Board of County Commissioners
Hearing Date: November 20, 2025
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER:	**SD2025-0004**
APPLICANT/REPRESENTATIVE:	**KM Engineering, LLP**
PROPERTY OWNER:	**Bonnie Vance Vermaas**
APPLICATION:	**Preliminary Plat – Easy Flyer: Seven (7) residential lots**
LOCATION:	**9713 Galloway Road, Middleton; also referenced as a portion of the NW¼ of Section 28, T5N, R2W, Canyon County, Idaho.**
ANALYST:	**Dan Lister, Planning Supervisor**
P&Z RECOMMENDATION:	**Approval with Conditions**

SUMMARY:
The applicant requests a preliminary plat for Easy Flyer Subdivision, consisting of seven (7) buildable lots on Parcels R37517 and R37519, approximately 20 acres, served by a public road.

The Hearing Examiner heard the case at a duly noticed public hearing held on August 18, 2025. After deliberation, the Hearing Examiner recommended approval subject to conditions (**Exhibits 1 & 2**).

The Staff report packet dated August 18, 2025, and all supporting material are contained in **Exhibit 3**. All additional documentation can be found in **Exhibit 4**.

EXHIBITS:
1. Hearing Examiner FCOs - August 18, 2025
2. Hearing Examiner Minutes - August 18, 2025
3. Staff Report Packet Dated August 18, 2025
4. Additional Materials Received by November 10, 2025
    a. Applicant's PowerPoint Presentation

EXHIBIT 1

Hearing Examiner FCOs – August 18, 2025

-

Board of County Commissioners

Case# SD2025-0004

Hearing date: November 20, 2025

Hearing Examiner
SD2025-0004 – Easy Flyer Subdivision
Development Services Department

FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

1. The applicant requests approval of a preliminary plat for Easy Flyer Subdivision, consisting of seven (7) residential lots on Parcels R37517 and R37519, approximately 20 acres, served by a public road (**Attachment A**). The subject parcels are located at 9713 Galloway Road, Middleton; also referenced as a portion of the NW1/4 of Section 28, T5N, R2W, Canyon County, Idaho.
2. The parcel is zoned "CR-R-R" and subject to Development Agreement 25-020 (**Exhibit B.4b of the staff report**), which includes the following conditions:
    - The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
    - The subject properties, R37517 and R37519, approximately 20 acres, shall be divided in compliance with Chapter 7, Article 17 of the Canyon County Zoning Ordinance (Subdivisions), subject to the following restrictions:
        i. Residential lots shall maintain an average lot size of 2.5 acres. Secondary residences per CCCO Section 07-02-03, 07-10-27, and 07-14-25 are prohibited.
        ii. The subdivision shall provide adequate bus stop spacing for school buses.
        iii. Further division of the parcel is prohibited unless rezoned and re-platted.
    - The developer shall comply with CCCO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
3. The property is not located in an area of city impact.
4. The land within this subdivision is within the Black Canyon Irrigation District but has no water rights (existing water rights have been transferred). Irrigation water shall be supplied by individual wells (**Exhibits A.3, A.6 & A.7 of the staff report**).
5. Domestic water services for each lot will be provided by individual wells. Sewage treatment shall be provided by individual septic tanks and drain fields for each lot. (**Exhibit A.3 & A.6 of the staff report**).
    - SWDH does not have any concerns. A pre-development meeting is required to discuss the proposal. The proposed subdivision is not in a nitrate priority area, so a Nutrient Pathogen Study is not required. Test holes have not been conducted.
6. Subdivision runoff and common area storm drainage facilities will be maintained by the property owners' association. Each property owner is responsible for maintaining stormwater runoff on each lot (**Exhibit A.3 of the staff report**). Storm drainage from roadways and lots will be collected in roadside swales and retained in stormwater infiltration ponds (**Exhibit A.3 of the staff report**).
7. The development will take access from Galloway Road, a major collector, via an internal public road, Vermass Drive (**Exhibit A.2 & 3 of the staff report**). The road includes a future stub for future development of the parcel to the east. Road construction must be reviewed by Highway District #4 (HD4).
8. A portion of the public road is located on slopes greater than 15%. Grading and drainage will require HD4 review and approval. A condition is included to ensure that final road construction before final plat approval addresses roadway standards on hillsides (CCCO §07-17-33(1)D). See memo from applicant regarding road development on hillside and how it complies with roadway standards (**Exhibit A.4 of the staff report**).
9. Station 52 is 5.9 miles away with a 9-minute travel time. Evidence of compliance shall be a written letter of approval provided to DSD from the Middleton Fire District for the development before the Board signs the Final Plat.

10. The development is not located within a mapped floodplain (Flood Zone X).
11. The record includes all testimony, the staff report, exhibits, audio of the hearing, and documents in Case File No. SD2025-0004.
12. Notice of the public hearing was provided in accordance with CCCO §07-05-01. Agency notice was provided on April 18, 2025, and July 11, 2025. The newspaper notice was published on July 18, 2025. Property owners within 600 feet were sent a notice on July 11, 2025. A notice was posted on the property on July 17, 2025.

Conclusions of Law

Section 07-17-09(4) of the Canyon County Code of Ordinances (CCCO) states,

A. *"The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:*

   1. *The ordinance and standards used in evaluating the application;*
   2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
   3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
   4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*

Upon review of the preliminary plat, the Hearing Examiner finds that the plat is consistent with the following, subject to conditions of approval:

- Idaho Code Section 67-6513 (Subdivisions);
- Idaho Code Sections 50-1301 through 50-1329 (Platting);
- Idaho Code Section 22-4503 (Right-to-Farm Act, Attachment A);
- Idaho Code, Sections 31-3805 & 42-111 (Attachment A); and
- Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations);

The preliminary plat for Easy Flyer Subdivision was found to be consistent with the standards of review, subject to conditions. DSD Engineering and DSD Planning reviewed the preliminary plat and recommended approval.

Conditions of Approval

1. All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
    a. Construction plans/drawings shall be submitted per CCCO Section 07- 17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
        i. A final engineered grading and drainage plan per 07-17-33(1)D - F shall be submitted to DSD. Once reviewed and approved, and the road construction is completed, certification from a licensed engineer shall be submitted demonstrating that construction was completed per the final drainage and grading plan.
        ii. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during homebuilding), and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected.

4. Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat before the Board of County Commissioners' signature on the final plat.
5. Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat.
6. Development shall comply with Southwest District Health requirements. Southwest District Health's signature on the final plat is required before the Board of County Commissioners' signature on the final plat.
7. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
8. Per DA25-020, the recorded development agreement shall be noted on the final plat, including that secondary residences are prohibited.
9. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
10. The final plat shall highlight areas where slopes over 15% exist and note that residential development is prohibited in the highlighted area.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2025-0004, the Hearing Examiner **recommends approval** of the preliminary plat for Easy Flyer Subdivision to the Board of County Commissioners, subject to the Conditions of Approval as enumerated herein.

RECOMMENDED FOR APPROVAL on this 2nd day of September, 2025.

HEARING EXAMINER
CANYON COUNTY, IDAHO

Leon Letson, Hearing Examiner

State of Idaho)
SS
County of Canyon County)

On this 2nd day of September, in the year 2025, before me Caitlin Ross, a notary public, personally appeared Leon Letson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit 1

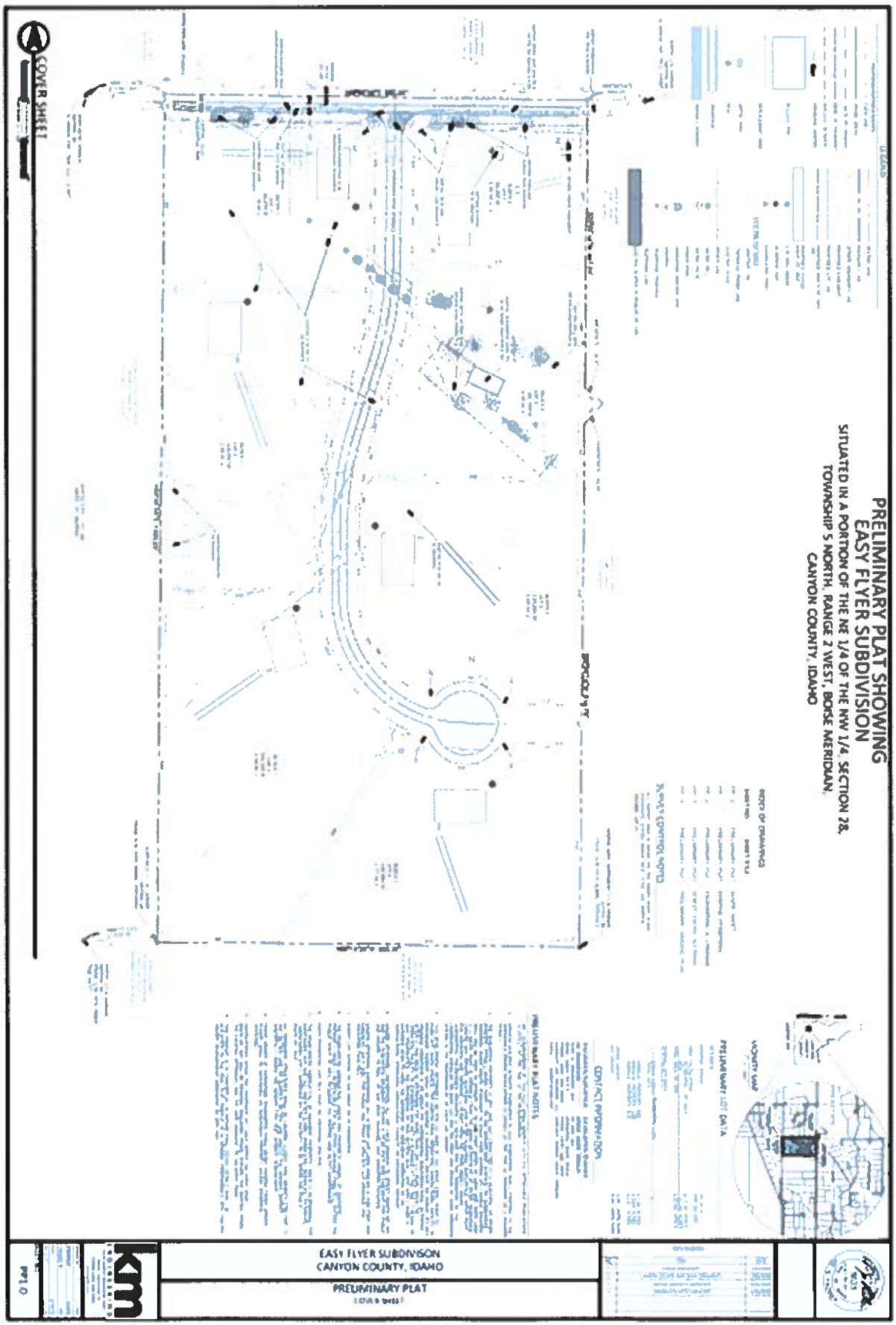

PRELIMINARY PLAT SHOWING
EASY FLYER SUBDIVISION
SITUATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 28,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
SHEET INDEX
VICINITY MAP
EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
PRELIMINARY PLAT

Exhibit 1

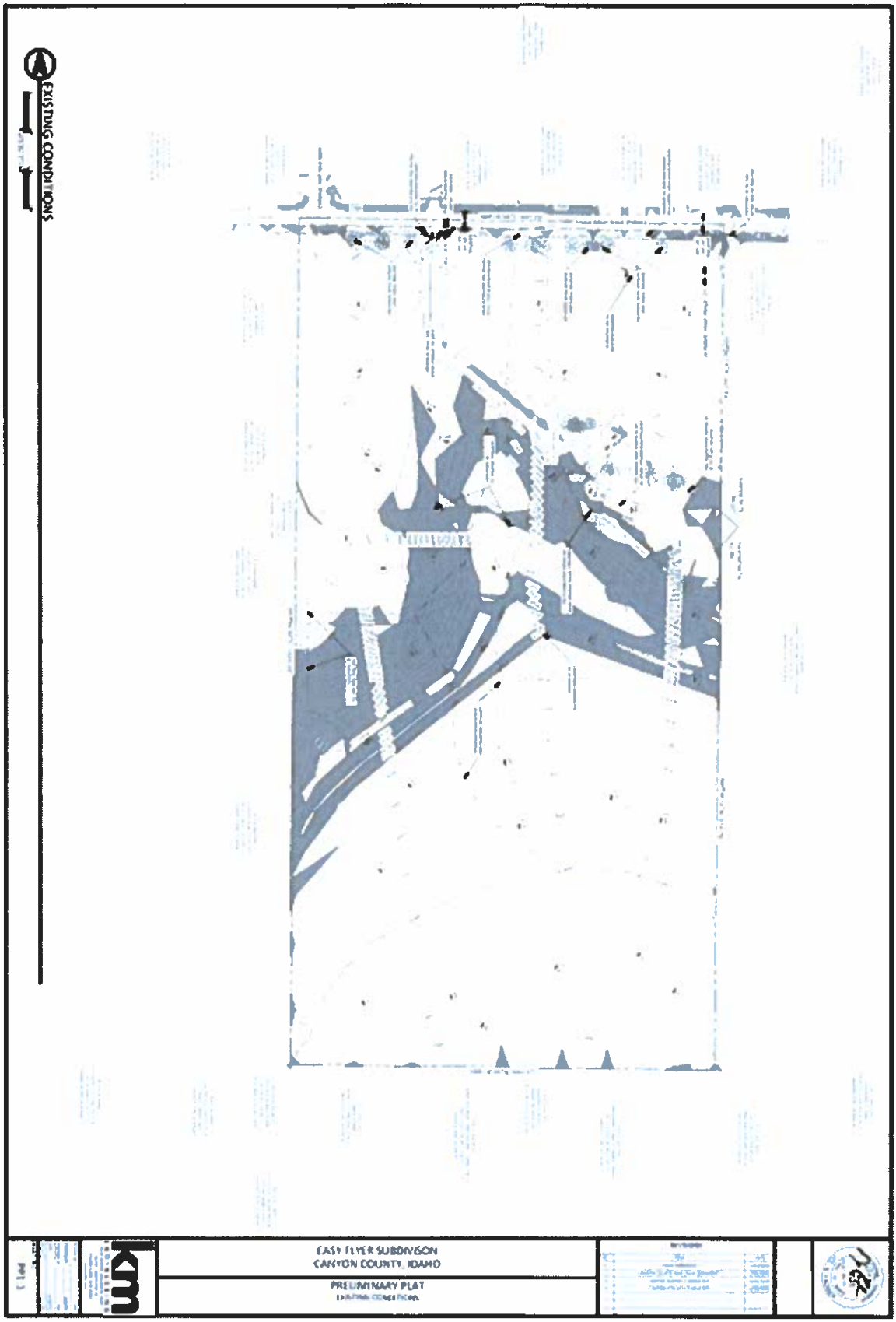

EXISTING CONDITIONS
EASY FLYER SUBDIVISION
CANYON COUNTY, IDAHO
PRELIMINARY PLAT

Exhibit 1

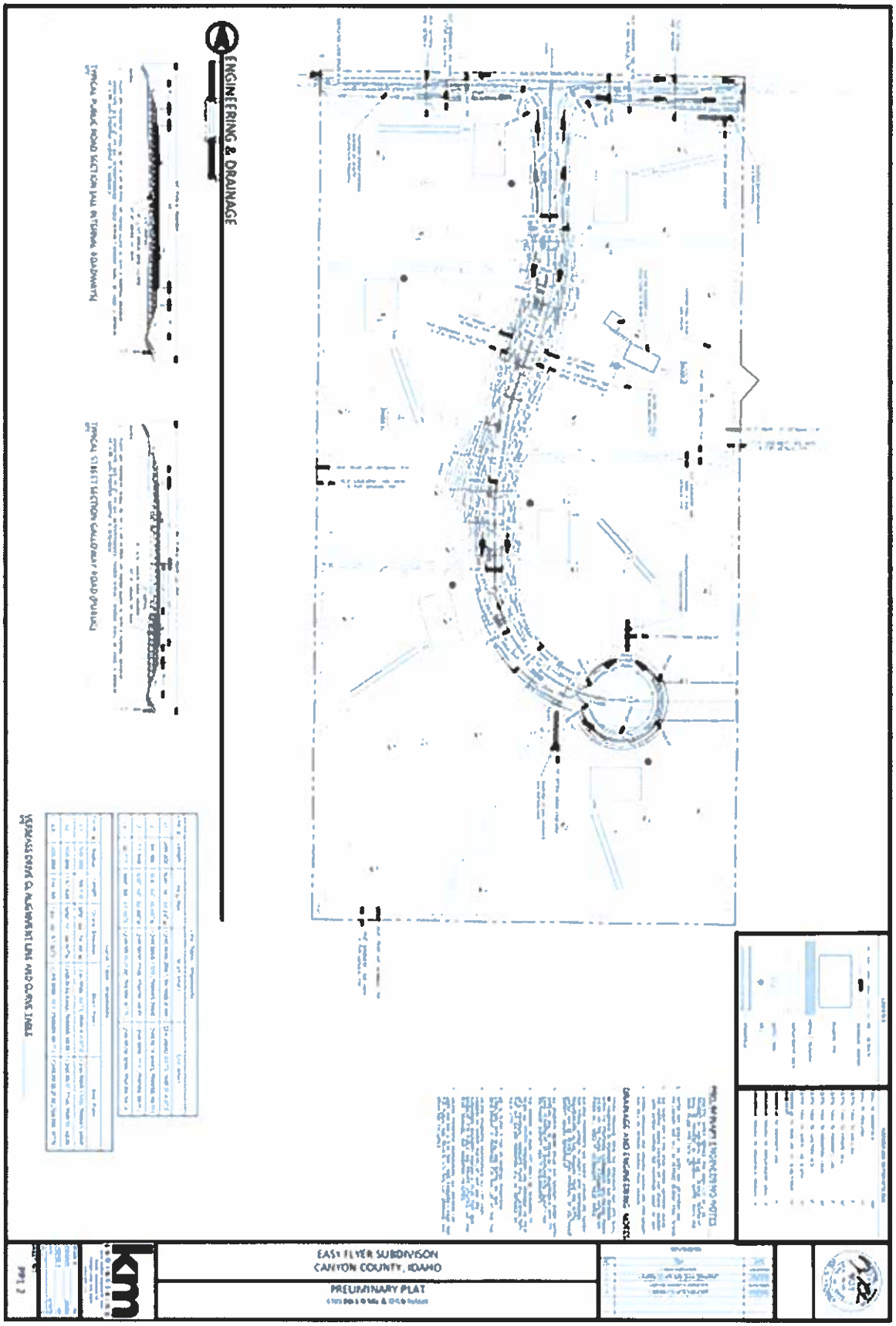

ENGINEERING & DRAINAGE
EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
PRELIMINARY PLAT

Exhibit 1

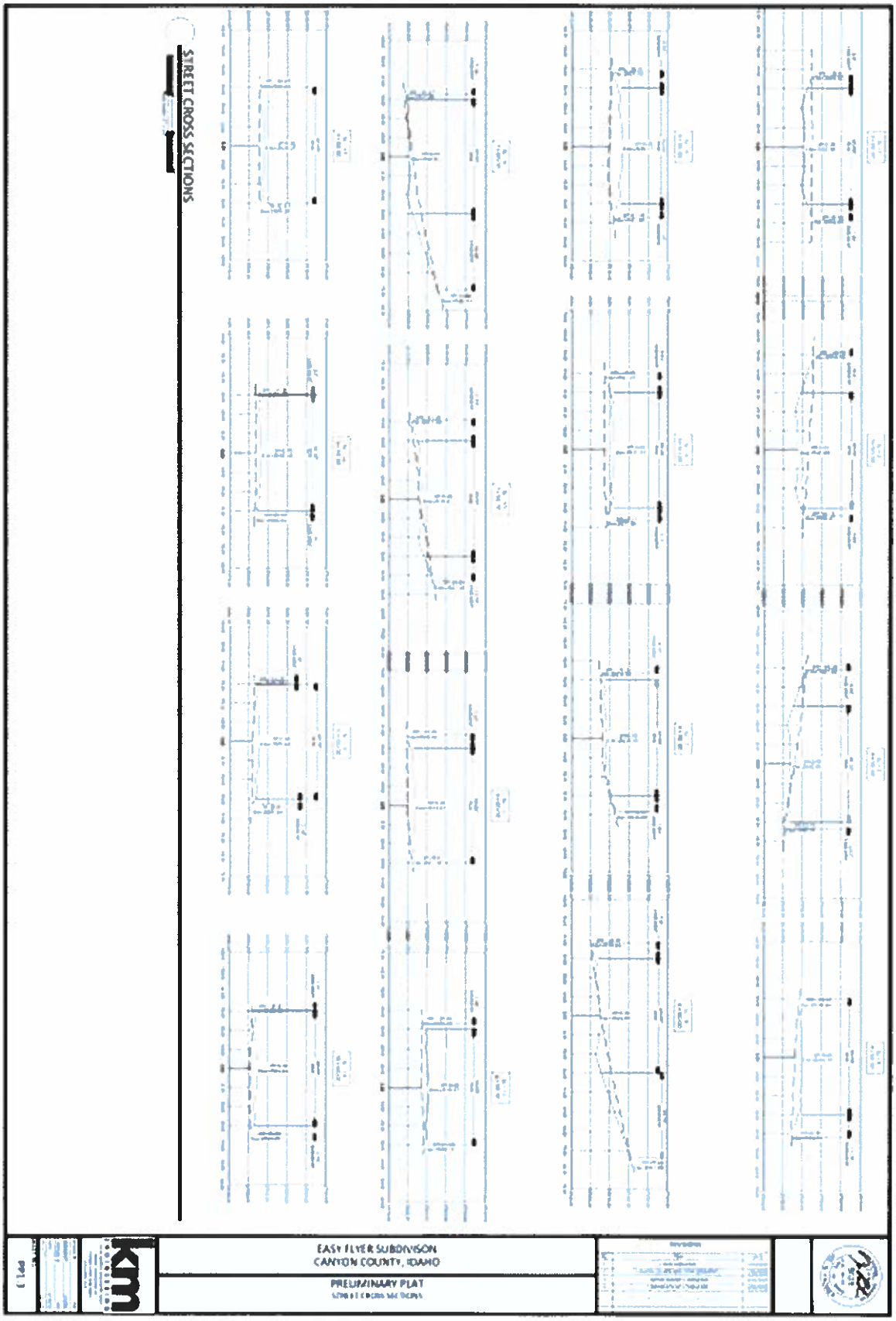

STREET CROSS SECTIONS
EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO
PRELIMINARY PLAT

Exhibit 1

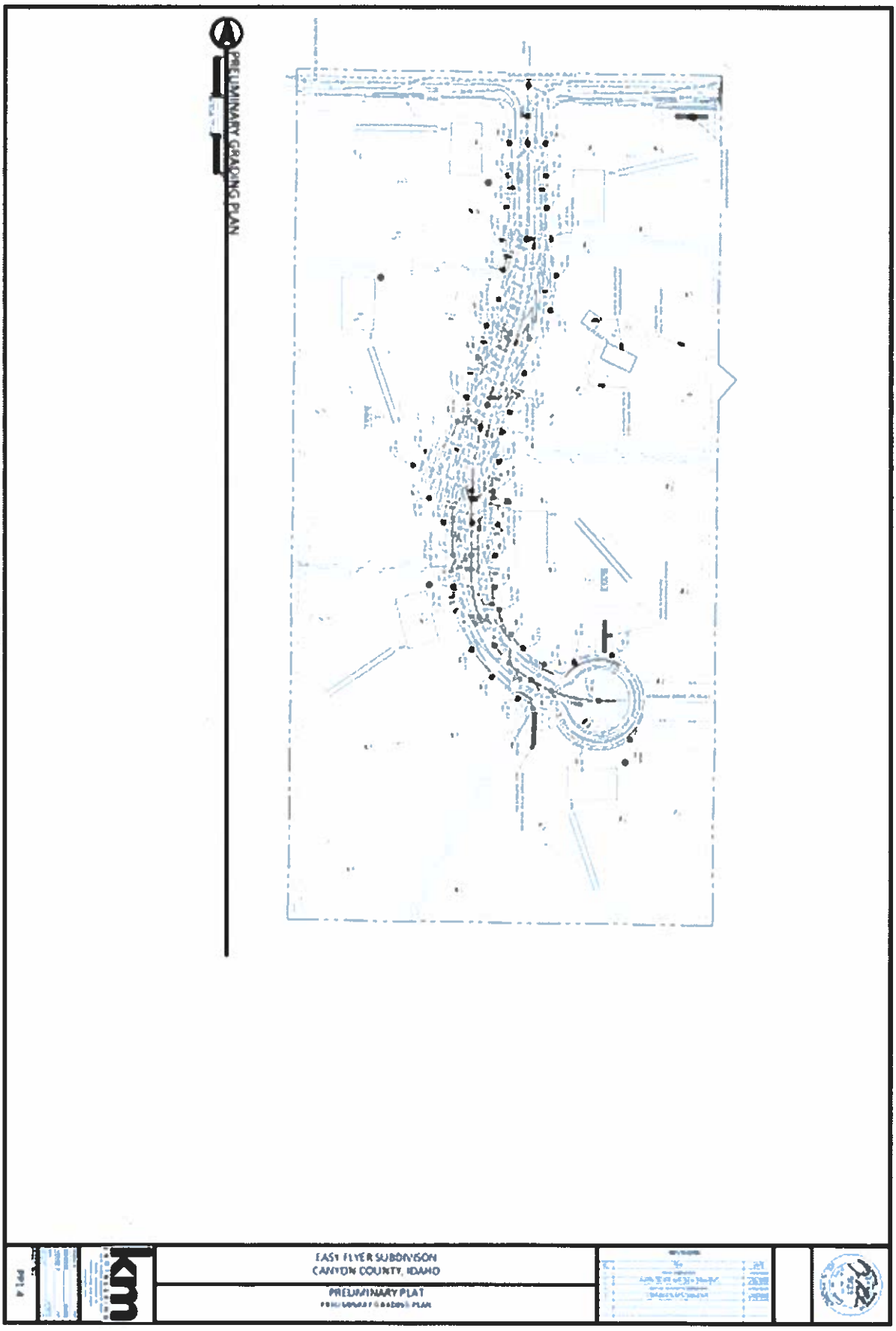

PRELIMINARY GRADING PLAN
EAST FLYER SUBDIVISION
CANYON COUNTY, IDAHO
PRELIMINARY PLAT

Exhibit 1

EXHIBIT 2

Hearing Examiner Minutes – August 18, 2025

-

Board of County Commissioners

Case# SD2025-0004

Hearing date: November 20, 2025

CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Monday, August 18, 2025
1:00 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Hearing Examiner Present: Leon Letson

Staff Members Present: Dan Lister, Planning Supervisor
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Hearing Examiner Leon Letson called the meeting to order at 1:00 p.m., reviewed the testimony guidelines, affirmed the staff and witnesses, and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. August 4, 2025 Minutes

Hearing Examiner Letson moved to **approve** the Consent Agenda.

Item 2A:
Case No. CU2024-0022 – Shew: The applicant, Jacob Shew, represented by Patty Clark, is requesting a conditional use permit for a staging area and contractor shop of approximately 2.10 acres in the "A" (Agricultural) zone. The business is proposed to operate Monday – Friday 7:30 am to 3:30 pm to store company trucks, trailers and equipment onsite with 9 employees, an office, and unloading and loading conducted onsite. The subject property is located at 6472 Cherry Lane, Nampa, also referenced as Parcel R30746.

Hearing Examiner Letson called the applicant to testify.

Tyler Allen – (Applicant) IN FAVOR – 28273 County Ln, Caldwell, ID 83607
Mr. Allen did not have any new information to share. All correspondence with the City and the health district is in the staff report.

Hearing Examiner Letson asked what a preferred timeframe would be, to which Mr. Allen answered 3 years at a minimum.

Planner Amber Lewter reviewed the Staff Report for the record.

Hearing Examiner Letson asked for information on the properties to the east and west of the proposed site. Planner Lewter explained there may be some staging areas, some with open code enforcement violations, but nothing that has been permitted. There were no comments received from the City of Nampa regarding open development proposals, and questions about the timeframe would've been between the City of Nampa and the applicant.

Testimony:

Tyler Allen – (Applicant) IN FAVOR – 28273 County Ln, Caldwell, ID 83607
Mr. Allen clarified the requested timeframe, mentioning the processes and procedures they had gone through to get the approval, but ultimately that limit would be at the Hearing Examiner's discretion.

Hearing Examiner Letson noted the area is changing, and wanted to make the applicant aware that limiting the timeline would allow this property to stay consistent with the future comp plans.

MOTION: Hearing Examiner Letson moved to **approve** Case No. CU2024-0022 with a limit of 3 years.

Discussion on the motion:
None.

Item 2B:
Case No. CU2025-0007 – Rosa's House Cleaning: The applicant, Rosa Dominguez Tavera, is requesting a Conditional Use Permit for a Staging Area and Contractor Shop of approximately 2.21 acres in an "A" (Agricultural) zone for her house cleaning business. The applicant is proposing storage for 20 company vehicles and company equipment including cleaning solutions, vacuums, uniforms and microfiber cloths. There will be a maximum of 20 employees and parking for them onsite. The proposal includes an office, breakroom and two restrooms for the employees to use before and after their shifts. The hours of operation are 7am – 6pm, Monday – Friday. The subject property is located at 17747 Madison Rd, Nampa also referenced as Parcel R26488500.

Hearing Examiner Letson called the applicant to testify.

Keyla Villanueva – (Representative) IN FAVOR – 16330 Grade Ave, Caldwell, ID 83607
Ms. Villanueva shared the proposal for a staging area for the applicant's property, to include storage of products and 20 company vehicles. They are flexible with hours of operation, which is currently proposed for 7:00 a.m. to 6:00 p.m. Monday through Friday.

Planner Amber Lewter reviewed the Staff Report for the record.

Hearing Examiner Letson asked for clarification on the 10% variance. Planner Lewter stated it was in regards to wastewater through the septic, and explained the concern with washing microfiber cloths with cleaning solutions. Southwest District Health allocated the 10% technical allowance. Hearing Examiner Letson asked for clarification on the use terminating due to annexation. Planner Lewter specified that the agricultural property to the north would be the property potentially annexing, which is already trending towards residential. The use for the subject property could expire upon that annexation, or the Hearing Examiner can put a specific timeframe on the use instead.

Testimony:

Keyla Villanueva – (Representative) IN FAVOR – 16330 Grade Ave, Caldwell, ID 83607
Hearing Examiner Letson confirmed that the applicant would rather wait for the potential annexation of the property to the north than put a specific timeline for their use.

MOTION: Hearing Examiner Letson moved to **approve** Case No. CU2025-0007.

Discussion on the motion:
None.

Item 2C:
Case No. SD2024-0005 – Walker Hills Subdivision: The applicant requests approval of a preliminary plat for Walker Hills Subdivision, a six-lot subdivision served by one private road lot. The parcel is zoned "R-R" (Rural Residential). The 15.15-acre parcel is south of 13528 Lewis Lane, Nampa (Parcel R30072010).

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Hearing Examiner Letson confirmed there will be an additional dedicated right of way for a public road, as well as use of a private road. Planning Supervisor Lister explained the purpose of establishing the public road to potentially be available if a future development near the subject property occurs.

MOTION: Hearing Examiner Letson moved to **recommend approval** of Case No. SD2024-0005 to the Board of County Commissioners.

Discussion on the motion:
None.

Item 2D:
Case No. SD2025-0004 – Easy Flyer Subdivision: The applicant, KM Engineering, LLP, requests approval of a preliminary plat for Easy Flyer Subdivision, a seven (7) lot subdivision served by a public road. The property is located at 9713 Galloway Road, Middleton, Parcels R37519 and R37517.

Hearing Examiner Letson called the applicant to testify.

Connor Lindstrom – (Representative) IN FAVOR – 5725 N Discovery Way, Boise, ID 83713
Mr. Lindstrom explained the history on the conditional rezone of the subject property leading to the development agreement. This request is a 7 lot subdivision that has a public road servicing all lots and will stub to the east for future connectivity. One parcel within the subject property has an existing single family dwelling, and the lot sizes meet the conditions within the development agreement. Middleton School District wanted to see plans for a bus stop, to which the applicant is in agreement with and has plans for. Mr. Lindstrom continued with describing areas with a 15% grade, and how they plan to comply with standards and conditions. The applicant is in agreement with all conditions of approval from staff.

Hearing Examiner Letson asked for clarification on one of the neighbor's requests for landscaping. Mr. Lindstrom believes with the slope of the property, in addition to the locations of the neighbor's house and the proposed homes and current landscaping, there should not be a need for additional landscaping. Irrigation water will also not be provided as each lot will be serviced by individual wells, so there would be limitations on landscaping.

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Hearing Examiner Letson asked for further clarification on the elevation from the public roadway to the property close to the neighbor requesting landscaping. Planning Supervisor Lister described the slope with the neighbor sitting lower than or closer to the same level as the edge of the lower part of the subdivision. Hearing Examiner Letson asked if landscaping has been added as a condition before. Planning Supervisor Lister explained Canyon County code allows the hearing body to add subdivision improvements, such as sidewalks or curbs. Landscaping could be added if there is a significant reason to.

Testimony:

Sherry Martin – IN NEUTRAL – 9660 Golden Willow St, Middleton, ID 83644
Ms. Martin wanted to testify that there should not be any concern with the neighbor concerned about the lights shining on her property. There is a 6-foot fence and barn in the way. She agrees that maintaining landscaping would be challenging and the trees would not survive.

Connor Lindstrom – (Representative) REBUTTAL – 5725 N Discovery Way, Boise, ID 83713
Mr. Lindstrom stated there was about 70 feet between Galloway and the end of the subdivision.

Hearing Examiner Letson confirmed there will not be a significant elevation difference between the road and the house at the end of the subdivision. Hearing Examiner Letson asked if there will be CC&R's associated, and Mr. Lindstrom answered yes. There was further discussion on potential additions to include in the CC&R's to help alleviate the neighbor's concerns.

Hearing Examiner Letson asked if there had been concerns raised by neighbors during the conditional rezone. Planning Supervisor Lister explained the only concerns were regarding schools, essential services, etc.

Mr. Lindstrom added that the concern from the neighbor was primarily lights shining into their house as the cars come down the hill, but lights would not be shining towards their property until making the turn. With existing structures and landscaping already screening lights, the low density of homes, and the low amount of predicted traffic traveling towards those back lots, there is minimal impact with lights going to their property. Hearing Examiner Letson verified that the existing driveway for the home on site will be abandoned and served by the new public road.

MOTION: Hearing Examiner Letson moved to **recommend approval** of Case No. SD2025-0004 to the Board of County Commissioners.

Discussion on the motion:
Hearing Examiner Letson is hopeful that future property owners will be mindful about the development of their properties that could potentially alleviate concerns from existing neighbors, but does not see any issues with the development as proposed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:
Planning Supervisor Lister thanked Hearing Examiner Letson for his service and wished him good luck in his future endeavors.

4. ADJOURNMENT:

Hearing Examiner Letson adjourned the hearing at 2:13 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 26th day of September, 2025

Leon Letson

Leon Letson, Hearing Examiner

ATTEST

Caitlin Ross

Caitlin Ross, Hearing Specialist

EXHIBIT 3

Staff Report Packet Dated August 18, 2025

-

Board of County Commissioners

Case# SD2025-0004

Hearing date: November 20, 2025

Hearing Examiner
Hearing Date: August 18, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**SD2025-0004**
APPLICANT/REPRESENTATIVE:	**KM Engineering, LLP**
PROPERTY OWNER:	**Bonnie Vance Vermaas**
APPLICATION:	**Preliminary Plat – Easy Flyer: Seven (7) residential lots**
LOCATION:	**9713 Galloway Road, Middleton; also referenced as a portion of the NW¼ of Section 28, T5N, R2W, Canyon County, Idaho.**
ANALYST:	**Dan Lister, Planning Supervisor**

REQUEST:
The applicant, KM Engineering, representing Bonnie Vance Vermaas, requests approval of the preliminary plat for Easy Flyer Subdivision, consisting of seven (7) buildable lots on Parcels R37517 and R37519, approximately 20 acres, served by a public road.

PUBLIC NOTIFICATION TYPE:	**COMPLETED:**
Affected agencies	**July 11, 2025**
Property owner (600 feet radius)	**July 11, 2025**
Newspaper:	**July 18, 2025**
On-site Posting:	**July 17, 2025**

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2. **Hearing Body Action 2**
3. **Hearing Criteria 3**
4. **Agency Comment 5**
5. **Public Comment 6**
6. **Summary & Conditions 6**
7. **Exhibits 6**

1. BACKGROUND:
Parcels R37517 and R37519 are both original parcels per CCCO §07-02-03 (created on or before September 6, 1979). Parcel R37519 has a dwelling and garage built in the 1970s. Parcel R37517 had a stable built in the early 1980s. The parcel is not located in a floodplain or area of city impact.

In 2025, the subject parcel was rezoned from an "A" Zone to a "CR-R-R" zone (CR2022-0022, Exhibit B.4a). The approval included a development agreement (#25-020, Exhibit B.4b) subject to the following conditions:

1. *The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.*
2. *The subject properties, R37517 and R37519, approximately 20 acres, shall be divided in compliance with Chapter 7, Article 17 of the Canyon County Zoning Ordinance (Subdivisions), subject to the following restrictions:*

a. *Residential lots shall maintain an average lot size of 2.5 acres. Secondary residences per CCCO Section 07-02-03, 07-10-27, and 07-14-25 are prohibited.*

b. *The subdivision shall provide adequate bus stop spacing for school buses.*

c. *Further division of the parcel is prohibited unless rezoned and re-platted.*

3 *The developer shall comply with CCCO §07-06-07 (4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."*

2. HEARING BODY ACTION:

Pursuant to the Canyon County Code of Ordinances (CCCO) Section 07-17-09(4) Commission Review:

A. *The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:*

1. *The ordinance and standards used in evaluating the application;*
2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*

B. *Upon recommendation by the commission, the preliminary plat, together with the commission's recommendation, shall be transmitted to the board.*

OPTIONAL MOTIONS:

The commission should consider the aforementioned procedures outlined in CCCO §07-17-09(4).

