39'12" West a distance of 28.29 feet;
North 58°24'52" West a distance of 122.26 feet;
South 0°49'14" East a distance of 654.97 feet to a point on the south boundary of said SE1/4 of the NE1/4; thence South 89°12'20" West along said south boundary a distance of 965.08 feet to the POINT OF BEGINNING.

EXCEPT THEREFROM the following described property hereinafter referred to as Parcel B, described as follows:

Parcel B:

Commencing at the southwest corner of said SW1/4 of the NE1/4; thence North 89°08'36" East along the south boundary of said SW1/4 of the NE1/4 a distance of 633.76 feet to the TRUE POINT OF BEGINNING; thence North 14°30'08" East a distance of 51.91 feet; thence North 89°08'30" East a distance of 30.00 feet; thence South 0°51'24" East a distance of 50.05 feet to a point on the said south boundary; thence South 89°08'36" West along said south boundary a distance of 43.75 feet to the True Point of Beginning.

TOGETHER WITH an easement for ingress and egress over and across said Parcel B

EXHIBIT A

A part of the SE1/4 of the NE1/4 and the SW1/4 of the NE1/4, Section 3, Township 4 North, Range 3 West, Boise Meridian, more particularly described as follows:

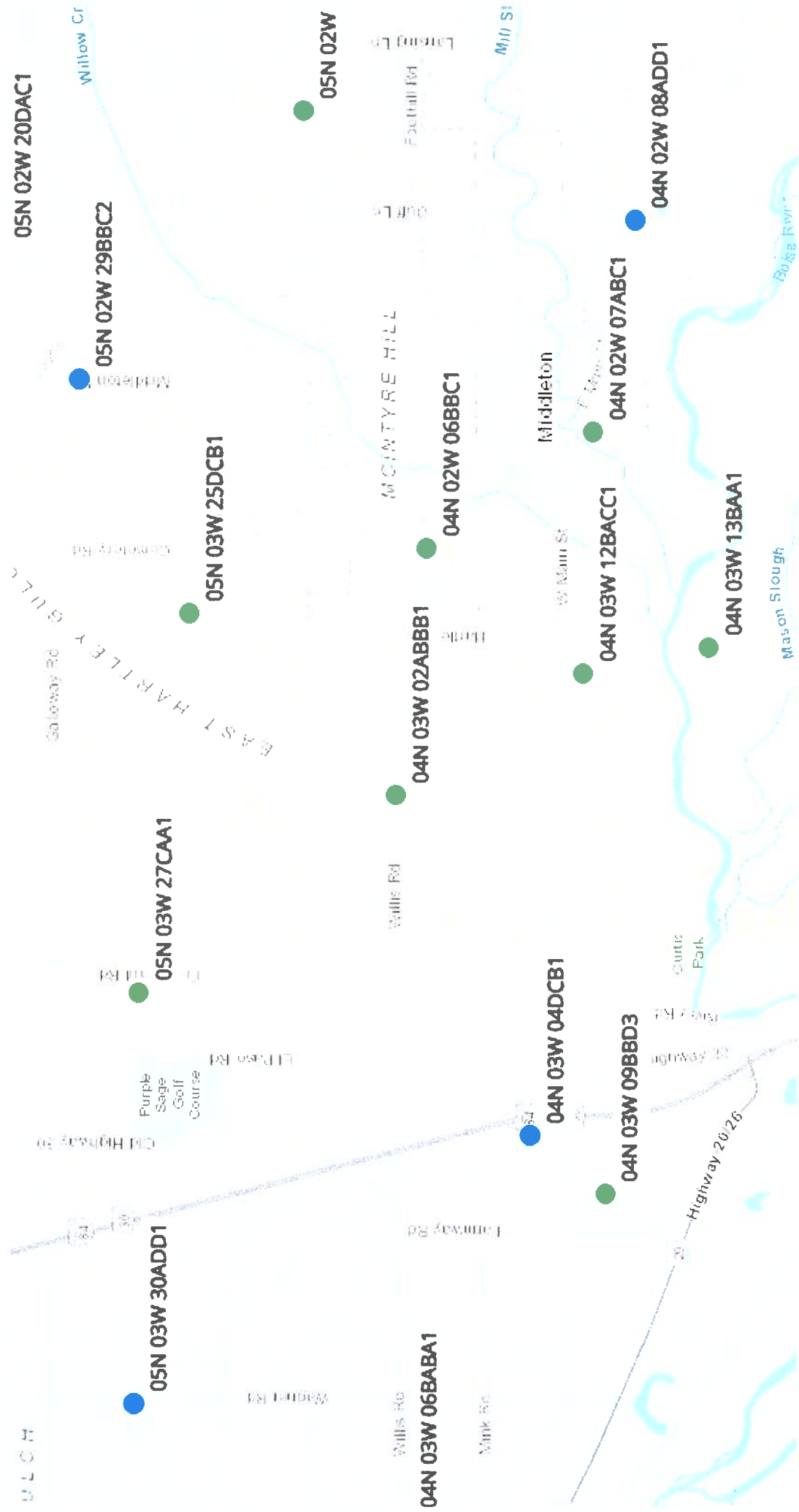
BEGINNING at the southeast corner of said SW1/4 of the NE1/4; thence south 89°08'36" West along the south boundary of said SW1/4 of the NE1/4 a distance of 681.58 feet to a point on the westerly boundary of the parcel described in the quit claim deed recorded as Instrument No. 945974, Records of Canyon County, Idaho; thence traversing said westerly boundary as follows:
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TOGETHER WITH an easement for ingress and egress over and across said Parcel B



05N 03W 30ADD1

Site Name: CANYON
Station Type: Water Quality:Water Levels
Depth: 180 (ft BGS)

Latitude: 43.74289
Longitude: -116.73336
Elevation: 2475.0

USGS Site ID: 434430116435601
Well Construction ID: 373662
Primary Water Use: Domestic



