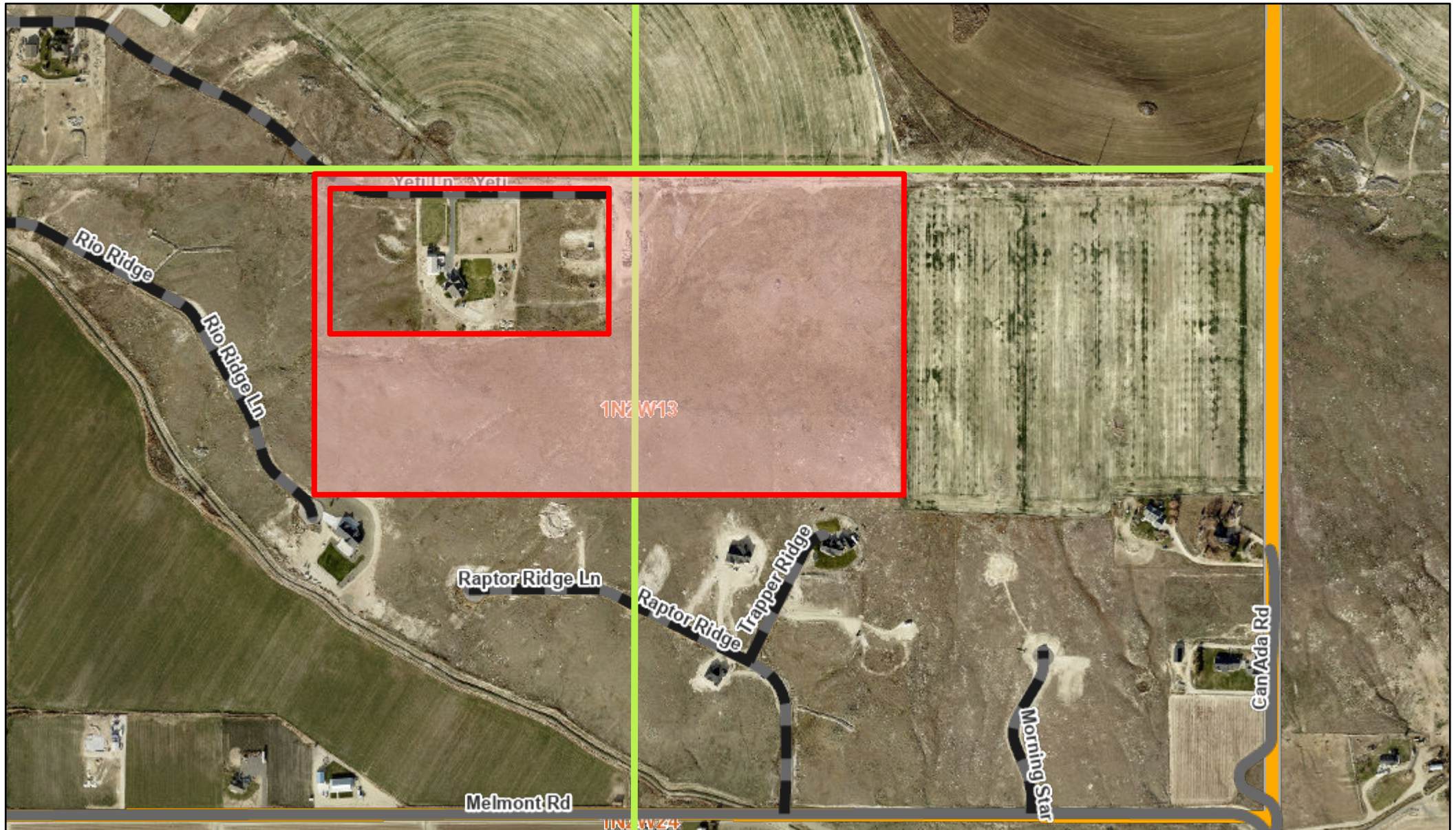
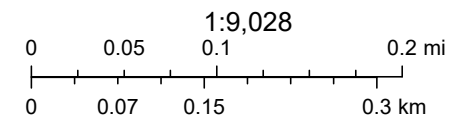


Canyon County, ID Web Map



9/14/2026, 8:29:13 AM

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



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



PRELIMINARY PLAT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jeffrey Bous</u>	
	MAILING ADDRESS: <u>6900 Yeti Lane Melba ID 83641</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>[Signature]</u> Date: <u>9.11.2020</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Jon STOSICH</u>	
	COMPANY NAME:	
	MAILING ADDRESS: <u>6579 Blue op Ln Melba ID 83641</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>0 Can Ada Rd. Melba 83641</u>	
	PARCEL NUMBER: <u>R28478010</u>	
	PARCEL SIZE: <u>69 Acres</u>	
	NUMBER OF LOTS:	
	PROPOSED SUBDIVISION NAME: <u>Yeti Ranch Estates</u>	
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>AG/GR-</u>
	<u>Rural Residential</u>	

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>SD2016-0020</u>	DATE RECEIVED:	<u>9/11/20</u>
RECEIVED BY:	<u>M6</u>	APPLICATION FEE:	<u>\$3,360.00</u>
		CK MO	<u>CC CASH</u>

Yeti Ranch Estates Subdivision

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-402-4164



PROPERTY OWNER	OWNER NAME: <u>Jeffrey & Joanna Bens</u>
	MAILING ADDRESS: <u>6900 Yeti Ln Melba ID 83641</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

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

Signature: [Signature]

Date: 9.11.2020

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Jon Stosich</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>6579 Blue 4 Ln Melba, ID 83641</u>
	PHONE: <u>208-941-6332</u> EMAIL: <u>STOSICHJ@GMAIL.COM</u>

