BOARD OF COUNTY COMMISSIONERS

EXHIBIT 1:

DRAFT FCOs

EXHIBIT
1

In the matter of the application of Christensen/Indart – Case No. OR2022-0002 The Canyon County Planning and Zoning Commission consider the following:

A Comprehensive Plan Amendment changing the Future Land Use designation from "Agriculture" to "Residential" for approximately 151.56 total acres including the following parcels R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres). The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as being a portion of 4N-4W-31 SE and 3N-4W-06-NE, Boise-Meridian, Canyon County, Idaho.

Summary of the Record:

1. The applicant is requesting a Comprehensive Plan Amendment to amend the future land use designation from "Agriculture" to "Residential" for approximately 151.56 total acres including the following parcels: R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres). The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as being a portion of 4N-4W-31 SE and 3N-4W-06-NE, Boise-Meridian, Canyon County, Idaho.
2. The application was filed February 2022. The applicable Comprehensive Plan is the 2020 Plan. The subject properties are designated as "Agriculture" on the 2020 Canyon County Future Land Use Map.
3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject properties as "Agricultural" within the City's Comprehensive Plan.
4. The subject property is located within Golden Gate Highway District, Wilder and Homedale Fire Districts, Vallivue and Homedale School Districts, and Wilder Irrigation District along with the Boise Project Board of Control.
5. The neighborhood meeting for the revised application was held on August 15, 2024 pursuant to CCZO §07-01-15. The revised application and draft concept plan was submitted on August 23, 2024.
6. Notice of the public hearing was provided on in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on December 10, 2024 and July 17, 2025. A full political notice was provided on July 22, 2025. Newspaper notice was provided on July 22, 2025. Property owners within 600 feet were notified by mail on July 22, 2025. The property was posted on July 22, 2025.

EXHIBIT 1.1

7. The record herein consists of exhibits provided as part of the public hearing staff report, public testimony, and all information in case file OR2022-0002 and RZ2022-0002-CR.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment), CCCO §09-03 Greenleaf Impact Area, Title 67 Chapter 65 §67-6537(Use of Surface and Groundwater), (CCCO §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).

    a. Notice of the public hearing was provided per CCCO §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* CCCO §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* CCCO §07-05-01

2. §07-06-01(3): Comprehensive Plan Changes: Requests for comprehensive plan changes and ordinance amendments may be consolidated for notice and hearing purposes. Although these procedures can be considered in tandem, pursuant to Idaho Code section 67-6511(b), the commission, and subsequently the board, shall deliberate first on the proposed amendment to the comprehensive plan; then, once the commission, and subsequently the board, has made that determination, the commission, and the board, should decide the appropriateness of a rezone within that area. This procedure provides that the commission, and subsequently the board, considers the overall development scheme of the county prior to consideration of individual requests for amendments to zoning ordinances. The commission, and subsequently the board, should make clear which of its findings relate to the proposed amendment to the comprehensive plan and which of its findings relate to the request for an amendment to the zoning ordinance.

3. The commission 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, including subdivision permits. *See* I.C. §67-6504, §67-6511.

4. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

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

6. 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. CCCO 07-05-03(1)(I).

The application, OR2022-0002, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 21, 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 Planning and Zoning Commission decides as follows:

Conclusions of Law

For Case File OR2022-0002, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Comprehensive Plan Amendment (§07-06-03 CCZO):

07-06-03: COMPREHENSIVE PLAN AMENDMENT CRITERIA:

(1) The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals and policies

A. Is the requested type of growth generally in conformance with the comprehensive plan?

CONCLUSION: The requested type of growth is not in conformance with the comprehensive plan. The 2020 Comprehensive Plan designates the properties as Agriculture on the Future Land Use Map. The Plan generally "*...encourages the protection of agricultural lands and land uses for the production of food and fiber...*" The Commission acknowledges that there is residential development in the area but that this area of the county consists primarily of agriculture and intensive agricultural operations and the Plan does not support residential growth in this area of the county.

FINDING:

1. The Future Land Use Map designates the properties as 'Agriculture' (Exhibit B2e).
2. The property lies within the City of Greenleaf area of city impact. The property is designated agricultural on the Greenleaf future land use map (Exhibit B2f).
3. The properties are currently and have historically been in agricultural production including crops and livestock (B2a, C1).
4. The area is not trending toward residential development. There are some residential developments in the area created through conditional use permit approvals from 1998-2011. Those developments are zoned agricultural. There are conditionally zoned properties in the area, CPR2008-2, subject to a development agreement DA#08-111 recorded as instrument #2008051339. The properties have been and remain in agricultural crop production including corn and orchards (Exhibit B2a & Exhibit C).

5. The request is inconsistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

   - Property Rights Policy #8: *"Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."*
   - Population Goal No. 1: *"Consider population growth trends when making land use decisions."*
   - Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
   - Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
   - Land Use – Residential Policy #2: *"Encourage residential development in areas where agricultural uses are not viable."*
   - Agricultural Policy #1: *"Preserve agricultural lands and zoning classifications."*
   - Agricultural Policy #3: *"Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."*
   - Natural Resources Goals #1: *"To support the agricultural industry and preservation of agricultural land."*
   - Natural Resources Policy #3: *"Protect agricultural activities from land use conflicts or undue inference created by existing or proposed residential, commercial or industrial development."*

B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation;

CONCLUSION: The proposed land use amendment is not more appropriate than the current comprehensive plan designation of Agriculture. Although there are pockets of development in the vicinity, inclusive of the Timberstone Golf Course which is laid out in such a manner that it provides a great deal of open space; the subject properties and the surrounding land uses are predominantly agricultural consistent with the Comprehensive Plan designation of Agriculture.