Time Series Water Quality

Selection

Graph

Multiple Timeseries

Compiled Depth To Water

Discrete Depth to Water

USGS Depth To Water

Documents

3 d 10 d 1 m 3 m 1 y

10/22/2001 03/26/2026



Discrete Depth to Water (ft)

05N 03W 30ADD1 / Discrete Depth to Water

Generated at 08/15/2026 12:50:26

05N 02W 29BBC2

Site Name: CANYON
Station Type: Water Levels
Depth: 180 (ft BGS)

Latitude: 43.74766
Longitude: -116.61236
Elevation: 2505.0

USGS Site ID: 434452116364101
Well Construction ID: 369831
Primary Water Use: Domestic

Time Series Water Quality

Multiple Timeseries

Compiled Depth To Water

Discrete Depth to Water

USGS Depth To Water

Documents

Selection

Graph

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0/09/2001 03/26/2026











































































































































































































































































































































































04N 03W 04DCB1

Site Name: CANYON
Station Type: Water Levels
Depth: 293 (ft BGS)

Latitude: 43.70905
Longitude: -116.70153
Elevation: 2430.0

USGS Site ID: 434233116420201
Well Construction ID: 363470
Primary Water Use: Domestic

Time Series Water Quality

Multiple Timeseries

Compiled Depth To Water

Discrete Depth to Water

USGS Depth To Water

Documents

Selection

Graph

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07/10/1964 04/07/2026














































































































































































































































































































































































04N 02W 08ADD1

Site Name: CANYON
Station Type: Water Quality/Water Levels
Depth: 80 (ft BGS)

Latitude: 43.70011
Longitude: -116.59339
Elevation: 2407.0

USGS Site ID: 43420011635320
Well Construction ID: 382307
Primary Water Use: Domestic



Time Series Water Quality

Selection

Graph

Multiple Timeseries

Discrete Depth to Water

USGS Depth To Water

Documents

3 d 10 d 1 m 3 m 1 y -

10/22/2001 03/26/2026



04N 02W 08ADD1 / Discrete Depth to Water

Generated at: 08/15/2025 12:46:44

NAMES	ADDRESS	LOT SIZE
ROACH, TASHA	14177 Leather Ridge Rd	1.78
CODE, CHRIS	14074 Gadsden Ln	2.3
GHRIST, GAIL	14113 Leather Ridge Rd	1.66
CORTENIZ, JUDY	23464 Freezeout Rd	6.48
CABILLO, DENIA	23776 Breyer Rd	1.74
CABILLO, PHIL	23776 Breyer Rd	1.74
BURCHARD, EARL	23464 Freezeout Rd	6.48
WHITE, DEBBIE	23448 Freezeout Rd	3.52
ORR, VALERIE	14050 Gadsden Rd	2.11
STEPHENS, LEANN	14000 Gadsden Rd	5.19
ROACH, JASON	14177 Leather Ridge Rd	1.78
GHRIST	14133 (14113) Leather Ridge Rd	1.66
CARNAHAN, DANA	14056 Leather Ridge Rd	1.69
HAWSEN, DENNIS	23600 Freezeout Rd	0.35

8 out of 15 neighbors attending onsite meeting reside on properties equal to or less than the proposed

NEIGHBOR SPECIFIC WELLS

Depth:166' Static Water:54' GPM:35

Depth:130' Static Water:60' GPM:40

Depth:160' Static Water:53' GPM:35

278-55-190gpm

278-55-190gpm

166-54-35gpm

160-53-35gpm

145-60-50gpm

minimum lot size

Well #	Depth	Static Level	GPM	Drawdown
26425	235	15	20	1hr/0'
90397	158	46	100	1hr/60'
799904	176	41	60	1hr/0'
82737	146	38	20	2hr/?
41771	125	33	100	2hr/?
D0087164	135	55	65	1hr/100'
D0087638	143	64	60	1hr/100'
D0085431	145	60	50	1hr/120'
D0087815	127	55	60	1hr/80'
D0095743	154	53	100	1hr/70'
0087062	165	46	120	3hr/160'
0042006	205	50	28	0.5hr/0'
836225	128	63	50	1hr/?'
D0076981	198	38	50	1hr/180'
0082570	200	36	50	1hr/140'
0082571	170	34	50	1hr/120'
D0087872	166	54	35	1hr/150'
D0085428	218	54	35	1hr/120'
D0095745	188	60	35	1hr/140'
D0093916	140	58	45	1hr/100'
D0090283	128	50	50	1hr/40'
D0090068	160	53	35	1hr/120'
0041771	125	33	100	2hr/?
0100379	130	60	40	0.5hr/123'

D0041755	134	57	40	2hr/110'
0041972	138	38	35	3hr/136'
0047400	242	50	?	?
D0041915	222	49	50	2hr/100'
D0067486	151	42	60	1hr/140'
D0039230	133	60	40	1hr/100'
	120	42	60	2hr/?
D0067487	151	29	70	1hr/140'
0066229	145	33	85	1hr/140'
0047784	142	25	60	1hr/45'
834550	61	16	100	1hr/40'
834549	70	19	100	1hr/60'
0053350	146	54	40	1hr/0'
0053400	96	51	?	?
0053316	146	53	45	0.5hr/45'
0058982	151	53	35	1hr/82'
0038010	160	55	60	1hr/120'
0053583	161	45	50	1hr/0'
D0053318	185	46	75	1hr/?'
0053399	80	46	?	?
0055973	161	47	60	1hr/95'
0055974	97	47	40	1hr/50'
0056067	159	42	75	1hr/102'
0053319	80	37	?	?
0053169	136	37	60	1hr/?'
0055882	168	40	40	1hr/100'
	105	16	100	2hr/?'
0070229	149	51	40	.75hr/70'
D0047498	137	65	43	1hr/43'
727410	240	47	100	1hr/15'
830541	80	36	75	1hr/60'
56067	159	42	75	1hr/102'
42097	144	10	15	1hr/0'
108270	278	55	190	.5hr/260'
74719	138	20	50	.5hr/80'
D0052234	38	18	?	?
D0052549	177	8	50	1.5hr/165'
64295	139	12	50	1hr/135'
6393w0591	186	52	75	.5hr/160'