SITE INFO	STREET ADDRESS:		
	PARCEL #: <u>284780100</u>	LOT SIZE/AREA: <u>69.22</u>	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER:	SECTION: <u>13</u>	TOWNSHIP: <u>1N</u> RANGE: <u>2W</u>
	ZONING DISTRICT: <u>Ag</u>	FLOODZONE (YES/NO):	

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

DIRECTORS DECISION APPS	☐ ADMINISTRATIVE LAND DIVISION	☐ EASEMENT REDUCTION	☐ SIGN PERMIT
	☐ PROPERTY BOUNDARY ADJUSTMENT	☐ HOME BUSINESS	☐ VARIANCE 33% >
	☐ PRIVATE ROAD NAME	☐ TEMPORARY USE	☐ DAY CARE
	☐ OTHER _____		

CASE NUMBER:	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



PRELIMINARY PLAT PUBLIC HEARING - CHECKLIST

PRELIMINARY PLAT - CCZO Section 07-17-09

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

Description	Applicant	Staff
Master Application Completed and Signed	✓	
Copy of Preliminary Plat (1 Hard Copy & Digital Copy – Flash Drive Preferred)		
Preliminary Drainage Plan, if applicable	✗	
Preliminary Irrigation Plan, if applicable	✗	
Preliminary Grading Plan, if applicable	✗	
Completed Preliminary Plat Checklist	✗	
Subdivision Worksheet	✓	
Irrigation Plan Application	✓	
Proof of application with:		
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
Area of City Impact (if applicable) <i>N/A</i>	✓	
Deed or evidence of property interest to the subject property	0 ✗	
Fee: Per Adopted Fee Schedule + per lot fee + for Area of City Impact + Private Road + Easement Reduction		
Fees are non-refundable		

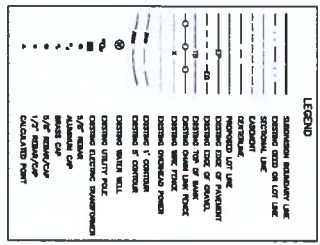
Additional Information	Applicant	Staff
Hillside Development Requirements (07-17-33(1))		
Private Road Name Application		
Easement Reduction Application		
Floodplain Development Permit		

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

Handwritten signature/initials

PRELIMINARY PLAT FOR YETI RANCH ESTATES SUBDIVISION

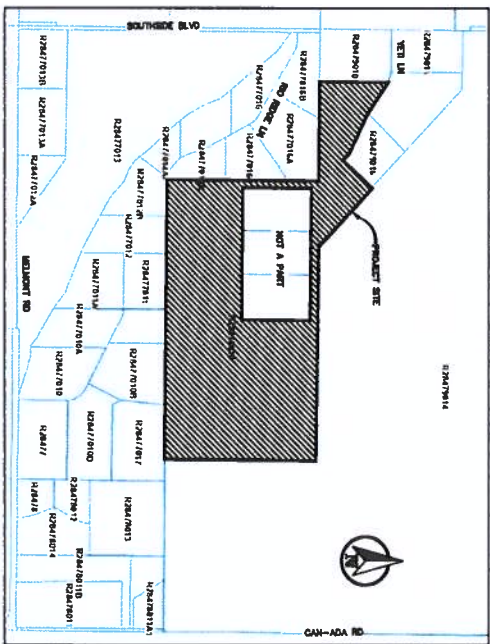
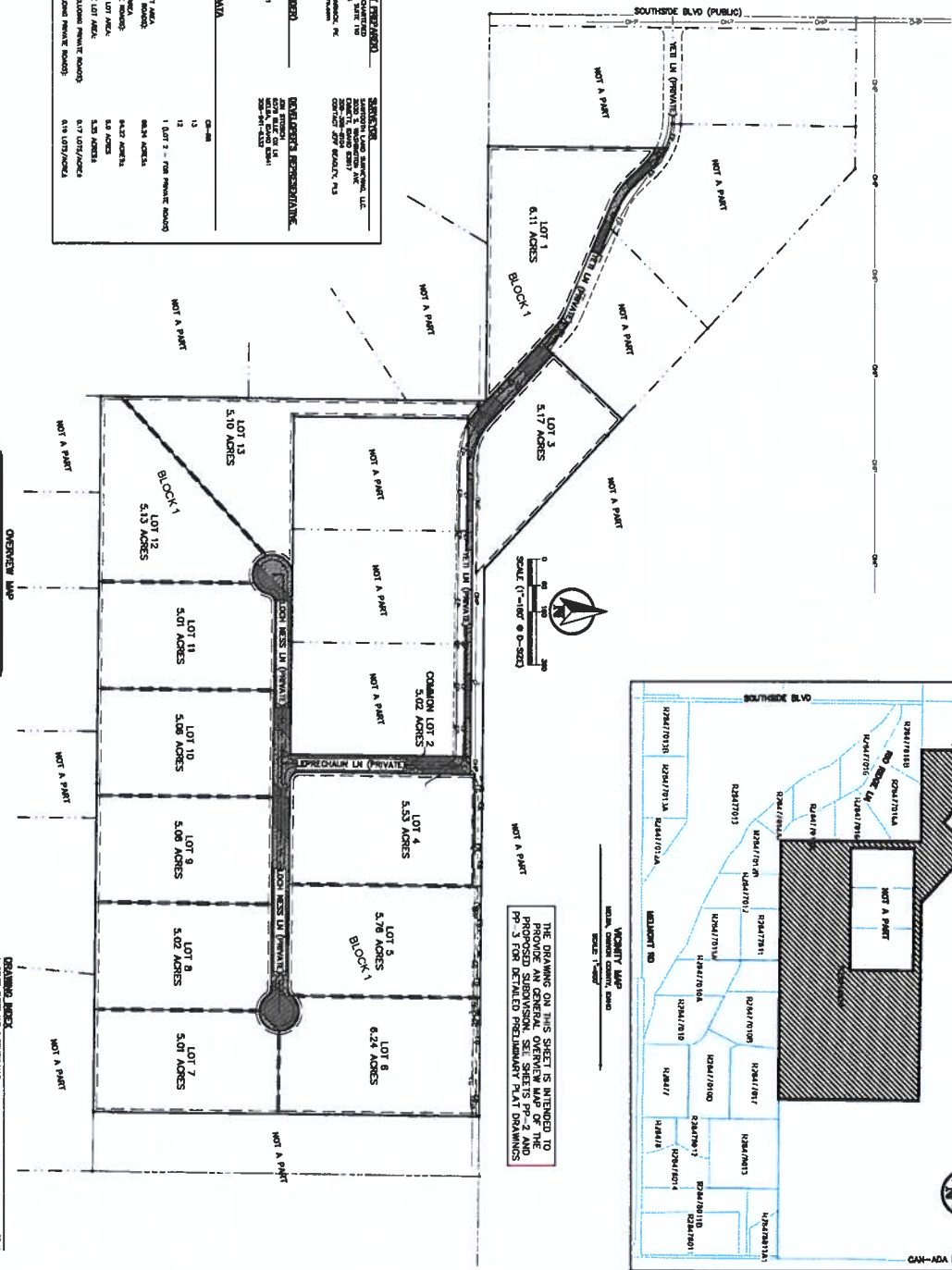
LOCATED IN PORTIONS OF
THE S1/2 OF THE NW1/4, THE NE1/4 OF THE SW1/4,
AND THE NW1/4 OF THE SE1/4 OF
SEC. 13, T1N, R2W, B.M. CANYON COUNTY, IDAHO
DATE OF PREPARATION: SEPTEMBER 4, 2026