Approval of the Application: "I move to recommend approval of the preliminary plat for Easy Flyer Subdivision, Case #SD2025-0004, finding the application **does** meet the criteria for approval under Section 07-17-09 of Canyon County Code of Ordinances (CCCO), **subject to the conditions listed in the staff report.**

Denial of the Application: "I move to recommend denial of the preliminary plat for Easy Flyer Subdivision, Case #SD2025-0004, finding the application **does not** meet the criteria for approval under Section 07-17-09 of Canyon County Code of Ordinances (CCCO), **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)].*

Table the Application: "I move to continue the hearing of Easy Flyer Subdivision, Case #SD2025-0004 to a *[date certain or to a date uncertain].*

3. Preliminary Plat

Compliant			County Ordinance and Staff Review	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
			07-17-09(1)	**<u>Application</u>: The applicant shall file with DSD a copy of the completed subdivision application form as prescribed by the director and a copy of the preliminary plat with data as required in this section, including, but not limited to, preliminary irrigation plans, the availability of irrigation water to the property, and a preliminary drainage plan. All applicable fees shall be paid at this time.**
☒	☐	☐	***Staff Analysis***	On March 20, 2025, the applicant submitted a preliminary plat application (Exhibit A). See Exhibit B.2a regarding review per CCCO §07-17-09(1)A through F. **<u>Summary</u>** • <u>Total Acreage</u>: 20± acres (17.56 acres after public road right-of-way dedication). • <u>Total Number of Lots</u>: Seven (7). • <u>Zoning</u>: "CR-R-R (Condition Rezone – Rural Residential) subject to development agreement #25-020. The zone was approved in 2025 (CR2022-0022, Exhibits B.4a & b). • <u>Roads/Access</u>: The development will take access to Galloway Road, a major collector, via internal public road, Vermass Drive (Exhibit A.2 & 3). The road includes a future stub for future development of the parcel to the east. Road construction must be reviewed by Highway District #4 (HD4). o A portion of the public road is located on slopes greater than 15%. Grading and drainage will require HD4review and approval. A condition is included to ensure that final road construction before final plat approval addresses roadway standards on hillsides (CCCO §07-17-33(1)D). *See memo from applicant regarding road development on hillside and how it complies with roadway standards* (Exhibit A.4). • <u>Water/ Sewage Disposal</u>: Domestic water services for each lot will be provided by individual wells. Sewage treatment shall be provided by individual septic tanks and drain fields for each lot. (Preliminary Engineering Note 1, Exhibit A.3 & A.6). • <u>Irrigation</u>: Irrigation water shall be supplied by individual wells (Exhibits A.3, A.6 & A.7). • <u>Drainage</u>: Subdivision runoff and common area storm drainage facilities will be maintained by the property owners' association. Each property owner is responsible for maintaining stormwater runoff on each lot (Exhibit A.3 General Note 8). Storm drainage from roadways and lots will be collected in roadside swales and retained in stormwater infiltration ponds (Drainage & Engineering Notes 1 & 4, Exhibit A.3).
☒	☐	☐	**07-17-09(2)**	**<u>Acknowledgment</u>: Upon receipt of the application, preliminary plat, and applicable fees, DSD shall acknowledge, sign, and date the application and deem it accepted.**

			Staff Analysis	On March 20, 2025, the application and plat were accepted by DSD (Exhibit A).
☒	☐	☐	**07-17-09(3)**	**Agency Review: A: The DSD shall transmit one copy of the preliminary plat to county departments and any such other agencies that may have jurisdiction or an interest in the proposed subdivision for their review and recommendation. B. If no written reply is received from any of the various departments or interested agencies within thirty (30) calendar days from the date of notification, approval of the preliminary plat by such department or agency will be considered to be granted.**
			Staff Analysis	A. Affected agencies were notified on April 18, 2025, and July 11, 2025. *See Section 4 of this report for the list of agencies notified.* B. The following agency comments were received within 30 days of notification: a. Idaho Dept. of Environmental Quality (Exhibit C.4): General list of items which DEQ may permit. If applicable, the applicant must contact DEQ. b. Idaho Transportation Department (Exhibit C.2): No concerns c. Southwest District Health (Exhibit C.1): Not a nitrate priority area, so a Nutrient Pathogen Study is not required. Test holes have not been conducted. Hardpan is likely to be encountered with no signs of groundwater based on observation on neighboring lots. Irrigation canal/ditch flows north and south on the west side of the property. d. Black Canyon Irrigation District (Exhibit C.3): The applicant has complied with all requirements stated in the BCID rezone letter regarding the verification of nine irrigatable acres for the parcel. The subdivision application and plat demonstrate that the parcel has no water rights (existing water rights have been transferred). e. Middleton Fire District (Exhibit C.5): Station 52 is 5.9 miles away with a 9-minute travel time. Evidence of compliance shall be a written letter of approval provided to DSD from the Middleton Fire District for the development before the Board signs the Final Plat. f. DSD Engineering (Exhibit B.2b): The letter recommends approval subject to conditions regarding construction drawings, hillside development, and stormwater management plan. g. Middleton School District, June 5, 2025 (Exhibit B.2a): Bus stop location addressed per the development agreement condition (Exhibit B.4b).
07-17-09(4)				**Commission Review: A. The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:**
Compliant			**Code Section**	
Yes	**No**	**N/A**	**A.1**	**The ordinance and standards used in evaluating the application.**
☒	☐	☐	***Staff Analysis***	A. Idaho Code Section 67-6513 (Subdivisions); B. Idaho Code Sections 50-1301 through 50-1329 (Platting); C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2); D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation); and

				E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).
			A.2	**Recommendations for conditions of approval that would minimize adverse conditions, if any.**
☒	☐	☐	***Staff Analysis***	Should the Commission wish to approve the subject application, staff recommends the following conditions be attached: 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat. a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning. i. A final engineered grading and drainage plan per 07-17-33(1)D - F shall be submitted to DSD. Once reviewed and approved, and the road construction is completed, certification from a licensed engineer shall be submitted demonstrating construction was completed per the final drainage and grading plan. ii. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during homebuilding), and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems. 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. 3) Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat. 4) Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat. 5) Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat. 6) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat. 7) Per DA25-020, the recorded development agreement shall be noted on the final plat, including that secondary residences are prohibited. 8) Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service. 9) The final plat shall highlight areas where slopes over 15% exist and note that residential development is prohibited in the highlighted area.

☒	☐	☐	**A.3**	**The reasons for recommending the approval, conditional approval, modification, or denial.**
			Staff Analysis	*See Sections 2, 3 & 6 of this report*
☐	☐	☒	**A.4**	**If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.**
			Staff Analysis	*N/A*

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Middleton Fire Protection District, State Fire Marshall, Black Canyon Irrigation District, Highway District No. 4, Middleton School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County Emergency Management Coordinator, Canyon County Assessor's Office, Canyon County Engineering Department, Canyon County GIS Department, Idaho Department of Environmental Quality, Idaho Department of Water Resources (Water), Idaho Fish and Game, and Southwest District Health were notified of the subject application.

Pursuant to Canyon County Ordinance §01-17-07B Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

Staff received agency comments from the Idaho Department of Environmental Quality, Idaho Transportation Department, Southwest District Health, Black Canyon Irrigation District, DSD GIS Department, and DSD Engineering Department. All agency comments received by the materials deadline are located in ***Exhibit C.***

5. PUBLIC COMMENTS:

Staff received one (1) written public comment by the materials deadline of August 8, 2025. The letter expresses concerns about development disruptions and requests a line of 12' tall trees planted along the rear subdivision boundary to reduce visual and headlight impacts (Exhibit D.1).

Pursuant to Canyon County Ordinance §01-17-07B Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, the staff concludes that the proposed preliminary plat is **compliant** with Canyon County Ordinance 07-17-09. A full analysis is detailed within the staff report. Should the Commission wish to approve the preliminary plat, staff-recommended conditions may be found in section 5 of this report, criteria 07-17-09(4)A.2.

7. EXHIBITS:

A. Application Packet & Supporting Materials:

1. Master Application & Hillside Development Application
2. Preliminary Plat Application Narrative
3. Hillside Development Narrative with Grading Plan
4. Geotechnical Investigation – Easy Flyer Subdivision
5. Subdivision Worksheet
6. Irrigation Plan
7. Preliminary Plat

8. Agency Acknowledgment
9. Applicant's PowerPoint Presentation

B. Supplemental Documents:

1. Property Tool Report – R37517 & R37519
2. DSD Preliminary Plat Review
   a. Preliminary Plat Checklist DSD Review
   b. DSD Engineering Letter
3. Case Maps
   a. Aerial
   b. Vicinity
4. Previous Approvals
   a. Conditional Rezone – CR2022-0022 – Findings of Fact, Conclusions of Law and Order
   b. Development Agreement #25-020

C. Agency Comments:

1. Southwest District Health
2. Idaho Transportation Department
3. Black Canyon Irrigation District
4. Idaho Dept. of Environmental Quality
5. Middleton Fire District

D. Public Comments:

1. Amanda McComb, received on July 31, 2025

Exhibit 3
EXHIBIT A

Application Packet & Supporting Materials

Hearing Examiner

Case# SD2025-0004

Hearing date: August 18, 2025

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: Bonnie Vance Vermaas
	MAILING ADDRESS: PO Box 442, Middleton, Idaho 83644
	PHONE: EMAIL:

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

X Signature: Bonnie Vermaas Date: 3/15/2025

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Stephanie Hopkins
	COMPANY NAME: KM Engineering, LLP.
	MAILING ADDRESS: 5725 North Discovery Way, Boise, Idaho 83713
	PHONE: 208.639.6939 EMAIL: shopkins@kmengllp.com

SITE INFO	STREET ADDRESS: 9713 Galloway Road, Middleton, Idaho 83644
	PARCEL #: R3751900000 LOT SIZE/AREA: 0.99
	LOT: BLOCK: SUBDIVISION:
	QUARTER: NW SECTION: 28 TOWNSHIP: 5N RANGE: 2W
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	_____CONDITIONAL USE	_____COMP PLAN AMENDMENT	__X__CONDITIONAL REZONE
	_____ ZONING AMENDMENT (REZONE)	_____DEV. AGREEMENT MODIFICATION	_____VARIANCE > 33%
	_____MINOR REPLAT	_____VACATION	_____APPEAL
	_____SHORT PLAT SUBDIVISION	__X__ 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

Revised 1/3/21

2019-053209
RECORDED
11/04/2019 01:34 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 SDUPUIS $15.00
DEED
BONNIE VERMAAS

After recorded, return to:

Bonnie Vance Vermaas
9819 Galloway Road
Middleton, Idaho 83644

WARRANTY DEED

Warranty deed made this 4th day of November, 2019, between Bonnie Vance Vermaas, as trustee of The Bonnie Vance Vermaas Revocable Trust, a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994, ("Grantor"), and Bonnie Vance Vermaas, a married woman dealing with her sole and separate property, whose address is 9819 Galloway Road, Middleton, Idaho 83644 ("Grantee"), witnesseth:

Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents, grant bargain, sell, convey, and confirm unto Grantee and her heirs and assigns forever, all of the following described real estate situated in the County of Canyon, State of Idaho:

See **Exhibit A** attached to and made a part hereof

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues, and profits thereof; and all estate, right, title, and interest in and to the property, as well in law as in equity.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and her heirs and assigns forever.

Grantor warrants and by these presents forever defend the premises in the quiet and peaceable possession of Grantee, her heirs, and assigns against Grantor against all and every person or persons whomsoever, lawfully claiming the same.

[*Signature and acknowledgment on following page*]

IN WITNESS WHEREOF, Grantor has hereunto set her hand on the day and year first above written.

GRANTOR:

Bonnie Vance Vermaas, as Trustee of the Bonnie Vance Vermaas Revocable Trust a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994

Bonnie Vance-Vermaas

By: Bonnie Vance Vermaas
Its: Trustee

STATE OF IDAHO)
) ss.
County of Ada)

The foregoing instrument was acknowledged before on 11/4, 2019, by **Bonnie Vance Vermaas**, the **Trustee** of **The Bonnie Vance Vermaas Revocable Trust a trust established under the laws of the State of Idaho by an agreement dated November 18, 1994.**

TRACY V. VANCE
COMMISSION #31149
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/16/2022

Notary Public for Meridian, ID
My commission Expires: 12-16-2022

Exhibit A.1

EXHIBIT A

Description of Property

Parcel 1

The West Half of the Northeast Quarter of the Northwest Quarter, Section 28, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

Beginning at the West 1/16 corner between Section 21 and 28, Township 5 North, Range 2 West of the Boise Meridian; thence running South 89°46' East, a distance of 196.4 feet to the real point of beginning; thence running South, a distance of 180.35 feet to a point; thence running South 49°45; East a distance of 314.49 feet to a point; thence running South 40°15' West a distance of 26.0 feet to a point; thence running South 49°45' East, a distance of 250.0 feet to a point; thence running North 40°15' East, a distance of 120.0 feet to a point; thence running North 49°45' West, a distance of 250.0 feet to a point; thence running South 40°15' West, a distance of 66.0 feet to a point; thence running North 49°45' West, a distance of 301.51 feet to a point; thence running North a distance of 167.25 feet to a point; thence running North 89°46' West, a distance of 28.0 feet to the real point of beginning.

Parcel 2

Beginning at the West 1/16 corner between Section 21 and 28, Township 5 North, Range 2 West of the Boise Meridian; thence running South 89°46' East, a distance of 196.4 feet to the real point of beginning; thence running South, a distance of 180.35 feet to a point; thence running South 49°45' East, a distance of 314.49 feet to a point; thence running South 40°15' West a distance of 26.0 feet to a point; thence running South 49°45' East, a distance of 250.0 feet to a point; thence running North 40°15' East, a distance of 120.0 feet to a point; thence running North 49°45' West, a distance of 250.0 feet to a point; thence running South 40°15' West, a distance of 66.0 feet to a point; thence running North 49°45' West, a distance of 301.51 feet to a point; thence running North a distance of 167.25 feet to a point; thence running North 89°46' West, a distance of 28.0 feet to the real point of beginning.

March 17th, 2025
Project No.: 21-184

Mr. Dan Lister
Canyon County Development Services
111 North 11th Avenue
Caldwell, ID 83605

RE: Easy Flyer– Canyon County, ID
Preliminary Plat Application

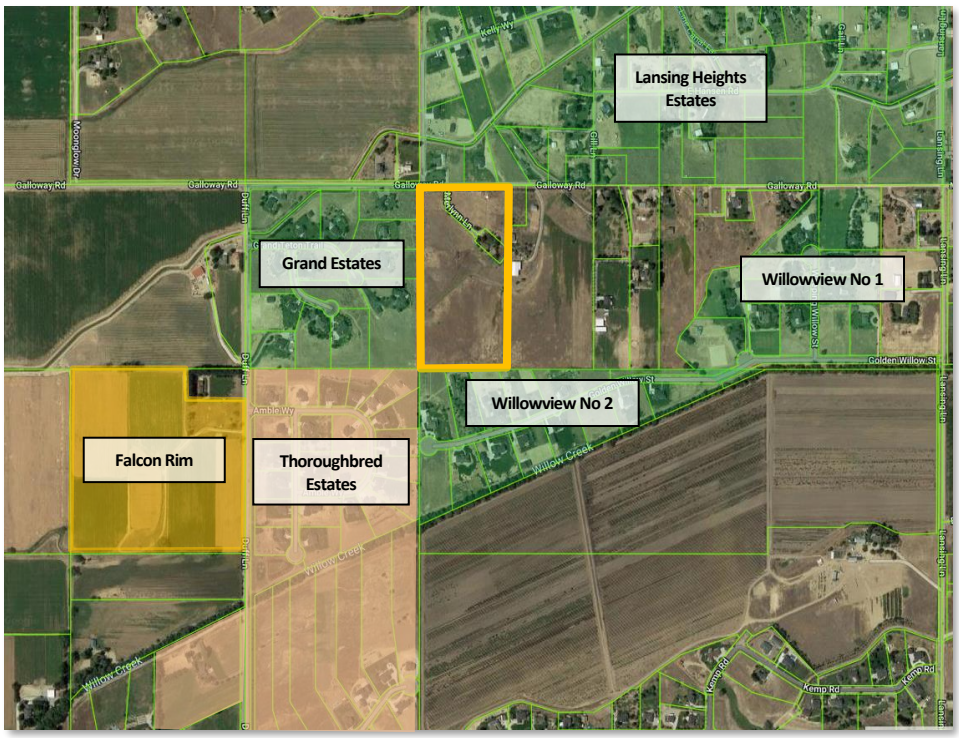
Dear Mr. Lister:

On behalf of Vermaas Estates, Inc., we are pleased to submit the attached applications and required supplements for a preliminary plat application for Easy Flyer Subdivision.

Site Information and Background

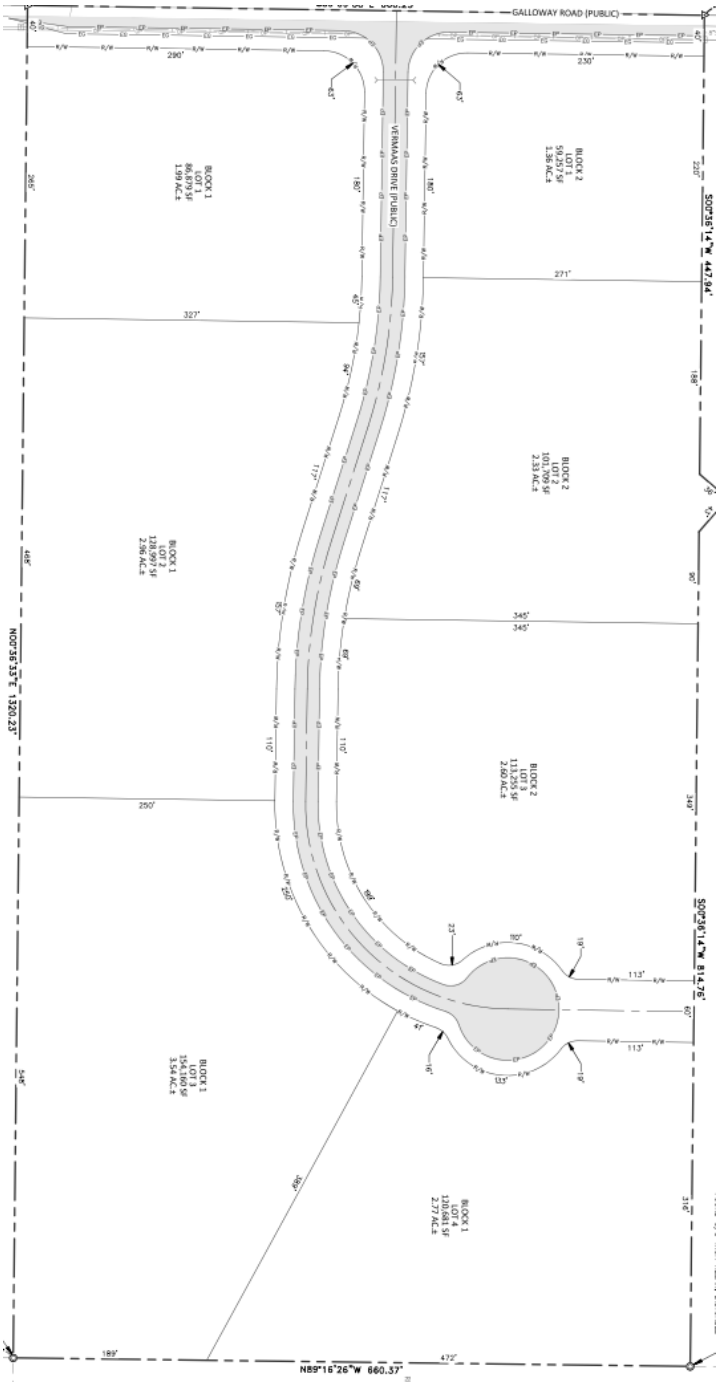
The project site is a +/- 20-acre property identified as parcel nos. R3751900000 & R3751700000, located directly south of Galloway Road and approximately 1,300' east of Duff Lane in Canyon County. The property was recently conditionally rezoned to the Rural Residential (R-R) district and is adjacent to numerous single-family homes with varying lot sizes all within Canyon County's jurisdiction. The Development Agreement associated with the conditional rezone, includes a provision requiring an average lot size of 2.5 acres.

The subject site currently consists of a single-family residence with surrounding pasture land. The applicant is interested in developing a residential subdivision to provide housing for Canyon County residents in close proximity to the City of Middleton's impact area. Single-family residences and other recently developed subdivisions with similar densities exist nearby. As a long-time resident in the area, the property owner's objective is to allow the property to develop in a manner that will be consistent with existing development and will continue to embrace the rural character of the area.



Preliminary Plat

The attached preliminary plat for Easy Flyer Subdivision includes a total of 7 buildable lots on approximately 20 acres. The proposed layout reflects a gross density of 0.35 units per acre with an average lot size of 2.5 acres, which is consistent with the recorded DA and exceeds the minimum required in the R-R zoning district. Buildable lots range in size from approximately 1.4 acres to 3.5 acres, providing large lots with favorable configurations. The lots have been designed to enhance the availability of low-density living options and guide growth in areas where a rural lifestyle may be determined to be suitable, as is an objective of the R-R district.



Building lots have been configured to accommodate the existing topography of the area; all buildable areas will be located outside of slopes exceeding 15%. As such, no hillside development applications will be needed for the proposed lots. Building envelopes have been configured to provide views and accentuate the natural amenities in the area. The developer will coordinate with the County on any requirements related to hillside development as applicable.

Lot 3 has been designed to retain the existing home. The existing home was constructed decades ago and has served as the primary residence for the property owner.

Easy Flyer will develop in one phase. Anticipated construction will depend on market conditions as well as coordination and approval timelines with reviewing agencies.

Access, Transportation and Services

Easy Flyer will take access via Galloway Road via a public road, which will be improved to Highway District No 4's (HD4) standards. The road will terminate with a temporary cul-de-sac with right-of-way dedicated to HD4 stubbed to the east, should redevelopment of the parcel to the east occur. Direct lot access to Galloway Road will be prohibited.

The subdivision will be served by on-site septic and well, future development plans will include more detail as the project goes into final design. Fire suppression requirements will be coordinated with the fire district. Irrigation will be provided via individual wells located on each lot as water is not currently delivered to the property.

Roadway requirements and specifications will be coordinated with HD4 as we finalize the subdivision design. As the project progresses, we will work with other applicable public utilities and associated agencies to ensure that

adequate services are provided, and improvements are made as required. All stormwater facilities are proposed to be built to Canyon Highway District No. 4's standards.

Conclusion
Easy Flyer Subdivision complements surrounding residential uses, is consistent with existing development, maintains the rural character of the surrounding area, and will provide additional housing opportunities needed for growth and for the agricultural workers in this beautiful area of Canyon County. Should you have questions or require further information in order to process these applications, please feel free to contact me.

Sincerely,
KM Engineering, LLP

Jaya Littlewing

Jaya Littlewing
Land Planner

cc: Vermaas Estates, Inc.

km ENGINEERING

MEMORANDUM

TO: Devin T. Krasowski
Canyon County Development Services
FROM: Joe Pachner, P.E. JP

DATE: June 2023

SUBJECT: Easy Flyer Subdivision (Hillside Development Narrative)

The proposed Easy Flyer Subdivision is located near the southeast corner of Merlynn Lane and Galloway Road in Canyon County. The existing site topography consists of two (2) areas near the center of the property with grades exceeding 15%. Within these areas we will be constructing a road. No structures will be constructed in areas where grades exceed 15%.

The attached grading plan shows a proposed road being built through areas where the existing topography exceeds 15%. The lots and road were designed to accommodate existing topography where possible and to minimize impacts to the existing site topography. The proposed maximum slope of the road is 7% with the daylight being placed at 3:1 grades or less. The grading plan provides proposed finish contours. Stormwater runoff from the road will be collected in roadside swales and transported to infiltration ponds on the southern half of the property. The owners of each lot shall be required to retain all excess irrigation and drainage on their lots. Individual landscape plans will demonstrate that any excess irrigation will be retained on their lots. Requiring individual lot owners to demonstrate that excess irrigation will be retained on their lots will eliminate any issues with cross lot drainage by showing that no cross lot drainage will occur.

The grading will be completed in the initial project schedule prior to the construction of the road. The existing vegetation within the limits of construction and grading will be removed to prepare the site for the road. Soil that is excavated will be used in conjunction with soil brought onto the site to create the proposed grades on the property. Any vegetation removed during construction will be taken to the county landfill. During construction a silt fence will be erected to prevent any erosion from leaving the site. After site grading has been completed, the fill and all disturbed areas will be seeded with a blend of native grasses to stabilize the slopes. Once the seed is germinated and stabilized in the disturbed areas, the silt fence will be removed. There are no known environmental impacts outside of the typical impacts of a development of this size. The attached geotechnical report allows fill slopes in excess of the proposed grades.

5725 North Discovery Way • Boise, Idaho 83713 • 208.639.6939 • kmengllp.com

15-370

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458
Fax: (208) 454-6633 • www.canyoncounty.org/dsd

APPLICATION FOR HILLSIDE DEVELOPMENT

(Canyon County Zoning Ordinance § 07-17-33)

Applicant(s): Bonnie Vance Vermaas — 208.585.2000
Name — Daytime Telephone Number
9619 Galloway Road — Middleton, Idaho — 83644
Street Address — City, State — Zip

Location of Subject Property: SE Corner of Merlynn Lane and Galloway Road; 0 Galloway Road — Canyon County
Two Nearest Cross Streets or Property Address — City

Assessor's Account Number(s): R 3751700000 Section 28 Township 5N Range 2W

Hillside development is defined by the Canyon County Code of Ordinances §07-02-03: Any development or that portion of a development located in terrain having a maximum slope exceeding fifteen percent (15%), except where evidence is provided that no construction or development shall take place on slopes greater than fifteen percent (15%).

In order to preserve, enhance, and promote the existing and future appearance and resources of hillsides, maximum retention of natural topographic features and qualities of the following shall be considered during the subdivision review process:

- Skyline and ridge tops;
- Rolling grassy land forms, including knolls, ridges, and meadows;
- Tree and shrub masses, grass, wild flowers and topsoil;
- Rock outcroppings;
- Stream beds, draws and drainage swails, especially where tree and plant formations occur; and
- Characteristic vistas and scenic panoramas.

All hillside development proposals shall take into account current application of desirable land use planning, soil mechanics, engineering geology, hydrology, civil engineering, environmental and civic design, architecture and landscape architecture.

Please answer the following questions:

1. Is any portion of your property within a flood way or flood zone? ☒ No ☐ Yes

2. Does any portion of your property have slopes of more than fifteen percent (15%)?
   ☐ No ☒ Yes If Yes, what percentage ±17%

3. What is the proposed name of your subdivision? Easy Flyer Subdivision

4. How many total nonresidential and residential lots is your proposing?
   Residential 7 Non-residential 0

Exhibit A.3

5. Of the total lots you are requesting, how many lots are affected by the proposed hillside development? Residential 5 Non-residential 0 Road(s) 1

REQUIRED SUBMISSION INFORMATION

The subdivider shall retain professional expertise to obtain the following information:

C. **Grading and Drainage Plan** (CCZO 07-17-33 (1)(C)

Preliminary Grading Plan and Drainage Plan shall be submitted with each hillside preliminary plat proposal and shall include the following information (CCZO 07-17-33(1)(C)):

A. Approximately limiting dimensions, elevations or finish contours to be achieved by the grading, including all cut and fill slopes, proposed drainage channels and related construction;

B. Preliminary plans and approximate locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;

C. A description of methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.

Final Grading Plan shall be submitted with each final plat and include the following information (CCZO 07-17-33(1)(C)(2)):

A. Limiting dimensions, elevations or finish contours to be achieved by the grading, including all proposed cut and fill slopes and proposed drainage channels and related construction;

B. Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;

C. A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage together with estimated starting and completion dates.

NOTE: *In no event shall existing "natural" vegetative ground cover be destroyed, removed or disturbed more than fifteen (15) days prior to the grading.*

D. **Development Standards (CCZO 07-17-33(1)(D))**

1. **Soils:**

A. Fill areas shall be prepared by removing organic material, such as vegetation and rubbish and any other material which is determined by the soils engineer to be detrimental to proper compaction or otherwise not conducive to stability.

B. Cuts and fills shall be designed to provide safety, stability, and adequate setback from property lines in accordance with county standards drawings and specifications.

2. **Roadways:**

A. Road alignments shall reasonably follow natural terrain and no unnecessary cuts or fills shall be allowed.

B. One-way streets, in interior subdivision roads only, shall be permitted and encouraged where appropriate for terrain and when public safety would not be jeopardized. When approved by the county the one-way street may have a thirty foot (30') right-of-way instead of a sixty foot (60') right-of-way.

C. The width if the graded section shall extend three feet (3') beyond the curb back or edge of pavement on both the cut and fill sides of the roadway. If sidewalks are to be installed parallel to the roadway, the graded section shall be increased by the width if the sidewalk plus one foot (1') beyond the curb back.

D. Ribbon curbing and swales or concrete curb and gutter shall be installed along both sides of paved roadways, when required by the Board.

E. A pedestrian walkway plan may be required.

3. **Driveways and Parking Areas:** Combinations of collective private driveways, cluster parking areas and on-street, parallel parking ways may be used to attempt to optimize the objectives of minimum soil disturbance, minimum impervious cover, and enhance the excellence of design and aesthetic sensitivity.

E. **Vegetation and Revegetation Plan** (CCCO 07-17-33(1)(E)(1-3))

The ***Slope Stabilization and Re-Vegetation Plan*** shall be submitted with the hillside application and include the following:

1. A complete description of the existing vegetation, the description of the vegetation to be removed and the method of disposal, the vegetation to be planted and slope stabilization measures to be installed. The plan shall include an analysis of the environmental effects of such operations, including the effects it may have on slope stability, soil erosion, water quality and fish and wildlife.

2. Vegetation sufficient to stabilize the soils shall be established on all disturbed areas as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with perennial vegetal cover after all construction is completed. Efforts shall be made to plant those species that tend to recover from fire damage and do not contribute to a rapid rate of fire spread.

3. The developer shall be fully responsible for any destruction of native vegetation proposed and approved for retention. He shall carry the responsibility both for his own employees and for all subcontractors from the first day of construction until the notice of completion is filed. The developer shall be responsible for replacing such destroyed vegetation in kind or its

equivalent.

F. **Maintenance Plan** (CCZO 07-17-33(1)(F))

The owner of any private property on which grading or other work has been performed pursuant to a grading plan approved or a building permit granted under the provisions of this ordinance shall continually maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings and ground cover installed or completed.

Hillside Development Requirements

The following checklist may be utilized by the Subdivision Review Team when reviewing your Hillside Development application to determine if you comply with Canyon County standards and ordinances. As the applicant, we welcome you to copy this form and use it for your own checklist.

YES	NO	Standard Assessed
[X]	[ ]	Planning of development to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site.
[X]	[ ]	Orienting development to the site so that grading and other site preparation is kept to a minimum.
[X]	[ ]	Shaping essential grading to complement the natural landforms and to minimize padding and terracing of building sites.
[X]	[ ]	Division of land tracts into smaller workable units on which construction can be completed within one construction season so that large areas are not left bare and exposed during the winter-spring runoff period.
[X]	[ ]	Completion of paving as rapidly as possible after grading.
[X]	[ ]	Allocation of areas not well suited for development because of soil, geology or hydrology limitations for open space and recreation uses.
[X]	[ ]	Consideration of view from and of the hills.
[X]	[ ]	Areas having soil, geology or hydrology hazards shall not be developed unless it is shown that their limitation can be overcome.

========== **Applicant Acknowledgement and Signature** ==========

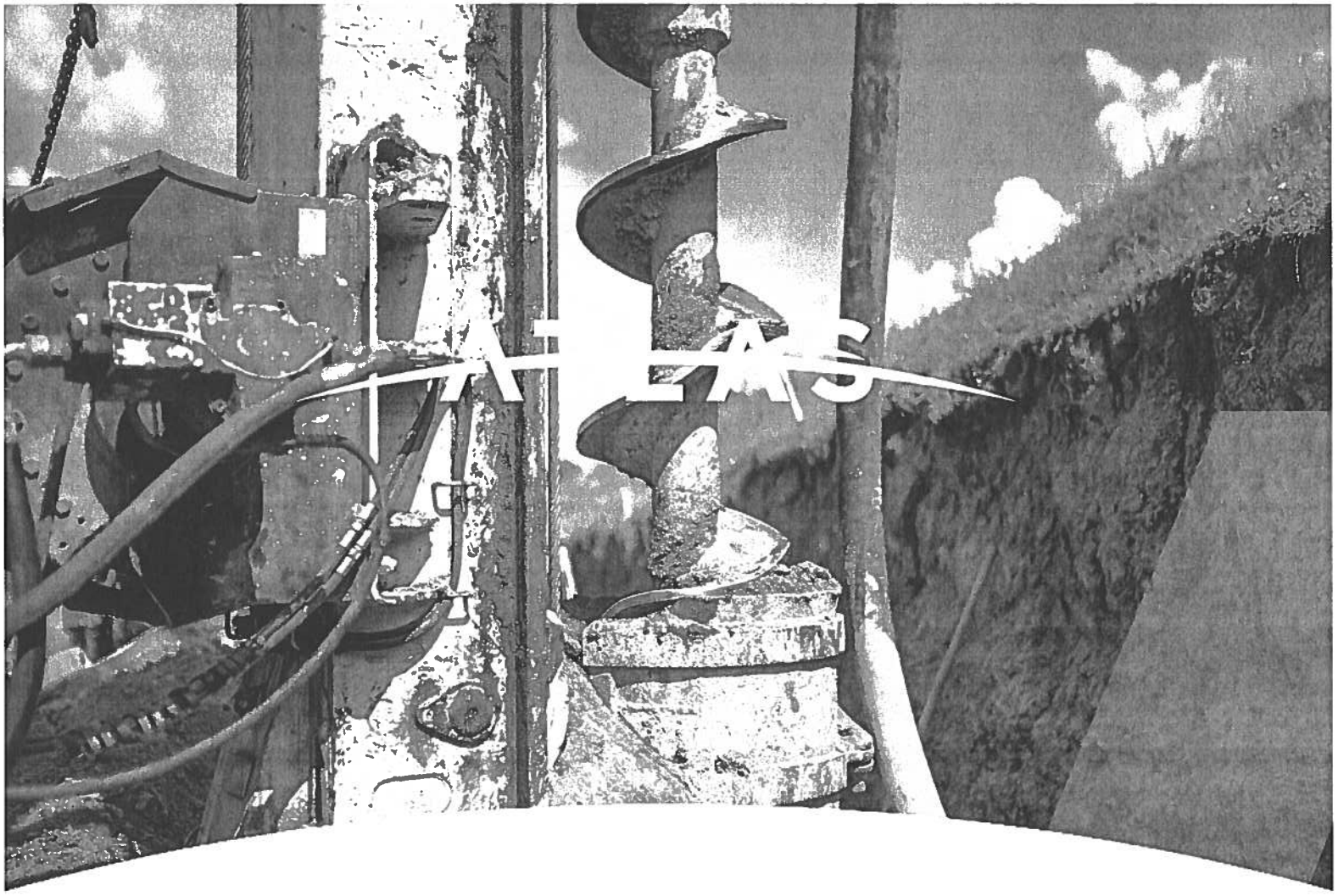
I, the undersigned acknowledge that the required hillside development plans have been submitted according to the requirements outlined in Canyon County Code 07-17-33.

I acknowledge that the Development Services Department may uphold the processing of my plat until all appropriate paperwork has been submitted and approvals obtained.

Signed: _____ Date: 04 / 14 / 2023
Applicant/Property Owner (Application Submitted)

ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT

Signed: _____ Date: _____/_____/_____
Director / Staff



GEOTECHNICAL INVESTIGATION

EASY FLYER SUBDIVISION

9713 Galloway Road
Caldwell, ID

PREPARED FOR:

Tracy Vance
Vermaas Estates, Inc.
2695 East Romeo Drive
Meridian, ID 83642

PREPARED BY:

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

April 12, 2023
B230303g

2791 South Victory View Way
Boise, ID 83709
(208) 376-4748 | oneatlas.com

April 12, 2023

Atlas No. B230303g

Tracy Vance
Vermaas Estates, Inc.
2695 East Romeo Drive
Meridian, ID 83642

Subject: **Geotechnical Investigation**
Easy Flyer Subdivision
9713 Galloway Road
Caldwell, ID

Dear Tracy Vance:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on March 17, 2023. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

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

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

Respectfully submitted,

Max Kasberger, PE
Geotechnical Engineer

Jacob Schlador, PE
Geotechnical Engineer

Monica Saculles, PE
Senior Geotechnical Engineer

PROFESSIONAL ENGINEER
LICENSED
14919
4-12-23
STATE OF IDAHO
MONICA SACULLES

Exhibit A.4

ATLAS

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

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1. INTRODUCTION

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

1.1 Project Description

The proposed development is in the City of Caldwell, Canyon County, ID, and occupies the west half of the NE¼NW¼ of Section 28, Township 5 North, Range 2 West, Boise Meridian. The site to be developed is approximately 20 acres. Site maps included in the **Appendix** show the project location.