Average	152	43.5	61.42	1.25/94'
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SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
46	1262.76	711	1.78	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
4	107.14	70	1.53	
85	3.42	1.93	0.01	31.40
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAX M/HM
2	0	0		0

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
FROST FARMS	1	4N3W10	53.58	20	2.68	COUNTY (Canyon)	1907
KAMEO SUB	2	4N3W10	5.09	4	1.27	COUNTY (Canyon)	1995
RANCH ROAD ESTATES	3	5N3W35	15.21	7	2.17	COUNTY (Canyon)	2003
RANCHETTE ESTATES	4	4N3W03	17.05	20	0.85	COUNTY (Canyon)	1972
RANCHETTE ESTATES #2	5	4N3W03	2.59	9	0.32	COUNTY (Canyon)	1974
RIVER ROAD ESTATES	6	4N3W10	21.39	10	2.14	COUNTY (Canyon)	2001
RIVER ROAD ESTATES #2	7	4N3W10	23.92	12	1.99	COUNTY (Canyon)	2003
WIEN-JEFF ESTATES	8	5N3W34	18.78	7	2.40	COUNTY (Canyon)	1997
WHITTLE SUB	9	4N3W03	11.42	10	1.14	COUNTY (Canyon)	1971
WILLIS CREEK SUBDIVISION	10	5N3W35	28.54	19	1.50	COUNTY (Canyon)	2009
WILLIS RANCH	11	5N3W33	21.11	16	1.32	COUNTY (Canyon)	1998
YOTIE SUB	12	4N3W04	4.14	4	1.3	COUNTY (Canyon)	2001
NORTHSLOPE ESTATES #2	13	4N3W02	37.37	12	3.11	COUNTY (Canyon)	2005
ATKINSON SUB	14	4N3W02	21.36	10	2.14	COUNTY (Canyon)	1971
BALE SUB	15	4N3W03	7.98	7	1.1	COUNTY (Canyon)	1990
D&S PURPLE SAGE RANCHETTES	16	5N3W35	36.47	31	1.18	COUNTY (Canyon)	1972
DEE ANN MEADOWS SUB	17	5N3W34	9.71	12	0.81	COUNTY (Canyon)	1974
DRAKE SUB	18	5N3W35	40.05	41	0.98	COUNTY (Canyon)	1973
EL PASO HEIGHTS	19	5N3W34	37.90	7	5.41	COUNTY (Canyon)	1998
FOREST HILLS ESTATES	20	4N3W04	4.82	9	0.54	COUNTY (Canyon)	1987
FOREST HILLS ESTATES #2	21	4N3W04	11.35	21	0.54	COUNTY (Canyon)	1996
FRUITDALE FARMS	22	4N3W03	273.92	83	3.30	COUNTY (Canyon)	1911
HECK SUB #1	23	4N3W04	4.59	9	0.52	COUNTY (Canyon)	1985
HECK SUB	24	4N3W04	9.54	4	2.1	COUNTY (Canyon)	1986
MOUNTAIN GEM ESTATES	25	4N3W09	17.72	37	0.48	COUNTY (Canyon)	1996
NORTHSLOPE ESTATES #1	26	4N3W02	42.71	15	2.85	COUNTY (Canyon)	2004
SLEEPY HOLLOW SUBDIVISION	27	4N3W03	17.60	8	2.23	COUNTY (Canyon)	2005
SOUTHWICK ESTATES	28	4N3W06	29.57	24	1.23	COUNTY (Canyon)	2007
TAYLOR RIDGE SUBDIVISION	29	4N3W10	62.78	53	1.18	COUNTY (Canyon)	2007
WILLIS ESTATES SUBDIVISION	30	4N3W03	19.35	1	1.93	COUNTY (Canyon)	2008
EAGLES NEST ESTATES	31	5N3W34	35.62	11	3.24	COUNTY (Canyon)	1998
GREEN ESTATES	32	4N3W02	2.57	2	1.44	COUNTY (Canyon)	2009
NORTH SOUTHWICK COMMERCIAL SUBDIVISION	33	4N3W10	10.55	2	5.27	COUNTY (Canyon)	2017
KINDER PLATZ SUBDIVISION	34	4N3W02	25.33	4	6.33	COUNTY (Canyon)	2017
RADFORD RIDGES SUBDIVISION	35	5N3W34	4.59	2	2.29	COUNTY (Canyon)	2017
ALBION ACRES SUBDIVISION NO. 1	36	5N3W34	41.10	19	2.18	COUNTY (Canyon)	2018
ALBION ACRES SUBDIVISION NO. 2	37	5N3W34	33.13	14	2.37	COUNTY (Canyon)	2018
PALOMINOS SUBDIVISION	38	4N3W04	6.49	2	3.24	COUNTY (Canyon)	2019
RADFORD RIDGES NO. 2 SUBDIVISION	39	5N3W34	4.75	3	1.58	COUNTY (Canyon)	2019
FINAL PLAT OF SADDLEBACK RIDGE ESTATES SUBDIVISION	40	4N3W03	35.81	16	2.24	COUNTY (Canyon)	2020
BOULDER CREEK SUBDIVISION	41	4N3W03	18.01	7	2.57	COUNTY (Canyon)	2020
FAISAN PONTE ESTATES SUBDIVISION	42	4N3W02	13.82	13	1.08	COUNTY (Canyon)	2021
TIMBER HILLS SUBDIVISION	43	4N3W03&04	45.62	28	1.63	COUNTY (Canyon)	2021
PURPLE SAGE ESTATES SUBDIVISION NO. 4	44	5N3W33	33.44	25	1.34	COUNTY (Canyon)	2021
PURPLE SAGE ESTATES SUBDIVISION NO. 5	45	5N3W33	26.45	5	5.29	COUNTY (Canyon)	2022
HIDDEN LEGENDS ESTATES SUBDIVISION	46	4N3W04	19.59	9	2.18	COUNTY (Canyon)	2023