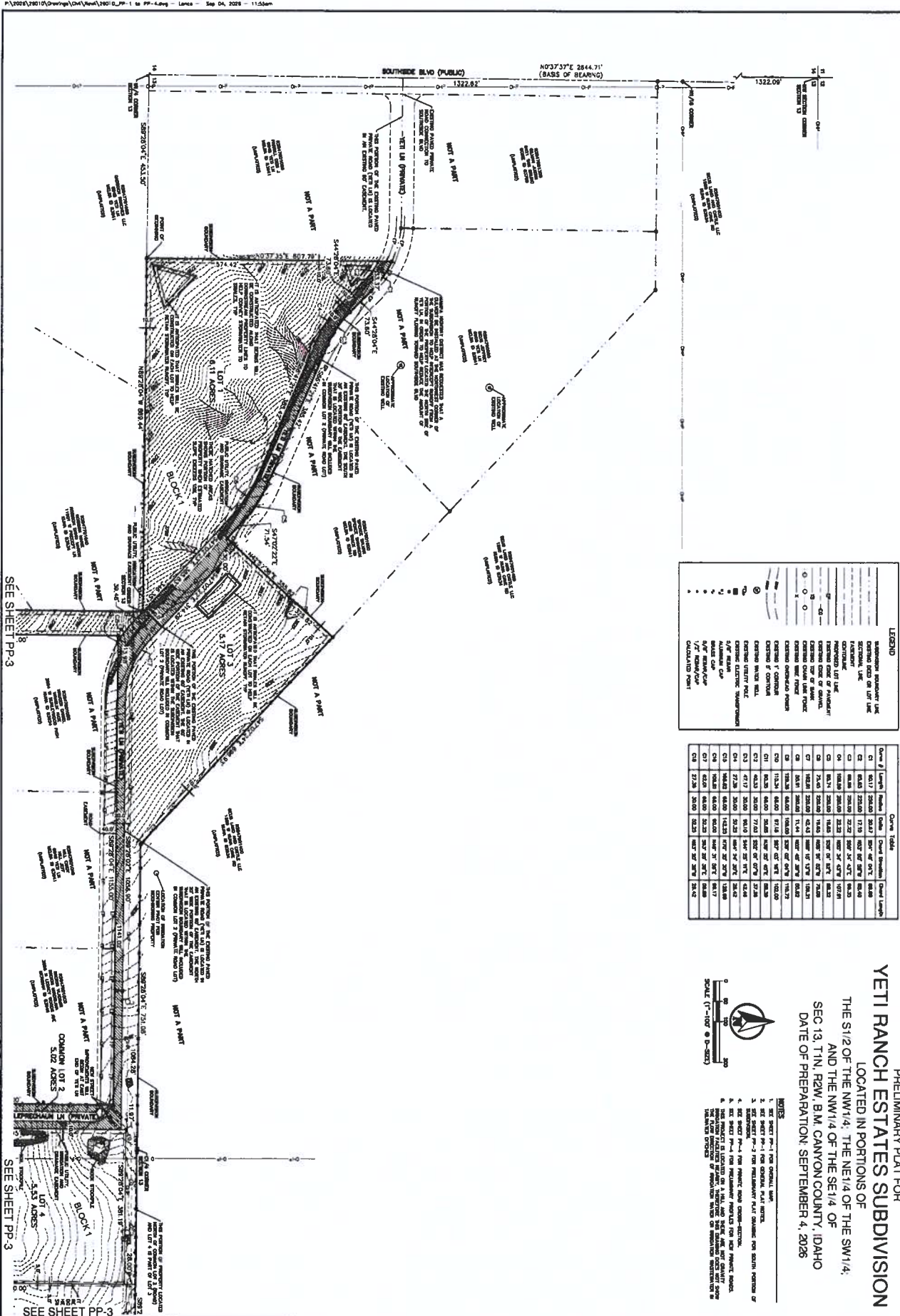
- GENERAL NOTES**
1. THIS PLAT IS A PRELIMINARY PLAT FOR THE SUBDIVISION OF THE S1/2 OF THE NW1/4, THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4 OF SECTION 13, T1N, R2W, B.M. CANYON COUNTY, IDAHO. THE PLAT IS SUBJECT TO THE RECORDATION ACT OF THE STATE OF IDAHO.
 2. THE PLAT IS A PRELIMINARY PLAT AND IS NOT A FINAL PLAT. THE PLAT IS SUBJECT TO THE RECORDATION ACT OF THE STATE OF IDAHO.
 3. THE PLAT IS A PRELIMINARY PLAT AND IS NOT A FINAL PLAT. THE PLAT IS SUBJECT TO THE RECORDATION ACT OF THE STATE OF IDAHO.
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 19. THE PLAT IS A PRELIMINARY PLAT AND IS NOT A FINAL PLAT. THE PLAT IS SUBJECT TO THE RECORDATION ACT OF THE STATE OF IDAHO.
 20. THE PLAT IS A PRELIMINARY PLAT AND IS NOT A FINAL PLAT. THE PLAT IS SUBJECT TO THE RECORDATION ACT OF THE STATE OF IDAHO.
 21. THE PLAT IS A PRELIMINARY PLAT AND IS NOT A FINAL PLAT. THE PLAT IS SUBJECT TO THE RECORDATION ACT OF THE STATE OF IDAHO.