This project will consist of subdividing the existing site into 13 lots ranging from approximately 1.0 to 2.71 acres in size. The existing onsite structure will remain as one of the lots. Single-family residences will be constructed on the remaining lots. These structures will be serviced via individual septic systems. The slopes onsite will be regraded from approximately 38.3 percent to less than 30 percent. Retaining walls are not anticipated as part of the project. A paved roadway will be constructed to access the lots. Drainage is expected to be directed to onsite infiltration facilities. These facilities are expected to consist of a series of infiltration ponds adjacent to the proposed roadways. Atlas was provided a grading plan prepared by KM Engineering and dated February 7, 2023.

1.2 Scope of Investigation

Our scope of work was completed in general accordance with our proposal dated February 14, 2023 and authorized on February 22, 2023. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between Vermaas Estates, Inc. and Atlas.

Atlas' scope of services included the following:

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

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2. SITE DESCRIPTION

2.1 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape.

The northern half of the project site is underlain by "Gravel of Deer Flat Terrace" as mapped by Othberg and Stanford (1993). Gravel of Deer Flat Terrace extends from Lake Lowell northeast to the area just south of Wilder. The surface of this terrace may have been offset by several northwest trending faults. Deposits include sandy pebble gravel grading at depth to coarse pebbly sand. Deposited on the fourth terrace above the floodplain in the western Boise Valley. North of Caldwell and Middleton Tertiary sediments are exposed between terrace remnants. Terrace sediments are typically greater than 30 feet thick and mantled with loess 1-4 meters (3-13 feet) thick, contain 45% pedogenic clay and very well developed duripans. The southern half of the project site is underlain by the "Gravel of Whitney Terrace" as mapped by Othberg and Stanford (1993). Sediments of the Whitney terrace consist of sandy pebble and cobble gravel. The Whitney terrace is the second terrace above modern Boise River floodplain, is thickest toward its eastern extent, and is mantled with 2-6 feet of loess.

2.2 General Site Characteristics

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

- **Current Site Conditions:** The site is approximately 20 acres. A residence exists in the northeastern portion of the site with an associated outbuilding in the central portion of the site. The remainder of the northern half of the site consists of pasture land. The southern half of the site consists of undeveloped land. A gravel driveway runs north to south and then southeast through the northern portion of the site, connecting Galloway Road to the residence.
- **Vegetation:** Vegetation on the site consists primarily of landscape trees, shrubs, and grasses adjacent to the residence. The remainder of the site consists of native grasses and brush.

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- **Topography:** Based on a topographic map of the site dated February 7, 2023 and prepared by KM Engineers, there is approximately 52 feet of elevation relief from north to south. Slopes on this site range from less than 1 percent to 38.3 percent in the central portion of the site. A south-facing slope exists through the central portion of the site and is roughly 4 feet horizontal to 1 foot vertical (4:1).
- **Drainage:** Stormwater drainage for the site is achieved by both sheet runoff and percolation through surficial soils. Runoff predominates for the steeper slopes while percolation prevails across the gently sloping and near level areas. The site is situated so that it is unlikely that it will receive any drainage from off-site sources.

2.3 Seismic Site Evaluation

2.4 Geoseismic Setting

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

2.5 Seismic Design Parameter Values

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

Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Default"
Site Modified Peak Ground Acceleration, PGA_M	0.202
S_s	0.297 (g)
S_1	0.108 (g)
F_a	1.562
F_v	2.383
S_{MS}	0.464
S_{M1}	0.258
S_{DS}	0.309
S_{D1}	0.172

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3. SOILS EXPLORATION

3.1 Exploration and Sampling Procedures

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

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

3.2 Laboratory Testing Program

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

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

3.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs.

Table 2 – Typical Soil Profiles

Soil Horizons	Approximate Depths	Soil Types	Consistency/Relative Density
Surficial Soils	0 to 3.5 feet	Lean Clay with Sand	Medium Stiff to Very Stiff
Intermediate Soils[1]	1 to 14 feet	Sandy Silt, Silt	Medium Stiff to Hard
Deeper Soils[1]	3 to 15.5 feet	Silty Sand, Poorly Graded Sand with Silt, Poorly Graded Sand with Silt and Gravel, Clayey Sand	Medium Dense to Dense

[1]**Calcium carbonate cementation and induration noted within portions of these horizons.**

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During excavation, test pit sidewalls were generally stable. However, moisture contents will affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

3.4 Volatile Organic Scan

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

4. SITE HYDROLOGY

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

4.1 Groundwater

During this field investigation, groundwater was not encountered in test pits advanced to a maximum depth of 15.5 feet bgs. During a previous exploration conducted in April 2021 approximately 0.4 mile southwest of the project site, groundwater was not encountered to a depth of 11.7 feet bgs. Furthermore, according to Idaho Department of Water Resources (IDWR) Well Driller's Reports data within approximately ¼-mile of the project site, groundwater was measured at depths ranging between 83 and 109 feet bgs. For construction purposes, groundwater depth can be assumed to remain greater than 20 feet bgs throughout the year.

4.2 Soil Infiltration Rates

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

Table 3 – Generalized Soil Infiltration Rates

Soil Type	Typical Infiltration Rate (inches per hour)
Lean Clay with Sand	<2
Silt	
Sandy Silt*	2 to 4
Clayey Sand	2 to 6
Silty Sand*	4 to 8
Poorly Graded Sand with Silt**	6 to 10**
Poorly Graded Sand with Silt and Gravel	

***The presence of cementation/induration may reduce infiltration rates to near zero.**
****The presence of clay/indurated/cemented nodules may reduce induce rates to near zero.**

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Exhibit A.4

Due to the variability of soil types encountered, Atlas recommends that infiltration testing be conducted once the infiltration facility locations have been determined. However, for preliminary design purposes, an infiltration rate of 2 inches per hour can be assumed for the silty sand and poorly graded sand with silt sediments.

5. FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

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

5.1 Foundation Loading Information

Loads of up to 5,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Total settlement should be limited to approximately 1 inch and differential settlement should be limited to approximately ½ inch, provided the following design and construction recommendations are observed.

5.2 Foundation Design Recommendations

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

Table 4 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native lean clay with sand soils, sandy silt soils or compacted structural fill. Existing organic materials must be completely removed from below foundation elements.[1] Excavation depths ranging from roughly 0.2 to 0.5 foot bgs should be anticipated to expose proper bearing soils.[2]	Not Required for Native Soil 95% for Structural Fill	1,500 lbs/ft^2 A ⅓ increase is allowable if the alternative basic load combinations of Section 1605.3.2 of the 2018 IBC are used in design.

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

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The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native lean clay with sand soils and sandy silt soils, and 2) 0.45 for footings bearing on granular structural fill. A passive lateral earth pressures of 318 pounds per square foot per foot (psf/ft) should be used for lean clay with sand soils and 349 psf/ft should be used for sandy silt soils. For compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

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

5.3 Crawl Space Recommendations

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

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

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

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557.

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A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

6. PAVEMENT DISCUSSION AND RECOMMENDATIONS

6.1 Pavement Design Parameters

Project specific traffic loading information has not been provided. Based on the character of the proposed construction, Atlas has used a traffic index of 6 for the residential roadway. Atlas can provide a project specific pavement design upon request. Based on experience with soils in the region, a subgrade Resistance Value (R-value) of 9 has been assumed for near-surface lean clay with sand soils on site.

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

6.2 Flexible Pavement Section

The Gravel Equivalent Method, as defined in Section 500 of the State of Idaho Department of Transportation (ITD) Materials Manual, was used to develop the pavement section. ITD parameters for traffic index and substitution ratios, which were obtained from the ITD Materials Manual, were also used in the design. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet the requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications.

Table 5 – Gravel Equivalent Method Flexible Pavement Specifications

Pavement Section Component	Residential Roadways TI = 6
Asphaltic Concrete	2.5 Inches
Crushed Aggregate Base	6.0 Inches
Structural Subbase	12.0 Inches
Compacted Subgrade[1]	Not Required

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC Section 810. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.

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- Aggregate Base: Material complying with ISPWC Standards for Type 1 Crushed Aggregate Materials.
- Structural Subbase: Material complying with ISPWC Section 801 for 3-inch or 6-inch Uncrushed Aggregate Materials. The maximum material diameter cannot exceed $^2/_3$ the component thickness.

6.3 Common Pavement Section Construction Issues

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

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

7. CONSTRUCTION CONSIDERATIONS

7.1 Earthwork

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

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

7.2 Grading

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

7.3 Dry Weather

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

7.4 Wet Weather

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

7.5 Soft Subgrade Soils

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

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

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

7.6 Frozen Subgrade Soils

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

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

7.7 Structural Fill

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

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Table 6 – Fill Material Criteria

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

*** Initial loose thickness, prior to compaction.**
**** Onsite CL soils are unsuitable for use as fill material.**

7.8 Fill Placement and Compaction

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

Table 7 – Fill Placement and Compaction Requirements

Fill Location	Material Type	Compaction
Foundations	Granular Structural Fill	95% of ASTM D1557
Interior Slab-on-Grade	Granular Structural Fill or Suitable Soil	95% of ASTM D1557
Top 4 Inches of Interior and Exterior Slab-on-Grade	Aggregate Base Material	95% of ASTM D1557
Below Pavement Subgrade and Exterior Flatwork Areas	Granular Structural Fill or Suitable Soil	95% of ASTM D698 or 92% of ASTM D1557
Foundation and Retaining Wall Backfill	Granular Structural Fill or Suitable Soil	95% of ASTM D1557
Utility Trench Backfill	Granular Structural Fill or Suitable Soil	Per ISPWC Section 306
Landscape Areas	Granular Structural Fill or Suitable Soil	92% of ASTM D698 or 90% of ASTM D1557

Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Earthwork** section. Structural fill material must be placed in horizontal lifts not exceeding 6-inches in thickness for fine-grained soils and 12-inches in thickness for granular structural fill, aggregate base material, and subbase material. All fill material must be moisture-conditioned to achieve optimum moisture content prior to compaction.

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During placement all fill materials must be monitored and tested to confirm compaction requirements have been achieved, as specified above, prior to placement of subsequent lifts. In addition, compacted surfaces must be in a firm and unyielding condition. Atlas personnel should be onsite to verify suitability of subgrade soil conditions, identify whether further work is necessary, and perform in-place moisture density testing.

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

- Structures – 1 test every 5,000 square feet
- Pavement and Exterior Flatwork Areas – 1 test every 10,000 square feet
- Foundation and Retaining Wall Backfill – 1 test every 500 square feet
- Utility Trench Backfill – 1 test every 100 linear feet
- Landscape Areas – 1 test every 15,000 square feet

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

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

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

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7.9 Backfill of Walls

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

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

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

7.10 Excavations

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

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

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7.11 Groundwater Control

Groundwater is anticipated to be below the depth of most construction. Excavations below the water table will require a dewatering program. Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty and clayey soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

8. GENERAL COMMENTS

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

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Exhibit A.4

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APPENDIX I WARRANTY AND LIMITING CONDITIONS

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

Exclusive Use

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

Report Recommendations are Limited and Subject to Misinterpretation

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

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

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

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

Environmental Concerns

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

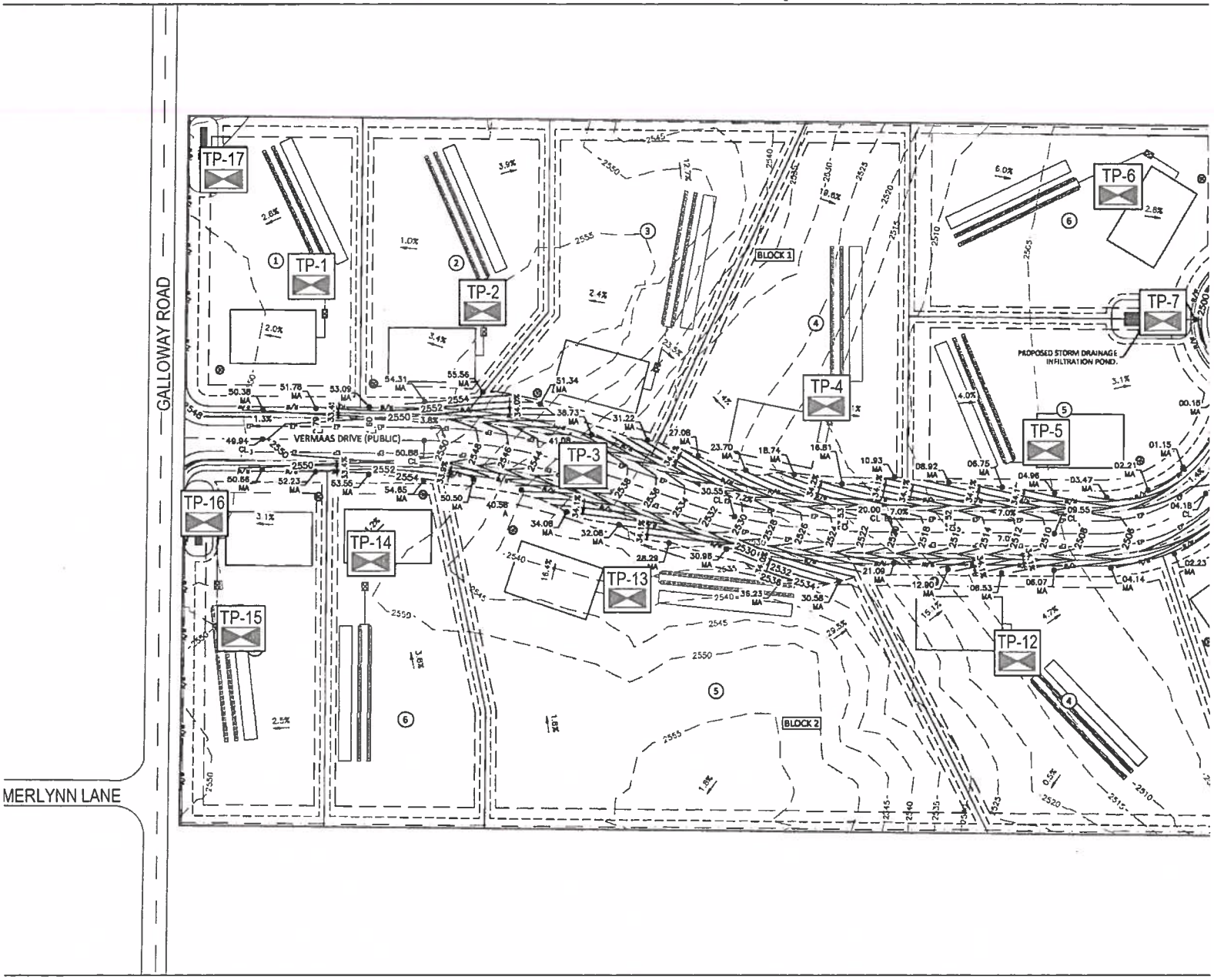
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Vicinity Map



Exhibit A.4

Site Map



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

Easy Flyer Subdivision
9713 Galloway Road
Middleton, ID

Modified by: MPK
March 18, 2023
Drawing: B230303g

Exhibit A.4

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APPENDIX IV GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.749568
Longitude: -116.585782
Depth to Water Table: Not Encountered
Total Depth: 13.7 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.2	Lean Clay with Sand (CL): Brown, slightly moist, stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			1.5	
1.2-4.4	Sandy Silt (ML): Light brown, slightly moist, stiff to hard, with fine-grained sand. --Moderate calcium carbonate cemented nodules encountered throughout.	Loam C-1*			2.0-4.5+	
4.4-13.7	Silty Sand (SM): Light brown, dry to slightly moist, medium dense to dense, with fine to coarse-grained sand. --Minor clay content from 4.4 to 5.0 feet bgs. --Weak to moderate induration encountered throughout.	Sandy Loam Unsuitable**				

Notes: See Site Map for test pit location.
***Soil has been lowered one subgroup because of the presence of cemented/indurated nodules.**
****Soil is considered unsuitable because of the presence of calcium carbonate cementation/induration.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-2
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.749266
Longitude: -116.585905
Depth to Water Table: Not Encountered
Total Depth: 15.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.1	Lean Clay with Sand (CL): Brown, slightly moist, stiff, with fine-grained sand. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			1.5	
1.1-5.5	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine to medium-grained sand. --Weak to moderate calcium carbonate cementation encountered from 4.4 to 5.5 feet bgs.	Loam B-2 (1.1-4.4 feet) Unsuitable* (4.4-5.5 feet)			3.5-4.5+	
5.5-15.5	Silty Sand (SM): Light brown, slightly moist, dense, with fine to coarse-grained sand. --Weak to moderate indurated nodules encountered throughout.	Sandy Loam B-2**				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**
****Soil has been lowered one subgroup because of the presence of cemented/indurated nodules.**

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Exhibit A.4

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.749266
Longitude: -116.585905
Depth to Water Table: Not Encountered
Total Depth: 14.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.0	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			2.0	
1.0-14.0	Sandy Silt (ML): Light brown, slightly moist, stiff to hard, with fine to medium-grained sand. --Weak calcium carbonate cementation encountered from 1.0 to 2.0 feet bgs. --Intermittent hard silt lenses encountered throughout.	Loam Unsuitable* (1.0-2.0 feet) B-2 (2.0-14.0 feet)			2.0-4.0	

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-4
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.748352
Longitude: -116.586195
Depth to Water Table: Not Encountered
Total Depth: 14.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.0	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to stiff, with fine-grained sand. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable			1.0-1.5	
2.0-5.5	Sandy Silt (ML): Light brown, slightly moist, stiff to very stiff, with fine to medium-grained sand. --Weak calcium carbonate cementation encountered intermittently throughout.	Loam C-1*			2.0	
5.5-14.0	Silty Sand (SM): Light brown, slightly moist, medium dense, with fine to medium-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
***Soil has been lowered one subgroup because of the presence of weak calcium carbonate cementation.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-5
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT
Latitude: 43.747697
Longitude: -116.586265
Depth to Water Table: Not Encountered
Total Depth: 14.5 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.3	Lean Clay with Sand (CL): Brown, slightly moist, stiff, with fine to medium-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			1.5	
2.3-11.0	Sandy Silt (ML): Light brown, dry to slightly moist, very stiff, with fine-grained sand.	Loam B-2			1.5-3.0	
11.0-14.5	Silty Sand (SM): Light brown, slightly moist, medium dense, with fine to medium-grained sand.	Sandy Loam B-1				

Notes: See Site Map for test pit location.

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-6
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.747476
Longitude: -116.585369
Depth to Water Table: Not Encountered
Total Depth: 14.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to stiff, with fine to medium-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			1.0-1.5	
2.3-8.5	Sandy Silt (ML): Light brown to brown, slightly moist, medium stiff to stiff, with fine-grained sand.	Loam B-2	GS	6.0-7.0	1.0-1.5	A
8.5-14.2	Poorly Graded Sand with Silt (SP-SM): Light brown, dry to slightly moist, medium dense, with fine to coarse-grained sand and minor fine gravel. --Minor clay nodules noted throughout.	Sand A-2a*				

Notes: See Site Map for test pit location.
***Soil has been lowered one subgroup because of the presence of clay nodules.**

Lab Test ID	Moisture (%)	Sieve Analysis (% Passing)				
		#4	#10	#40	#100	#200
A	11.3	100	99	82	63	50.3

Lab Test ID	Sand (%)	Silt (%)	Clay (%)
A	49.7	43.1	7.2

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-7
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.747340
Longitude: -116.585835
Depth to Water Table: Not Encountered
Total Depth: 13.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.7	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine to medium-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			2.0-2.5	
2.7-5.0	Sandy Silt (ML): Light brown to brown, slightly moist, stiff, with fine-grained sand.	Loam B-2			1.5	
5.0-13.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry to slightly moist, medium dense, with fine to coarse-grained sand and minor fine gravel. --Minor clay nodules noted throughout.	Sand A-2a*	GS	6.0-7.0		B

Notes: See Site Map for test pit location.
***Soil has been lowered one subgroup because of the presence of clay nodules.**

Lab Test ID	Moisture (%)	Sieve Analysis (% Passing)				
		#4	#10	#40	#100	#200
B	2.1	98	82	23	8	6.3

Lab Test ID	Sand (%)	Silt (%)	Clay (%)
B	93.5	3.1	3.4

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Exhibit A.4

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-8
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.746767
Longitude: -116.585771
Depth to Water Table: Not Encountered
Total Depth: 9.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-0.5	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to stiff, with fine to medium-grained sand. --Organic material encountered throughout.	Clay Unsuitable			1.0-1.5	
0.5-4.5	Sandy Silt (ML): Light brown, slightly moist, medium stiff to stiff, with fine-grained sand.	Loam B-2			1.0-1.5	
4.5-9.0	Poorly Graded Sand with Silt (SP-SM): Light brown, dry to slightly moist, medium dense, with fine to coarse-grained sand and minor fine gravel. --Minor silt content noted in upper 2 feet. --Minor clayey nodules noted throughout.	Loamy Sand B-1*				

Notes: See Site Map for test pit location.
***Soil has been lowered one subgroup because of the presence of clay nodules.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-9
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.746949
Longitude: -116.586318
Depth to Water Table: Not Encountered
Total Depth: 13.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.3	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			1.5-2.0	
2.3-5.6	Sandy Silt (ML): Light brown to brown, slightly moist, medium stiff to stiff, with fine-grained sand	Loam B-2				
5.6-13.0	Silty Sand (SM): Light brown, slightly moist, medium dense, with fine to medium-grained sand and minor fine gravel. --Silt content decreasing with depth. --Sidewall caving noted throughout.	Loamy Sand A-2b				

Notes: See Site Map for test pit location.

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-10
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.747100
Longitude: -116.586527
Depth to Water Table: Not Encountered
Total Depth: 14.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.5	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			2.0	
2.5-5.0	Sandy Silt (ML): Light brown, slightly moist, very stiff, with fine-grained sand.	Loam B-2			2.5	
5.0-14.1	Silty Sand (SM): Light brown, slightly moist, medium dense, with fine to medium-grained sand. --Minor fine to coarse gravel and less silt content from 6.8 to 14.1 feet bgs. --Sidewall caving noted throughout. --Silt content decreasing with depth.	Sandy Loam B-1 (5.0-6.8 feet) Loamy Sand A-2b (6.8-14.1 feet)				

Notes: See Site Map for test pit location.

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-11
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.747228
Longitude: -116.586871
Depth to Water Table: Not Encountered
Total Depth: 14.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-3.3	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to stiff, with fine-grained sand. --Organic material encountered to 0.5 foot bgs.	Clay Unsuitable			1.0-1.5	
3.3-10.5	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine-grained sand. --Weak calcium carbonate cementation encountered from 6.1 to 7.0 feet bgs.	Loam B-2 (3.3-6.1 and 7.0-10.5 feet) Unsuitable* (6.1-7.0 feet)			3.5	
10.5-14.6	Silty Sand (SM): Light brown, slightly moist, medium dense, with fine to medium-grained sand. --Silt content decreasing with depth.	Loamy Sand A-2b				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable due to presence of calcium carbonate cementation.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-12
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.747732
Longitude: -116.587134
Depth to Water Table: Not Encountered
Total Depth: 15.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.0	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			1.0-1.5	
1.0-10.1	Sandy Silt (ML): Light brown, slightly moist, medium stiff to very stiff, with fine-grained sand.	Loam B-2			1.0-2.0	
10.1-15.0	Silty Sand (SM): Light brown, slightly moist, medium dense, with fine to coarse-grained sand. --Silt content decreasing with depth.	Sandy Loam B-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-13
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT
Latitude: 43.748906
Longitude: -116.587026
Depth to Water Table: Not Encountered
Total Depth: 14.6 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay with Sand (CL): Brown, slightly moist, very stiff, with fine-grained sand. --Organic material encountered to 0.4 foot bgs.	Clay Unsuitable			1.5	
1.8-14.6	Sandy Silt (ML): Light brown, slightly moist, very stiff to hard, with fine to medium-grained sand. --Weak to moderate induration encountered from 3.8 to 4.8 and 7.0 to 14.6 feet bgs. --Grain size increases with depth.	Loam B-2 (1.8-3.8 and 4.8-7.0 feet) Unsuitable* (3.8-4.8 and 7.0-14.6 feet)			3.0-3.5	

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-14
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.749382
Longitude: -116.586731
Depth to Water Table: Not Encountered
Total Depth: 15.2 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.7	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			2.0-2.5	
1.7-3.0	Sandy Silt (ML): Light brown, slightly moist, hard, with fine to medium-grained sand. --Weak to moderate calcium carbonate cementation encountered throughout.	Loam Unsuitable*			4.5+	
3.0-8.7	Silty Sand (SM): Light brown, slightly moist, medium dense to dense, with fine to coarse-grained sand. --Moderate indurated nodules encountered throughout.	Sandy Loam B-2**				
8.7-12.0	Silt (ML): Grayish brown, slightly moist, hard. --Moderate induration encountered throughout.	Silt Unsuitable*				
12.0-15.2	Clayey Sand (SC): Grayish brown, slightly moist, medium dense, with fine to medium-grained sand.	Sandy Clay Loam C-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation/induration.**
****Soil has been lowered one subgroup due to the presence of cemented/indurated nodules.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-15
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.749781
Longitude: -116.586994
Depth to Water Table: Not Encountered
Total Depth: 14.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.2	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.2 foot bgs.	Clay Unsuitable	GS	0.0-1.0	1.0-2.0	C
2.2-12.5	Sandy Silt (ML): Light brown, slightly moist, stiff to hard, with fine-grained sand. --Weak calcium carbonate cementation encountered from 5.0 to 7.0 feet bgs.	Loam B-2 (2.2-5.0 and 7.0 to 12.5 feet) Unsuitable* (5.0-7.0 feet)	GS	7.0-8.0	2.0-4.5	D
12.5-14.1	Poorly Graded Sand with Silt and Gravel (SP-SM): Tan, dry, medium dense, with fine to coarse-grained sand and fine to coarse gravel.	Sand A-1				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
C	24.9	30	15	100	100	97	88	83.0
D	22.0	N/A	N/A	100	99	88	68	61.9

Lab Test ID	Sand (%)	Silt (%)	Clay (%)
D	38.1	48.7	13.2

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Exhibit A.4

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-16
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.749871
Longitude: -116.586667
Depth to Water Table: Not Encountered
Total Depth: 15.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.1	Lean Clay with Sand (CL): Brown, slightly moist, medium stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			1.0-2.5	
2.1-6.5	Sandy Silt (ML): Light brown, slightly moist, stiff to hard, with fine-grained sand. --Moderate calcium carbonate cementation encountered from 4.5 to 6.5 feet bgs.	Loam B-2 (2.1-4.5 feet) Unsuitable* (4.5-6.5 feet)			1.5-4.5+	
6.5-15.0	Silty Sand (SM): Light brown, slightly moist, medium dense to dense, with fine to coarse-grained sand. --Weak to moderate indurated nodules encountered throughout.	Sandy loam B-2**				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**
****Soil has been lowered one subgroup because of the presence of cemented/indurated nodules.**

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-17
Date Advanced: March 17, 2023
Excavated by: Turn of the Century Homes
Logged by: Colby Meyer, GIT

Latitude: 43.749917
Longitude: -116.585283
Depth to Water Table: Not Encountered
Total Depth: 15.0 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	USDA Soil Classification and Design Soil Subgroup	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-1.8	Lean Clay with Sand (CL): Brown, slightly moist, stiff to very stiff, with fine-grained sand. --Organic material encountered to 0.3 foot bgs.	Clay Unsuitable			2.0	
1.8-6.7	Sandy Silt (ML): Light brown, dry to slightly moist, hard, with fine-grained sand. --Moderate calcium carbonate cementation encountered from 1.8 to 4.0 feet bgs.	Loam Unsuitable* (1.8-4.0 feet) B-2 (4.0-6.7 feet)			4.5+	
6.7-15.0	Silty Sand (SM): Light brown, slightly moist, medium dense to dense, with fine to coarse-grained sand and minor fine gravel. --Weak to moderate indurated nodules encountered throughout.	Sandy Loam B-2**				

Notes: See Site Map for test pit location.
***Soil is considered unsuitable because of the presence of calcium carbonate cementation.**
****Soil has been lowered one subgroup because of the presence of cemented/indurated nodules.**

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APPENDIX V GEOTECHNICAL GENERAL NOTES

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

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

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

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

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

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Important Information about This

Geotechnical-Engineering Report

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

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

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

Understand the Geotechnical-Engineering Services Provided for this Report

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

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

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

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

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

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

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

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

Read this Report in Full

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

You Need to Inform Your Geotechnical Engineer About Change

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

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

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

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

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

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

This Report's Recommendations Are Confirmation-Dependent

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

This Report Could Be Misinterpreted

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

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

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

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

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

Geoenvironmental Concerns Are Not Covered

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

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

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

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

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SUBDIVISION WORKSHEET

Overview:

Number of Buildable Residential Lots: 7	Number of Non-Buildable Lots: 0
Number of Common Lots:	Total Subdivision Size: +/- 20 acres
Number of Common Lots:	Average Residential Lot Size:

Area of City Impact:

Is the property in an Area of City Impact? ☒No ☐Yes- What City:

Will you be requesting subdivision Improvement Waivers? ☐No ☐Yes n/a

If yes, which waivers will you be requesting?

☐Curbs ☐Gutters ☐Sidewalks ☐Street Lights ☐Landscaping ☐Other

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

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

Roads:

Roads within the development will utilize:

☒Public ☐Private* ☐Not Applicable

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

Hillside Development:

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

Residential: 5 Non-Buildable: _____ Common: _____

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

☒Yes* ☐No

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

Irrigation:

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

Irrigation: n/a

Drainage: BCID

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

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

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

Percentage of property that has water: 0%

Volume of water or diversion rate available at the property: 0

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

The property does not currently have water rights as they were not adequate to serve the entire property or proposed development. Water rights have been transferred and proposed development will be irrigated via individual wells.

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

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

Grading on each lot will retain all excess water.

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

Site grading will remove stormwater / excess irrigation water from discharging off the site.

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: Bonnie Vermaas Date: 3 / 15 / 2025
Property Owner (Application Submitted)

Signed: _____, VP Date: 3 / 15 / 2025
Applicant/Representative (if not property owner) (Application Submitted)

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

IRRIGATION PLAN APPLICATION

Applicant(s): Vermaas Estates, Inc. / Attn: Tracy V. Vance 208.860.6582
Name — Daytime Telephone Number
2695 E. Romeo Drive — Meridian, Idaho — 83642
Street Address — City, State — Zip

Representative Name: KM Engineering, LLP. 208.639.6939 / joe@kmengllp.com
Daytime Telephone Number / E-mail Address
5725 N Discovery Way — Boise, Idaho — 83713
Street Address — City, State — Zip

Location of Subject Property: West of Duff Lane, directly south of Galloway Road
Two Nearest Cross Streets or Property Address — City

Assessor's Account Number(s): R R3751900000, R3751700000 Section 28 Township 5N 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.

Revised 3/29/23

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: BCID - n/a

   Drainage: BCID

3. How many acres is the property being subdivided? +/- 20 acres

4. What percentage of this property has water? 0

5. How many inches of water are available to the property? 0

6. How is the land currently irrigated? n/a ☐ 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.
   n/a, lots will be irrigated via individual well

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?
    Grading on each lot will retain all excess water.

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)
    Site grading will remove stormwater / excess irrigation water from discharging off the site.

Revised 3/29/23

Exhibit A.6

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 if 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: _____

_____

_____

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.

Revised 3/29/23

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: Bonnie Vermaas Date: 3 / 15 / 2025
Property Owner (Application Submitted)

Signed: _____, VP Date: 3 / 15 / 2025
Applicant/Representative (if not property owner) (Application Submitted)

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

Revised 3/30/23

Exhibit A.6

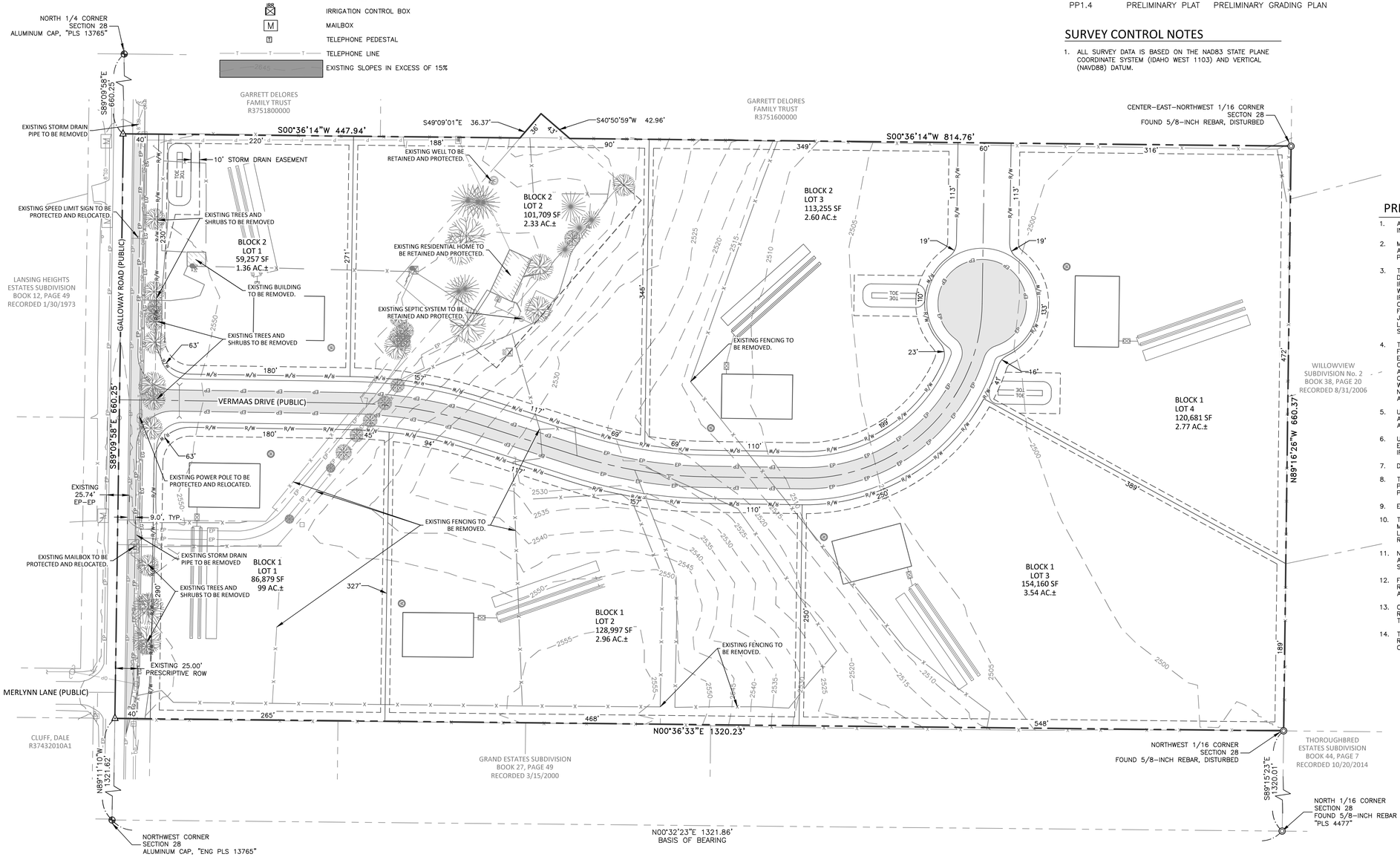
PRELIMINARY PLAT SHOWING EASY FLYER SUBDIVISION

SITUATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO

LEGEND

PROPOSED IMPROVEMENTS
- FLOW LINE
- GRADE BREAK
- LIMITS OF GRADING
- EDGE OF PAVEMENT
- BUILDING SETBACK
- DRAINAGE ARROWS
- BUILDING PAD
- REPLACEMENT AREA
- SEPTIC TANK
- WELL
- DRAINFIELD
- ASPHALT ROADWAY
- SECTION LINE
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED CLOSED RIGHT-OF-WAY
- 5/8 INCH REBAR
- ALUMINUM CAP
- CALCULATED POINT

EXISTING FEATURES
- CONTOUR LINE
- OVERHEAD POWER LINE
- EXISTING FENCE
- POWER LINE
- WATER WELL
- WATER VALVE
- POWER POLE
- IRRIGATION CONTROL BOX
- MAILBOX
- TELEPHONE PEDESTAL
- TELEPHONE LINE
- EXISTING SLOPES IN EXCESS OF 15%

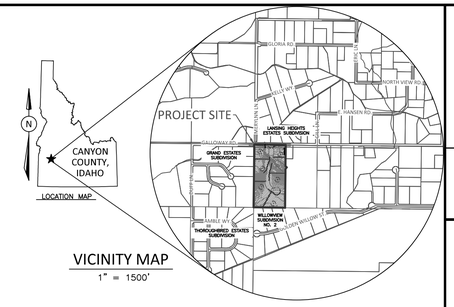


INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	
PP1.0	PRELIMINARY PLAT	COVER SHEET
PP1.1	PRELIMINARY PLAT	EXISTING CONDITIONS
PP1.2	PRELIMINARY PLAT	ENGINEERING & DRAINAGE
PP1.3	PRELIMINARY PLAT	STREET CROSS SECTIONS
PP1.4	PRELIMINARY PLAT	PRELIMINARY GRADING PLAN

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.