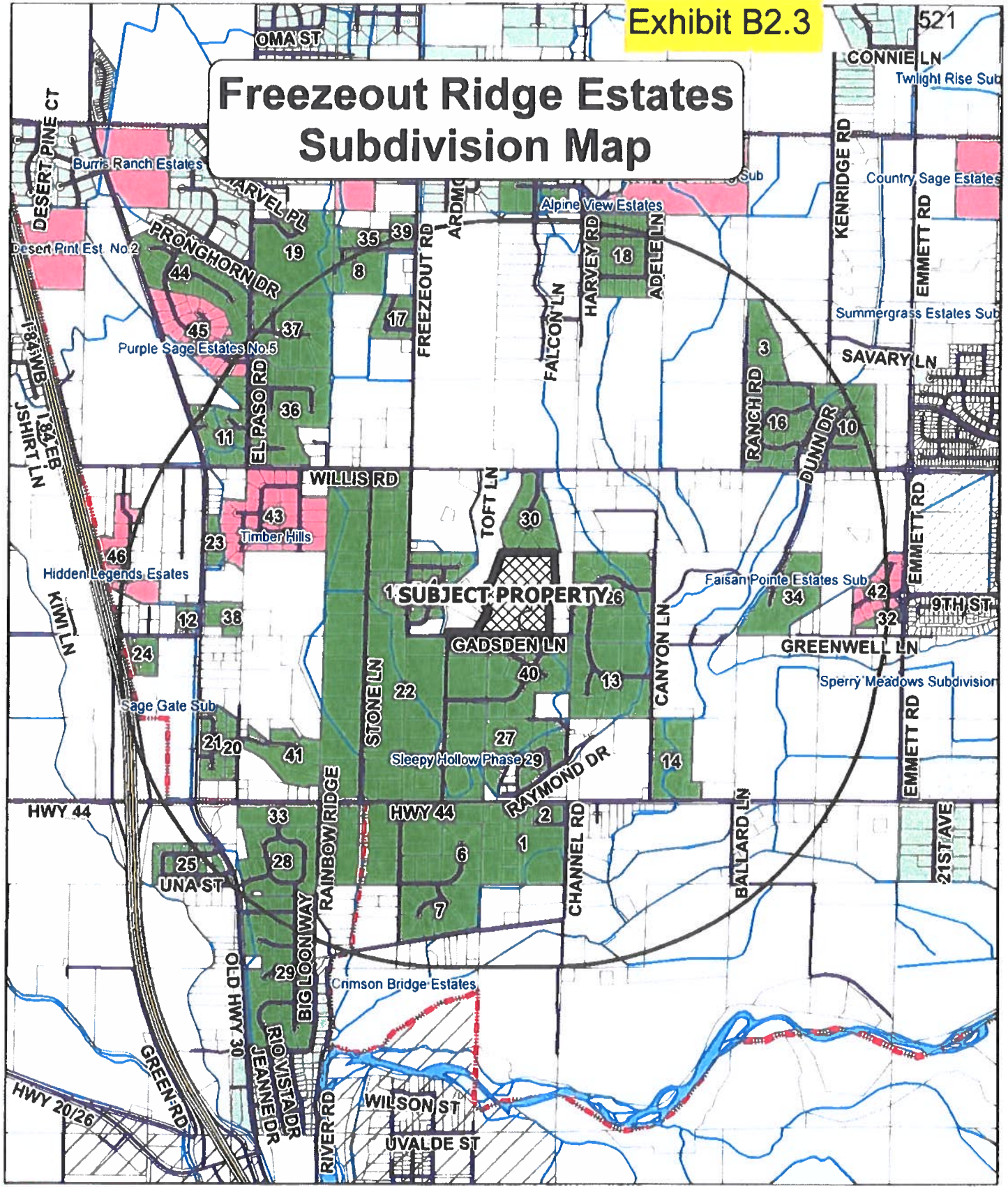
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE				
Purple Sage Estates No 5	28.37	27	1.23				
Imber Hills	45.49	28	1.62				
Falcon Pointe Estate Sub	13.42	11	1.26				
Hidden Legends Estates	19.11	3	6.44				

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF
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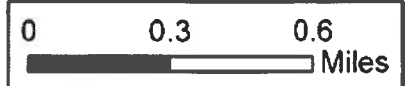
Freezeout Ridge Estates Subdivision Map