DEVELOPER (PLAT PREPARED)	DEVELOPER'S REPRESENTATIVE
YETI RANCH ESTATES, INC.	YETI RANCH ESTATES, INC.
1000 WEST 1000 SOUTH, SUITE 100	1000 WEST 1000 SOUTH, SUITE 100
MELBA, IDAHO 83641	MELBA, IDAHO 83641
CONTACT: JEFF BEUS	CONTACT: JEFF BEUS
PHONE: 208-466-8181	PHONE: 208-466-8181
EMAIL: JEFF@YETIRANCH.COM	EMAIL: JEFF@YETIRANCH.COM
WEBSITE: WWW.YETIRANCH.COM	WEBSITE: WWW.YETIRANCH.COM

DEVELOPMENT DATA	DEVELOPMENT DATA
TOTAL LOTS	12
DEVELOPED LOTS	12
UNDEVELOPED LOTS	0
DEVELOPED ACRES	6.11
UNDEVELOPED ACRES	0.00
TOTAL ACRES	6.11
DEVELOPED PERCENT	100%
UNDEVELOPED PERCENT	0%
TOTAL PERCENT	100%



PP-1 104.4	DATE: 09/04/2026 PROJECT: 26010 COVER SHEET AND OVERVIEW MAP	PRELIMINARY PLAT FOR YETI RANCH ESTATES SUBDIVISION YETI LN MELBA, IDAHO 83641	JEFF BEUS 8000 YETI LANE MELBA, IDAHO 83641 PHONE: [REDACTED]	ASPEN ENGINEERS 1619 N. Under Rd, Suite 110 Kuna, Idaho 83634 Phone: 208-466-8181 www.AspenEngineers.com	IDAHO PROFESSIONAL ENGINEER 100% JEFF BEUS 100% 100%



PRELIMINARY PLAT FOR
YETI RANCH ESTATES SUBDIVISION

LOCATED IN PORTIONS OF
THE S1/2 OF THE NW1/4; THE NE1/4 OF THE SW1/4;
AND THE NW1/4 OF THE SE1/4 OF
SEC. 13, T1N, R2W, B.M. CANYON COUNTY, IDAHO
DATE OF PREPARATION: SEPTEMBER 4, 2026

1. SET SHEET P-1 FOR OVERALL MAP
2. SET SHEET P-1 FOR GENERAL PLAT NOTES
3. SET SHEET P-2 FOR PRELIMINARY PLAT DEDICATE FOR SOUTH PORTION OF BARNESWOOD
4. SET SHEET P-4 FOR PRELIMINARY CROSS-SECTION
5. SET SHEET P-4 FOR PRELIMINARY PROFILES FOR NEW PRELIM. ROAD.
6. THE PROJECT IS LOCATED ON A TALL AND ROCKY ARE NOT SUITABLE FOR ROADWAY FACILITIES NEARBY. THEREFORE THE DEDICATED DOES NOT SHOW ANY FACILITIES NEARBY. THEREFORE THE DEDICATED SECTION IS LIMITED DEDICATED