VICINITY MAP
1" = 1500'

PRELIMINARY LOT DATA

SITE DATA

EXISTING ZONING	CR-R-R DA# 25-020
AREA CALCULATIONS	
RESIDENTIAL LOT AREA	±17.56 ACRES
ROW	±2.46 ACRES
TOTAL AREA OF SITE	±20.02 ACRES

OVERALL LOT DATA

SINGLE FAMILY RESIDENTIAL LOTS	7
TOTAL LOTS	7
MINIMUM PROPERTY SIZE	±1.36 ACRES
MAXIMUM PROPERTY SIZE	±3.54 ACRES
AVERAGE PROPERTY SIZE	±2.51 ACRES
GROSS DENSITY	0.35 UNITS/ACRE
NET DENSITY	0.40 UNITS/ACRE

CONTACT INFORMATION

ENGINEER/SURVEYOR
KM ENGINEERING
5725 N. DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: JOE PACHNER, P.E.
EMAIL: joe@kmengllp.com

DEVELOPER/OWNER
BONNIE VANCE VERMAAS
PO BOX 442
MIDDLETON, IDAHO 83644
PHONE: (208) 585-2000
CONTACT: BONNIE VANCE VERMAAS

PRELIMINARY PLAT NOTES

1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
2. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. THE SUBDIVSON PROPERTY IS DRY LAND NOT CONNECTED TO A MUNICIPAL OR OTHER DOMESTIC POTABLE WATER SUPPLY OR ANY APPURTENANT SURFACE OR SUBSURFACE IRRIGATION WATER RIGHTS. PURSUANT TO IDAHO CODE SECTION 42-111(1)(e) DOMESTIC WELL MAY BE USED TO IRRIGATE UP TO ONE-HALF ACRES OF LAND, AND MORE LAND IF A WATER RIGHT IS OBTAINED FROM THE IDAHO DEPARTMENT OF WATER RESOURCES. OWNERS MAY IRRIGATE ADDITIONAL LAND AFTER ACQUIRING SUBSURFACE WATER RIGHT FOR IRRIGATION AND OBTAINING A PERMIT FROM THE STATE AGENCY HAVING JURISDICTION. PRESSURIZED IRRIGATION IS REQUIRED FOR THE IRRIGATION OF THE LANDSCAPING INSTALLED ON EACH LOT AND THE COST AND DESIGN OF EACH IRRIGATION SYSTEM IS THE RESPONSIBILITY OF EACH LOT OWNER.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR; WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
5. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, LOT AND ROAD DRAINAGE, AND IRRIGATION FACILITIES.
6. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
7. DIRECT LOT ACCESS TO GALLOWAY RD IS PROHIBITED.
8. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES, OUTSIDE THE PUBLIC RIGHT OF WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
9. EACH RESIDENTIAL LOT WILL HAVE AN INDIVIDUAL MAILBOX.
10. THE HOMEOWNERS ASSOCIATION, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWN, SPRINKLERS, SIDEWALKS, PATHWAYS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
11. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT SPECIFICALLY WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.
12. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
13. OBSTRUCTIONS WITHIN THE PROPOSED 40' (HALF-WIDTH) GALLOWAY ROAD RIGHT-OF-WAY WILL BE REMOVED, INCLUDING: TREES, SHRUBS, THE EXISTING FENCE, THE EXISTING APPROACH, AND THE GATE ADJACENT TO GALLOWAY ROAD.
14. THIS PREPLAT IS IN CONCEPTUAL IN NATURE FINAL DESIGN DETAILS SHALL BE REFLECTED ON THE FINAL PLAT, PREPLAT IS IN GENERAL CONFORMANCE WITH CANYON COUNTY DEVELOPMENT AGREEMENT DA #25-020.

PROFESSIONAL ENGINEER REGISTERED 8628 6/18/25 STATE OF IDAHO JOE N. PACHNER

REVISIONS

NO.	ITEM	DATE
1	CHDA COMMENTS	1/13/2023
2	CANYON COUNTY AND CHDA COMMENTS	2/28/2023
3	CANYON COUNTY COMMENTS	6/16/2023
4	CONYON COUNTY COMMENTS	6/18/2025

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
COVER SHEET

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.
PP1.0

COVER SHEET
0 60 120 180
Plan Scale: 1" = 60'

P:\21-184\CAD\PLAT\PRELIM\MAY\21-184 PRE PLAT - COVER.DWG, SCOTT PRILLAMAN, 6/18/2025, CANON IMP7555 (BW) (PC), 24X36 LJPDF]

R23731010
DESERT TURST
26077 MERLYNN LN
MIDDLETON, ID 83644

R2378010A0
CASSANDRA F CROWELL
9596 GALLOWAY RD
MIDDLETON, ID 83644

R3751800000
GARRETT DELORES FAMILY TRUST
0 GALLOWAY RD
MIDDLETON, ID 83644

R3751600000
GARRETT DELORES FAMILY TRUST
9645 GALLOWAY RD
MIDDLETON, ID 83644

R3751012700
ROXANNE S JONES
9516 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R3751012600
JASON A SCHROEDER
9564 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R2373001100
ERIK H NANSEN
9658 GALLOWAY RD
MIDDLETON, ID 83644

LANSING HEIGHTS
ESTATES SUBDIVISION
BOOK 12, PAGE 8
RECORDED 1/30/1973

R3751012500
MCCOMB J AND A FAMILY TRUST
9612 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R2373000000
RAYMOND BERTELLI
9680 GALLOWAY RD
MIDDLETON, ID 83644

R23728010
JANICE HOFFMAN
26069 GILL LN
MIDDLETON, ID 83644

WILLOWVIEW
SUBDIVISION No. 2
BOOK 38, PAGE 20
RECORDED 8/31/2006

R2373001000
GARY L WAGNER
9716 GALLOWAY RD
MIDDLETON, ID 83644

R3751012400
MARTIN JAMES AND SHERRY LIVING TRUST
9660 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R3751012300
ARIES GANIR
9708 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R37432010A1
DALE CLUFF
9780 GALLOWAY RD
MIDDLETON, ID 83644

GRAND ESTATES
SUBDIVISION
BOOK 27, PAGE 49
RECORDED 3/15/2000

THOROUGHBRED
ESTATES SUBDIVISION
BOOK 44, PAGE 7
RECORDED 10/20/2014

R3751410600
DOUGLAS MARK BENNE
25794 AMBLE WAY
MIDDLETON, ID 83644

R3752051000
JUNE M GREGG
9811 GALLOWAY RD
MIDDLETON, ID 83644

R3752050900
STEVEN K MILLER
9850 GRAND TETON TRL
MIDDLETON, ID 83644

R3752050800
STEVEN W HATCHETT
9830 GRAND TETON TRL
MIDDLETON, ID 83644

R3752050700
RICHARD JAMES TRUDEAU
9810 GRAND TETON TRL
MIDDLETON, ID 83644

R3751410500
MCINELLY FAMILY TRUST
25810 AMBLE WAY
MIDDLETON, ID 83644

R37432010A2
SERGEY Z IVANOV
9790 GALLOWAY RD
MIDDLETON, ID 83644

R3751410400
RICHARD F GUDMUNDSON
25834 AMBLE WAY
MIDDLETON, ID 83644

GALLOWAY ROAD (PUBLIC)

MERLYNN LANE (PUBLIC)

EXISTING STORM DRAIN PIPE TO BE REMOVED

EXISTING 27.45' EP–EP

10' STORM DRAIN EASEMENT

EXISTING SPEED LIMIT SIGN TO BE PROTECTED AND RELOCATED.

EXISTING TREES AND SHRUBS TO BE REMOVED

EXISTING BUILDING TO BE REMOVED.

EXISTING TREES AND SHRUBS TO BE REMOVED

EXISTING POWER POLE TO BE PROTECTED AND RELOCATED.

EXISTING 25.74' EP–EP

EXISTING 25.00' PRESCRIPTIVE ROW

EXISTING MAILBOX TO BE PROTECTED AND RELOCATED.

EXISTING TREES AND SHRUBS TO BE REMOVED

EXISTING STORM DRAIN PIPE TO BE REMOVED

EXISTING WELL TO BE RETAINED AND PROTECTED.

EXISTING RESIDENTIAL HOME TO BE RETAINED AND PROTECTED.

EXISTING SEPTIC SYSTEM TO BE RETAINED AND PROTECTED.

EXISTING FENCING TO BE REMOVED.

EXISTING FENCING TO BE REMOVED.

LIMITS OF GRADING AND VEGETATION REMOVAL.

EXISTING FENCING TO BE REMOVED.

S49°09'01"E 36.37'

S40°50'59"W 42.96'

S00°36'14"W 447.94'

S00°36'14"W 814.76'

N40°50'59"E 66.00'

N49°09'01"W 250.00'

N40°46'14"E 26.39'

S49°09'01"E 301.51'

N49°13'15"W 314.45'

S89°09'58"E 660.25'

N89°16'26"W 660.37'

N00°34'53"E 180.35'

N00°36'33"E 1320.23'

9.0', TYP. 8'W 167.25'

EXISTING CONDITIONS

0 60 120 180

Plan Scale: 1" = 60'

REVISIONS

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1	CHDA COMMENTS	1/13/2023
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PROFESSIONAL ENGINEER
REGISTERED
8628
6/18/25
STATE OF IDAHO
JOE N. PACHNER

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

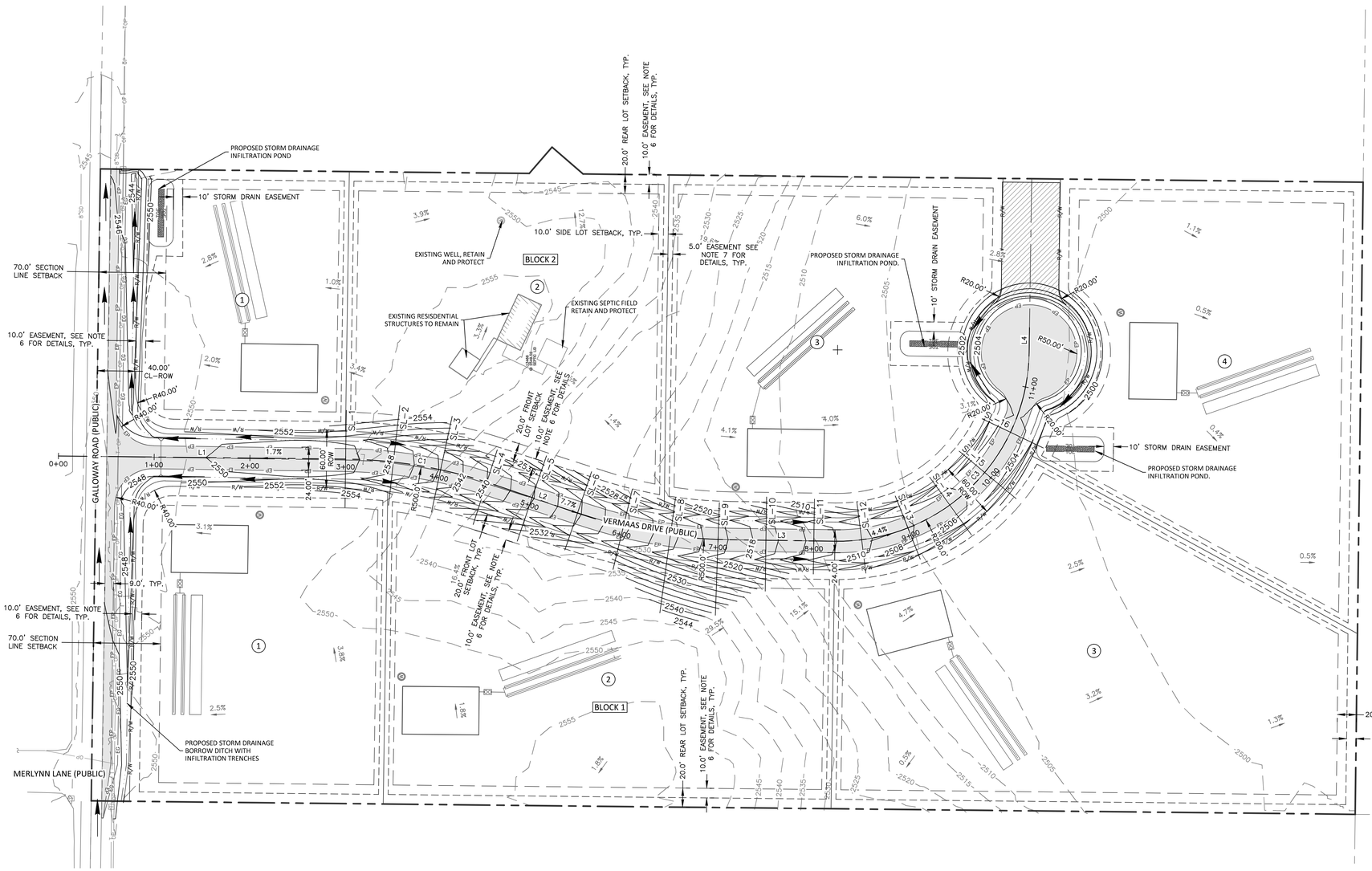
PRELIMINARY PLAT
EXISTING CONDITIONS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.
PP1.1

P:\21-184\CAD\PLAT\PRELIMINARY\21-184 PRE PLAT - COVER.DWG, SCOTT PRELLAMAN, 6/18/2025, CANON IPF755 (BW).PC3, 24X36, L [PDF]



LEGEND

- WELL SETBACK
- DRAINAGE ARROWS
- BUILDING PAD
- ASPHALT ROADWAY
- REPLACEMENT AREA
- SEPTIC TANK
- WELL
- DRAINFIELD

MINIMUM SEPARATIONS

WELL TO DRAINFIELD	100'
WELL TO DWELLING	10'
SEPTIC TANK TO DWELLING	5'
SEPTIC TANK TO PRIVATE WELL	50'
SEPTIC TANK TO PROPERTY LINE	5'
SEPTIC TANK TO IRRIGATION CANAL	25'
SEPTIC TANK TO JUNCTION BOX	6'
SEPTIC TANK TO WATER LINE ELBOW	10'
DRAINFIELD TO DWELLING 10' SLAB/CRAWL BASEMENT	20'
DRAINFIELD TO PROPERTY LINE	5'
DRAINFIELD TRENCH TO REPLACEMENT AREA	6'
DRAINFIELD TRENCH TO DRAINFIELD TRENCH	6'

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE FOR EACH LOT WILL BE PROVIDED BY INDIVIDUAL WELLS. SEWAGE TREATMENT SHALL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS FOR EACH LOT.
2. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
3. SEE SHEET PP1.3 FOR ROAD CROSS SECTIONS WHERE THE PROFILE GRADE EXCEEDS 6% AND WHERE GRADING LIMITS EXTEND OUTSIDE THE PROPOSED RIGHT-OF-WAY.
4. STORM DRAINAGE AND GRADING SHOWN ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.

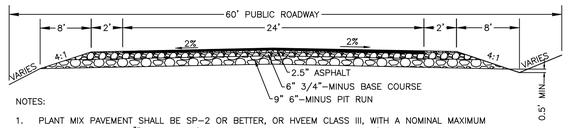
DRAINAGE AND ENGINEERING NOTES

1. STORM DRAINAGE FROM THE ROADWAYS AND LOTS SHALL BE COLLECTED IN ROADSIDE SWALES AND RETAINED WITHIN THE PROPOSED STORMWATER INFILTRATION PONDS SHOWN ON THE PLANS. THE STORMWATER INFILTRATION PONDS WILL SIZED TO ACCOMADATE THESE RATES.
2. BUILDING FOOTPRINTS AND SEWER LAYOUTS ARE SHOWN FOR TYPICAL LAYOUT TO COMPLY WITH SEPARATION REQUIREMENTS. ACTUAL BUILDING PADS AND SEPTIC LAYOUT MAY BE REVISED UPON APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND SOUTHWEST DISTRICT HEALTH REQUIREMENTS.
4. THE OWNERS OF EACH LOT SHALL BE REQUIRED TO RETAIN ALL EXCESS IRRIGATION AND DRAINAGE ON THEIR LOTS. INDIVIDUAL LANDSCAPE PLANS WILL DEMONSTRATE THAT ANY EXCESS IRRIGATION WILL BE RETAINED ON THEIR LOTS.
5. LOT 2, BLOCK 5 HAS AN EXISTING RESIDENTIAL STRUCTURE WITH WELL AND SEPTIC. NO NEW DEVELOPMENT IS PROPOSED FOR THIS LOT AT THIS TIME.
6. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, LOT AND ROAD DRAINAGE, AND IRRIGATION FACILITIES.
7. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.

ENGINEERING & DRAINAGE

0 60 120 180

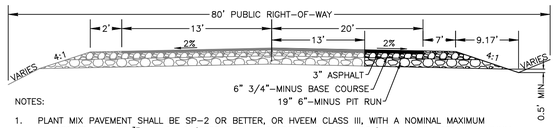
Plan Scale: 1" = 60'



NOTES:

1. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, OR HVEEM CLASS III, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF ¾". PG 64-28(PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS REQUIRED.

TYPICAL PUBLIC ROAD SECTION (ALL INTERNAL ROADWAYS)
NTS



NOTES:

1. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, OR HVEEM CLASS III, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF ¾". PG 64-28(PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS REQUIRED.

TYPICAL STREET SECTION GALLOWAY ROAD (PUBLIC)
NTS

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	299.200	S00° 36' 33.24"W	(2403695.2087,760400.8199)	(2403692.0273,760101.6373)
L2	94.185	S18° 53' 15.65"W	(2403665.1330,759945.0968)	(2403634.6442,759855.9835)
L3	111.548	S00° 50' 02.08"W	(2403607.7746,759701.4035)	(2403606.1511,759589.8671)
L4	26.113	S89° 09' 57.92"E	(2403803.2192,759386.9775)	(2403829.3296,759386.5974)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	500.000	159.510	S09° 44' 54.44"W	(2403692.0273,760101.6373)	(2403665.1330,759945.0968)
C2	500.000	157.549	S09° 51' 38.87"W	(2403634.6442,759855.9835)	(2403607.7746,759701.4035)
C3	200.000	314.159	S44° 09' 57.92"E	(2403606.1511,759589.8671)	(2403803.2192,759386.9775)

VERMASS DRIVE CL ALIGNMENT LINE AND CURVE TABLE
NTS

PROFESSIONAL ENGINEER REGISTERED 8628 6/18/25 STATE OF IDAHO JOE N. PACHNER

REVISIONS

NO.	ITEM	DATE
	CHOA COMMENTS	1/13/2023
1	CANYON COUNTY AND CHOA COMMENTS	2/28/2023
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4		

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
ENGINEERING & DRAINAGE

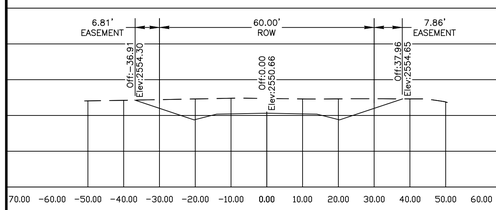
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

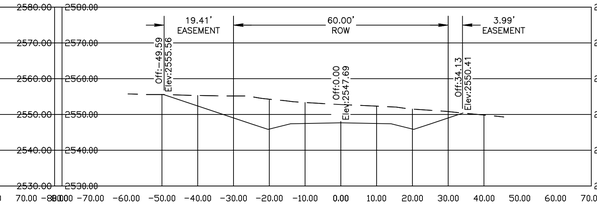
SHEET NO.
PP1.2

P:\21-184\CAD\PLAT\PRELIMINARY\21-184 PRE PLAT - ENGINEERING & DRAINAGE.DWG, SCOTT.PRILLAMAN, 6/18/2025, CANON IR7255 (BW) (PC3, 24X36 L) [PDF]

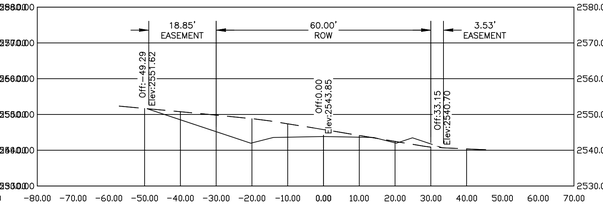
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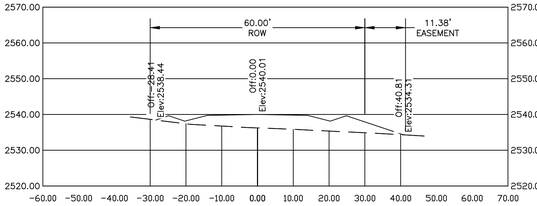
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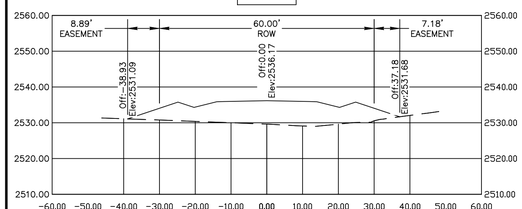
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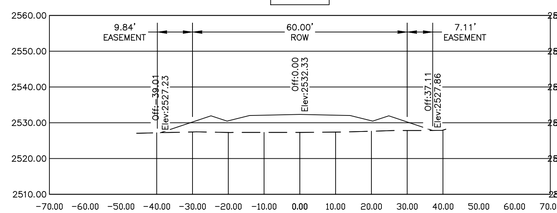
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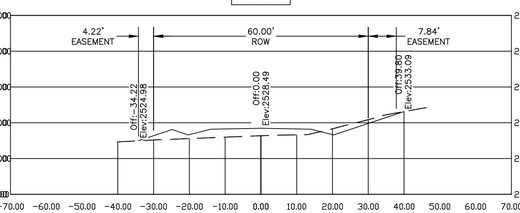
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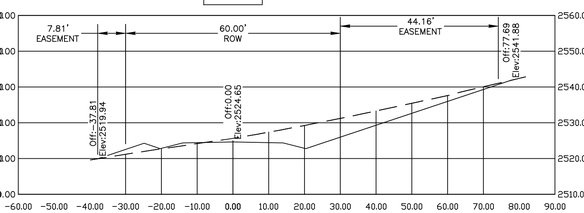
SL–6
5+50.00



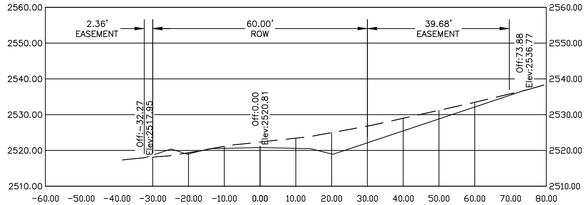
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6+00.00



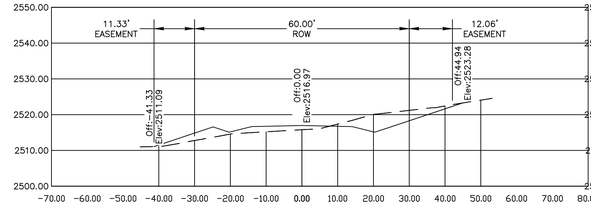
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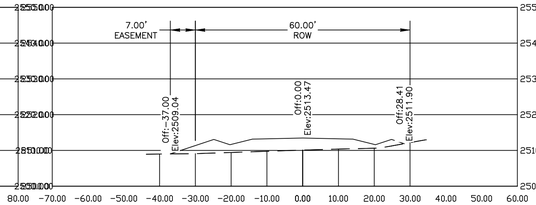
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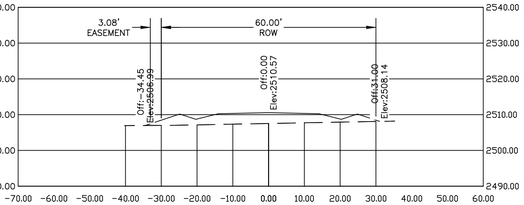
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7+50.00



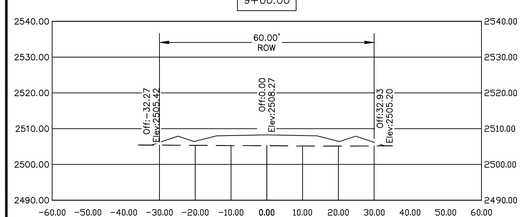
SL–11
8+00.00



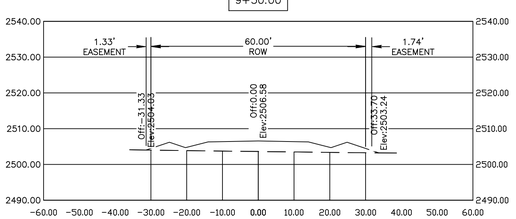
SL–12
8+50.00



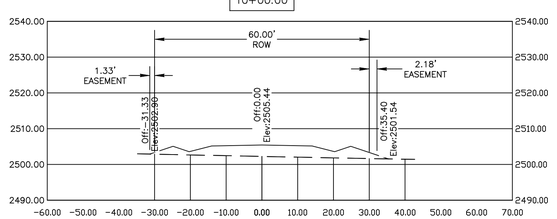
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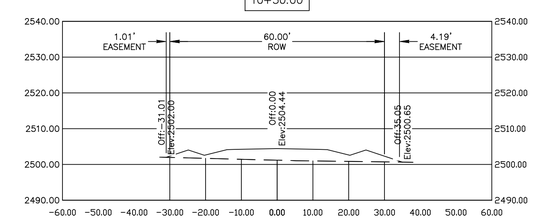
SL–14
9+50.00



SL–15
10+00.00



SL–16
10+50.00



STREET CROSS SECTIONS

0 20 40 60

Plan Scale: 1" = 20'

Exhibit A.7

P:\21-184\CAD\PLAT\PRELIMINARY\21-184 PRE PLAT - ENGINEERING & DRAINAGE.DWG, SCOTT PRILLAMAN, 6/18/2025, CANON IMP755 (BW) (PC3, 24X36).CPSP]

PROFESSIONAL ENGINEER
REGISTERED
8628
6/18/25
STATE OF IDAHO
JOE N. PACHNER

REVISIONS

NO.	ITEM	DATE
1	CHDA COMMENTS	1/13/2023
2	CANYON COUNTY AND CHDA COMMENTS	2/28/2023
3	CANYON COUNTY COMMENTS	6/16/2023
4	CONYON COUNTY COMMENTS	6/18/2025

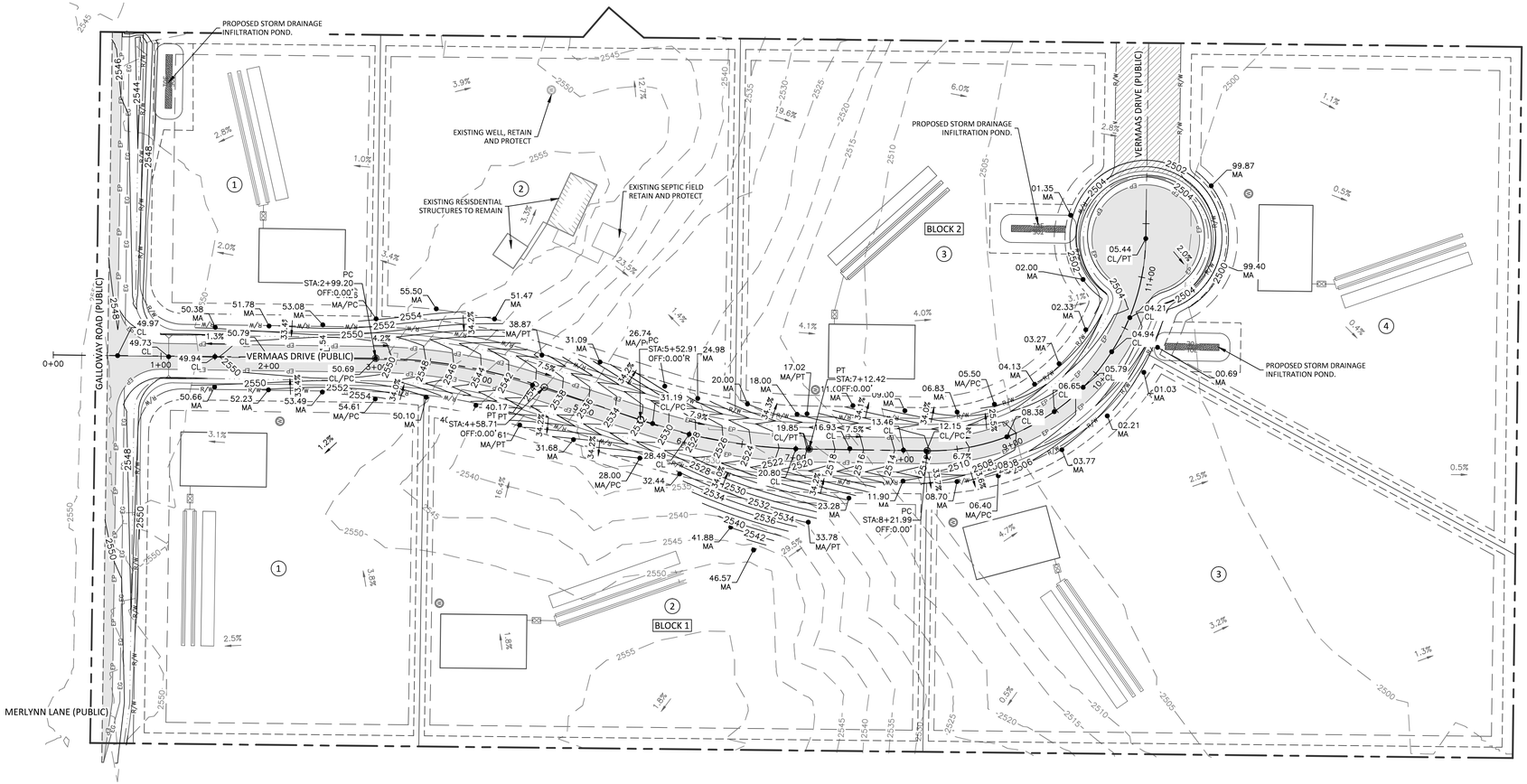
EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
STREET CROSS SECTIONS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.
PP1.3



PRELIMINARY GRADING PLAN

0 60 120 180

Plan Scale: 1" = 60'

P:\21-184\CAD\PLAT\PRELIMINARY\21-184 PRE PLAT - ENGINEERING & DRAINAGE.DWG, SCOTT PRILLAMAN, 6/18/2025, CANON IRP755 (BW) FC3, 24X36, L [PDF]

Exhibit A.7

PROFESSIONAL ENGINEER REGISTERED 8628 6/18/25 STATE OF IDAHO JOE N. PACHNER

REVISIONS

NO.	ITEM	DATE
1	CHDA COMMENTS	1/13/2023
2	CANYON COUNTY AND CHDA COMMENTS	2/28/2023
3	CANYON COUNTY COMMENTS	6/16/2023
4	CONYON COUNTY COMMENTS	6/18/2025

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
PRELIMINARY GRADING PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.

PP1.4

AGENCY ACKNOWLEDGMENT

Date: 3/6/2025
Applicant: KM Engineering, LLP
Parcel Number: R3751900000 & R3751700000
Site Address: 9713 & 0 Galloway Road Middleton, ID 83633

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: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: Black Canyon Irrigation District

☒ Applicant submitted/met for informal review.

Date: 3.7.2025 Signed: Donald G. Pogue District Engineer

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

AGENCY ACKNOWLEDGMENT

Date: 3/6/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 & 0 Galloway Road Middleton, ID 83633

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: Middleton

☐ Applicant submitted/met for informal review.

Date: 3/10/25 Signed: RD GA

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

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

AGENCY ACKNOWLEDGMENT

Date: 3/7/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 & 0 Galloway Road Middleton, ID 83633

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: Middleton RFD

☒ Applicant submitted/met for informal review.

Date: 3/14/25 Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

AGENCY ACKNOWLEDGMENT

Date: 3/6/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 & 0 Galloway Road Middleton, ID 83633

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: Highway District No. 4

☒ Applicant submitted/met for informal review.

Date: 3/8/25 Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

AGENCY ACKNOWLEDGMENT

Date: 3/6/2025

Applicant: KM Engineering, LLP

Parcel Number: R3751900000 & R3751700000

Site Address: 9713 & 0 Galloway Road Middleton, ID 83633

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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: 03/13/2025 Signed: Anthony Lee

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

Exhibit A.8

Public Health
Prevent. Promote. Protect.

Idaho Public Health Districts

Application for Subdivision/Land Development Review

Southwest District Health
13307 Miami Lane, P. O. Box 850
Caldwell, ID 83606
Phone: 208.455.5400, Fax: 208.455.5405

Document # _____

Nexus # _____

For Internal Use Only

Developer/Applicant Name: Tracy Vance Phone #: 208-860-6582 Fax#: _____

Mailing Address: PO Box 442 (Street/P.O. Box) Middleton (City) Idaho (State) 83644 (Zip)

E-mail address: tvv@rmcos.com

Name of Subdivision: Easy Flyer Subdivision

City: Middleton County: Canyon

Location of Subdivision: South of Galloway Road and Merlynn Lane.

Legal Description: Township 5 North Range 2 West Section 28 ¼ Section NE 1/4 of NW 1/4

Parent Parcel Number of Site R3751900000 & R3751700000

Property Owner (if different): PLEASE SEE ABOVE Phone #: _____ Fax#: _____

Mailing Address: _____ (Street/P.O. Box) (City) (State) (Zip)

E-mail address: _____

Engineer: Joe Pachner, KM Engineering (Name) 208-639-6939 (Phone) 8628 (License #)

Mailing Address: 5725 North Discovery Way (Street/P.O. Box) Boise (City) Idaho (State) 83713 (Zip)

E-mail address: joe@kmengllp.com / bjjohnson@kmengllp.com Fax#: _____

Surveyor: _____ (Name) _____ (Phone) _____ (License #)

Land

Acres +/- 20.02 Total # Lots 7 Buildable 7 Non-buildable 0

Minimum Lot Size in Acres +/- 1.36 Average Lot Size in Acres +/- 2.51

Water

Type of Water: ☐ (Private Water) ☐ Shared Well (Non-Public) ☐ Public Water System

Water Supply: ☐ Surface Water ☐ (Ground Water)

If Public Water System, services provided by: _____

rev. 07/14/21

Exhibit A.8

Sewer

Type of sewage disposal system: ☒ Individual Septic ☐ Municipal Sewer
☐ Central Septic &/or LSAS Septic (>2 dwellings or 2500gpd)

If municipal sewer, services provided by:_____

Type of Plat: ☒ Residential ☐ Commercial ☐ Industrial
Location: ☐ City ☒ County ☐ Impact Zone
Directions:_____
Proposed subdivision's NW corner begins immediately SW of the Merlynn Lane and Galloway Road intersection.

Stormwater

Type of Disposal: ☐ Shallow Injection Wells (drywells) ☒ Grassy Swale ☐ N/A
Service for: ☐ Street Only ☒ Street and Lots ☐ Other ☐ N/A

Chemical/Hazardous Materials

(Commercial or Industrial Subdivisions Only)

Are chemicals or petroleum products likely to be stored/handled/used at these sites? ☐ Yes ☐ No ☒ N/A
If yes, please explain: _____
_____
_____

Applicant Signature: Patrick Bryan Date: March 2025

This Section for Official Use only

If on-site sewage disposal systems used; date predevelopment meeting held with District (if required):
Date of Meeting: _____

Application Date _____	Fee $ _____Date_____
Subdivision # _____	Fee $ _____Date_____
File/Document # _____	Receipt #_____
Instrument # _____	Receipt # _____

Sanitary Restrictions: ☐ In-Force ☐ Satisfied ☐ See Attached Letter

EHS Signature:_____ EHS #:_____Date:_____

Exhibit A.9



Easy Flyer Preliminary Plat – SD2025-0004

Exhibit A.9

Subdivision Location



Comp Plan Goals Achieved

- G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
- G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.
- G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
- G11.04.00 Strive for an adequate supply of housing to meet the needs of farm workers and the agricultural industry.