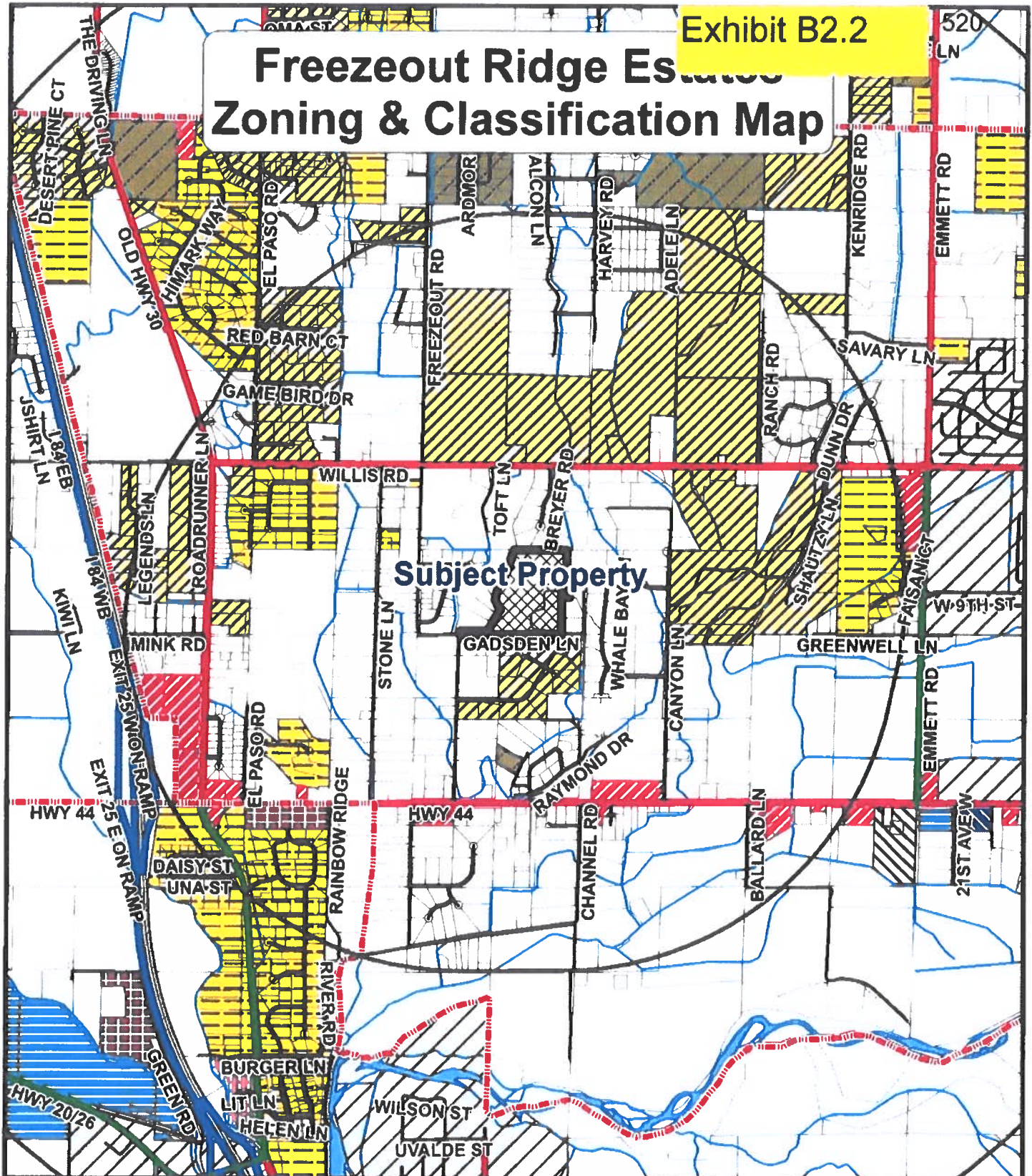
SUBDIVISIONS

Plat Type, Plat Status

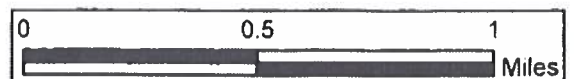
- Preliminary Approved
- Preliminary Pending