	Gene info			Gene index		
	Gene ID	Gene Name	Gene Description	Gene ID	Gene Name	Gene Description
C1	4017	250403	3447	367	677	6448
C2	4018	250403	3447	367	677	6448
C3	4019	250403	3447	367	677	6448
C4	4020	250403	3447	367	677	6448
C5	4021	250403	3447	367	677	6448
C6	4022	250403	3447	367	677	6448
C7	4023	250403	3447	367	677	6448
C8	4024	250403	3447	367	677	6448
C9	4025	250403	3447	367	677	6448
C10	4026	250403	3447	367	677	6448
C11	4027	250403	3447	367	677	6448
C12	4028	250403	3447	367	677	6448
C13	4029	250403	3447	367	677	6448
C14	4030	250403	3447	367	677	6448
C15	4031	250403	3447	367	677	6448
C16	4032	250403	3447	367	677	6448
C17	4033	250403	3447	367	677	6448
C18	4034	250403	3447	367	677	6448
C19	4035	250403	3447	367	677	6448
C20	4036	250403	3447	367	677	6448
C21	4037	250403	3447	367	677	6448
C22	4038	250403	3447	367	677	6448
C23	4039	250403	3447	367	677	6448
C24	4040	250403	3447	367	677	6448
C25	4041	250403	3447	367	677	6448
C26	4042	250403	3447	367	677	6448
C27	4043	250403	3447	367	677	6448
C28	4044	250403	3447	367	677	6448
C29	4045	250403	3447	367	677	6448
C30	4046	250403	3447	367	677	6448
C31	4047	250403	3447	367	677	6448
C32	4048	250403	3447	367	677	6448
C33	4049	250403	3447	367	677	6448
C34	4050	250403	3447	367	677	6448
C35	4051	250403	3447	367	677	6448
C36	4052	250403	3447	367	677	6448
C37	4053	250403	3447	367	677	6448
C38	4054	250403	3447	367	677	6448
C39	4055	250403	3447	367	677	6448
C40	4056	250403	3447	367	677	6448
C41	4057	250403	3447	367	677	6448
C42	4058	250403	3447	367	677	6448
C43	4059	250403	3447	367	677	6448
C44	4060	250403	3447	367	677	6448
C45	4061	250403	3447	367	677	6448
C46	4062	250403	3447	367	677	6448
C47	4063	250403	3447	367	677	6448
C48	4064	250403	3447	367	677	6448
C49	4065	250403	3447	367	677	6448
C50	4066	250403	3447	367	677	6448
C51	4067	250403	3447	367	677	6448
C52	4068	250403	3447	367	677	6448
C53	4069	250403	3447	367	677	6448
C54	4070	250403	3447	367	677	6448
C55	4071	250403	3447	367	677	6448
C56	4072	250403	3447	367	677	6448
C57	4073	250403	3447	367	677	6448
C58	4074	250403	3447	367	677	6448
C59	4075	250403	3447	367	677	6448
C60	4076	250403	3447	367	677	6448

[illegible]

LOCATED IN PORTIONS OF

THE S1/2 OF THE NW1/4, THE NE1/4 OF THE SW1/4,

AND THE NW1/4 OF THE SE1/4 OF
SEC 13, T1N, R2W, B.M. CANYON COUNTY, IDAHO
DATE OF PREPARATION: SEPTEMBER 4, 2026

	Curve Data		
Curve ID	Curve Name	Curve Median	Curve Length
C1	1017	2020.0	3.07
C2	1017	2020.0	3.07
C3	1017	2020.0	3.07
C4	1017	2020.0	3.07
C5	1017	2020.0	3.07
C6	1017	2020.0	3.07
C7	1017	2020.0	3.07
C8	1017	2020.0	3.07
C9	1017	2020.0	3.07
C10	1017	2020.0	3.07
C11	1017	2020.0	3.07
C12	1017	2020.0	3.07
C13	1017	2020.0	3.07
C14	1017	2020.0	3.07
C15	1017	2020.0	3.07
C16	1017	2020.0	3.07
C17	1017	2020.0	3.07
C18	1017	2020.0	3.07
C19	1017	2020.0	3.07
C20	1017	2020.0	3.07
C21	1017	2020.0	3.07
C22	1017	2020.0	3.07
C23	1017	2020.0	3.07
C24	1017	2020.0	3.07
C25	1017	2020.0	3.07
C26	1017	2020.0	3.07
C27	1017	2020.0	3.07
C28	1017	2020.0	3.07
C29	1017	2020.0	3.07
C30	1017	2020.0	3.07
C31	1017	2020.0	3.07
C32	1017	2020.0	3.07
C33	1017	2020.0	3.07
C34	1017	2020.0	3.07
C35	1017	2020.0	3.07
C36	1017	2020.0	3.07
C37	1017	2020.0	3.07
C38	1017	2020.0	3.07
C39	1017	2020.0	3.07
C40	1017	2020.0	3.07
C41	1017	2020.0	3.07
C42	1017	2020.0	3.07
C43	1017	2020.0	3.07
C44	1017	2020.0	3.07
C45	1017	2020.0	3.07
C46	1017	2020.0	3.07
C47	1017	2020.0	3.07
C48	1017	2020.0	3.07
C49	1017	2020.0	3.07
C50	1017	2020.0	3.07
C51	1017	2020.0	3.07
C52	1017	2020.0	3.07
C53	1017	2020.0	3.07
C54	1017	2020.0	3.07
C55	1017	2020.0	3.07
C56	1017	2020.0	3.07
C57	1017	2020.0	3.07
C58	1017	2020.0	3.07
C59	1017	2020.0	3.07
C60	1017	2020.0	3.07
C61	1017	2020.0	3.07
C62	1017	2020.0	3.07
C63	1017	2020.0	3.07
C64	1017	2020.0	3.07
C65	1017	2020.0	3.07
C66	1017	2020.0	3.07
C67	1017	2020.0	3.07
C68	1017	2020.0	3.07
C69	1017	2020.0	3.07
C70	1017	2020.0	3.07
C71	1017	2020.0	3.07
C72	1017	2020.0	3.07
C73	1017	2020.0	3.07
C74	1017	2020.0	3.07
C75	1017	2020.0	3.07
C76	1017	2020.0	3.07
C77	1017	2020.0	3.07
C78	1017	2020.0	3.07
C79	1017	2020.0	3.07
C80	1017	2020.0	3.07
C81	1017	2020.0	3.07
C82	1017	2020.0	3.07
C83	1017	2020.0	3.07
C84	1017	2020.0	3.07
C85	1017	2020.0	3.07
C86	1017	2020.0	3.07
C87	1017	2020.0	3.07
C88	1017	2020.0	3.07
C89	1017	2020.0	3.07
C90	1017	2020.0	3.07
C91	1017	2020.0	3.07
C92	1017	2020.0	3.07
C93	1017	2020.0	3.07
C94	1017	2020.0	3.07
C95	1017	2020.0	3.07
C96	1017	2020.0	3.07
C97	1017	2020.0	3.07
C98	1017	2020.0	3.07
C99	1017	2020.0	3.07
C100	1017	2020.0	3.07