Preliminary Plat

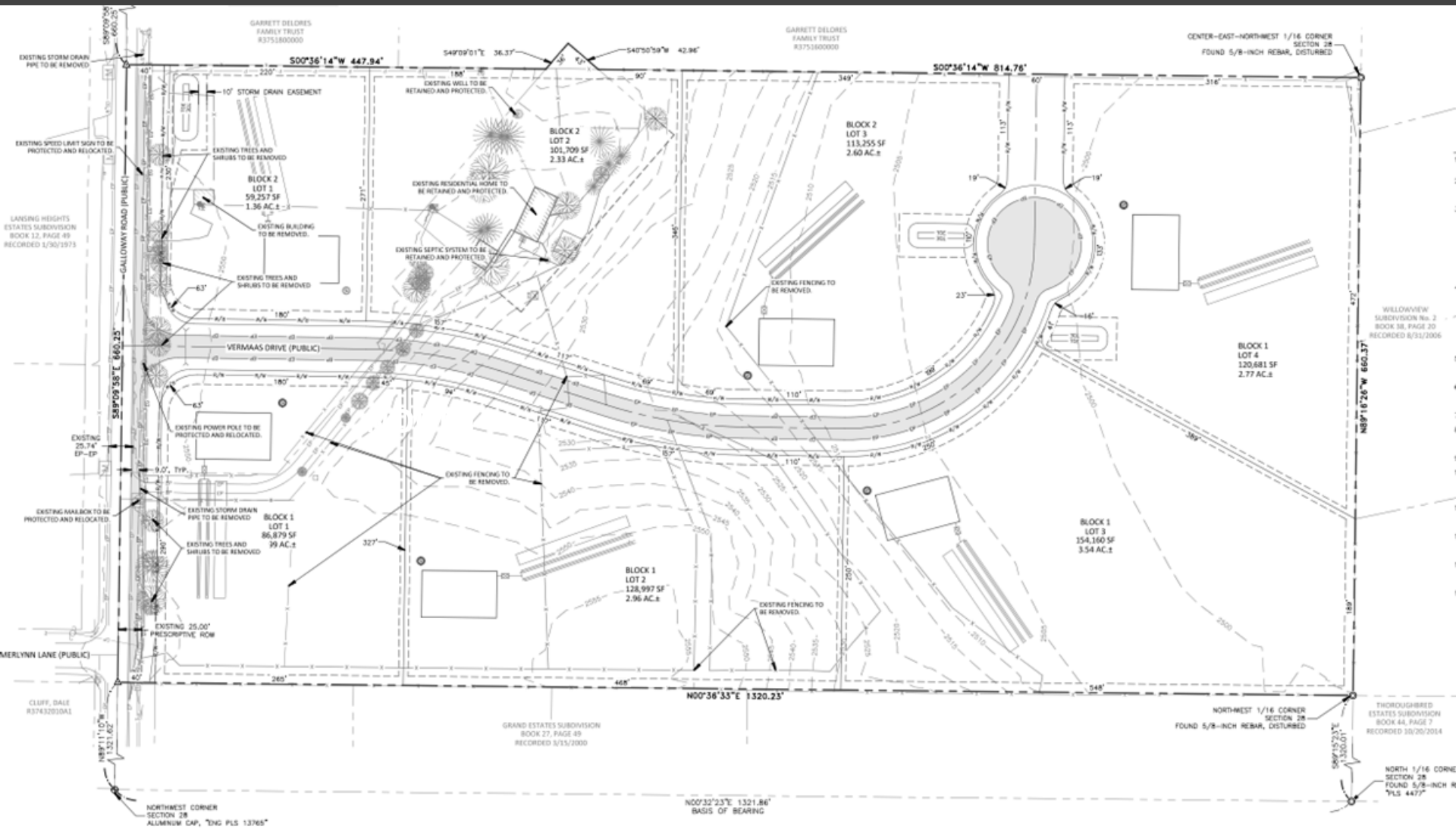


Exhibit A.9

Existing Conditions

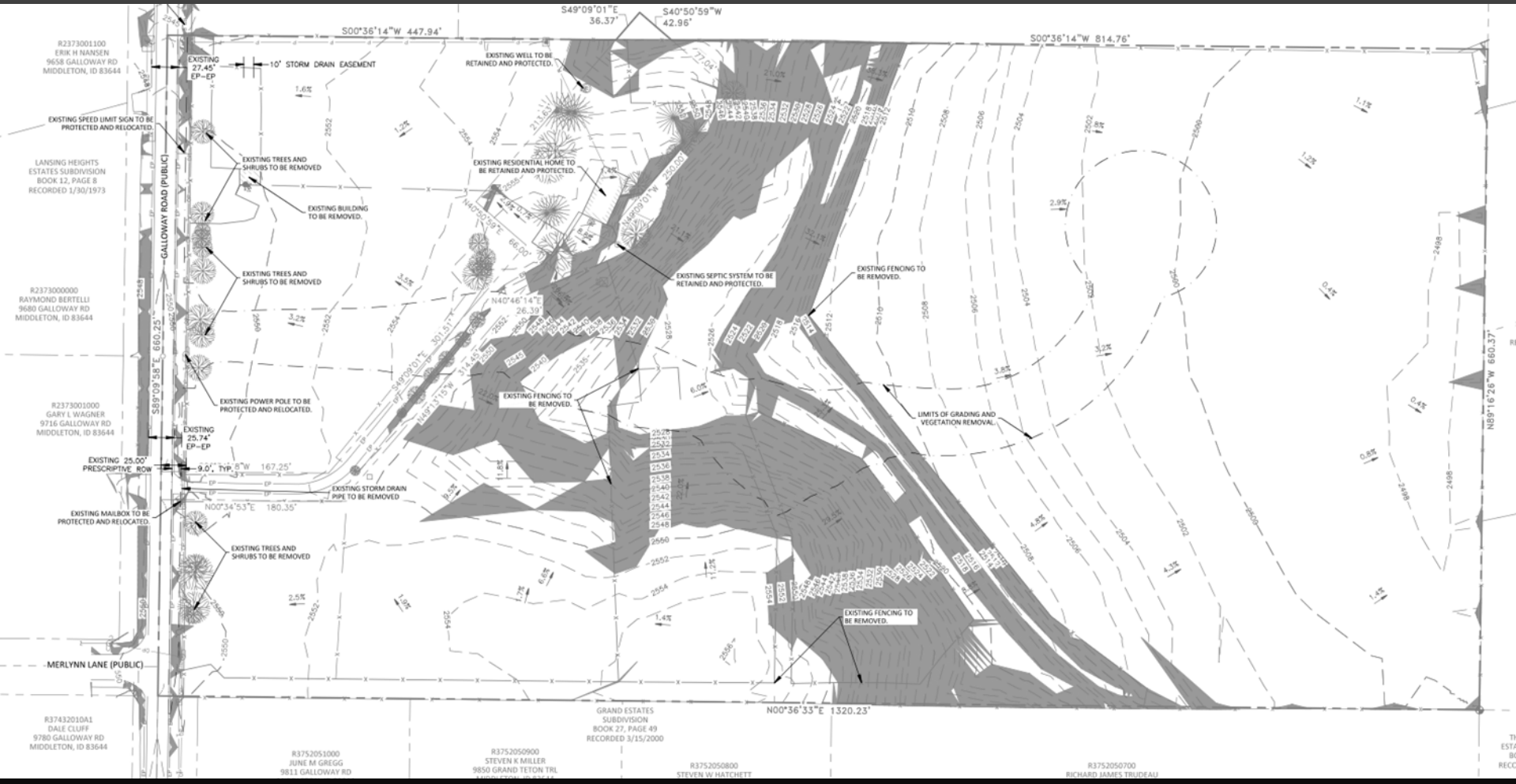


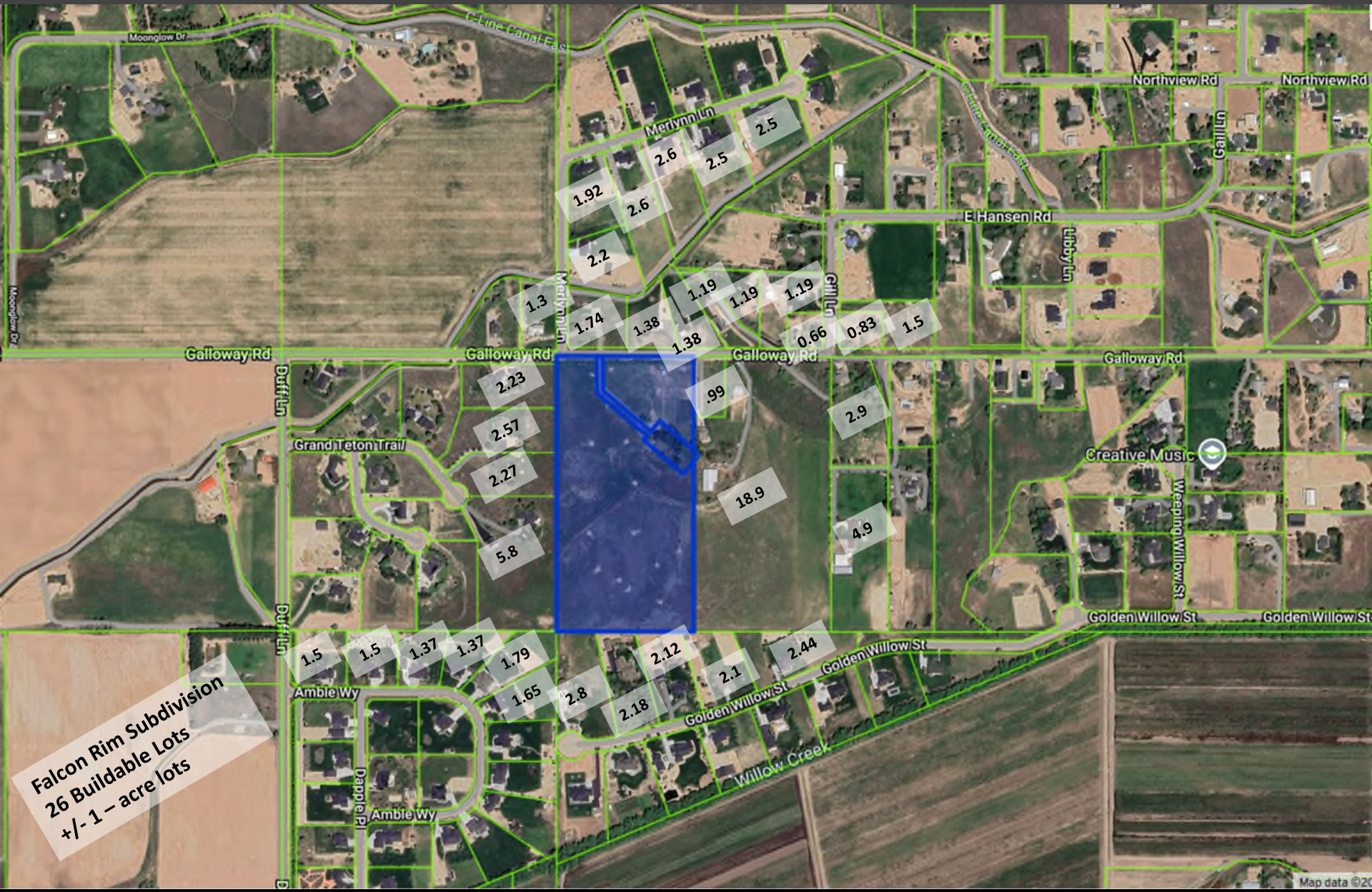
Exhibit A.9



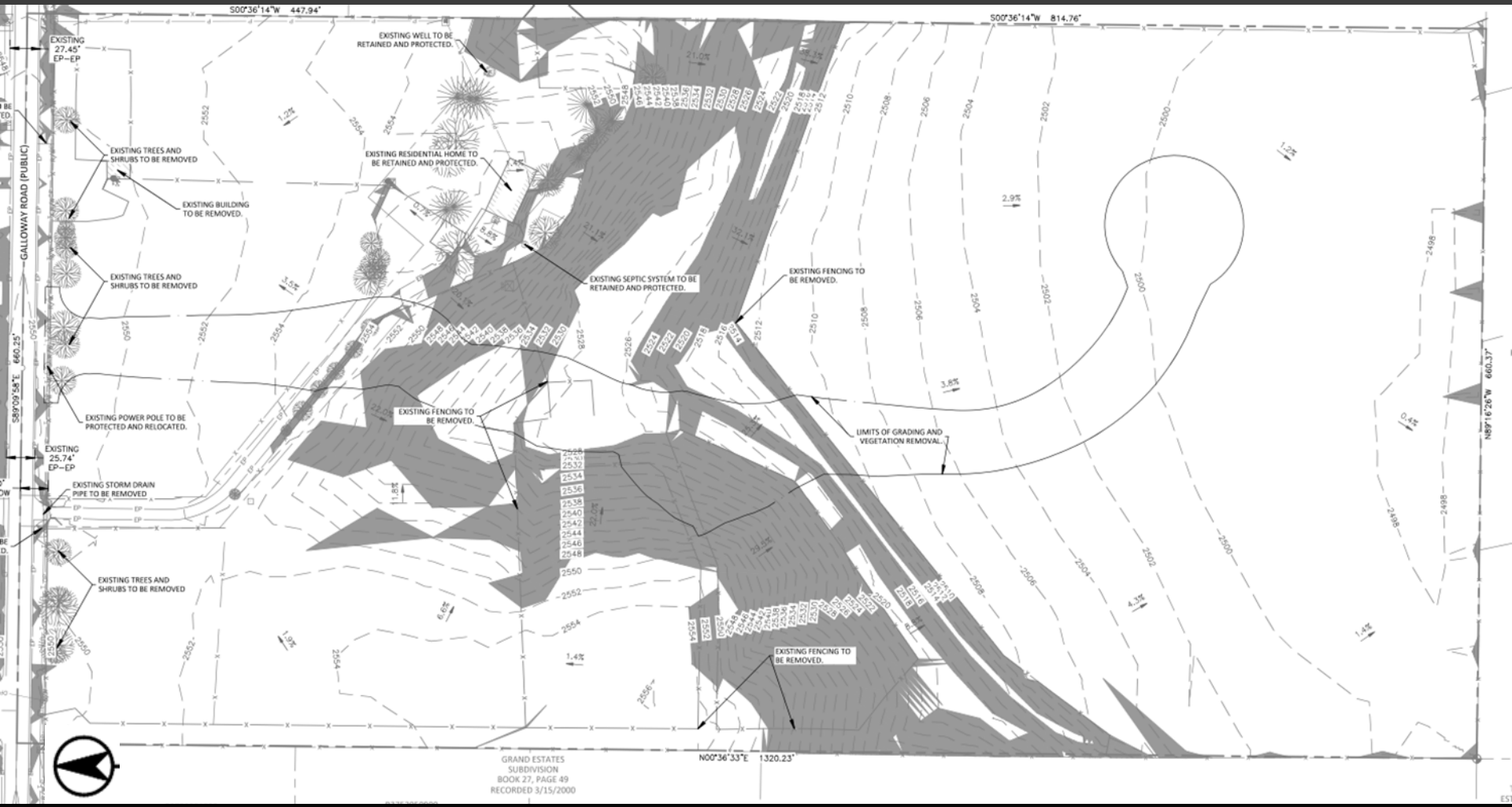
THANK YOU

Exhibit A.9

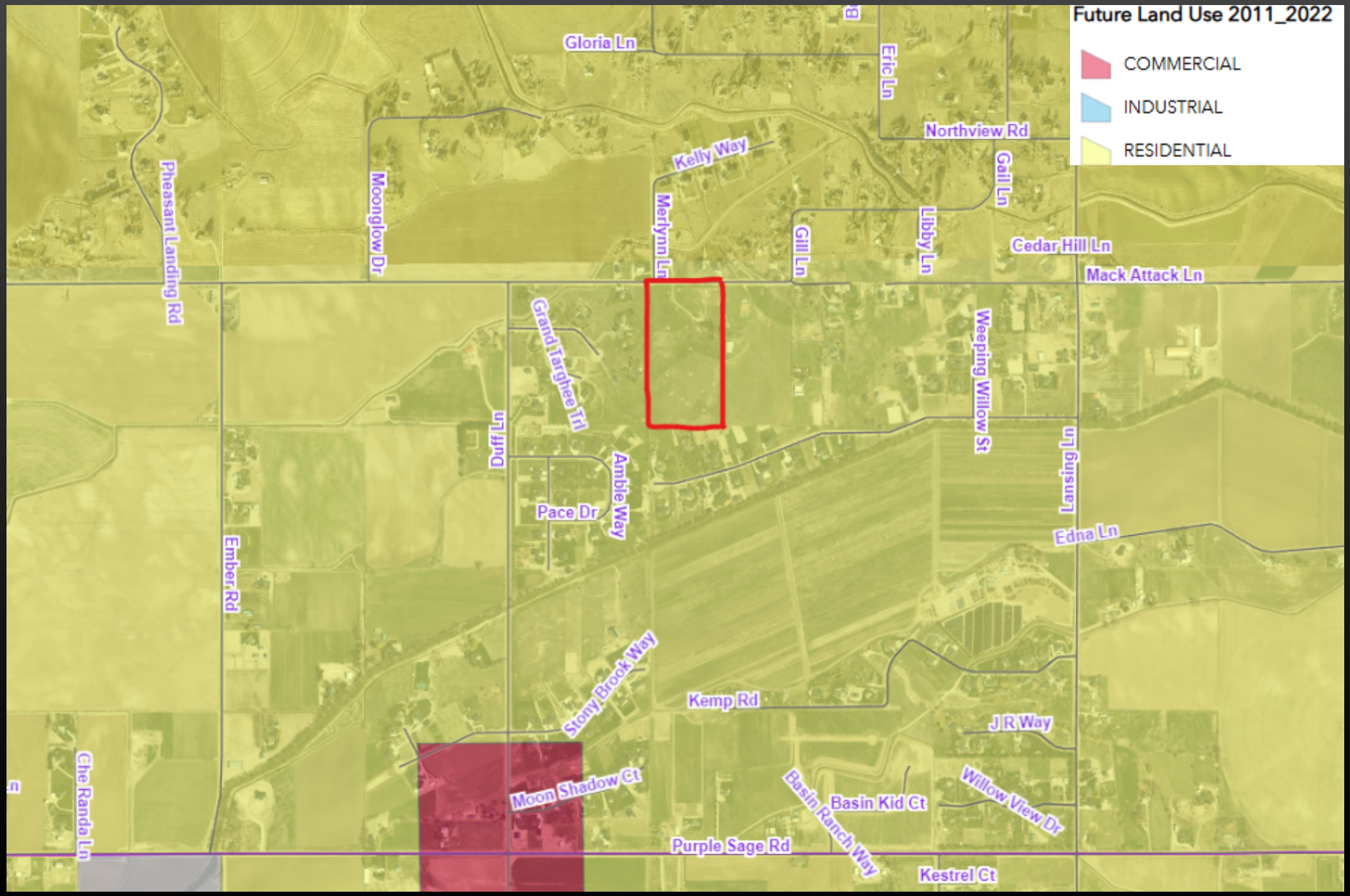
Adjacent Lot Acreage



Existing Conditions



2020 Future Land Use Map (2011-2022)



2030 Future Land Use Map

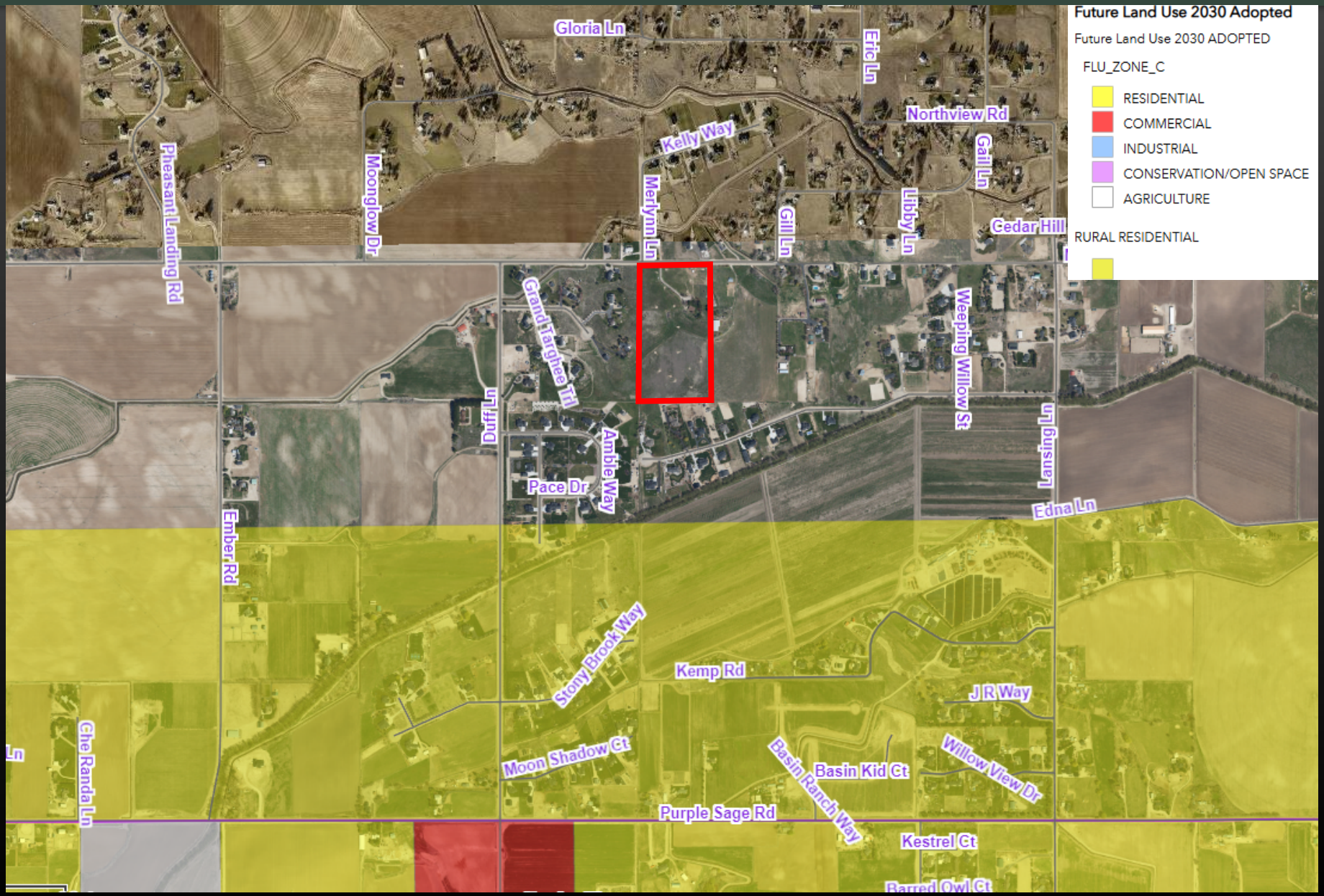


Exhibit 3
EXHIBIT B

Supplemental Documents

Hearing Examiner

Case# SD2025-0004

Hearing date: August 18, 2025

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R37517 PARCEL INFORMATION REPORT

8/11/2025 10:10:33 AM

PARCEL NUMBER:	R37517
OWNER NAME:	VERMAAS BONNIE VANCE
CO-OWNER:	
MAILING ADDRESS:	PO BOX 442 MIDDLETON ID 83644
SITE ADDRESS:	0 GALLOWAY RD
TAX CODE:	0310000
TWP: 5N RNG: 2W SEC: 28 QUARTER: NW	
ACRES:	15.86
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	CR-RR / CONDITIONAL REZONE - RURAL RESIDENTIAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	MIDDLETON FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	Res
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AG
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0275F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2019053209
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	28-5N-2W NW W1/2 NENW LESS TAX 5
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

PARCEL NUMBER:	R37517
OWNER NAME:	VERMAAS BONNIE VANCE
CO-OWNER:	
MAILING ADDRESS:	PO BOX 442 MIDDLETON ID 83644
SITE ADDRESS:	0 GALLOWAY RD

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R37519 PARCEL INFORMATION REPORT

8/11/2025 10:11:05 AM

PARCEL NUMBER:	R37519
OWNER NAME:	VERMAAS BONNIE VANCE
CO-OWNER:	
MAILING ADDRESS:	PO BOX 442 MIDDLETON ID 83644
SITE ADDRESS:	9713 GALLOWAY RD
TAX CODE:	0310000
TWP:	5N **RNG:** 2W **SEC:** 28 **QUARTER:** NW
ACRES:	1.00
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	CR-RR / CONDITIONAL REZONE - RURAL RESIDENTIAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	MIDDLETON FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	Res
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AG
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2019053209
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	28-5N-2W NW TAX 5 IN NENW
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Exhibit B.2



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

Preliminary Plat Check-List (CCZO §07-17-09)

Applicant: Vermaas	**Case Number:** SD2025-0004
Subdivision Name: Easy Flyer Sub.	**Plat Date (Review #2):** 1st Rev. 6/18/2025

Review Required by Planning:		Review Required by Engineering:		Review Required by Both:		

GENERAL REVIEW ITEMS	Meets Code / Comments	
	Planning	**Engineering**
1. Complete the initial review of all information given graphically and by note on the plat.	Checked	N/A
2. Check for compliance with FCOs and/or Development Agreement from the entitlement process, if applicable.	**3/4: Reference DA #25-020, Instrument No. 3/4/2025 on the plat.** **6/26: Completed, Page PP1.0**	N/A
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.	N/A	N/A
4. Check for applicable agency comments. These comments could have been made at the entitlement stage or after.	Checked	N/A
5. Make note of agencies that should be noticed if not typically included on the notice list and pass the information along to the planner.	Agency Notice Sent 4/18	N/A

Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in the ordinance and may not be strictly required.

A. FORM OF PRESENTATION	Meets Code / Comments	
	Planning	**Engineering**
1. Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission).	1' = 60' is fine (PP1.0)	N/A
2. Size of Drawing (No larger than 24' x 36"). • *Obtain an electronic version of all submittals.*	Yes	N/A
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments	
	Planning	**Engineering**
1. Proposed name of the subdivision and its location by section, township, and range. • *Name of sub needs to be reserved through DSD GIS*	Easy Flyer Subdivision (PP1.0). Sent to GIS for review on 4/18	N/A
2. Reference by dimension and bearing to a section corner or quarter section corner.	**3/4:Where is the basis of bearing?** **6/26: Completed, Page PP1.0**	N/A

Exhibit B.2a

3. Name, address, and phone number of the developer.	Yes. Vermass	N/A
4. Name, address, and phone number of the person preparing the plat.	Yes. KM Eng.	N/A
5. North arrow.	Yes	N/A
6. Date of preparation.	3/5/2025 J. Pachner	N/A
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.	Yes	N/A
8. The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. • *Check for consistency between the pre-plat and the vicinity map.*	To scale? Yes Roads? Yes **3/4: Adjacent subdivisions? No.** **6/26: Completed, Page PP1.0**	N/A **Addressed.**

C. EXISTING CONDITIONS DATA	**Meets Code / Comments**	
	Planning	**Engineering**
1. Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope.	See PP1.1	Meet
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.	-	Meet
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*	-	**It needs to be shown on plan sheet PP1.0** **Addressed.**
4. Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract.	Yes, PP1.0	N/A
5. Existing zoning classification, by note. • *Proposed zoning, by note, if new zoning is being proposed concurrently with a pre-plat application*	**3/4: Remove requested zoning and amend existing zoning to "CR-R-R" and include the DA# and instrument No.** **6/26: Completed, Page PP1.0**	N/A
6. Approximate acreage of the tract, by note.	Yes, PP1.0	N/A
7. Boundary dimensions of the tract.	Yes, PP1.0	N/A
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract.	**3/4: Missing 12 property owners to the south, west, and north** **6/26: Completed, Page PP1.1**	N/A
D. PROPOSED CONDITIONS DATA	**Meets Code / Comments**	
	Planning	**Engineering**

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 the highway district will allow proposed access if new access is on an arterial* • *Check the ownership of the access location if a separate lot* • *Check the alignment of stub streets with adjacent developments, if applicable.* • Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) • Private road names need to be reserved through DSD GIS. Private roads require a separate application. • Public road names must be checked for availability with DSD GIS • *If typical sections are shown, make sure they are consistent with what will be required*	Yes. Sent to GIS for review on 4/18.	
2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; the total number of lots by type and grand total. A private road must be a lot. • *Curve table is present and matches the data shown graphically* • *Minimum lot size* • *Average lot size (calculated as total residential area divided by the number of residential lots)* • *Check block numbering* • *Consider any phasing shown*	**3/4: Curve table missing.** Minimum lot size, average lot size, and block number shown on PP1.0 One phase per narrative. **6/26: Completed, Page PP1.2**	**Curve and line table is missing** **Addressed.**
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*	Note 5 and shown on PP1.2. **3/4: Label the easements with type and widths.** **6/26: Completed, Page PP1.2**	**It needs to be shown on plan.** **Addressed.**
4. Designation of all land to be dedicated or reserved for public use, with use indicated	N/A	N/A
5. If the 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	N/A	N/A
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	N/A	N/A
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 the above special development items. Include wetland and natural drainage ways.* • *Consider recommended conditions related to special development areas and related reports*	Hillside development proposed. DSD Engineering to review per 07-17-33(1). Sent to Engineering for review on 4/18	
8. All roads must be labeled as either “private” or “public” behind or beneath the road name	Yes	Meet
E. PROPOSED UTILITY METHODS	**Meets Code / Comments**	

	Planning	Engineering
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 a preliminary sewer plan. DSD should complete a high-level feasibility review of shared utilities*	PP1.2. Sent to Engineering for review on 4/18	Meet
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 a preliminary potable water plan. DSD should complete a high-level feasibility review of shared utilities*	PP1.2 Note 1. Sent to Engineering for review on 4/18	Meet
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 the proposed storm water system • *Include a statement that all stormwater 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, etc.* • *Maintenance easements for storm drain facilities treating drainage from public roads should be in place*	Note 8 and PP1.2 & PP1.4. Sent to Engineering for review on 4/18	Meet
4. **Irrigation System:** A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system • Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following: - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and - Copies of the community association's or similar organization's documents, which may be required precedent to the establishment of an irrigation distribution system within the proposed development.	Note 3. Sent to Engineering for review on 4/18	Meet
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.	Notes 5 & 6. Sent to Engineering for review on 4/18 **6/26: Shown on Page PP1.2**	**It needs to be shown on the plan sheet PP1.0** **Addressed.**
GENERAL RECOMMENDED CONDITIONS		

1. All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include written correspondence from the highway district before the first public hearing held for the preliminary plat and the highway district's signature on the final plat.
4. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district before the first public hearing held for the preliminary plat and before the Board of County Commissioners' signature on the final plat.
5. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from Southwest District Health before the first public hearing held for the preliminary plat and Southwest District Health's signature on the final plat.
6. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the first public hearing held for the preliminary plat and before the Board of County Commissioners' signature on the final plat.
7. **Per DA2025-020, a note shall be included on the final plat stating secondary residences are prohibited.**
8. **Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.**
9. **The Final Plat shall reference DA #25-020.**

Date Reviewed	Reviewer
4/16/2025	Dan Lister, Planning Supervisor
5/13/2025	Dalia Alnajjar, Engineering Supervisor
6/26/2025	Dan Lister, Planning Supervisor
7/8/2025	Dalia Alnajjar, Engineering Supervisor

Engineering Notes:

- **pp1.2 Clearly show existing and proposed drainage contours**.

1. All areas with finished slopes exceeding 15% must be clearly designated as no-build zones on the final plat.

2. Engineered grading and drainage plans are required to be submitted with each individual building permit application. Add note to the final plat.

3. At the time of final plat submittal, the applicant shall provide plans addressing both short-term and long-term protection of stormwater facilities. The short-term plan should outline acceptable measures for builders to protect roadside swales and other drainage features during individual lot development. The long-term plan may include CC&R language or other mechanisms to define maintenance responsibilities and ensure continued functionality of the drainage system.

Note: All engineering comments from the first review have been addressed.

Planning Notes

DA25-020 requires the subdivision to demonstrate that an adequate bus stop be provided for school buses. Please include it on the preliminary plat. 6/26: Met. An email between MSD and the applicant provided with bus stop location.

REVIEW COMMENT AND RESPONSE LOG

Date:	Project Manager:	Client/Owner:
6.23.25	Scott Prillaman, P.E.	Tracy Vance
Project Title: Easy Flyer Subdivision		**Type of Review:** Canyon County Development Services

No.	Section/ Item	Review Comment	KM Engineering Response
Review comments from: Dan Lister, Canyon County Planning Supervisor on 5.19.25 via email.			
1	General	**Planning:** Reference DA #25-020, Instrument No. 3/4/25 on the plat.	The Final Plat will reference DA #25-020. A note had been added to the preplat referencing this development agreement.
2	Identification & Descriptive Data	**Planning:** Where is the basis of bearing?	Text indicating Basis of Bearing has been added to the dimension and bearing label between Northwest Corner Section 28 and North 1/16 Corner Section 28 shown on Sheet PP1.0.
3		**Planning:** Adjacent Subdivisions? No.	Subdivision names have been added to the vicinity map.
4	Existing Conditions Data	**Engineering:** It needs to be shown on plan sheet PP1.0	Existing condition data has been provided on Sheet PP1.0.
5		**Planning:** Removed requested zoning and amend existing zoning to "CR-R-R" and include the DA# and instrument No.	We have removed requested zoning and changed existing zoning to CR-R-R with the DA# 25-020. We don't believe there is an instrument number available yet because nothing has been recorded.
6		**Planning:** Missing 12 property owners to the south, west and north.	We added information for two parcels to the north of the project that are just inside the 300' line. We have provided property information for all parcels within 300 feet of the project.
7	Proposed Conditions Data	**Planning:** Curve Table Missing.	Line and curve table for Vermaas Drive provided on Sheet PP1.2.
8		**Engineering:** Curve and line table is missing.	Line and curve table for Vermaas Drive provided on Sheet PP1.2.
9		**Planning:** Label the easements with type and widths.	Easements have been labeled and dimensions provided.
10		**Engineering:** It needs to be shown on plan.	We have shown and labeled existing easements on PP1.0. On Sheet PP1.1 we have provided the bearings and dimensions of the internal parcel. There are no real access easements for the site. The internal parcel boundary basically provides access to Galloway Road. The out parcel does not have an access. We have labeled proposed easements on Sheet C1.2.
11	Proposed Utility Methods	**Engineering:** It needs to be shown on plan sheet PP1.0	Proposed wells, drain fields and easements are shown on Sheet C1.0. Dimensions and labeling are shown on C1.2 for clarity.

12	Engineering Notes	PP1.2 clearly show existing and proposed drainage contours.	Existing and proposed contours are shown on Sheet PP1.2.
13		All areas with finished slopes exceeding 15% must be clearly designated as no-build zones on the final plat.	We will add this note to the final plat.
14		Engineered grading and drainage plans are required to be submitted with each individual building permit application. Add note to the final plat.	We will add this note to the final plat.
15		At the time of final plat submittal, the applicant shall provide plans addressing both short-term and long-term protection of stormwater facilities. The short-term plan should outline acceptable measures for builders to protect roadside swales and other drainage features during individual lot development. The long-term plan may include CC&R language or other mechanisms to define maintenance responsibilities and ensure continued functionality of the drainage system.	Acknowledged. We will prepare a stormwater system protection plan to accompany the final plat submittal.
16	Planning Notes	DA25-020 requires the subdivision to demonstrate that an adequate bus stop be provided for school buses. Please include it on the preliminary plat.	A bus waiting area has been coordinated with the school district, please see enclosed email correspondence. The bus waiting area will be included within right-of-way near the intersection of Galloway and Vermaas, per the school district's direction. Galloway is being widened from 12.5' of paved travel lane to 20.0' of paved travel lane so there should be adequate room on Galloway for the bus to stop.

Exhibit B.2a

Stephanie Hopkins

From: Stephanie Hopkins
Sent: Thursday, June 5, 2025 8:43 AM
To: Marc Gee
Subject: RE: Easy Flyer Subdivision - Near SE Corner of Galloway and Duff Lane

Sounds great. Thank you, Marc!

Stephanie Hopkins, MCRP, AICP
Land Planning Manager
KM ENGINEERING
5725 North Discovery Way | Boise, ID 83713
208.639.6939

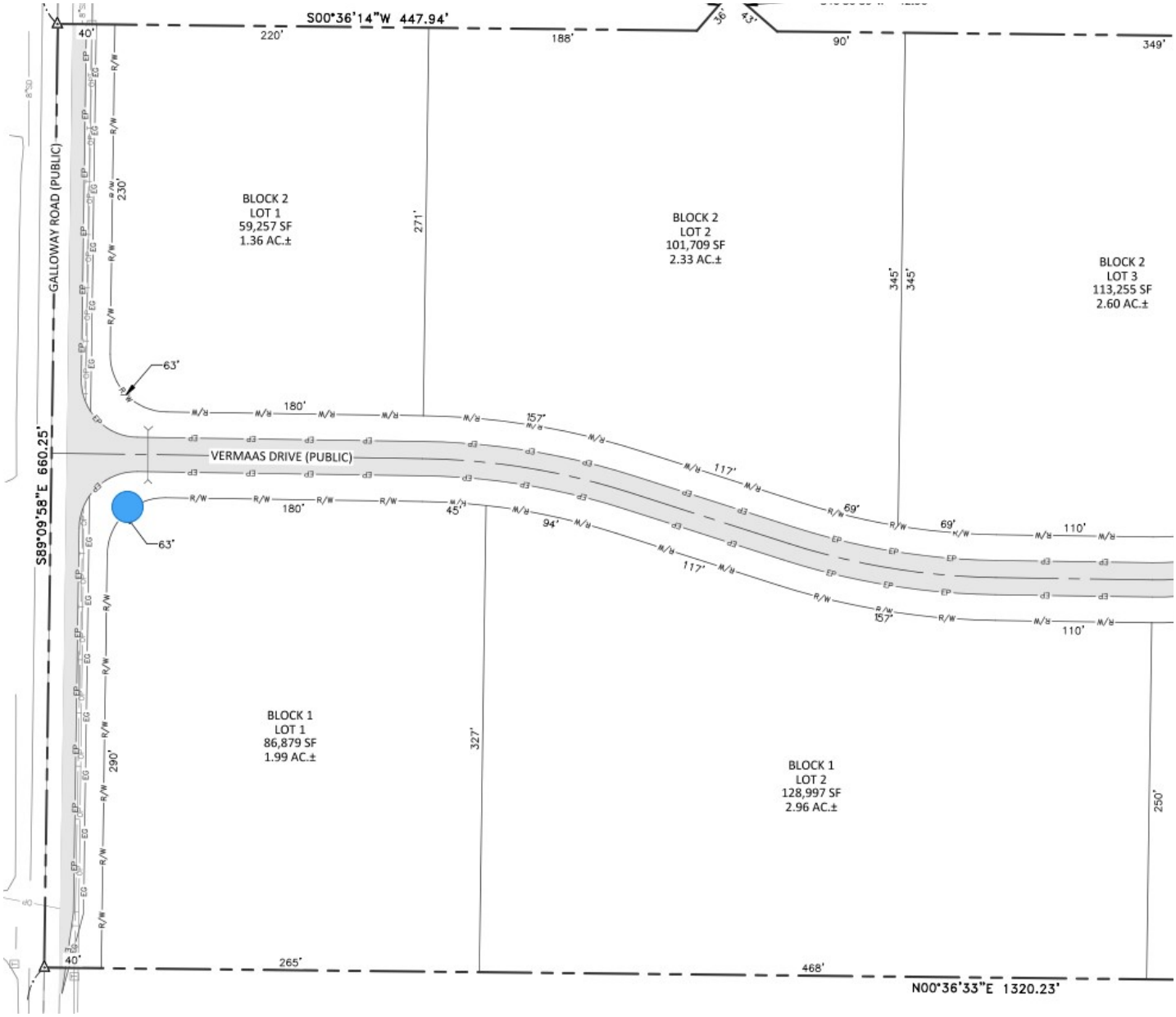
From: Marc Gee <mgee@msd134.org>
Sent: Thursday, June 5, 2025 8:26 AM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: Re: Easy Flyer Subdivision - Near SE Corner of Galloway and Duff Lane

You bet. Yes, the stop should be close to the entrance on Galloway.