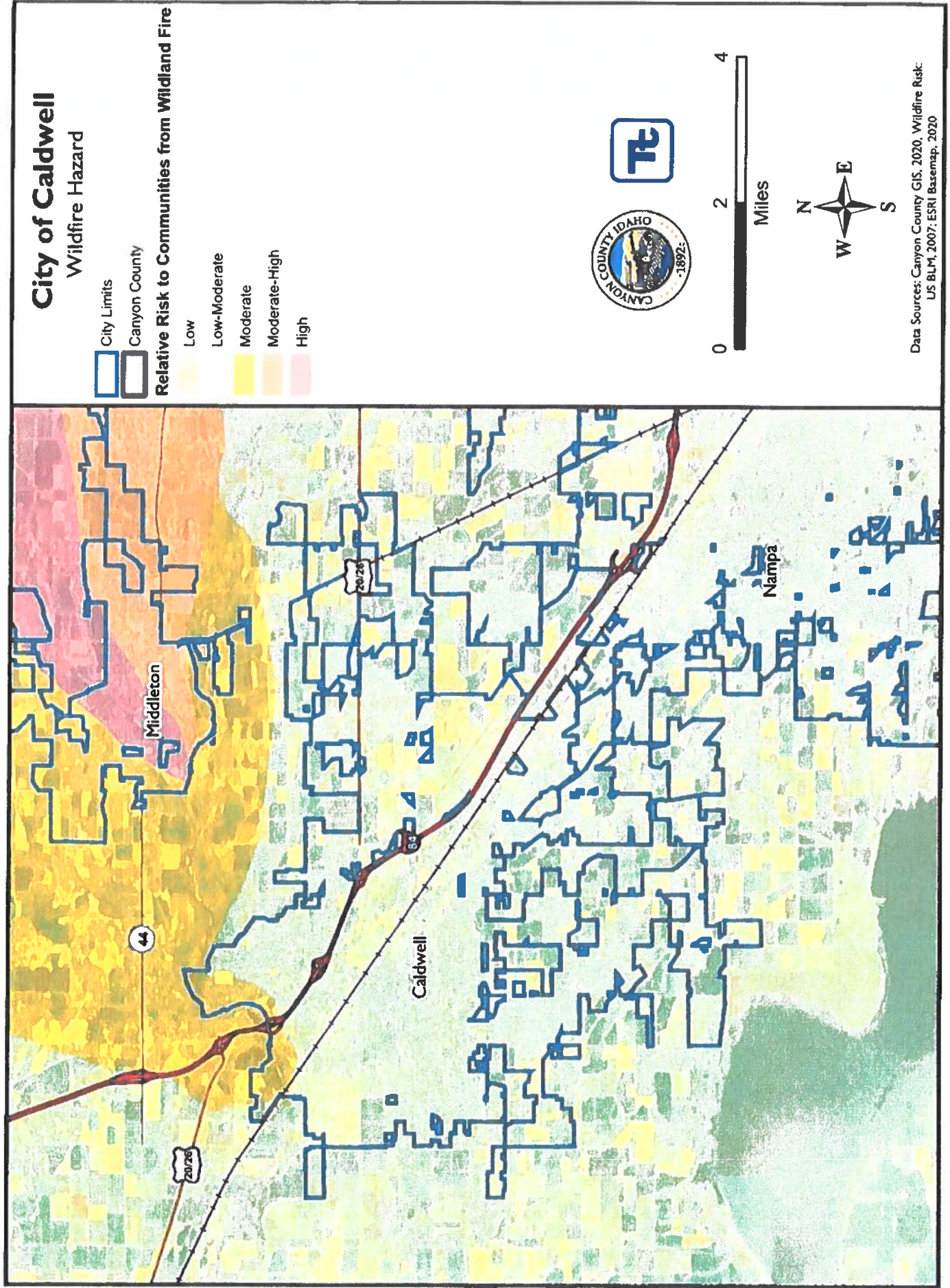


Freezeout Ridge Estates Zoning & Classification Map



Current Zoning	ITD Functional Classification
RR	AG
CR-RR	Interstate
R1	Major Collector
CR-R1	Minor Arterial
R2	Minor Collector
C	Other Principal Arterials
C1	
CR-C1	
C2	
CR-C2	
M1	
CR-M1	
M2	





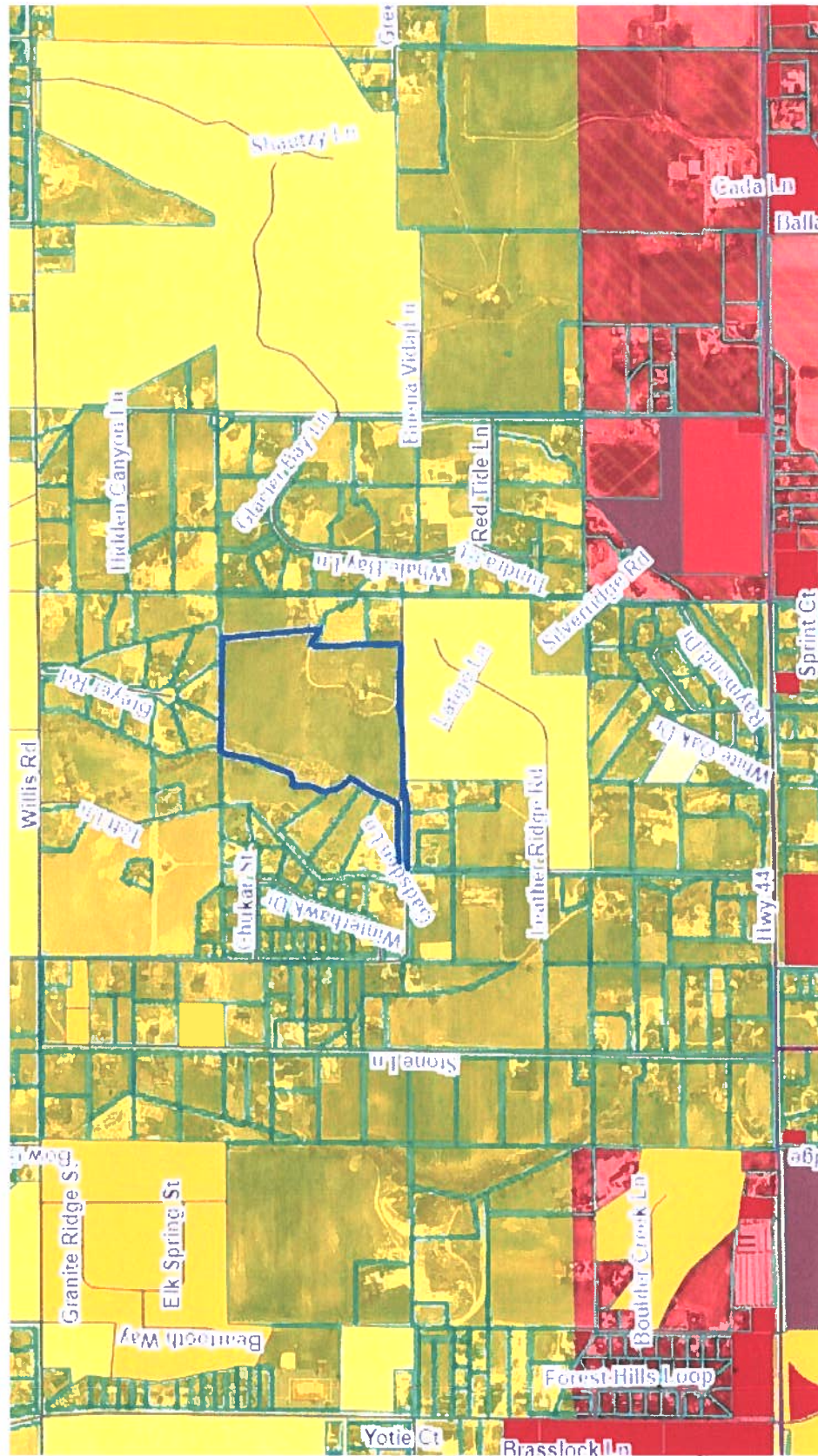
The Middleton Rural Fire District (MRFD) Board has approved a resolution to place a **temporary** two year budget levy increase on the May 19th ballot. The budget increase, subject to approval by 50% of voters, would add \$2,225,000 to the District's annual operating budget for two years.

The cost to homeowners is estimated to be **\$54.73 annually per \$100,000 of net taxable assessed value**. For a **home valued at \$550,000** with a Homeowners Exemption of \$125,000, the estimated increase would be **\$19.38 per month**.