SCALE (1"=100' • D-SIZE)

MOTIVS

1. SEE SHEET PW-2 FOR PRELIMINARY PLANT DRAINAGE FOR NORTH PORTION OF SUBDIVISION.
2. SEE SHEET PW-4 FOR PRIVATE ROAD CROSS-SECTION.
3. SEE SHEET PW-4 FOR PRELIMINARY PROFILES FOR NEW IMPROVED ROAD.
- THE PROJECT IS LOCATED ON A HILL, AND DRAINAGE ARE NOT CHANGING. PRELIMINARY FACILITIES HEAVILY. THEREFORE, NEW DRAINAGE DOES NOT SHOW THE FLOW DIRECTION OF PRELIMINARY DRAINAGE. BUT DRAINAGE DIRECTION IS INDICATED BY OTHERS.

PRELIMINARY PLAT FOR
YETI RANCH ESTATES
SUBDIVISION
YETI LN
MELBA, IDAHO 83641

JEFF BEUS
8900 YETI LANE
MELBA, ID 83841
PHONE: [REDACTED]



1619 N. Linder Rd, Suite 110 • Kuna, Idaho 83634
Phone: 208-466-8181 • www.AspenEngineers.com

DATE	09/04/2026
DATE	09/04/2026
PRODUCT	26010
YETIRANCH ESTATES SUBDIVISION PRELIMINARY PLAT DRAWING (SOUTH)	
REVISION	REVISION
JFW	REVISION
LBW	A
PP-3	
3 of 4	

PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	PP-4 4.014	
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IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-402-4164



Applicant(s) Jeffrey & Joanna Beus 208-941-1217
Name Daytime Telephone Number
6900 Yeti Lane Melba ID 83641
Street Address City, State Zip

Representative Name Jon Stosich [Redacted] [Redacted]
Daytime Telephone Number / E-mail Address
6529 Blue Oak Ln Melba, ID 83641
Street Address City, State Zip

Location of Subject Property: Southside Blvd / Yeti Lane Melba
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 284780100 Section 13 Township 1N Range 2W

This land:

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

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

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

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

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

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

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

Irrigation: N/A - Well Ground water Rights

Drainage: _____

3. How many acres is the property being subdivided? 6.9 AC

4. What percentage of this property has water? Approx 84%

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

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

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

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

Each parcel will be responsible for their own well to irrigate the property/parcel.

9. Are there irrigation easement(s) on the property? ☐ Yes ☒ No

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

Storm ponds where needed along roadway

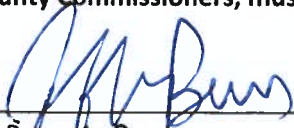
11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

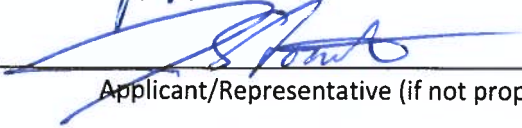
N/A

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

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

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

Signed:  Date: 9 / 11 / 2026
Property Owner (Application Submitted)

Signed:  Date: 9 / 12 / 2026
Applicant/Representative (if not property owner) (Application Submitted)

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

Irrigation Plan Map Requirements

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

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

N/A

Also, provide the following documentation:

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

N/A



Development Services Department

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

• Engineering Division •

Preliminary Plat Check-List

Applicant: <i>Jeffrey Beus / Joana Beus</i>	Case Number:
Subdivision Name: <i>Yeti Ranch Estates</i>	Plat Date (Review #):

CANYON COUNTY CODE OF ORDINANCES 07-17-09

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

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

Name of sub needs to be reserved through DSD GIS	DID YOU RESERVE ?
2. Reference by dimension and bearing to a section corner or quarter section corner	✓ PAGE 2
3. Name, address and phone number of developer	✓ (PAGE 1)
4. Name address and phone number of the person preparing the plat	✓ (PAGE 1)
5. North arrow	✓
6. Date of preparation	✓
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	✓
8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. Check for consistency between pre-plat and vicinity map	PAGE 1

C. EXISTING CONDITIONS DATA	Meets Code / Comments
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	PAGES 2 & 3
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	PAGES 2 & 3
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract Future use of remaining wells, if applicable	N/A
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	PAGES 2 & 3
5. Existing zoning classification, by note Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application	NOTES ON PAGE 1 (NOTE 16)
6. Approximate acreage of the tract, by note	NOTE 15 ON PAGE 1
7. Boundary dimensions of the tract	PAGES 2 & 3
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	PAGES 2 & 3

D. PROPOSED CONDITIONS DATA	Meets Code / Comments
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract - Confirmation that highway district will allow proposed access if new access is on an arterial <i>N/A</i> - Check alignment of stub streets with adjacent developments, if applicable <i>N/A</i> - Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) <i>OK</i> - Private road names need to be reserved through DSD GIS. Private roads require a separate application. <i>VERIFY</i> - Public road names must be checked for availability with DSD GIS <i>N/A</i> - If typical sections are shown make sure they are consistent with what will be required <i>SECTION ON PAGES 4</i>	
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot. - Curve table is present and matches data shown graphically - Minimum lot size - Average lot size (calculated as total residential area divided by the number of residential lots) <i>TABLE ON PAGE 1</i> - Check block numbering <i>N/A</i> - Consider any phasing shown <i>N/A</i>	<i>ROAD IS COMMON LOT 2</i> <i>CHANG ON PAGES 2 & 3</i>
3. Location, width and use of easements - Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat. - Show easements for all shared infrastructure	<i>PAGE 2 & 3</i>
4. Designation of all land to be dedicated or reserved for public use with use indicated	<i>N/A</i>
5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any	<i>N/A</i>
6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided	<i>N/A</i>
7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development - Check mapping layers for above special development items. Include wetland and natural drainage ways. - Consider recommended conditions related to special development areas and related reports	<i>SLOPE HISTORY SHOWN ON PAGES 2 & 3</i>