On Thu, Jun 5, 2025 at 8:24 AM Stephanie Hopkins <shopkins@kmengllp.com> wrote:

> Hi Marc,
>
> Thanks for looking into this and getting back to me. It sounds like they need the bus waiting area to be near the entrance of the subdivision then. Do the buses stop on Galloway? It seems like it'd make the most sense to include a waiting area along Galloway near the entrance of the subdivision. I appreciate your help with this, I anticipate that the County is going to request a copy of our correspondence related to the school district's preference.

Exhibit B.2a



Thanks!

Stephanie Hopkins, MCRP, AICP

Land Planning Manager

KM ENGINEERING

5725 North Discovery Way | Boise, ID 83713

208.639.6939

From: Marc Gee <mgee@msd134.org>
Sent: Wednesday, June 4, 2025 4:03 PM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: Re: Easy Flyer Subdivision - Near SE Corner of Galloway and Duff Lane

Stephanie,

I'm sorry for the late response. Here's what I got from our bus supervisor:

As near as I can tell from the maps provided the entrance to the proposed subdivision is on Galloway rd between Merlynn Lane and Gill Lane. As per usual route planning, general education buses will not be entering the subdivision. Parents will need to get students to the entrance to be picked up by either HS/MS or Elementary buses. Elementary would be Mill Creek students.

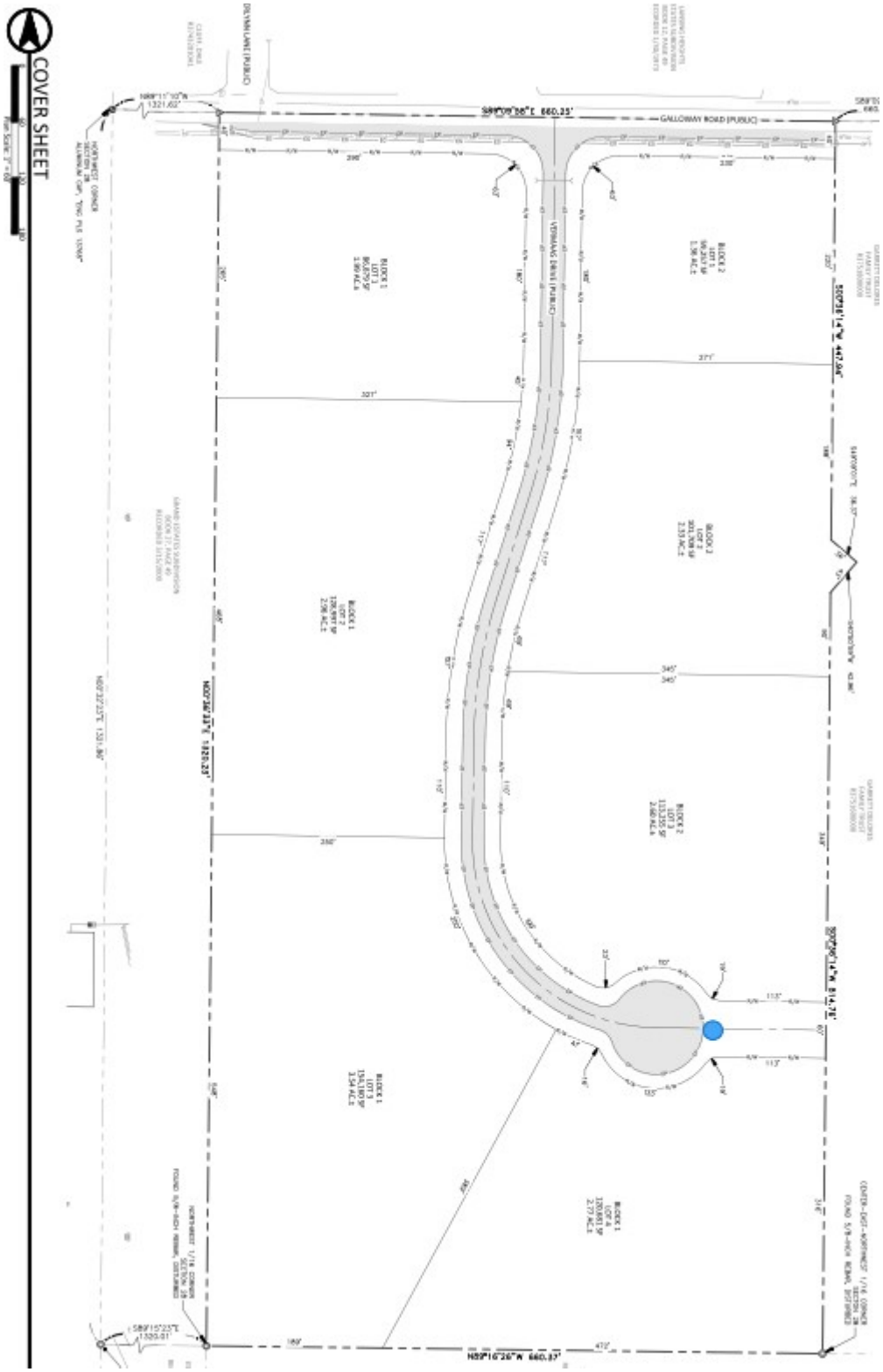
Special Education students would be picked up and dropped off door to door.

Please let me know if you. need any clarification.

Marc

On Fri, May 30, 2025 at 2:13 PM Stephanie Hopkins <shopkins@kmengllp.com> wrote:

> Hi Marc,
>
> Hope you had a good week. I'm following up on the Easy Flyer Subdivision to see if a bus stop/waiting area would work at the end of a planned cul-de-sac. The site has a fair amount of grade at the north end, and it's going to be difficult to get a waiting area placed without drastically impacting access to the northernmost lots. After looking at it, we think placing the waiting area toward the bottom of the road would be easiest for children and since the bus will need to turn around once in the subdivision anyway, hopefully it'll be easiest for drivers too. Please see image of proposed location below. Does this work okay for the district?



Thanks!

Stephanie Hopkins, MCRP, AICP

Land Planning Manager

Exhibit B.2a

KM ENGINEERING

5725 North Discovery Way | Boise, ID 83713

208.639.6939

From: Marc Gee <mgee@msd134.org>
Sent: Thursday, May 22, 2025 8:02 AM
To: Stephanie Hopkins <shopkins@kmengllp.com>
Subject: Re: Easy Flyer Subdivision - Near SE Corner of Galloway and Duff Lane

Stephanie,

Thanks for reaching out. Yes, the stop we would envision would be at the intersection of Galloway and Vermaas. Thanks for asking!

Mr. Gee

On Wed, May 21, 2025 at 9:20 AM Stephanie Hopkins <shopkins@kmengllp.com> wrote:

> Good Morning, Superintendent Gee,
>
> We're working on a subdivision that was recently approved in Canyon County called Easy Flyer near the southeast corner of Duff Lane and Galloway. The property isn't technically in Middleton's area of impact, but any students resulting from the 7 proposed lots would likely be going to a Middleton School. The Middleton School District submitted a letter as part of the preliminary plat noting capacity issues and indicating the developer should work with the district to determine appropriate bus stop spacing for the development. Attaching the comment in a snip below:

Findings:

(1) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 18, 2023, July 15, 2024, and October 22, 2024. A newspaper notice was published on July 16, 2024, and October 18, 2024. Property owners within 600' were notified by mail on July 12, 2024, and October 22, 2024. Full political notice was provided on July 16, 2024. The property was posted on July 15, 2024, and October 25, 2024.

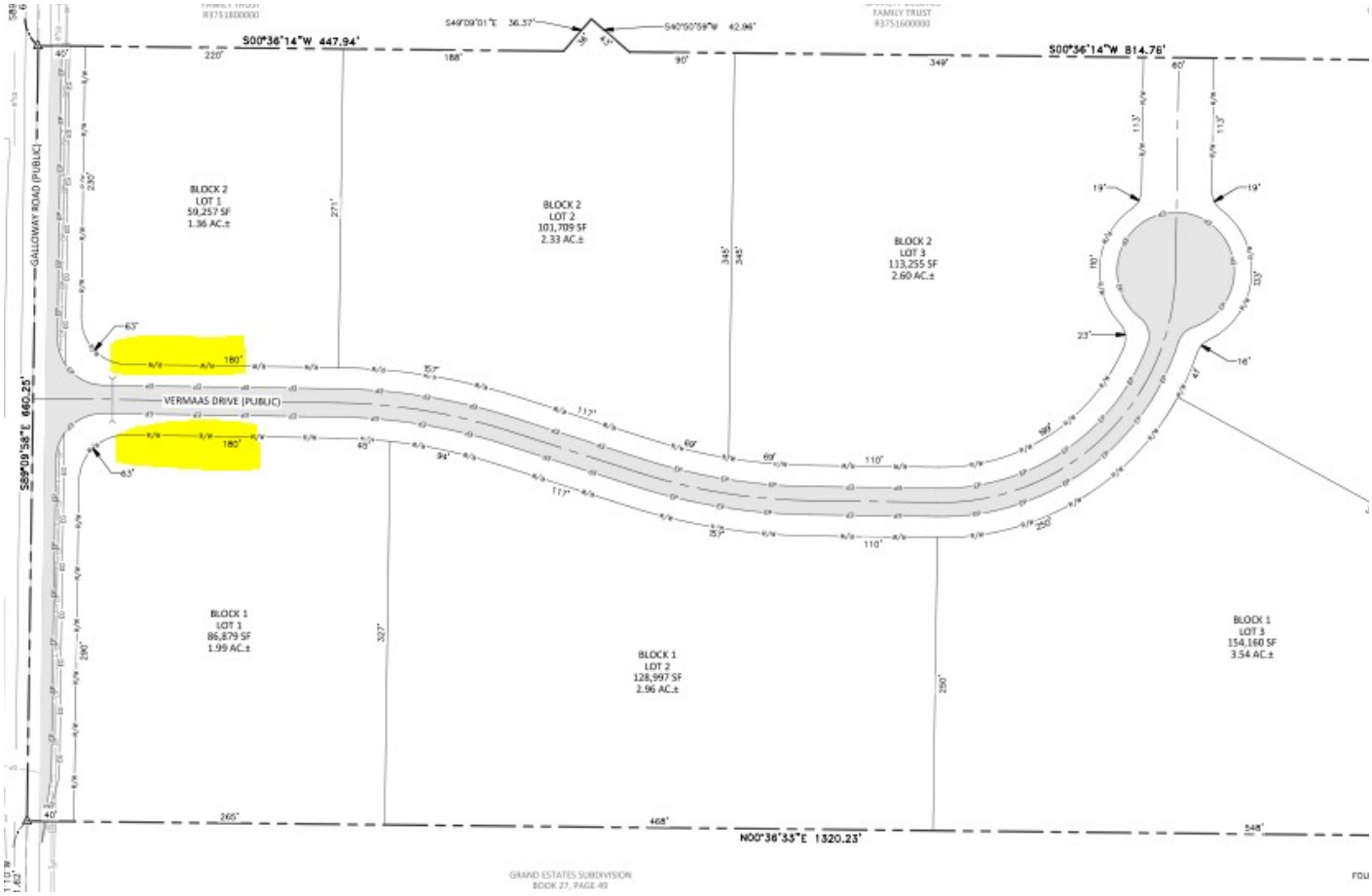
a. Middleton School District submitted a letter identifying that 2 of the 3 elementary schools are over capacity while the middle and high schools are nearing capacity due to continued growth within the district boundaries (Exhibit 4a of the staff report). The rezone proposes 13 residential lots which equate to 7-9 students (14-18 students with secondary residence). If approved, the school district requests the developer include appropriate planning to ensure safe routes and bus stop spacing.

b. As conditioned (Attachment A), the "R-R" zone with a 2.5-acre average lot size and no secondary residences reduces cumulative impacts on the school district by reducing potential students from 7-9 students to 4-5 students.

c. No comment letter was received from Middleton/Star Fire District, Canyon County Sheriff's Department, or Canyon County Paramedics. The applicant's letter of intent states the development will coordinate with the fire district regarding fire suppression requirements (Exhibit 2a of the staff report).

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

Where do you think the District would like to see an area to accommodate children waiting for the bus? Would drivers prefer to stop on Galloway, or is there any area that is already utilized at a larger subdivision nearby that would accommodate future students from the Easy Flyer Subdivision? If we were to add something to the subdivision, I would envision an area near the entrance being easiest for drivers.



Any thoughts you have on this would be appreciated. Please feel free to forward my email along to anyone that might be better to coordinate with on this.

Thank you,

Stephanie Hopkins, MCRP, AICP

Land Planning Manager

KM ENGINEERING

5725 North Discovery Way | Boise, ID 83713

208.639.6939

PRELIMINARY PLAT SHOWING
EASY FLYER SUBDIVISION

SITUATED IN A PORTION OF THE NE 1/4 OF THE NW 1/4, SECTION 28, TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO

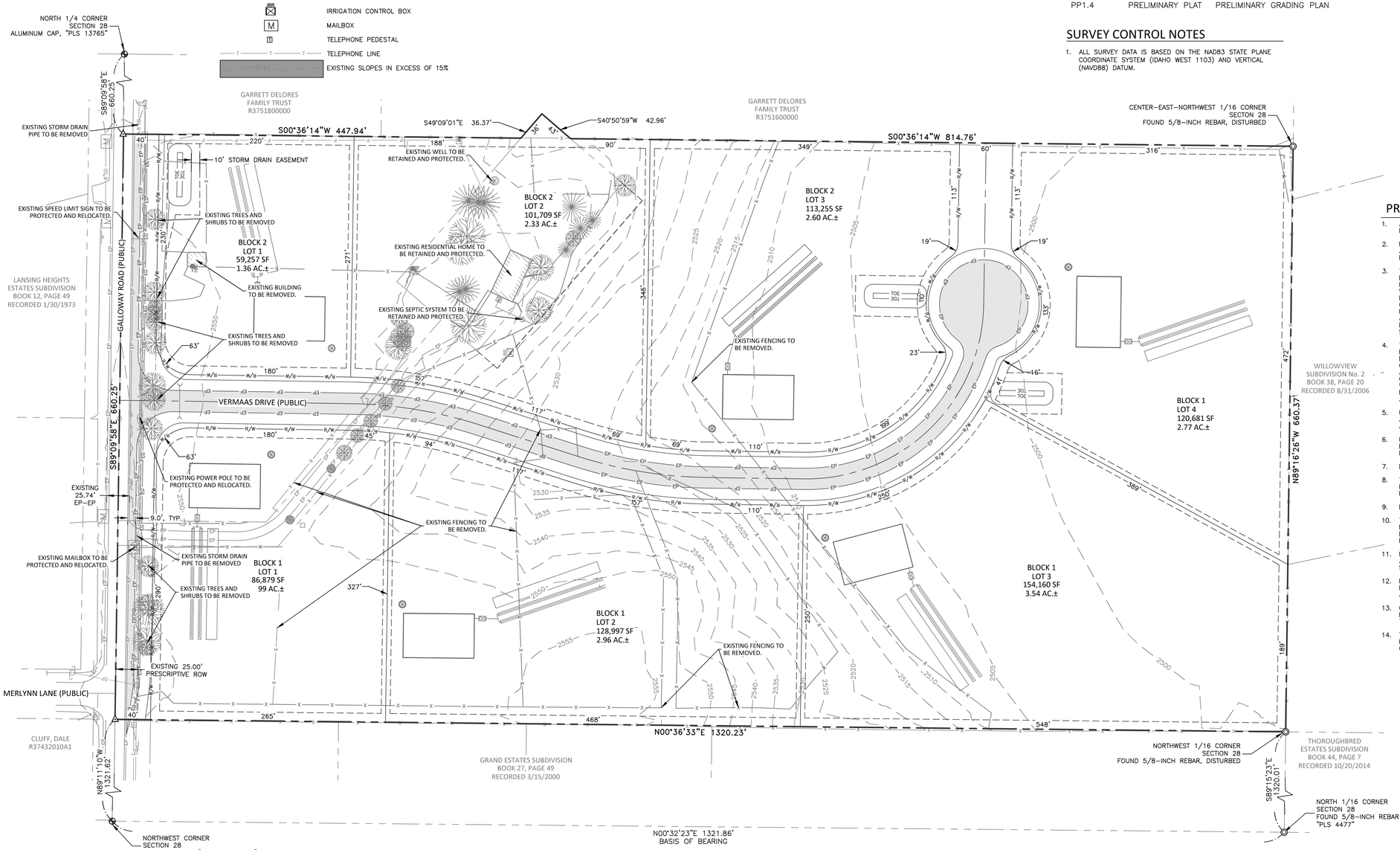
LEGEND

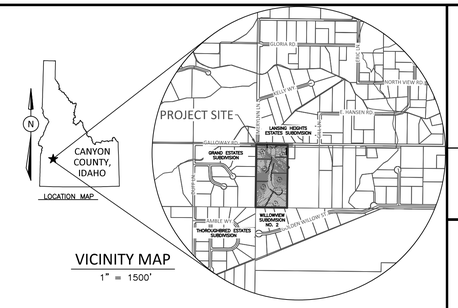
PROPOSED IMPROVEMENTS

- FLOW LINE
- GRADE BREAK
- LIMITS OF GRADING
- EDGE OF PAVEMENT (EP — EP)
- BUILDING SETBACK
- DRAINAGE ARROWS
- BUILDING PAD
- REPLACEMENT AREA
- SEPTIC TANK
- WELL
- DRAINFIELD
- ASPHALT ROADWAY
- SECTION LINE
- BOUNDARY LINE
- OFFSITE BOUNDARY LINE
- PROPOSED EASEMENT
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY LINE (R/W — R/W)
- PROPOSED CLOSED RIGHT-OF-WAY
- 5/8 INCH REBAR
- ALUMINUM CAP
- CALCULATED POINT

EXISTING FEATURES

- CONTOUR LINE (2645)
- OVERHEAD POWER LINE (OP — OP)
- EXISTING FENCE (X — X — X)
- POWER LINE (P — P — P)
- WATER WELL
- WATER VALVE (WV)
- POWER POLE
- IRRIGATION CONTROL BOX (IRR)
- MAILBOX (M)
- TELEPHONE PEDESTAL
- TELEPHONE LINE (T — T — T)
- EXISTING SLOPES IN EXCESS OF 15% (2645)





VICINITY MAP
1" = 1500'

INDEX OF DRAWINGS

SHEET NO.	SHEET TITLE	
PP1.0	PRELIMINARY PLAT	COVER SHEET
PP1.1	PRELIMINARY PLAT	EXISTING CONDITIONS
PP1.2	PRELIMINARY PLAT	ENGINEERING & DRAINAGE
PP1.3	PRELIMINARY PLAT	STREET CROSS SECTIONS
PP1.4	PRELIMINARY PLAT	PRELIMINARY GRADING PLAN

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

PRELIMINARY LOT DATA

SITE DATA

EXISTING ZONING	CR-R-R DA# 25-020
AREA CALCULATIONS	
RESIDENTIAL LOT AREA	±17.56 ACRES
ROW	±2.46 ACRES
TOTAL AREA OF SITE	±20.02 ACRES

OVERALL LOT DATA

SINGLE FAMILY RESIDENTIAL LOTS	7
TOTAL LOTS	7
MINIMUM PROPERTY SIZE	±1.36 ACRES
MAXIMUM PROPERTY SIZE	±3.54 ACRES
AVERAGE PROPERTY SIZE	±2.51 ACRES
GROSS DENSITY	0.35 UNITS/ACRE
NET DENSITY	0.40 UNITS/ACRE

CONTACT INFORMATION

ENGINEER/SURVEYOR
KM ENGINEERING
5725 N. DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: JOE PACHNER, P.E.
EMAIL: joe@kmengllp.com

DEVELOPER/OWNER
BONNIE VANCE VERMAAS
PO BOX 442
MIDDLETON, IDAHO 83644
PHONE: (208) 585-2000
CONTACT: BONNIE VANCE VERMAAS

PRELIMINARY PLAT NOTES

1. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
2. MINIMUM BUILDING SETBACK DIMENSIONS IN THIS SUBDIVISION SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
3. THE SUBDIVSON PROPERTY IS DRY LAND NOT CONNECTED TO A MUNICIPAL OR OTHER DOMESTIC POTABLE WATER SUPPLY OR ANY APPURTENANT SURFACE OR SUBSURFACE IRRIGATION WATER RIGHTS. PURSUANT TO IDAHO CODE SECTION 42-111(1)(e) DOMESTIC WELL MAY BE USED TO IRRIGATE UP TO ONE-HALF ACRES OF LAND, AND MORE LAND IF A WATER RIGHT IS OBTAINED FROM THE IDAHO DEPARTMENT OF WATER RESOURCES. OWNERS MAY IRRIGATE ADDITIONAL LAND AFTER ACQUIRING SUBSURFACE WATER RIGHT FOR IRRIGATION AND OBTAINING A PERMIT FROM THE STATE AGENCY HAVING JURISDICTION. PRESSURIZED IRRIGATION IS REQUIRED FOR THE IRRIGATION OF THE LANDSCAPING INSTALLED ON EACH LOT AND THE COST AND DESIGN OF EACH IRRIGATION SYSTEM IS THE RESPONSIBILITY OF EACH LOT OWNER.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR; WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
5. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, LOT AND ROAD DRAINAGE, AND IRRIGATION FACILITIES.
6. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.
7. DIRECT LOT ACCESS TO GALLOWAY RD IS PROHIBITED.
8. THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES, OUTSIDE THE PUBLIC RIGHT OF WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
9. EACH RESIDENTIAL LOT WILL HAVE AN INDIVIDUAL MAILBOX.
10. THE HOMEOWNERS ASSOCIATION, OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ANY AND ALL AMENITIES (LAWN, SPRINKLERS, SIDEWALKS, PATHWAYS, LANDSCAPING, ETC.) APPROVED BY THE DISTRICT TO BE WITHIN THE PUBLIC RIGHT-OF-WAY.
11. NO PERMANENT STRUCTURES SHALL BE LOCATED CLOSER THAN SEVENTY (70) FEET TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT SPECIFICALLY WAIVES THE SEVENTY (70) FEET SETBACK REQUIREMENT.
12. FINISH GRADES AT SUBDIVISION BOUNDARIES SHALL MATCH EXISTING FINISH GRADES. RUNOFF SHALL BE MAINTAINED ON SUBDIVISION PROPERTY UNLESS OTHERWISE APPROVED.
13. OBSTRUCTIONS WITHIN THE PROPOSED 40' (HALF-WIDTH) GALLOWAY ROAD RIGHT-OF-WAY WILL BE REMOVED, INCLUDING: TREES, SHRUBS, THE EXISTING FENCE, THE EXISTING APPROACH, AND THE GATE ADJACENT TO GALLOWAY ROAD.
14. THIS PREPLAT IS IN CONCEPTUAL IN NATURE FINAL DESIGN DETAILS SHALL BE REFLECTED ON THE FINAL PLAT, PREPLAT IS IN GENERAL CONFORMANCE WITH CANYON COUNTY DEVELOPMENT AGREEMENT DA #25-020.

COVER SHEET

0 60 120 180
Plan Scale: 1" = 60'

PROFESSIONAL ENGINEER
REGISTERED
8628
6/18/25
STATE OF IDAHO
JOE N. PACHNER

REVISIONS

NO.	ITEM	DATE
1	CHDA COMMENTS	1/13/2023
2	CANYON COUNTY AND CHDA COMMENTS	2/28/2023
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4	CONYON COUNTY COMMENTS	6/18/2025

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
COVER SHEET

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.
PP1.0

P:\21-184\CAD\PLAT\PRELIMINARY\21-184 PRE PLAT - COVER.DWG, SCOTT PRILLAMAN, 6/18/2025, CANON IMP7555 (BW).PC3, 24X36 LJPDF]

Exhibit B.2a

R23731010
DESERT TURST
26077 MERLYNN LN
MIDDLETON, ID 83644

R2378010A0
CASSANDRA F CROWELL
9596 GALLOWAY RD
MIDDLETON, ID 83644

R3751800000
GARRETT DELORES FAMILY TRUST
0 GALLOWAY RD
MIDDLETON, ID 83644

R3751600000
GARRETT DELORES FAMILY TRUST
9645 GALLOWAY RD
MIDDLETON, ID 83644

R3751012700
ROXANNE S JONES
9516 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R3751012600
JASON A SCHROEDER
9564 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R2373001100
ERIK H NANSEN
9658 GALLOWAY RD
MIDDLETON, ID 83644

LANSING HEIGHTS
ESTATES SUBDIVISION
BOOK 12, PAGE 8
RECORDED 1/30/1973

R3751012500
MCCOMB J AND A FAMILY TRUST
9612 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R2373000000
RAYMOND BERTELLI
9680 GALLOWAY RD
MIDDLETON, ID 83644

R23728010
JANICE HOFFMAN
26069 GILL LN
MIDDLETON, ID 83644

WILLOWVIEW
SUBDIVISION No. 2
BOOK 38, PAGE 20
RECORDED 8/31/2006

R2373001000
GARY L WAGNER
9716 GALLOWAY RD
MIDDLETON, ID 83644

R3751012400
MARTIN JAMES AND SHERRY LIVING TRUST
9660 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R3751012300
ARIES GANIR
9708 GOLDEN WILLOW ST
MIDDLETON, ID 83644

R37432010A1
DALE CLUFF
9780 GALLOWAY RD
MIDDLETON, ID 83644

GRAND ESTATES
SUBDIVISION
BOOK 27, PAGE 49
RECORDED 3/15/2000

R3752051000
JUNE M GREGG
9811 GALLOWAY RD
MIDDLETON, ID 83644

R3752050900
STEVEN K MILLER
9850 GRAND TETON TRL
MIDDLETON, ID 83644

R3752050800
STEVEN W HATCHETT
9830 GRAND TETON TRL
MIDDLETON, ID 83644

R3752050700
RICHARD JAMES TRUDEAU
9810 GRAND TETON TRL
MIDDLETON, ID 83644

THOROUGHBRED
ESTATES SUBDIVISION
BOOK 44, PAGE 7
RECORDED 10/20/2014

R3751410600
DOUGLAS MARK BENNE
25794 AMBLE WAY
MIDDLETON, ID 83644

R3751410500
MCINELLY FAMILY TRUST
25810 AMBLE WAY
MIDDLETON, ID 83644

R37432010A2
SERGEY Z IVANOV
9790 GALLOWAY RD
MIDDLETON, ID 83644

R3751410400
RICHARD F GUDMUNDSON
25834 AMBLE WAY
MIDDLETON, ID 83644

GALLOWAY ROAD (PUBLIC)

MERLYNN LANE (PUBLIC)

EXISTING STORM DRAIN PIPE TO BE REMOVED

EXISTING 27.45' EP–EP

10' STORM DRAIN EASEMENT

EXISTING SPEED LIMIT SIGN TO BE PROTECTED AND RELOCATED.

EXISTING TREES AND SHRUBS TO BE REMOVED

EXISTING BUILDING TO BE REMOVED.

EXISTING TREES AND SHRUBS TO BE REMOVED

EXISTING POWER POLE TO BE PROTECTED AND RELOCATED.

EXISTING 25.74' EP–EP

EXISTING 25.00' PRESCRIPTIVE ROW

EXISTING STORM DRAIN PIPE TO BE REMOVED

EXISTING MAILBOX TO BE PROTECTED AND RELOCATED.

EXISTING TREES AND SHRUBS TO BE REMOVED

EXISTING WELL TO BE RETAINED AND PROTECTED.

EXISTING RESIDENTIAL HOME TO BE RETAINED AND PROTECTED.

EXISTING SEPTIC SYSTEM TO BE RETAINED AND PROTECTED.

EXISTING FENCING TO BE REMOVED.

EXISTING FENCING TO BE REMOVED.

LIMITS OF GRADING AND VEGETATION REMOVAL.

EXISTING FENCING TO BE REMOVED.

S89°09'58"E 660.25'

S00°36'14"W 447.94'

S49°09'01"E 36.37'

S40°50'59"W 42.96'

S00°36'14"W 814.76'

N89°16'26"W 660.37'

N00°34'53"E 180.35'

N00°36'33"E 1320.23'

N40°50'59"E 66.00'

N49°09'01"W 250.00'

N40°46'14"E 26.39'

S49°09'01"E 301.51'

N49°13'15"W 314.45'

9.0', TYP. 8"W 167.25'

EXISTING CONDITIONS

0 60 120 180

Plan Scale: 1" = 60'

REVISIONS

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1	CHDA COMMENTS	1/13/2023
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PROFESSIONAL ENGINEER
REGISTERED
8628
6/18/25
STATE OF IDAHO
JOE N. PACHNER

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
EXISTING CONDITIONS

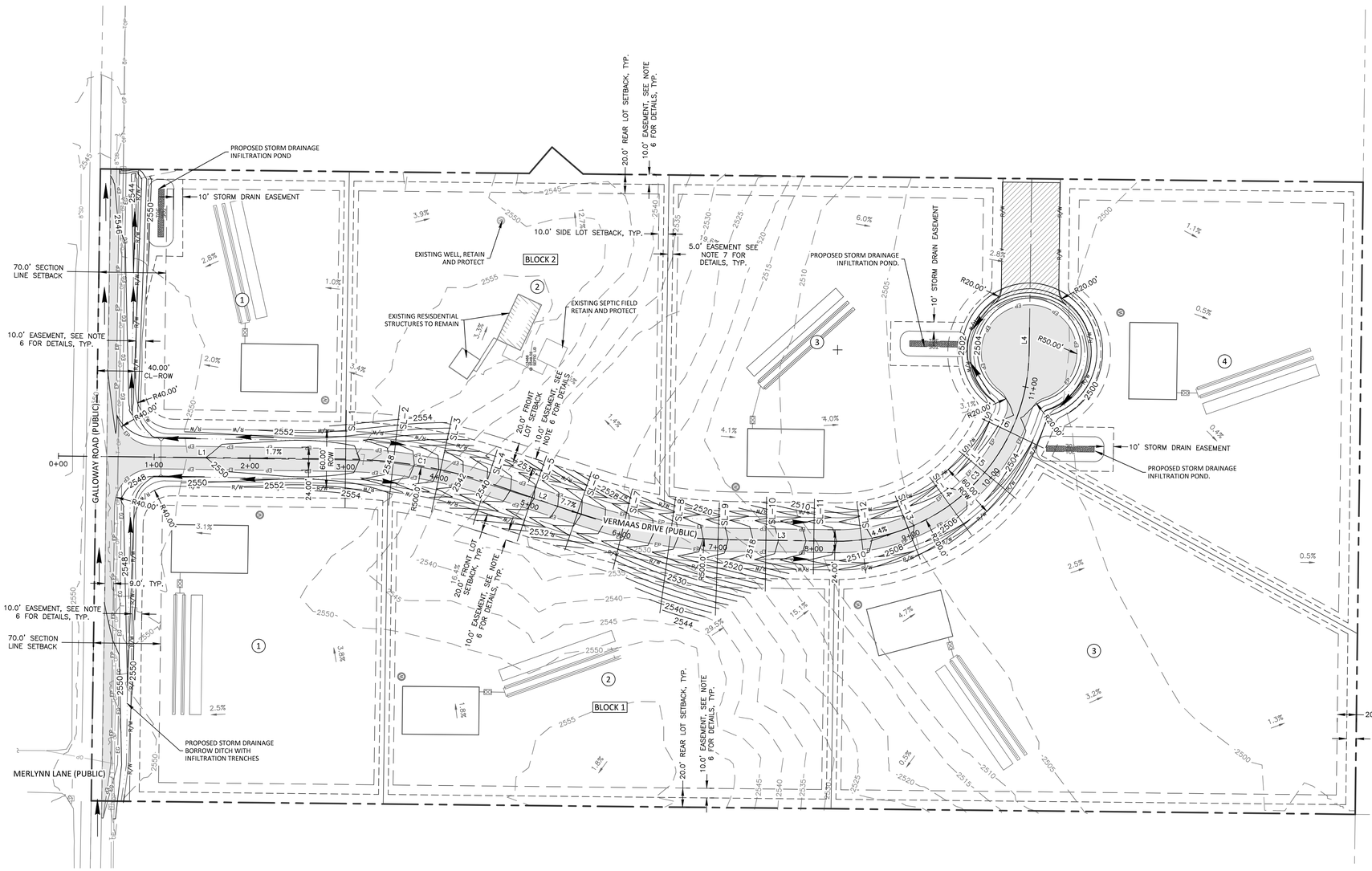
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.
PP1.1

P:\21-184\CAD\PLAT\PRELIMINARY\21-184 PRE PLAT - COVER.DWG, SCOTT PRELLAMAN, 6/18/2025, CANON IPF755 (BW).PC3, 24X36, LJPDF]

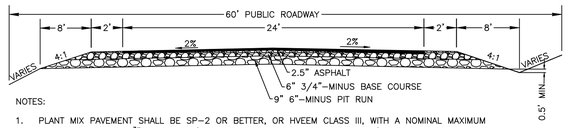
Exhibit B.2a



ENGINEERING & DRAINAGE

0 60 120 180

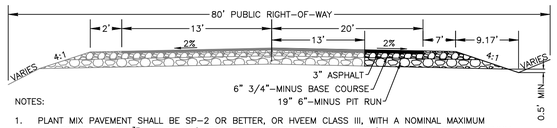
Plan Scale: 1" = 60'



NOTES:

1. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, OR HVEEM CLASS III, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF ¾". PG 64-28(PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS REQUIRED.

TYPICAL PUBLIC ROAD SECTION (ALL INTERNAL ROADWAYS)
NTS



NOTES:

1. PLANT MIX PAVEMENT SHALL BE SP-2 OR BETTER, OR HVEEM CLASS III, WITH A NOMINAL MAXIMUM AGGREGATE SIZE OF ¾". PG 64-28(PERFORMANCE GRADED ASPHALT BINDER) SHALL BE USED. A MINIMUM OF 0.5% ANTI-STRIPPING ADDITIVE IS REQUIRED.

TYPICAL STREET SECTION GALLOWAY ROAD (PUBLIC)
NTS

LEGEND	
WELL SETBACK	
DRAINAGE ARROWS	
BUILDING PAD	
ASPHALT ROADWAY	
REPLACEMENT AREA	
SEPTIC TANK	
WELL	
DRAINFIELD	

MINIMUM SEPARATIONS	
WELL TO DRAINFIELD	100'
WELL TO DWELLING	10'
SEPTIC TANK TO DWELLING	5'
SEPTIC TANK TO PRIVATE WELL	50'
SEPTIC TANK TO PROPERTY LINE	5'
SEPTIC TANK TO IRRIGATION CANAL	25'
SEPTIC TANK TO JUNCTION BOX	6'
SEPTIC TANK TO WATER LINE ELBOW	10'
DRAINFIELD TO DWELLING 10' SLAB/CRAWL BASEMENT	20'
DRAINFIELD TO PROPERTY LINE	5'
DRAINFIELD TRENCH TO REPLACEMENT AREA	6'
DRAINFIELD TRENCH TO DRAINFIELD TRENCH	6'

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE FOR EACH LOT WILL BE PROVIDED BY INDIVIDUAL WELLS. SEWAGE TREATMENT SHALL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND DRAIN FIELDS FOR EACH LOT.
2. WATER AND SEWER LINE SIZES AND LOCATIONS ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.
3. SEE SHEET PP1.3 FOR ROAD CROSS SECTIONS WHERE THE PROFILE GRADE EXCEEDS 6% AND WHERE GRADING LIMITS EXTEND OUTSIDE THE PROPOSED RIGHT-OF-WAY.
4. STORM DRAINAGE AND GRADING SHOWN ARE PRELIMINARY AND WILL BE REFINED DURING FINAL DESIGN.

DRAINAGE AND ENGINEERING NOTES

1. STORM DRAINAGE FROM THE ROADWAYS AND LOTS SHALL BE COLLECTED IN ROADSIDE SWALES AND RETAINED WITHIN THE PROPOSED STORMWATER INFILTRATION PONDS SHOWN ON THE PLANS. THE STORMWATER INFILTRATION PONDS WILL SIZED TO ACCOMADATE THESE RATES.
2. BUILDING FOOTPRINTS AND SEWER LAYOUTS ARE SHOWN FOR TYPICAL LAYOUT TO COMPLY WITH SEPARATION REQUIREMENTS. ACTUAL BUILDING PADS AND SEPTIC LAYOUT MAY BE REVISED UPON APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT.
3. ALL DOMESTIC WATER WELLS AND SANITARY SEWER SEPTIC SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND SOUTHWEST DISTRICT HEALTH REQUIREMENTS.
4. THE OWNERS OF EACH LOT SHALL BE REQUIRED TO RETAIN ALL EXCESS IRRIGATION AND DRAINAGE ON THEIR LOTS. INDIVIDUAL LANDSCAPE PLANS WILL DEMONSTRATE THAT ANY EXCESS IRRIGATION WILL BE RETAINED ON THEIR LOTS.
5. LOT 2, BLOCK 5 HAS AN EXISTING RESIDENTIAL STRUCTURE WITH WELL AND SEPTIC. NO NEW DEVELOPMENT IS PROPOSED FOR THIS LOT AT THIS TIME.
6. UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO STREET RIGHTS-OF-WAY AND THE SUBDIVISION BOUNDARY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC AND PRIVATE UTILITIES, LOT AND ROAD DRAINAGE, AND IRRIGATION FACILITIES.
7. UNLESS OTHERWISE DIMENSIONED, ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC AND PRIVATE UTILITIES, LOT DRAINAGE AND IRRIGATION FACILITIES.