The levy override revenues would secure funding for:

- Maintaining current operations and firefighter retention
- 24/7 staffing for Station 54 at 26476 Harvey Road
- Firefighter protective gear and safety equipment
- Improving response times throughout the 110-square-mile service area
- Reducing demands on downtown Station 53

Future Land Use





Development Services Department

Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605
(208) 454 7458 • www.canyoncounty.id.gov

Planning Application Consent for Property Inspection

Name: Pioneer Homes

Planning Application(s): Conditional Re-Zoning

Address: 14180 Gadsden Ln, Caldwell, ID 83807

Parcel Number(s): 34479000

Relationship to Property: Owner

Circle any that apply:

Owner

Lessee

Authorized Agent

Other: _____

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this application.

This consent authorizes entry **Monday-Friday between 8 am and 5 pm**

For the following purpose: To conduct site inspection/visit related to land use application (s). Site inspection includes visual observation of the site and buildings, measurements, & site photos.

Consent to enter the property for a site inspection does not authorize searches, inspections, or surveillance beyond the scope of the application. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: [Signature] Brian Falt

Date: 7/18/26

If signing as agent: (Authority/POA/Title)

Brandon Collier LLC Project Manager
for Pioneer Homes

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

2.7 HAZARD RISK RANKING

Table 2-11 presents a local ranking for the City of Caldwell of all hazards of concern for which Volume 1 of this hazard mitigation plan provides complete risk assessments. This ranking summarizes how hazards vary for this jurisdiction. As described in detail in Volume 1, the ranking process involves an assessment of the likelihood of occurrence for each hazard, along with its potential impacts on people, property, and the economy. Mitigation action development targets those hazards with high and medium rankings.

Table 2-11. Hazard Risk Ranking

Rank	Hazard Type	Risk Rating Score (Probability x Impact)	Category
1	Earthquake ^b	32	High
2	Severe Weather ^e	27	Medium
3	Flooding ^c	18	Medium
3	Landslide ^f	18	Medium
4	Drought ^g	16	Medium
5	Dam Failure ^d	15	Medium
6	Wildfire ^a	6	Low

- a. Based on High, Moderate-High and Moderate Fire Severity Zones
- b. Based on the Squaw Creek M7.0 scenario
- c. Based on 100 year or 1 percent annual chance hazard results used for risk ranking
- d. Based on the aggregation of all dam failure scenarios
- e. Severe weather is assessed more qualitatively than other hazards. Assumptions for risk ranking include high probability, medium impact on people, low impact on property and low impact on economy.
- f. Slope greater than 30% and slope 15% to 30% areas were utilized for risk ranking
- g. Drought is assessed more qualitatively than other hazards. Generally, drought does not cause injury or death to people or result in property damage. Assumptions for risk ranking include high probability, no impact on people, low impact on property and medium impact on economy.

2.8 JURISDICTION-SPECIFIC VULNERABILITIES

Volume 1 of this hazard mitigation plan provides complete risk assessments for each identified hazard of concern. This section provides information on a few key vulnerabilities for the jurisdiction.

2.8.1 Repetitive Loss Properties

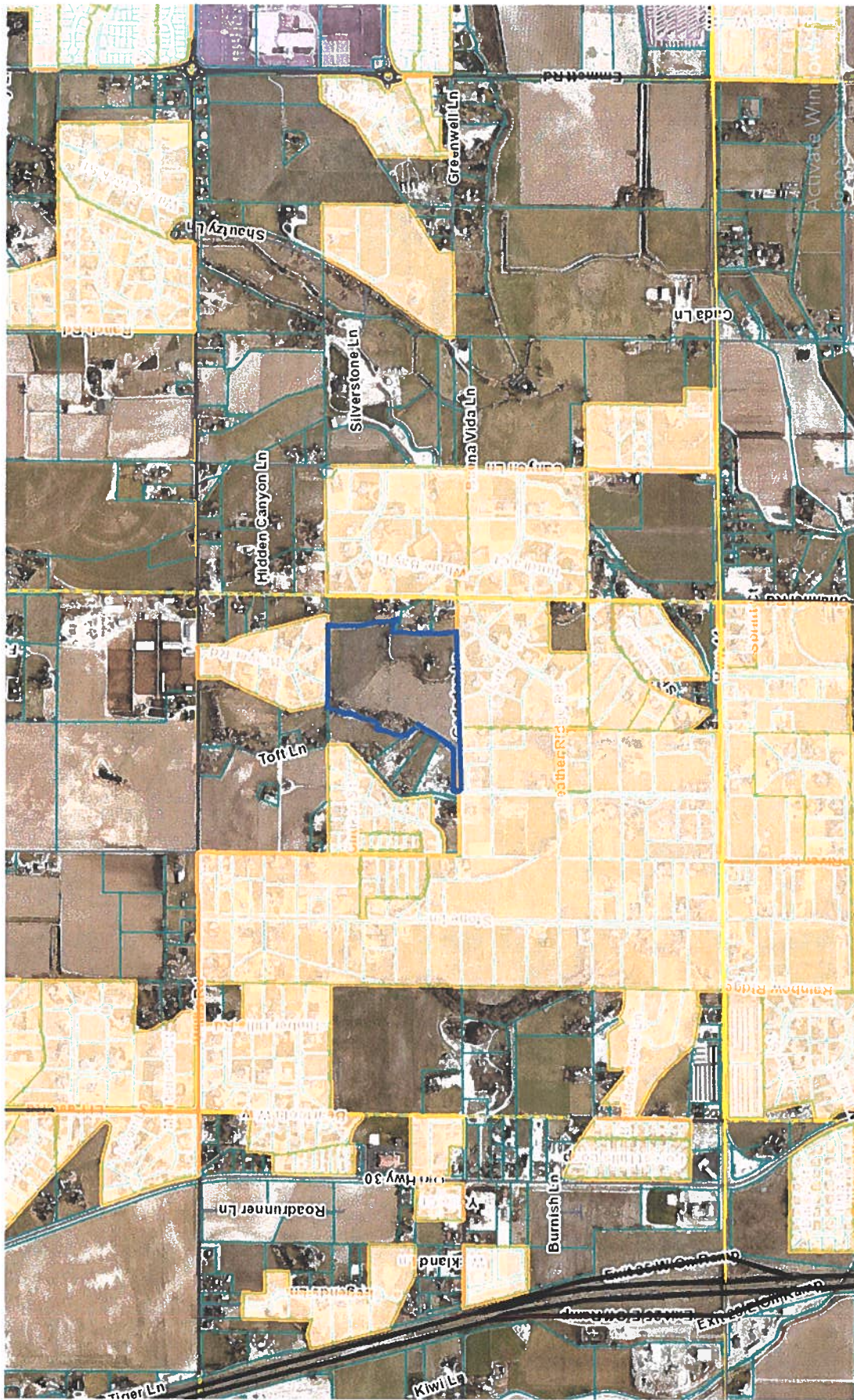
Repetitive loss records are as follows:

- Number of FEMA-identified repetitive-loss properties: 0
- Number of FEMA-identified severe-repetitive-loss properties: 0
- Number of repetitive-loss properties or severe-repetitive-loss properties that have been mitigated: 0

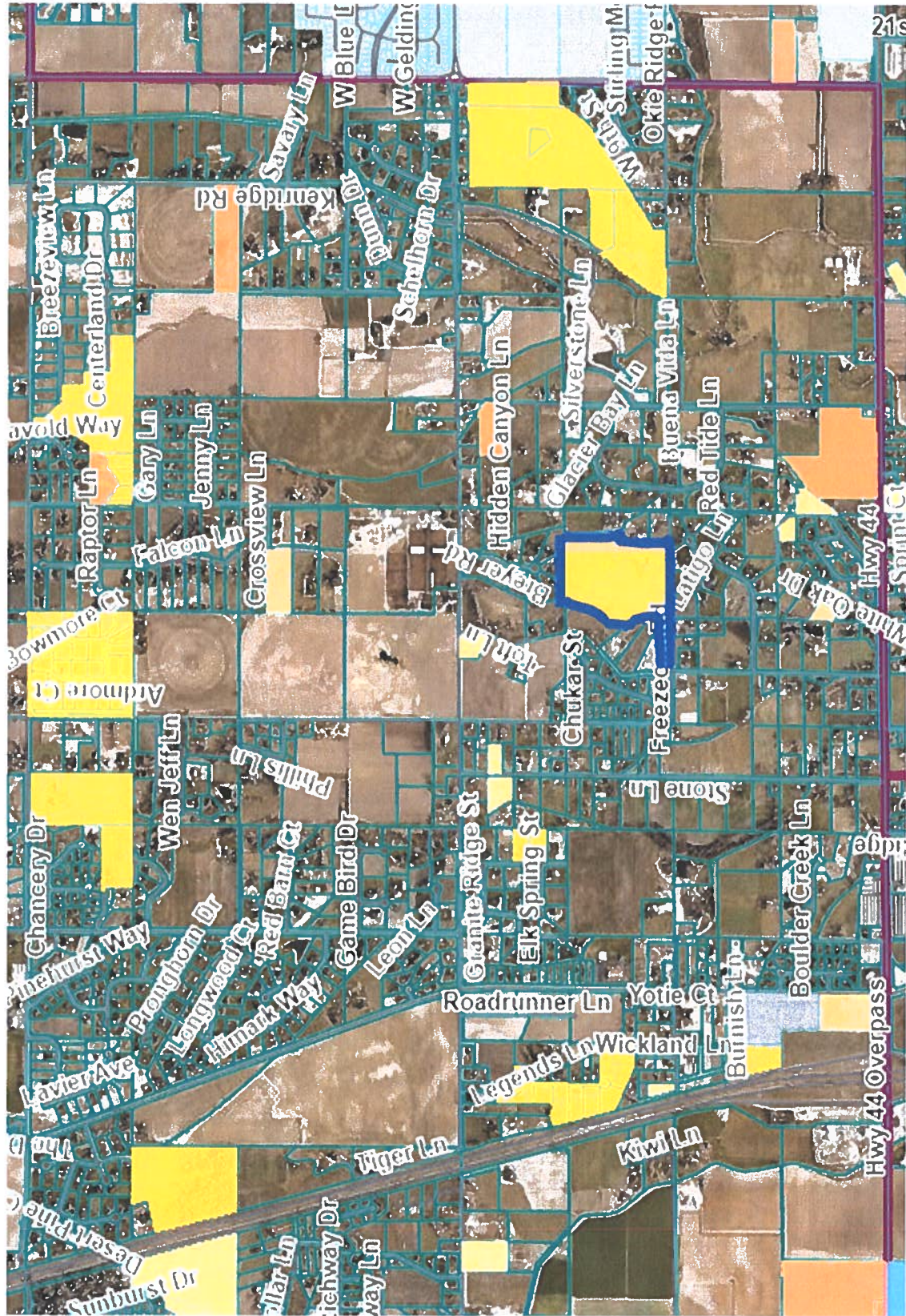
2.8.2 Other Noted Vulnerabilities

The following issues have been identified based on a review of the results of the risk assessment, public involvement strategy, and other available resources:

EXISTING SURROUNDING SUBDIVISIONS



NEW LAND USES IN PROGRESS



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: 89304

Date: 9/8/2026

Date Created: 9/8/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Pioneer Homes

Comments: CR2026-0015

Site Address: 14180 GADSDEN LN, Caldwell ID 83607-0000 / Parcel Number: 34479000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone	CR2026-0015	\$1,250.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0015	\$600.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0015	\$500.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2026-0015	\$50.00	\$0.00	\$0.00
Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2026-0015	\$440.00	\$0.00	\$0.00

Sub Total: \$2,840.00

Sales Tax: \$0.00

Total Charges: \$2,840.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	40159	\$2,840.00

Total Payments: \$2,840.00

ADJUSTMENTS

Receipt Balance: \$0.00