8. All roads must be labeled as either "private" or "public" behind or beneath the road name	PAGES 1, 2, 3
E. PROPOSED UTILITY METHODS	Meets Code / Comments
1. Sewage: A statement as to the type of proposed sanitary sewage facilities - Preliminary location/layout of proposed sewage facilities - Nutrient-Pathogen study if required by SWDH - If sewage facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities	NOTE 3 ON PAGE 1
2. Water Supply: A statement as to the type of proposed water supply facilities - Preliminary location/layout of proposed potable water facilities - If potable water facilities will be shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities	NOTE 4 ON PAGE 1
3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system - Include statement that all storm water shall be retained on site, if appropriate - Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, ect - Maintenance easements for storm drain facilities treating drainage from public roads should be in place	NOTE 7 ON PAGE 1
4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system - Irrigation Supply And Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents which may be required precedent	NOTE 4 ON PAGE 1 — N/A — N/A

to the establishment of an irrigation distribution system within the proposed development.	
5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.	<i>NOTE 2A ON PAGE 1</i> <i>GRADUALLY SHOWN ON</i> <i>PAGES 2 & 3</i>
GENERAL RECOMMENDED CONDITIONS	
1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. 2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat. 3. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat. 4. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat. 5. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat. 6. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)	

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



GENERAL

1. HOW MANY LOTS ARE YOU PROPOSING?

Residential 12 Non-buildable 1 Common 0

2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS

5.35 ACRES

IRRIGATION

1. IRRIGATION WATER IS PROVIDED VIA:

☒ Irrigation Well ☐ Surface Water

2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? 84% %

3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? 337.5 AF

4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?

retain water in swells where needed

5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?

N/A

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:

☐ Public ☒ Private ☐ N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?

Residential 5 Non-Buildable 0 Common 0

2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?

☐ YES ☒ NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

N/A

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
☐ YES ☐ NO
2. IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?
☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING



AGENCY ACKNOWLEDGMENT

Date: 6/29/2026
Applicant: Jeffrey Bens
Parcel Number: 284780100
Site Address: TBD Yeti Lane / 16900 Yeti Lane

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: 07/01/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for informal review.

Date: 6-30-26 Signed: TS Myrd
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

District: Melba Fire

Highway District:

☒ Applicant submitted/met for informal review.

Date: 8-11-26 Signed: Sharon Thiel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

District: Melba Fire NHD#1

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: 7-6-2026 Signed: Shirley Fabel Secretary-Treasurer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

District: Boise-Kuna Irrigation District
On high ground no water right

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

City: _____

LETTER OF INTENT FOR PRELIMINARY PLAT APPLICATION YETI RANCH

This is a submittal to create through the platting process in Canyon County a 13-parcel land division creating 12 buildable parcels with one common lot or road parcel. Currently we have a Development agreement with Canyon county under agreement number 26-0025 and recorded number 2026-008032. We feel that our application is complying with the existing developmental agreement.

The development will take access to the property from Southside Blvd onto Yeti Lane. Roads will comply with Canyon County and Melba Fire District requirements. A RUMA will be established to govern the Private Road. With this application an application will be submitted for naming of the pro

Each Home will each have its own well and Septic system. Each parcel will have ground water irrigation rights as well. Ground water irrigation rights will be divided to each parcel equal to 50% of the parcel size. If a parcel is 5 acres, then it would have 2.5 ac of water rights. With a home and potential outbuildings, we feel this will be sufficient to a pasture. Homes will be single dwelling residential homes. As per the developmental agreement there will be no secondary dwellings on any of the 12 parcels.

All stormwater will be controlled based on slope and requirements for Nampa Highway District and Canyon County requirements for the development.

Development will take place in one phase

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

INLAND SURVEY GROUP



Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

Parcel A Description

BASIS OF BEARING for this description is N. $00^{\circ}37'35''$ E., between a brass cap marking the W1/4 corner of Section 13, and a brass cap marking the NW corner of Section 13, both in T. 1 N., R. 2 W., B.M., Canyon County, Idaho.

A parcel of land being a portion of the NW1/4 of Section 13, T. 1 N., R. 2 W., B.M., Canyon County, Idaho, more particularly described as follows:

COMMENCING at a brass cap marking the W1/4 corner of said Section 13;

Thence S. $89^{\circ}28'04''$ E., coincident with the south line of said NW1/4, a distance of 453.50 feet to a 5/8" rebar/cap PLS 11574 and the **POINT OF BEGINNING**;

Thence leaving said south line, N. $00^{\circ}37'35''$ E., parallel with the west line of said NW1/4, 607.79 feet to a 5/8" rebar/cap PLS 11574 and the beginning of a non-tangent curve to the left, having a radius of 250.00 feet;

Thence 86.60 feet along the arc of said curve, through a central angle of $19^{\circ}50'53''$, subtended by a chord bearing N. $75^{\circ}03'30''$ W., 86.17 feet to a 5/8" rebar/cap PLS 11574;

Thence non-tangent to said curve, N. $00^{\circ}37'35''$ E., parallel with said west line, 630.76 feet to a 5/8" rebar with no cap;