Line Table: Alignments				
Line #	Length	Direction	Start Point	End Point
L1	299.200	S00° 36' 33.24"W	(2403695.2087,760400.8199)	(2403692.0273,760101.6373)
L2	94.185	S18° 53' 15.65"W	(2403665.1330,759945.0968)	(2403634.6442,759855.9835)
L3	111.548	S00° 50' 02.08"W	(2403607.7746,759701.4035)	(2403606.1511,759589.8671)
L4	26.113	S89° 09' 57.92"E	(2403803.2192,759386.9775)	(2403829.3296,759386.5974)

Curve Table: Alignments					
Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	500.000	159.510	S09° 44' 54.44"W	(2403692.0273,760101.6373)	(2403665.1330,759945.0968)
C2	500.000	157.549	S09° 51' 38.87"W	(2403634.6442,759855.9835)	(2403607.7746,759701.4035)
C3	200.000	314.159	S44° 09' 57.92"E	(2403606.1511,759589.8671)	(2403803.2192,759386.9775)

VERMASS DRIVE CL ALIGNMENT LINE AND CURVE TABLE
NTS

PROFESSIONAL ENGINEER REGISTERED 8628 6/18/25 STATE OF IDAHO JOE N. PACHNER

REVISIONS

NO.	ITEM	DATE
	CHOA COMMENTS	1/13/2023
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4		

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
ENGINEERING & DRAINAGE

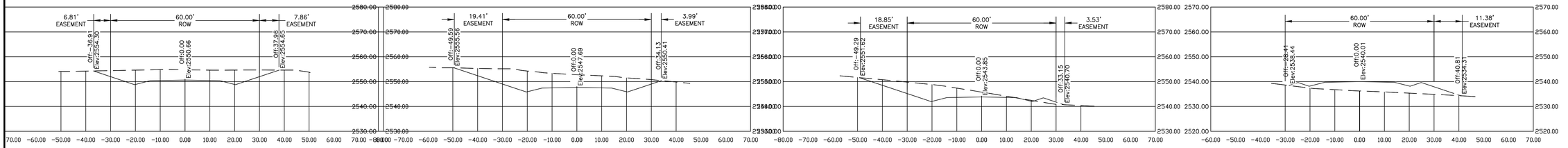
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

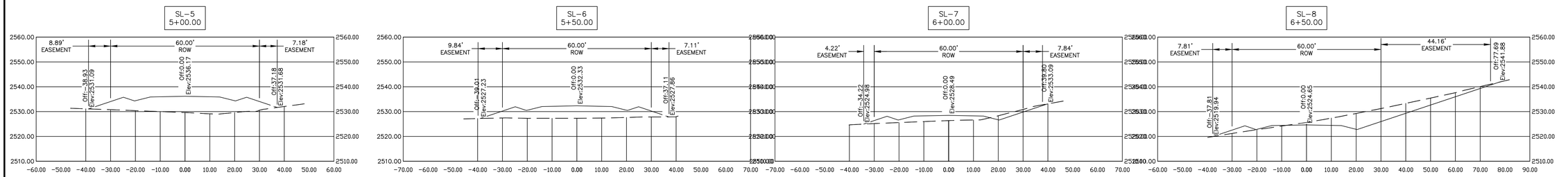
DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

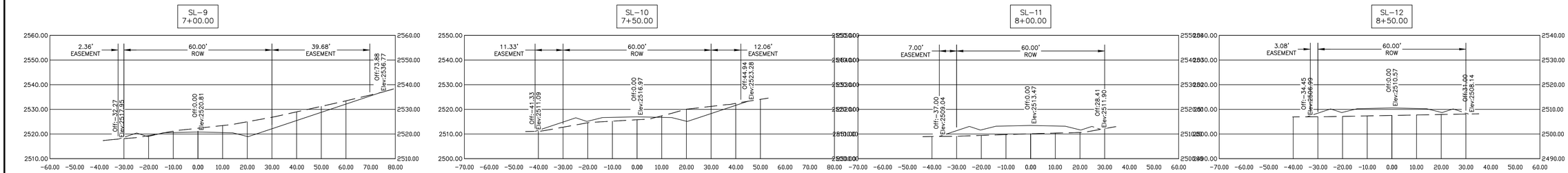
SHEET NO.
PP1.2

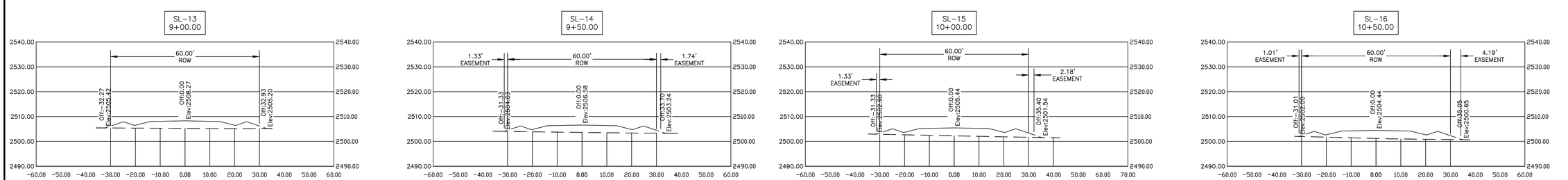
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Exhibit B.2a









STREET CROSS SECTIONS

0 20 40 60

Plan Scale: 1" = 20'

REVISIONS

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4		

PROFESSIONAL ENGINEER REGISTERED 8628 6/18/25 STATE OF IDAHO JOE N. PACHNER

EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

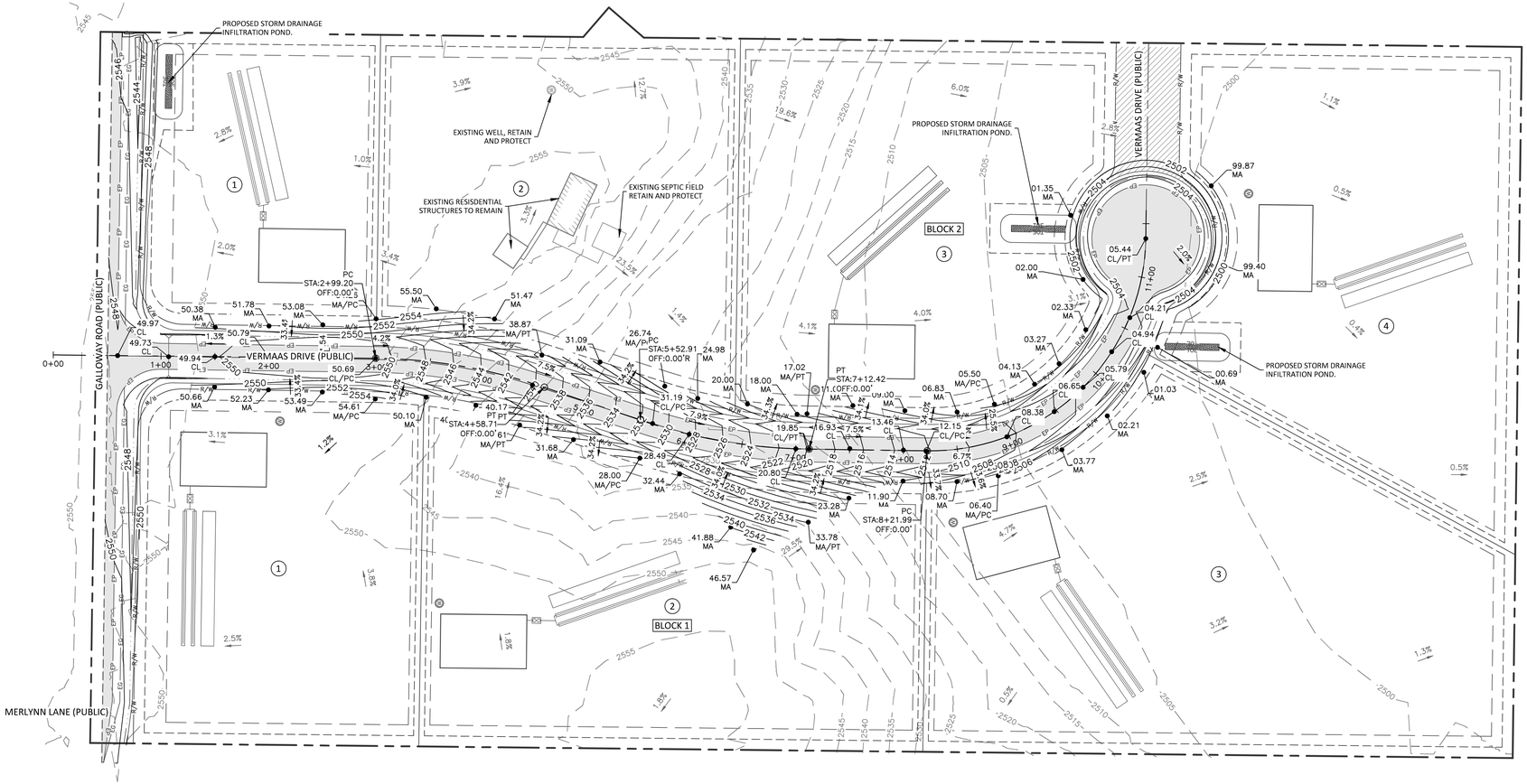
PRELIMINARY PLAT
STREET CROSS SECTIONS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.
PP1.3

P:\21-184\CAD\PLAT\PRELIMINARY\21-184 PRE PLAT - ENGINEERING & DRAINAGE.DWG, SCOTT PRILLAMAN, 6/18/2025, CANON IMP755 (BW) (PC), 24X36 (.CPSF)



PRELIMINARY GRADING PLAN

0 60 120 180

Plan Scale: 1" = 60'

Exhibit B.2a

PROFESSIONAL ENGINEER REGISTERED 8628 6/18/25 STATE OF IDAHO JOE N. PACHNER

REVISIONS

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EASY FLYER SUBDIVISON
CANYON COUNTY, IDAHO

PRELIMINARY PLAT
PRELIMINARY GRADING PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	JNP
DRAWN BY:	AJL\BJJ
CHECKED BY:	JNP
DATE:	6/18/25
PROJECT:	21-184

SHEET NO.
PP1.4

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

▪ Engineering Division ▪

July 8, 2025

Re: Easy Flyer Subdivision – Preliminary Plat (SD2025-0004) #2 review

Dear Mr. Dan,

The Engineering Division has completed its second review of the Preliminary Plat for the Easy Flyer Subdivision, based on updated materials received on June 26, 2025**,** including responses to prior comments, geotechnical documentation, and the signed plat.

This review focused on compliance with **Canyon County Zoning Ordinance (CCZO), Article 17**, as well as applicable provisions of the Hillside Development Code (CCZO §07-17-33), engineering design standards, and development agreement DA #25-020.

The Engineering Division recommends **Approval** of the Preliminary Plat subject to the following **conditions for Final Plat submittal**:

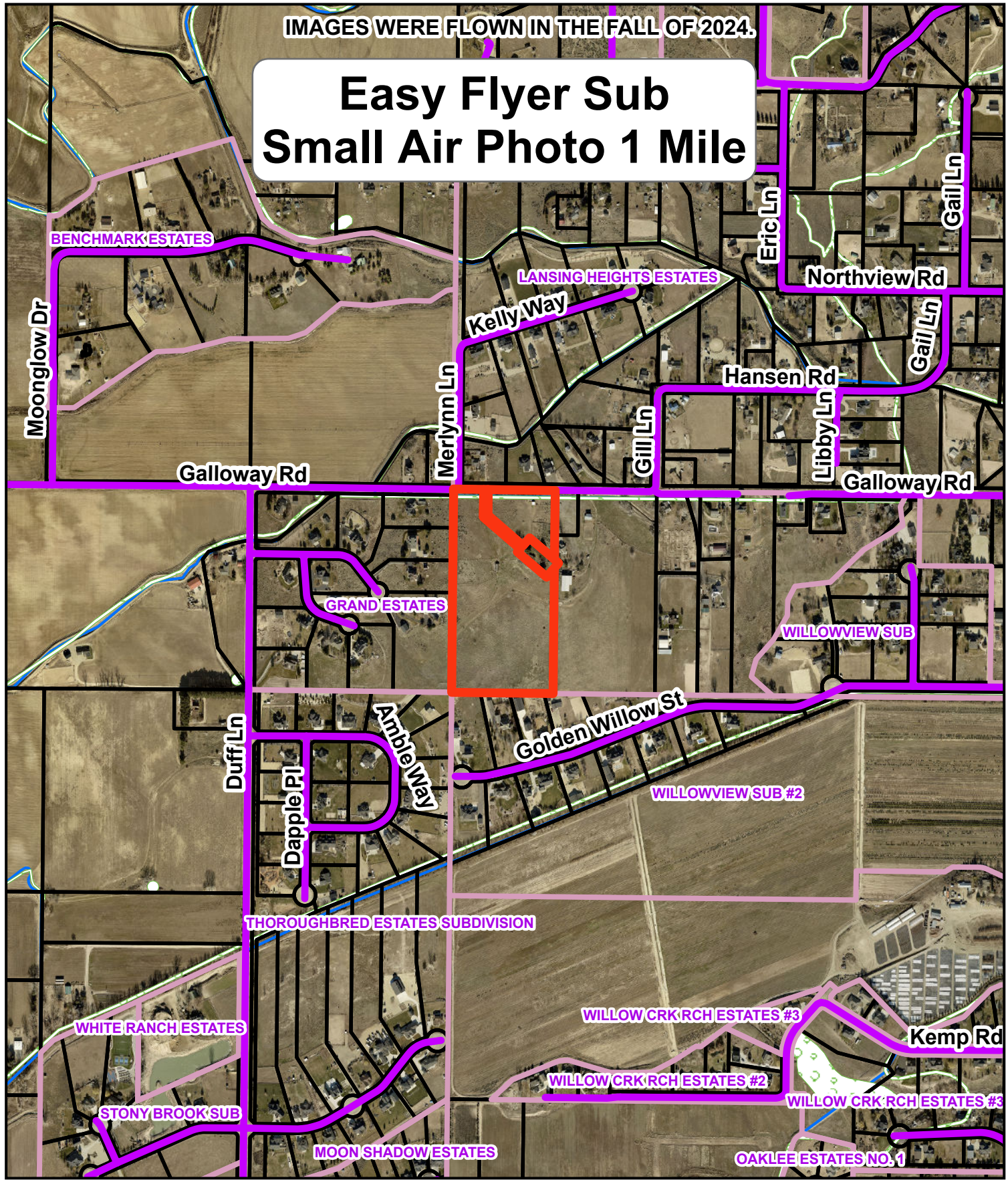
1. All subdivision improvements (e.g., roads, stormwater facilities, drainage infrastructure) must be completed or bonded prior to BOCC signature on the final plat.
2. Finish grades at subdivision boundaries must match adjacent properties. Runoff shall be retained on-site unless otherwise approved.
3. A note must be included on the Final Plat designating all slopes exceeding 15% as no-build zones**.**
4. Include a note that **Engineered Grading and Drainage plans are required** with each individual building permit application.
5. The stormwater management plan must address:

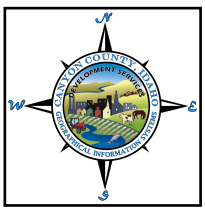
    - Short-term construction protections (e.g., roadside swale protection during homebuilding), and
    - Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure continued function of drainage systems.

Please note that any variances or waivers to Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of this Preliminary Plat does

not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of their respective responsibilities.

Sincerely,
Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services

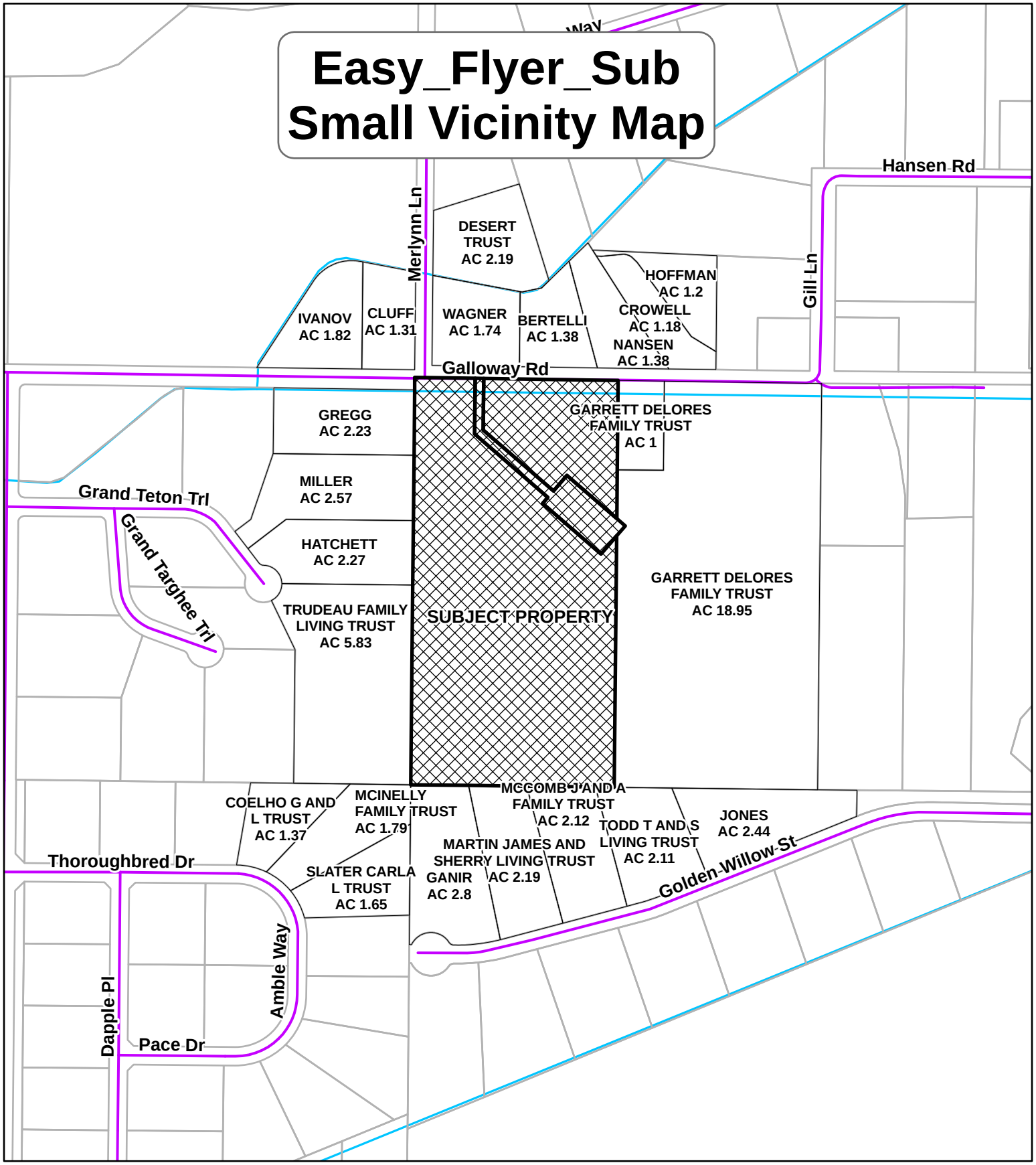


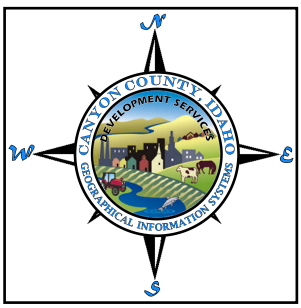


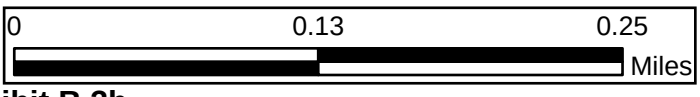
City_Limits
Wetlands

0 0.25 0.5 Miles

Easy_Flyer_Sub
Small Vicinity Map







BOARD OF COUNTY COMMISSIONERS
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Vermaas – CR2022-0022

The Canyon County Board of County Commissioners considers the following:

1) Conditional Rezone of Parcels R37517 & R37519, approximately 20 acres, from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone - Rural Residential) Zone subject to a development agreement (Attachment A).

[Case No. CR2022-0022, 9713 Galloway Road, Middleton; also referenced as a portion of the NW¼ of Section 28, T5N, R2W, Canyon County, Idaho]

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2022-0022.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).

   a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCZO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCZO §07-05-01

2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use. *See* I.C. §67-6504, §67-6511.

3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504, 67-6509 & 67-6511.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The

County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

The application, CR2022-0022, was presented at a public hearing before the Canyon County Board of County Commissioners on February 4, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Board of County Commissioners decide as follows:

CONDITIONAL REZONE CRITERIA – CCZO §07-06-07(6)

1. **Is the proposed conditional rezone generally consistent with the comprehensive plan?**

   Conclusion: The request is generally consistent with the 2020 Canyon County Comprehensive Plan.

   Findings: (1) The 2030 Canyon County Comprehensive Plan designates the parcel as "agricultural" on the future land use map. However, the request was submitted before the adoption of the 2030 Canyon County Comprehensive Plan. The parcel and area are designated as "residential" in the 2020 Future Land Use map (Exhibit B.3c of the staff report).

   (2) The request aligns with the following goals and policies of the 2020 Canyon County Comprehensive Plan:

   - Property Rights - Policy 1: "No person shall be deprived of private property without due process of law."
   - Population - Policy 3: "Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses." (*See Criteria 2, 3 & 4 for evidence*).
   - School Facilities and Transportation – Goal 2: "Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools." *See Attachment A, Condition No. 2b.*
   - Economic Development – Policy 7: "Canyon County should identify areas of the county suitable for commercial, industrial, and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished." (*See Criteria 2, 3 & 4 for evidence*)
   - Land Use – Goal 6: "Designate areas where rural-type residential development will likely occur and recognize areas where agricultural development will likely occur." (*See Criteria 2, 3 & 4 for evidence*)
   - Land Use – Policy 1: "Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact on surrounding areas." (*See Criteria 2, 3 & 4 for evidence*)
   - Land Use – Policy 2: "Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate." (*See Criteria 2, 3 & 4 for evidence*)

   (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

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

   Conclusion: When considering the surrounding land uses, the request is more appropriate than the current zoning designation.

   Findings: (1) The property is zoned "A" (Agricultural) and surrounded predominantly by other "A" zoned properties (Exhibit B.3d of the staff report). Within a 600' radius, the average lot size is 3.45 acres (Exhibit B.3f of the staff report). The subject parcel predominantly consists of class 3 & 4 soils (Exhibit B.3i of the staff report). Due to slopes ranging from 9 to over 15%

Exhibit B.4a

(approximately a five-acre portion), a majority of the parcel consists of not prime farmland/farmland of statewide importance if irrigation (Exhibit B.3k of the staff report). Canyon Soils Conservation District does not oppose the request (Exhibit B.4f of the staff report).

(2) Although a majority of the surrounding parcels are zoned "A", the parcels consist of lots created through subdivision platting (Exhibit B.3f of the staff report). North of the subject parcel is Lansing Heights Estates (89 lots, 3.16-acre average lot size) approved in 1973. To the south is Willowview Subdivision No. 2 (16 lots, 7.11-acre average lot size; 2.21 acres if the large field is not included) approved in 2006. To the southwest is the Thoroughbred Estates Subdivision (40 lots, 2.29-acre average lot size) approved in 2014. To the west is the Grand Estates Subdivision (14 lots, 2.86-acre average lot size) approved in 2000. Within a one-mile radius are 23 subdivisions with an average lot size of 2.99 acres.

(3) The request originally proposed an "R-1" zone with a development agreement condition to limit development to a 1.4-acre average lot size (13 lots; Exhibit B.2a of the staff report). The applicant amended the proposal as "R-R" (Rural Residential, two-acre average minimum lot size) to ensure future development does not impact the rural character (Exhibit C.10 of the staff report).

(4) The "R-R" (Rural Residential) zoning designation has been approved predominantly within a one-mile radius (Exhibit B.3d of the staff report). Recent land use decisions demonstrate that the existing character supports agricultural and rural residential development (Exhibit B.3e of the staff report).

(5) The Planning and Zoning Commission recommended that the Board of County Commissioners deny the request finding the proposed two-acre average lot size not commensurate with the average lot sizes found in the area (Exhibit A of the staff report). After considering all the information and testimony at the February 4, 2025, public hearing, the Board of County Commissioners find, as conditioned (Attachment A), a 2.5-acre average lot size is commensurate with the average lot size of the four nearest subdivisions (Exhibit B.3f of the staff report).

(6) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on January 7, 2025. A newspaper notice was published on January 7, 2025. Property owners within 600' were notified by mail on January 7, 2025. Full political notice was provided on January 7, 2025. The property was posted on January 7, 2025.

a. No written comments were received regarding the proposal to an "R-R" Zone. Comments previously submitted for the Planning and Zoning Commission hearings were provided to the Board of County Commissioners for consideration (Exhibit B.5 & C.11a).

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

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

Conclusion: As conditioned (Attachment A), the request is compatible with the surrounding land uses.

Findings: (1) Although a majority of the surrounding parcels are zoned "A", the parcels consist of lots created through subdivision platting (Exhibit B.3f of the staff report). North of the subject parcel is Lansing Heights Estates (89 lots, 3.16-acre average lot size) approved in 1973. To the south is Willowview Subdivision No. 2 (16 lots, 7.11-acre average lot size; 2.21 acres if the large field is not included) approved in 2006. To the southwest is the Thoroughbred Estates Subdivision (40 lots, 2.29-acre average lot size) approved in 2014. To the west is the Grand Estates Subdivision (14 lots, 2.86-acre average lot size) approved in 2000. Within a one-mile radius are 23 subdivisions with an average lot size of 2.99 acres.

(2) Within a one-mile radius, the following land use decisions were made between 2018 and 2023 (Exhibit B.3e of the staff report):

a. 2020: SD2020-0003 – Oaklee Estates Sub. (approximately 2,600 feet south of the subject parcel): Rezone to "R-1" in 2017 and a preliminary plat for 36 residential lots (a 1.3-acre average lot size).

b. 2021: RZ2021-0006 – Guidi (R37431014, approximately 4,800 feet north of the subject parcel): Rezone from "A" to "R-R" zone was approved. The parcel can potentially be divided into five parcels. Since the rezone, the parcel has been divided into a total of three parcels via an administrative land division application approval (AD2022-0072).

c. 2021: RZ2021-0018 – Kelley (Parcel R37527011, approximately 1,350 feet southwest of the subject parcel): Conditional Rezone from "A" to "CR-R-1" zone limiting the 37.8 acres to 26 residential lots subject to landscaping requirements and ag-disclosures was approved (Exhibit B.6a of the staff report).

   - Per CCZO Section 07-06-07(3): *"Designation of a parcel as CR shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same."*

d. 2022: RZ2021-0034 – Cotner (Parcel R37498, approximately 3,300 feet southeast of the subject parcel): Rezone from "A" to "R-R" zone was approved. A preliminary plat was approved for Hawk View Subdivision in 2022 for 12 residential lots (SD2021-0021).

e. 2022: RZ2021-0012 – Reynolds (Parcel R37497010, 010A & 010B, approximately 3,300 feet southeast of the subject parcel): Rezone from "A" to "R-1" zone denied due to the area still maintaining an agricultural and rural residential character that would be impacted by the "R-1" zone (Exhibit B.6b of the staff report).

f. 2022: RZ2021-0049 – Lippert (Parcel R37431010, approximately 2,700 feet north of the subject parcel): Conditional rezone from "A" to "R-R" zone limiting the 20 acres to no more than two parcels was approved.

   - Per CCZO Section 07-06-07(3): *"Designation of a parcel as CR shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same."*

g. 2022: RZ2021-0055 – Codr (Parcel R37431017A, approximately 2,700 feet southeast of the subject parcel): Conditional rezone from "A" to "R-R" zone limiting the 14 acres to no more than six parcels was approved.

   - Per CCZO Section 07-06-07(3): *"Designation of a parcel as CR shall not constitute "spot" zoning and shall not be presumptive proof that the zoning of other property adjacent to or in the vicinity of the conditionally rezoned property should be rezoned the same."*

h. 2023: RZ2022-0011 – Sierra Vista (Parcel R37496, approximately 5,000 feet southeast of the subject parcel): Rezone from "A" to "R-R" zone was denied due to unknown cumulative impacts regarding traffic and impacts to Middleton School District based on current capacity issues (Exhibit B.6c of the staff report).

(3) As conditioned (Attachment A), the request limits development to a 2.5-acre average lot size which is commensurate with the average lot size of the four nearest subdivisions (Exhibit B.3f of the staff report).

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

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

Conclusion: As conditioned (Attachment A), the request will not negatively impact the rural character of the area.

Findings: (1) The request originally proposed an "R-1" zone with a development agreement condition to limit development to a 1.4-acre average lot size (13 lots; Exhibit B.2a of the staff report). The applicant amended the proposal as "R-R" (Rural Residential, two-acre average minimum lot size) to ensure future development does not impact the rural character (Exhibit C.10 of the staff report).

The area consists of large agricultural properties and rural development within old subdivisions (Exhibit B.3a, B.3f & B.7 of the staff report). Lots sizes within the area consist of rural residential-sized lots (two-acre lot sizes or larger). Within a 600-foot radius, the average lot size is 3.45 acres (Exhibit B.3f of the staff report). Within a one-mile radius are 23 subdivisions with an average lot size of 2.99 acres (Exhibit B.3f of the staff report).

The rural residential zoning designation has been approved predominantly within a one-mile radius (Exhibit B.3d of the staff report). Recent land use decisions demonstrate that the existing character supports agricultural and rural residential development (Exhibit B.3e of the staff report).

As conditioned (Attachment A), the request limits development to a 2.5-acre average lot size which is commensurate with the average lot size of the four nearest subdivisions (Exhibit B.3f of the staff report).

(2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on January 7, 2025. A newspaper notice was published on January 7, 2025. Property owners within 600' were notified by mail on January 7, 2025. Full political notice was provided on January 7, 2025. The property was posted on January 7, 2025.

a. No written comments were received regarding the proposal to an "R-R" Zone. Comments previously submitted for the Planning and Zoning Commission hearings were provided to the Board of County Commissioners for consideration (Exhibit B.5 & C.11c).

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

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

Conclusion: Adequate facilities can be accommodated for the request.

Findings: (1) As conditioned (Attachment A), the request will create 2.5-acre average lot sizes (subject to subdivision platting) that will be served by individual wells and individual septic systems (Exhibit B.2a of the staff report). The parcel is not located in a nitrate priority area (Exhibit B.3j of the staff report).

(2) The property is allotted nine inches of irrigation water, which is not adequate to supply irrigation to each lot. Therefore, the rights will be transferred and irrigation will be provided via domestic wells (Exhibit B.2a of the staff report).

(3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on January 7, 2025. A newspaper notice was published on January 7, 2025. Property owners within 600' were notified by mail on January 7, 2025. Full political notice was provided on January 7, 2025. The property was posted on January 7, 2025.

a. Black Canyon Irrigation District (BCID) has no specific concerns about the request (Exhibit B.4e of the staff report). Platting requires BCID review including water rights verification, easement and maintenance road protection, and improvements such as piping.

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

Exhibit B.4a

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

Conclusion: The request is not anticipated to create an interference with existing or future traffic patterns.

Findings:

(1) As conditioned (Attachment A), the rezone limits development to 2.5-acre average lot sizes with no secondary residences equating to 76.16 average daily trips (ADT). The applicant proposes internal roads serving the development to be public and improved to highway district standards.

- *ADT estimate based on CCZO Section 07-10-03(3).*

(2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on January 7, 2025. A newspaper notice was published on January 7, 2025. Property owners within 600' were notified by mail on January 7, 2025. Full political notice was provided on January 7, 2025. The property was posted on January 7, 2025.

a. Highway District #4 will not require a Traffic Impact Study (TIS). A TIS is normally required for the development of 50 lots or 500 ADT. However, a 40' wide right-of-way dedication is required along Galloway Road for future public road improvements (Exhibit B.4d of the staff report).

b. Based on the size of the development and distances from SH-44, ITD does not have any concerns about the development (Exhibit B.4b of the staff report).

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

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

Conclusion: The property has legal access. The development will have adequate access at the time of development.

Findings:

(1) R37517 and R37519 are both original parcels per CCZO §07-02-03 (created on or before September 6, 1979). Parcel R37519 has an access and dwelling with a garage established in the 1970s off Galloway Road.

(2) The applicant's initial conceptual plan shows that the access will be relocated to accommodate the future internal roads (Exhibit B.2a of the staff report).

(3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on January 7, 2025. A newspaper notice was published on January 7, 2025. Property owners within 600' were notified by mail on January 7, 2025. Full political notice was provided on January 7, 2025. The property was posted on January 7, 2025.

a. Per Highway District #4 comments, there are no concerns regarding the future location of the internal roads and approach onto Galloway Road (Exhibit B.4d of the staff report).

b. Based on the size of the development and distances from SH-44, ITD does not have any concerns about the development (Exhibit B.4b of the staff report).

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

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

Conclusion: The request is not anticipated to impact essential services. As conditioned by the development agreement (Attachment A), the request minimizes impacts regarding capacity concerns expressed by the Middleton School District.

Findings: (1) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on January 7, 2025. A newspaper notice was published on January 7, 2025. Property owners within 600' were notified by mail on January 7, 2025. Full political notice was provided on January 7, 2025. The property was posted on January 7, 2025.

a. Middleton School District submitted a letter identifying that 2 of the 3 elementary schools are over capacity while the middle and high schools are nearing capacity due to continued growth within the district boundaries (Exhibit B.4a of the staff report). The rezone proposes 13 residential lots which equate to 7-9 students (14-18 students with secondary residence). If approved, the school district requests the developer include appropriate planning to ensure safe routes and bus stop spacing.

b. The Planning and Zoning Commission recommended that the Board of County Commissioners deny the request, finding the request does not adequately address cumulative impact on the school district and does not provide any solutions or mitigation measures (Exhibit A of the staff report). After considering all the information and testimony at the February 4, 2025, public hearing, the Board of County Commissioners finds the request as conditioned (Attachment A), will have a negligible impact on the school district.

c. No comment letter was received from Middleton/Star Fire District, Canyon County Sheriff's Department, or Canyon County Paramedics. The applicant's letter of intent states the development will coordinate with the fire district regarding fire suppression requirements (Exhibit B.2a of the staff report).

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0022.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners approve Case # CR2022-0022, a conditional rezone of Parcels R37517 & R37519 from an "A" (Agricultural) Zone to a "CR-R-R" (Conditional Rezone - Rural Residential) Zone subject to the development agreement conditions (Attachment A).

DATED this 4 day of MARCH, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

✓ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Commissioner Brad Holton	Did not participate		
Commissioner Zach Brooks	X		

Attest: Rick Hogaboam, Clerk

By: [signature] Date: 3-4-25
Deputy

Exhibit B.4a

ATTACHMENT A

Development Agreement Conditions

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The subject property, R37517 and R37519, approximately 20 acres, shall be divided in compliance with Chapter 7, Article 17 of the Canyon County Zoning Ordinance (Subdivision) subject to the following restrictions:
   a. Residential lots shall maintain an average lot size of 2.5 acres. Secondary residences per CCZO Section 07-02-03, 07-10-27, and 07-14-25 are prohibited.
   b. The subdivision shall provide adequate bus stop spacing for school buses.
   c. Further division of parcel is prohibited unless rezoned and re-platted.
3. The developer shall comply with CCZO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 N. 11th Avenue #310 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 25-080

THIS AGREEMENT, made and entered into this 4 day of March, 2025, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Bonnie Vance Vermaas, hereinafter referred to as "Applicant."

RECITALS

WHEREAS, The Applicant has applied to the County for a conditional rezone from an "A" (Agricultural) Zone to "CR-R-R" (Conditional Rezone – Rural Residential) Zone (CR2022-0022), which are legally described in the attached EXHIBIT "A," incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, Parcels R37517 and R37519, approximately 20 acres, are owned by the Applicant; and

WHEREAS, on the 4 day of Feb., 2025, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property to a "CR-R-R" Zone, which was done with Applicant's approval. The conditions of the approval for the conditional rezone are attached hereto as EXHIBIT "B"; and

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance, or as amended, and to ensure the Applicants will implement and be bound by the conditions of the rezone order issued by the Canyon County Board of Commissioners; and

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

2025-007216
RECORDED
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RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=9 MBROWN NO FEE
AGR
CANYON COUNTY

SECTION 1. AUTHORIZATION.

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

SECTION 2. PROPERTY OWNER.

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

SECTION 3. RECORDATION.

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

SECTION 4. TERM.

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

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

SECTION 5. MODIFICATION.

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

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

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

Exhibit B.4b

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Properties from "A" (Agricultural) Zone to "CR-R-R" (Conditional Rezone – Rural Residential) Zone, which conditions are attached hereto as EXHIBIT "B".

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

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

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

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

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number CR2022-0022 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness, or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions, or orders.

C. INDEMNITY.

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

Exhibit B.4b

D. DEFENSE EXPENSES.

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

SECTION 10. PERIODIC REVIEW.

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

SECTION 11. REQUIRED PERFORMANCE.

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

SECTION 12. DEFAULT AND REMEDIES.

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

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Properties to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and Idaho Code §67-6509, if the properties described in attached EXHIBIT "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Properties conditionally rezoned from "A" (Agricultural) Zone designation to "CR-R-R" (Conditional Rezone – Rural Residential) Zone designation shall revert to the "A" (Agricultural) Zone designation.

Exhibit B.4b

SECTION 14. COMPLIANCE WITH LAWS.

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

SECTION 15. RELATIONSHIP OF PARTIES.

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

SECTION 16. CHANGES IN LAW.

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

SECTION 17. NOTICES.

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

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

Director
Development Services Department
Canyon County Administration
111 North 11th Avenue, #140
Caldwell, Idaho 83605

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

Name:	Bonnie Vance Vermaas
Street Address:	P.O Box 442
City, State, Zip:	Middleton, ID 83644

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

SECTION 18. TERMINATION.

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

Exhibit B.4b

SECTION 19. EFFECTIVE DATE.

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

SECTION 20. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement.