Thence S. $89^{\circ}28'04''$ E., parallel with said south line, 144.21 feet to a 5/8" rebar/cap PLS 11779;

Thence S. $47^{\circ}02'24''$ E., 745.20 feet to a 5/8" rebar/cap PLS 11574;

Thence S. $45^{\circ}48'41''$ W., 475.78 feet to a 5/8" rebar/cap PLS 11574;

Thence S. $66^{\circ}41'21''$ E., 311.68 feet to a 5/8" rebar/cap PLS 11574 and the beginning of a curve to the right, having a radius of 250.00 feet;

Thence 85.74 feet along the arc of said curve, through a central angle of $19^{\circ}38'59''$, subtended by a chord bearing S. $56^{\circ}51'52''$ E., 85.32 feet to a 5/8" rebar/cap PLS 11574;

Thence S. $47^{\circ}02'22''$ E., 71.54 feet to a 5/8" rebar/cap PLS 11574;

Thence N. $42^{\circ}57'36''$ E., 355.82 feet to a 5/8" rebar/cap PLS 11574;

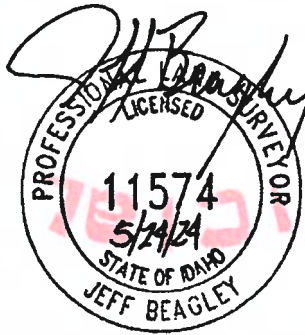
Thence S. $47^{\circ}02'24''$ E., 696.93 feet to a 5/8" rebar/cap PLS 11779 on said south line;

UNOFFICIAL COPY

Thence N. 89°28'04" W., coincident with said south line, 1441.31 feet to the **POINT OF BEGINNING**.

The above described parcel contains 18.948 acres, more or less.

UNOFFICIAL COPY



UNOFFICIAL COPY

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

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Stephen E. Beus
1605 E. Poen Road
Kuna, ID 83634

ACCOMMODATION

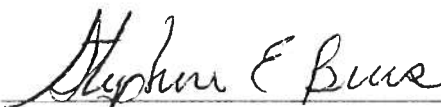
2021-052526	
RECORDED	
07/27/2021 04:42 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=2 MKEYES	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

QUITCLAIM DEED

For the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen E. Beus and Becky A. Beus, husband and wife ("Grantors"), quitclaim, sell and transfer to Jeffrey E. Beus and Joanna Beus, husband and wife ("Grantees"), whose current address is 3636 Southside Blvd, Melba, ID 83641, and their heirs, successors and assigns forever, the real property described on Exhibit A attached hereto and made part hereof.

This conveyance shall include any and all estate, right, title, interest, appurtenances, tenements, hereditaments, reversions, remainders, easements, rents, issues, profits, rights-of-way and water rights in anywise appertaining to the property herein described as well in law as in equity.

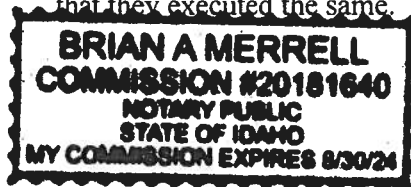
IN WITNESS WHEREOF, the Grantors have hereunto subscribed their names to this instrument this 17 day of February 2021.

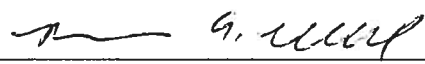

Stephen E. Beus


Becky A. Beus

STATE OF IDAHO) ss:
County of Ada)

On this 17 day of February 2021, before me, a Notary Public, personally appeared Stephen E. Beus and Becky A. Beus, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.





Notary Public for Idaho

Residing at: 1901 W. Beus Rd Kuna, ID 83634

Commission expires: 8/30/24

Description for
Transfer Parcel
July 26, 2021

A portion of the North 1/2 of the South 1/2 of Section 13, Township 1 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Commencing at a ^{brass} ~~bas~~ cap marking the Northwest corner of said Section 13 from which the Northeast corner of said Section 13 bears South 89°29'00" East, 5,291.44 feet; thence South 00°37'34" West, 2,644.79 feet to the West 1/4 corner of said Section 13; thence on the East-West centerline of said Section 13, South 89°28'02" East, 1322.94 feet to the Center-West 1/16 corner and the **REAL POINT OF BEGINNING;**

thence continuing, South 89°28'02" East, 2,440.28 feet;

thence leaving said East-West centerline, South 00°34'00" West, 1,324.56 feet to the south boundary line of the North 1/2 of the South 1/2 of said Section 13;

thence on the south boundary line, North 89°26'00" West, 2,441.48 feet to the South-West 1/16 corner of said Section 13;

thence North 00°37'08" East, 1,323.11 feet to the **REAL POINT OF BEGINNING.**

Containing 74.18 acres, more or less.

End of Description.



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: 89345

Date: 9/11/2026

Date Created: 9/11/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jon Stosich

Comments: SD2026-0020

Site Address: 0 CAN ADA RD, Melba ID 83641-0000 / Parcel Number: 28478010 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 - Notification - Public Hearing Level Cases (2 Hearings)	SD2026-0020	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	SD2026-0020	\$50.00	\$0.00	\$0.00
Planning - Preliminary Plat	SD2026-0020	\$1,550.00	\$0.00	\$0.00
Planning - Preliminary Plat Engineering Fee	SD2026-0020	\$900.00	\$0.00	\$0.00
Planning - Final Plat Engineering Fee - Per Lot Fee	SD2026-0020	\$260.00	\$0.00	\$0.00

Sub Total: \$3,360.00

Sales Tax: \$0.00

Total Charges: \$3,360.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Cash		\$725.00
Credit Card	204505660	\$2,635.00

Total Payments: \$3,360.00

ADJUSTMENTS

Receipt Balance: \$0.00