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

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner, Leslie Van Beek

Did not participate
Commissioner, Brad Holton

Commissioner, Zach Brooks

ATTEST: Rick Hogaboam, Clerk

BY: _____
Deputy

DATE: March 4, 2025

APPLICANT

Bonnie Vance Vermaas
Bonnie Vance Vermaas, Property Owner

CANYON COUNTY IDAHO 1892

Exhibit B.4b

(All Applicants must sign and their signatures must be notarized)

STATE OF IDAHO)
) ss.
County of Canyon)

On this 21st day of February, 2025, before me, a notary public, personally appeared Bonnie Vance Vermaas, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.

TRACY V. VANCE
COMMISSION # 20223849
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 8/12/2028

Notary Public for Idaho

Residing at: Meridian, ID

My Commission Expires: 8-12-2028

Exhibit B.4b

EXHIBIT "A"

LEGAL DESCRIPTION

Description of Property

Parcel 1

The West Half of the Northeast Quarter of the Northwest Quarter, Section 28, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

Beginning at the West 1/16 corner between Section 21 and 28, Township 5 North, Range 2 West of the Boise Meridian; thence running South 89°46' East, a distance of 196.4 feet to the real point of beginning; thence running South, a distance of 180.35 feet to a point; thence running South 49°45; East a distance of 314.49 feet to a point; thence running South 40°15' West a distance of 26.0 feet to a point; thence running South 49°45' East, a distance of 250.0 feet to a point; thence running North 40°15' East, a distance of 120.0 feet to a point; thence running North 49°45' West, a distance of 250.0 feet to a point; thence running South 40°15' West, a distance of 66.0 feet to a point; thence running North 49°45' West, a distance of 301.51 feet to a point; thence running North a distance of 167.25 feet to a point; thence running North 89°46' West, a distance of 28.0 feet to the real point of beginning.

Parcel 2

Beginning at the West 1/16 corner between Section 21 and 28, Township 5 North, Range 2 West of the Boise Meridian; thence running South 89°46' East, a distance of 196.4 feet to the real point of beginning; thence running South, a distance of 180.35 feet to a point; thence running South 49°45' East, a distance of 314.49 feet to a point; thence running South 40°15' West a distance of 26.0 feet to a point; thence running South 49°45' East, a distance of 250.0 feet to a point; thence running North 40°15' East, a distance of 120.0 feet to a point; thence running North 49°45' West, a distance of 250.0 feet to a point; thence running South 40°15' West, a distance of 66.0 feet to a point; thence running North 49°45' West, a distance of 301.51 feet to a point; thence running North a distance of 167.25 feet to a point; thence running North 89°46' West, a distance of 28.0 feet to the real point of beginning.

Exhibit B.4b

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. **The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.**
2. **The subject property, R37517, and R37519, approximately 20 acres, shall be divided in compliance with Chapter 7, Article 17 of the Canyon County Zoning Ordinance (Subdivision) subject to the following restrictions:**
   a. **Residential lots shall maintain an average lot size of 2.5 acres. Secondary residences per CCZO Section 07-02-03, 07-10-27, and 07-14-25 are prohibited.**
   b. **The subdivision shall provide adequate bus stop spacing for school buses.**
   c. **Further division of parcel is prohibited unless rezoned and re-platted.**
3. **The developer shall comply with CCZO §07-06-07(4) Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."**

Exhibit B.4b

Exhibit 3
EXHIBIT C

Agency Comments

Hearing Examiner

Case# SD2025-0004

Hearing date: August 18, 2025

Pre-Development Meeting

Name of Development: Easy Flyer Subdivision
Applicant: Nick Bruyn, KM Engineering
P.E./P.G.:
All others in Attendance:

EHS#035 Date 03/13/2025

Number of Lots or Flow: 7 Acreage of Proposed Development: 20.02 (1.36 min)
Location of Development: Galloway Rd & Duff Ln
Middleton, ID 83644
R375190000 0 & R 375170000 0

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

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

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

Additional Comments: Applicant discussed with SWDH the proposal for a 7 lot sudivision in Middleton, Idaho with a minimum lot size is 1.36 acres. The development is not in a designated Nitrate Priority Area and a Nutrient Pathogen Study is not required. Hardpan is likely to be encountered with no signs of groundwater have been observed on nieghboring lots. Test holes have not been conducted on site. An irrigation canal or ditch flows north and south on the west side of the property. Anthony Lee

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

Dan Lister

From: Caitlin Ross
Sent: Tuesday, April 22, 2025 1:16 PM
To: Dan Lister
Subject: FW: [External] RE: Agency Notification SD2025-0004 / Easy Flyer

FYI – thanks!

-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 22, 2025 1:08 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notification SD2025-0004 / Easy Flyer

Hello,

After careful review of the transmittal submitted to ITD on April 18, 2025 regarding, SD2025-0004/Easy Flyer Subdivision, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, April 18, 2025 11:54 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>;

Dan Lister

From: Derick Corell <dcorell@rh2.com>
Sent: Monday, May 12, 2025 11:04 AM
To: Dan Lister
Cc: Mike Meyers; Don Popoff; Ashley Ritter; Stephanie Hopkins
Subject: [External] FW: BCID SUB 23-028 Easy Flyer - CR2022-0022_SD2022-0032_Vermaas - Agency Response Update
Attachments: BCID_LTR_Response_CR2022-0022_SD2022-0032_Vermaas_12.21.2023.pdf

Dan –

The Black Canyon Irrigation District received the request for comments regarding SD2025-0004 which was originally CR2022-0022 and SD2022-0032.
I am forwarding our original response from December 21, 2023, as I did not see it included in the full Agency Packet.

Our comments have not changed, if a new letter is required, please let me know.

Thanks,
Derick

Derick Corell EIT | RH2 Engineering, Inc.
C: 986.777.0464
O: 208.907.0520
dcorell@rh2.com

From: Derick Corell
Sent: Thursday, December 21, 2023 8:29 AM
To: Samantha.hammond@canyoncounty.id.gov
Cc: Tracy Vance <tvv@rmcos.com>; Stephanie Hopkins <shopkins@kmengllp.com>; Lacey Clark <lclark@kmengllp.com>; Dan Lister <Daniel.Lister@canyoncounty.id.gov>; carl@blackcanyonirrigation.com; Don Popoff <dpopoff@rh2.com>
Subject: BCID SUB 23-028 Easy Flyer - CR2022-0022_SD2022-0032_Vermaas - Agency Response Update

Samantha –

Please find the attached letter with updated comments from BCID regarding **Case No. CR2022-0022_SD2022-0032_Vermaas.**
If you have any questions regarding the updated comments, please let me know.

Thanks,
Derick

Derick Corell EIT
Staff Engineer | RH2 Engineering, Inc.

16150 N. High Desert Street, Suite 201
Nampa, Idaho 83687
C: 986.777.0464



December 21, 2023

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Conditional Rezone. Parcels R37517 & R37519
Case No. CR2022-0022 & SD2022-0032
Applicant: Stephanie Hopkins
Property Owner: Bonnie Vance Vermaas
Planner: Samantha Hammond

Parcels R37517 and R37519 are located directly south of Galloway Road and approximately 1,300 feet east of Duff Lane in Canyon County, Idaho. The Black Canyon Irrigation District (District) originally provided comments on May 17, 2023. The Applicant/Property Owner has met all the necessary requirements from the District, for pre-plat and final plat concurrence.

We appreciate the chance to comment on this project and look forward to collaboration on future development endeavors.

Please reach out if you have any further questions.

Thank You,

Donald Popoff

Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District

Cc: Tracy Vance – Rocky Mountain Companies
Stephanie Hopkins – KM Engineering, LLP
Lacey Clark – KM Engineering, LLP



May 17, 2023

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Conditional Rezone. Parcels R37517 & R37519
Case No. CR2022-0022 & SD2022-0032
Applicant: Stephanie Hopkins
Property Owner: Bonnie Vance Vermaas
Planner: Samantha Hammond

Parcels R37517 and R37519 are located directly south of Galloway Road and approximately 1,300 feet east of Duff Lane in Canyon County, Idaho. The Black Canyon Irrigation District (District) has the following initial comments pertaining to these two parcels.

- The District has no specific concerns regarding approval of the pre-plat and rezone as submitted.
- According to the District's records, there are no District's facilities located directly on and/or adjacent to these parcels. Please notify the District if the parcel owner has differing information.
- Please see our website for Development Intake Sheet form (www.blackcanyonirrigation.com/development). Please fill out and submit this form electronically for the proposed project to help identify any additional project requirements. The District will require this development to provide division of any water rights as a condition of final plat.
- According to the District's records, 9 irrigable acres are shown attached to these properties. This will need to be further verified by the District. It is assumed that any existing irrigable acres will be distributed to proposed subdivision lots located within these parcels. Prior to project completion and final plat, the District will provide billing accounts for each lot receiving a predetermined amount of irrigation water quantity based on the individual lot area and other factors. Please see District's website (www.blackcanyonirrigation.com) for water ordering, transferring rights, forms, and other pertaining information. Feel free to reach out to our staff if you have any questions or need help in this matter.

The District has the following initial general comments regarding this proposed land use change.

- Any and all **maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or the Reclamation.
- **The District will require that the laterals affected by this proposed land change be piped and structures built to ensure the delivery of irrigation water to our patrons.**

- Furthermore, as long as this property has irrigation water attached to it, an irrigation system with an adequate overflow needs to be installed to ensure the delivery of irrigation water to each lot and/or parcel of land entitled to receive irrigation water.
- Runoff and drainage from the proposed land splits should be addressed as well to ensure downstream users are not adversely affected by the proposed land use changes.

All of the above requirements shall be met, including any others that arise during future review. Please reach out if you have any further questions.

Thank You,

Donald Popoff

Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

April 28, 2025

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Agency Notification SD2025-0004 / Easy Flyer

Dear Mr. Lister:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: *https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/*.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

  For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/. For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

MIDDLETON RURAL FIRE DISTRICT

STAR FIRE PROTECTION DISTRICT

DATE: August 27, 2023

TO: Lacey Clark
KM Engineering

FROM: Victor Islas, Deputy Chief

SUBJECT: Fire District Review (23MS-137)

PROJECT NAME: Easy Flyer Subdivision
9713 Galloway Rd., Middleton, ID 83644

Fire District Summary Report:

1. **Overview**
   a. This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC), Authority Having Jurisdiction (AHJ) and any codes set forth by the Canyon County, Idaho
   b. Scope: New Development
   c. Construction Type – VB
   d. Purposed Lots = 13
   e. Zoning – R1 Rural Residential
   f. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

2. **Fire Response Time:**
   a. This development will be served by the Middleton Rural Fire District Station 52, located at 22585 Kingsbury Rd., Middleton, Idaho 83644. Station 52 is 5.9 mile with a travel time of 9 minutes under ideal driving conditions to the purposed entrance off Galloway Rd.

3. **Accessibility:** Roadway Access, Traffic, Radio Coverage
   a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
   b. Access road design shall be designed and constructed to allow for evacuation simultaneously with emergency response operations.
   c. All access roads in this development shall remain clear and unobstructed during construction of the development. Additional parking restrictions may be required as to maintain access for emergency vehicles at all times.
   d. Purposed access roads meet the intent of the fire code for subdivision under 30 lots.
   e. If the home sites more than 150 ft off the road way additional turnaround will be required.

Fire District Headquarters • 11665 W. State St., Suite B • Star, Idaho 83669 • (208) 286-7772 • www.midstarfire.org

4. **Addressing/Street Signs:**
    a. Addressing/building identification sign shall be placed in a position that is plainly legible and visible from the street or road fronting the property.
        i. Approved residential address numbers a minimum of six inches (6") in height and in a contrasting color shall be placed on all new buildings in such a position as to be clearly visible and legible from the street or road fronting the property.
    b. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.

5. **Water Supply:** Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
    a. Fire Flow: The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building.
    b. Fire Flow: One and two family dwellings not exceeding 3,600 square feet require a fire-flow of 1,000 gallons per minute for a duration of 1 hour to service the entire project. One and two family dwellings in excess of 3,600 square feet require a minimum fire flow as specified in Appendix B of the International Fire Code.
    c. Water Supply: Water Supply Options
        i. Municipal Water System
        ii. Private or Community well capable of supplying required fire flow.
        iii. Elevated and pressure tanks
        iv. NFPA 13D Residential Fire Sprinkler System

6. **Additional Comments:**
    a. Final inspection by the Fire District of the above listed must be completed before building permits are issued by Canyon County.

Exhibit 3
EXHIBIT D

Public Comments

Hearing Examiner

Case# SD2025-0004

Hearing date: August 18, 2025

Dan Lister

From: amanda mccomb <mccombja@yahoo.com>
Sent: Thursday, July 31, 2025 4:07 PM
To: Dan Lister
Subject: [External] Easyflyer development Request
Attachments: Canyon County Development Services Department.docx

Hello Dan,

Here is my letter I would like submit for the August 8th hearing on Easy Flyer development. I am requesting Trees to be planted due to the location of homes, livestock and privacy from the grade of the road from head lights going into our home.

Please let me know if you have any questions or knowledge of one or two story homes being built along side the neighboring home.

Amanda
818-288-2193

Canyon County Development Services Department,

Re: Request of trees be planted

I hope this message finds you well. I am writing to express my concerns regarding case # SD2025-0004 (Easy Flyer Subdivision), as our home is situated directly behind this proposed development.

Having previously raised issues about overcrowded schools and the location of the leach fields and location of homes being built, I feel it is crucial to bring forth a request that could significantly enhance our community's quality of life as well as that of the new residents. As a gesture of neighborly goodwill, I kindly ask that 12-foot trees be planted along the rear boundary of the new subdivision, which would not only serve as a natural privacy barrier along both fence lines, but also beautify our shared landscape.

Additionally, I am quite concerned about the grade of the main street leading into the neighborhood. At night, the headlights from passing vehicles are likely to shine directly into our home, creating a disruptive environment for my family, animals and live stock.

I appreciate your attention to these matters and your commitment to fostering a harmonious community for all. Thank you for considering my requests. Also would like to see the proposed houses budding up to our backyard will they be one or two story homes. I would also like to preserve our country feel and not have a home that can over look into our backyard for our privacy and keep the feel or the community. There are no other homes looking into each other’s yard in our community and we want to keep the county feel and privacy of our animals and live stock.

Warm regards,

Amanda McComb

9612 Golden Willow Street

EXHIBIT 4

Additional Materials Received by November 10, 2025

-

Board of County Commissioners

Case# SD2025-0004

Hearing date: November 20, 2025



Easy Flyer Preliminary Plat – SD2025-0004

Subdivision Location



Comp Plan Goals Achieved

- G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
- G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.
- G11.02.00 Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.
- G11.04.00 Strive for an adequate supply of housing to meet the needs of farm workers and the agricultural industry.

Preliminary Plat

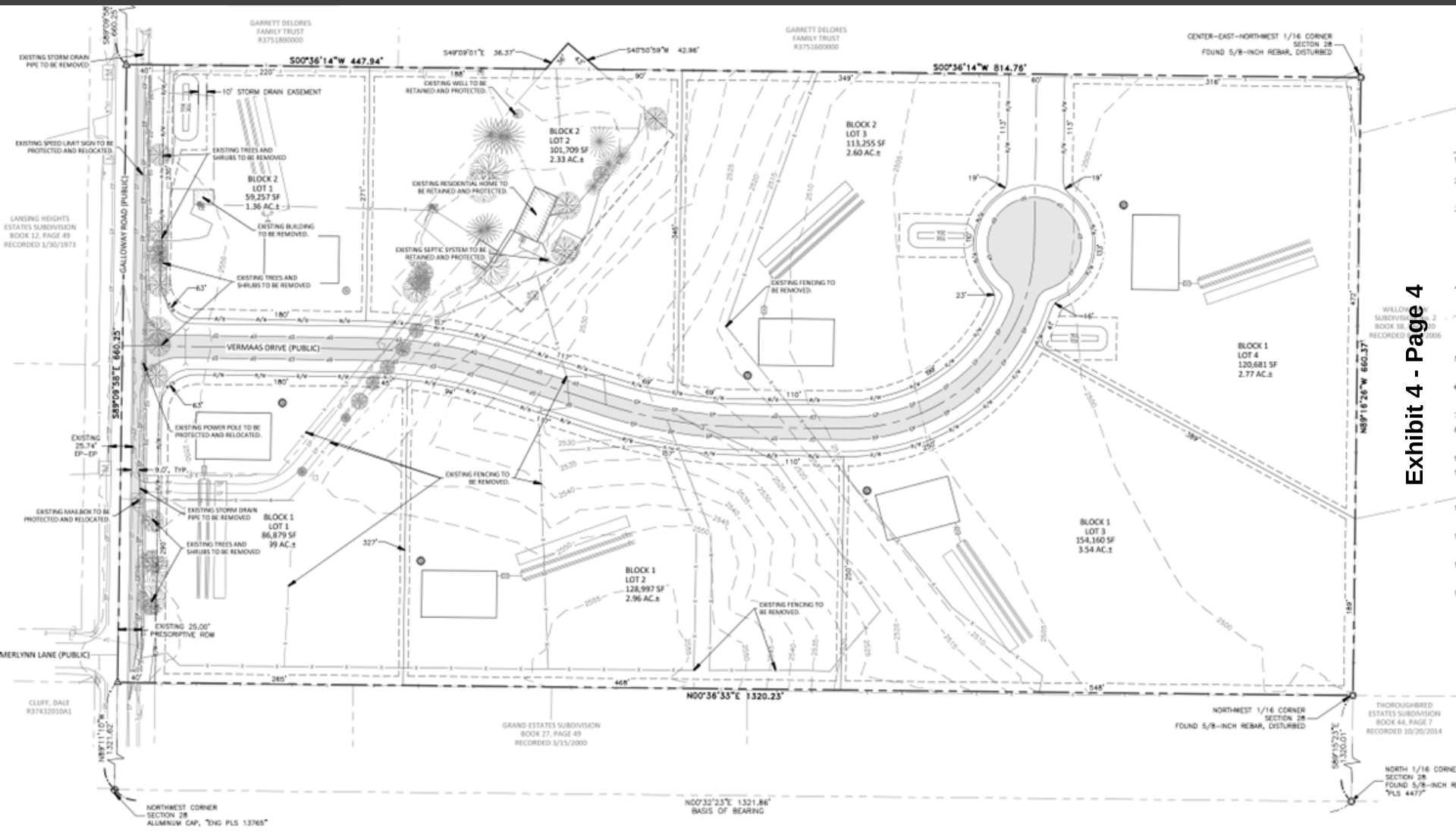


Exhibit 4 - Page 4

NORTH

Existing Conditions

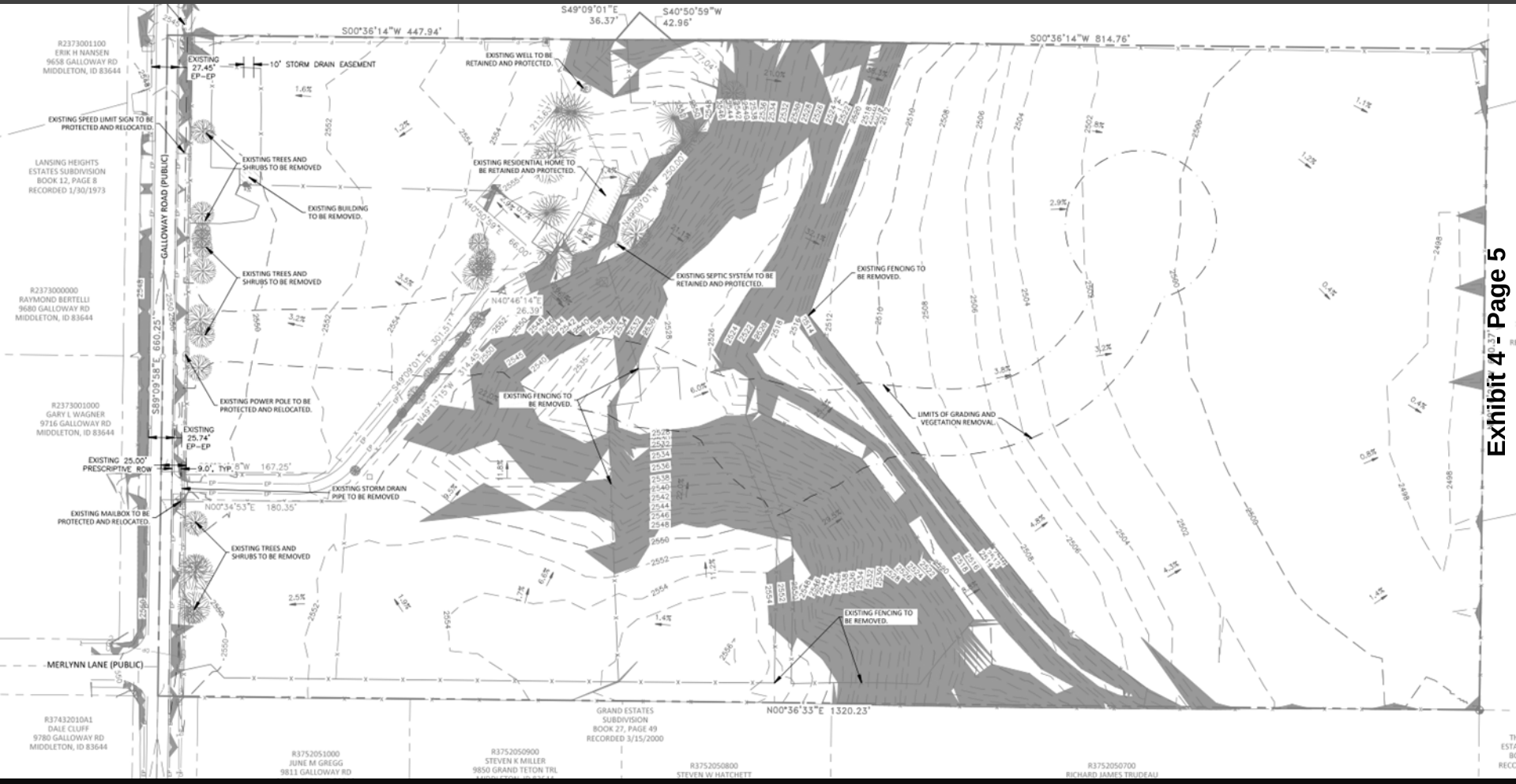
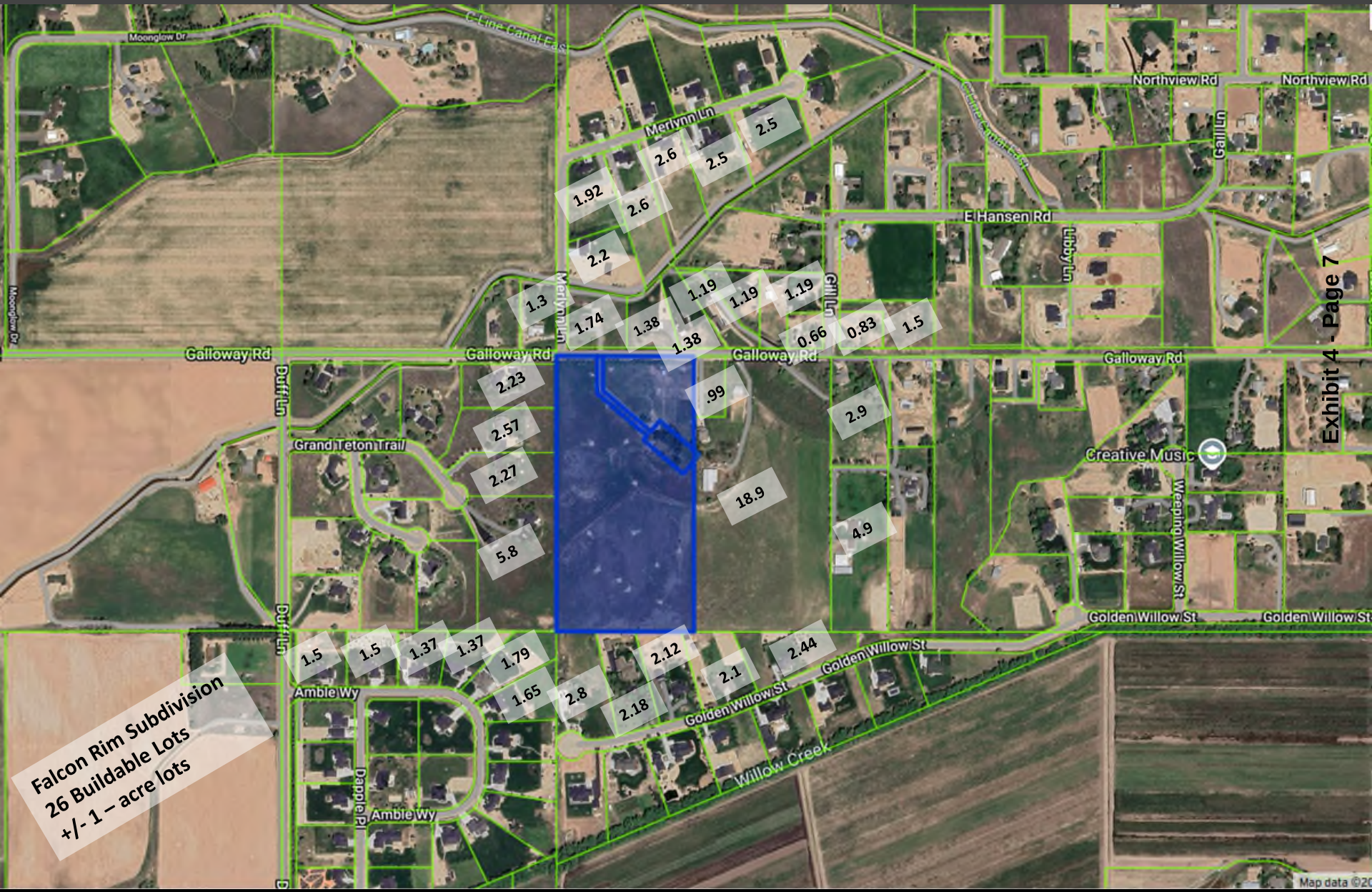


Exhibit 4 - Page 5


E Hansen Rd
Merlynn Ln
Gill Ln
Libby Ln
Galloway Rd
Galloway Rd
Galloway Rd
Galloway Rd
Duff Ln
Grand Teton Trail
Duff Ln
Golden Willow St
Golden Willow St
Golden Willow St
Ambie Wy
Willow Creek
Ambie Wy
Duff Ln
Willow Creek
Exhibit 4 - Page 6

THANK YOU

Adjacent Lot Acreage



Existing Conditions

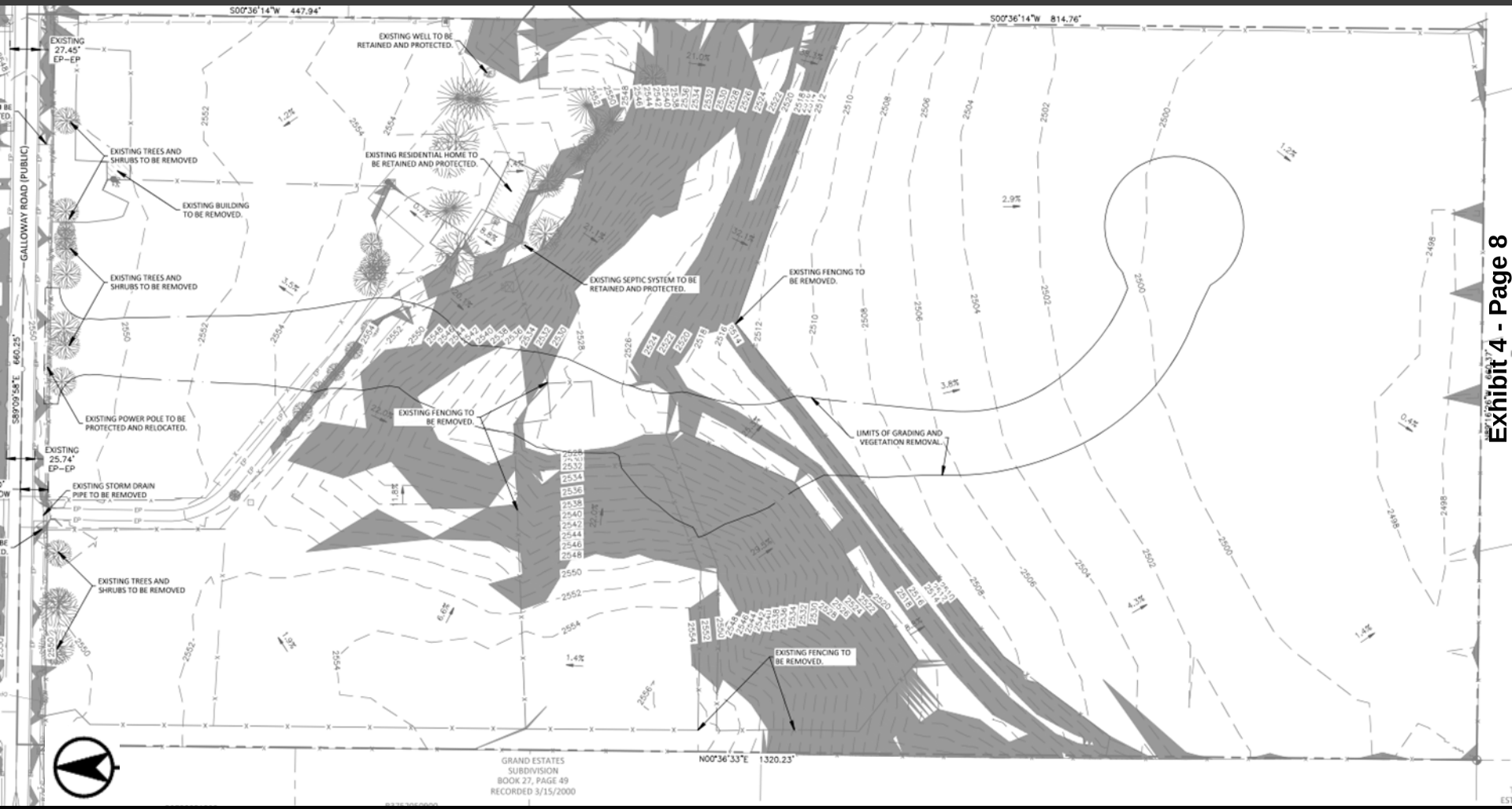


Exhibit 4 - Page 8

2020 Future Land Use Map (2011-2022)

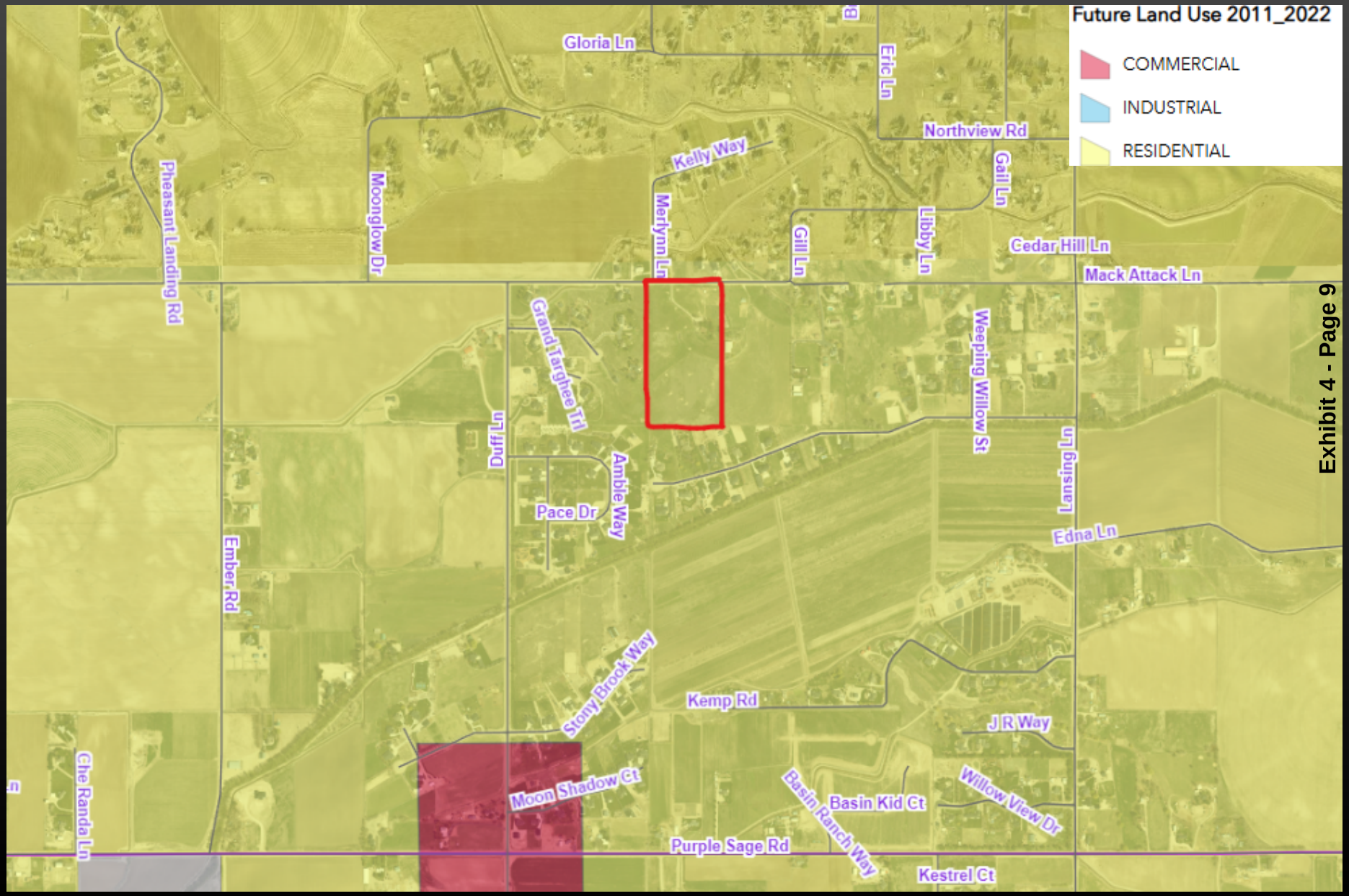


Exhibit 4 - Page 9

2030 Future Land Use Map

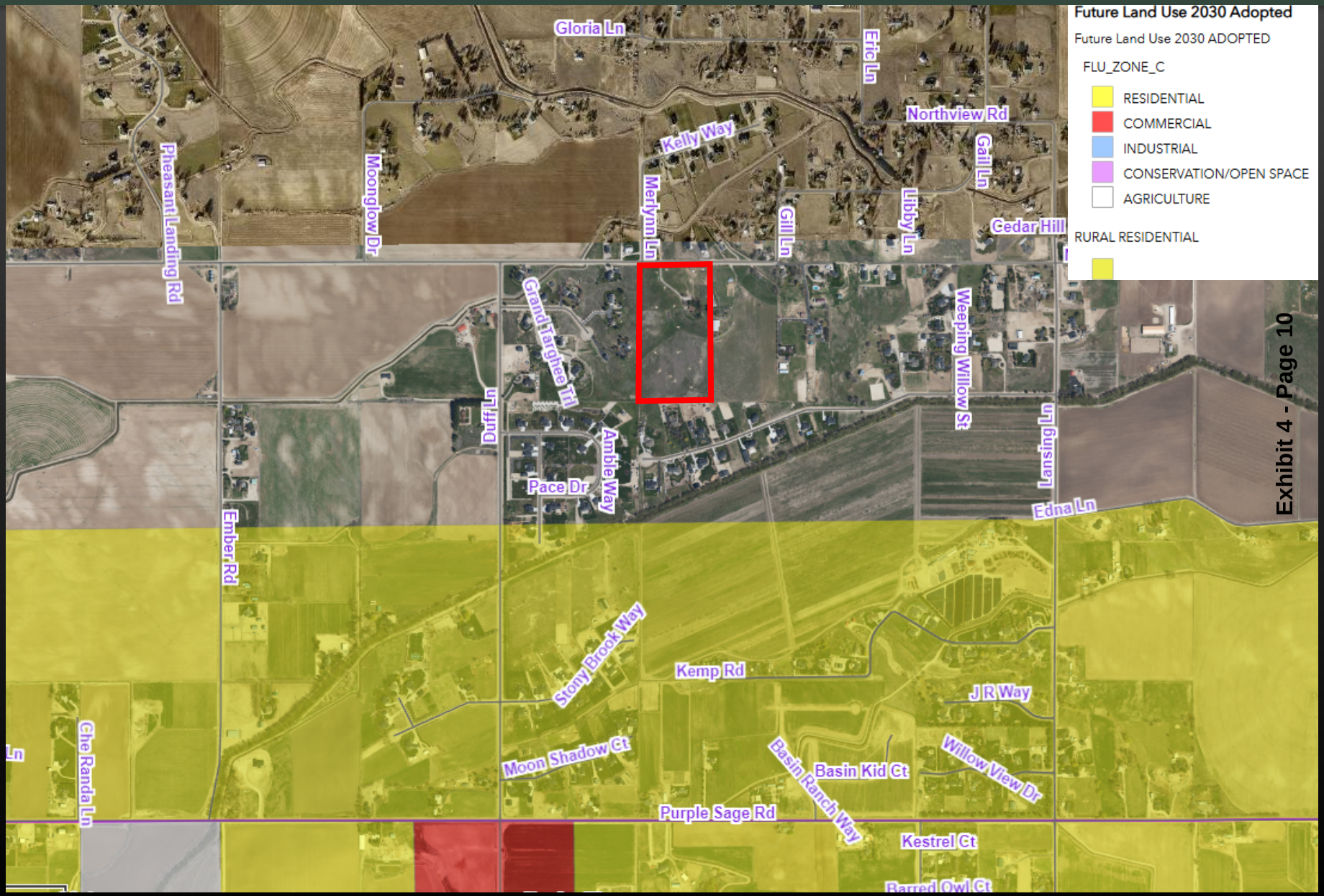


Exhibit 4 - Page 10