FINDING:

1. The subject parcels are zoned "A" (Agricultural). The land use is predominantly agricultural. Properties within the immediate vicinity are predominantly zoned "A" with the average lot size of 19.13 acres for properties within the 600 foot notification area (Exhibits B1, B2a, B2c, B2d, B6, C1, and C2).

2. The golf course associated and nearby developments have an average lot size of 2.28 acres for 146 lots on 311 acres. Summerwind at Orchard Hills has greater than 50% of the developed property in open space providing a natural barrier between the residential uses and agricultural lands. The developments in the area are not urban

density subdivisions. The properties to the north, south and west are agricultural and designated agricultural on the future land use map.

3. The property consists of moderately-suited soils and that are considered prime farmland and farmland of statewide importance, if irrigated. An approximate 9 acres of parcel R33209 is not considered prime farmland (Exhibits B2k).

4. Within the vicinity, the following residential zones have been approved or pending final approval:

   - CPR2008-2 (Williamson): Comprehensive Plan Amendment to "Residential" and conditional rezone to a "CR-RR" (Rural Residential) Zone of 311 acres approved in 2008 subject to development agreement DA#08-111 (Exhibit B8). Although 311 acres was conditionally zoned "CR-RR", the 311 acres remains in agricultural use. The development agreement included landscaping, exterior lighting, open space and subdivision requirements which have not been met; and therefore, it is unknown if the zone and agreement are vested or expired which would revert the 311 acres back to an agricultural zone (Exhibit B2c Zoning Map)
   - OR2021-0012 and RZ2021-0027-CR (Van Slyke Farms): *[pending final signature on FCOs and Development Agreement]* Comprehensive Plan Amendment to "Residential" for approximately 4.66 acres (the balance of the 26 acres was identified as Residential in 2020 Plan) and a conditional rezone of 26 acres from "Agricultural" to "CR-Rural Residential" with a minimum lot size of two (2) acres and no secondary residences. Due to water quality and safety concerns, wells must be drilled, cased and sealed to a minimum depth of 350 feet.

4. The subject property is located within a one-mile radius of eight residential subdivisions, 146 total lots on a total of 333.38 acres with an average lot size of 2.28 acres (Exhibit B2d). The applicants are proposing 135 residential lots on 151 acres with an average lot size of 0.82 acres. All of the existing subdivisions are zoned agricultural and were approved under a different ordinance and comprehensive plan; and therefore, do not reflect current goals and policies. These development final plats were recorded from 1998 with the most recent being 2011. A replat of a common lot to adjust for setback requirements was completed in 2022.

C. Is the proposed comprehensive plan amendment compatible with surrounding land uses;

CONCLUSION: The proposed comprehensive plan amendment is not compatible with surrounding land uses. The predominant zone and land use is agricultural. Although there is residential development in the area the predominant land use is agricultural with an average lot size of 19.3 acres within the 600 foot notification area. The proposed 135 residential lot development will nearly double the current residential development (146 platted lots) in the area with urban transition sized lots of 0.82 acres and very little planned open space or transition areas. The current average lot size of 2.28 in this area of the county, doubling the residential units in an intensive agricultural area has the potential for conflict with agricultural operations and traffic. Creating further development sprawl may have the devasting affect of encouraging additional

creep of residential development in an area that currently does not have planned urban services now or into the future.

FINDING:

1. The subject properties are zoned "A" (Agricultural) (Exhibit B1 and B2c).
2. There are eight platted subdivisions within one mile of the development with an average lot size of 2.28 acres (Exhibit B2d). The majority of the subdivision development is immediately within or surrounding the Timberstone Golf Course located adjacent to the subject properties and east of Van Slyke Road. All of the platted developments are zoned agricultural and created through the former conditional use process.
3. In 2008 a conditional rezone to "CR-Rural Residential" of 311 acres was approved (Williamson properties). To date the properties have not been developed and are in agricultural production including crops and orchards. (Exhibit B2a, B2c, and C2) No development plan has been submitted or approved for these properties.
4. The predominant use of the properties in the area is agricultural crop production with sporadic ag-residential homes on farms. (Exhibits B2a, C1, C2)
5. The property is located within the Greenleaf area of city impact but is located more than two (2) miles from the Greenleaf city limits (Exhibit B2p.)
6. Friends Dairy CAFO is located just over one mile to the north and east of the subject properties at Tucker Road and Boehner Road intersection. The dairy has a large composting operation and also applies nutrients to area fields. (Exhibit B2l, C1).

D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted;

CONCLUSION: The development trends in the general area have not changed to support the requested comprehensive amendment from an "Agriculture" designation to a "Residential" designation.

FINDING:

1. The future land use map within the 2020 Canyon County Comprehensive Plan designates the subject property as "Agriculture". Most of the residential designation came from the 2008 approval (CPR2008-2, Williamson).
2. The properties and surrounding area are not growth areas. The parcels are located within Traffic Analysis Zones (TAZ) #2718 comprising an area of 616 acres and #2731 comprising an area of approximately 2,012 acres. The forecasted household growth for TAZ #2731 is for two households and for TAZ #2718 no additional household growth is forecasted (Exhibit B2g). COMPASS (Community Planning Association of Southwest Idaho) maintains and uses the data as part of the Communities in Motion Regional Transportation Plan which uses future population, households and jobs forecasts to determine future transportation needs for the Treasure Valley. COMPASS forecasts do not indicate a population or household growth in the area due to large farmlands and agricultural uses and lack of infrastructures and amenities necessary to support residential growth.
3. The property is located within Greenleaf's Area of City Impact which designates the property as "Agricultural" (Exhibit B2f).

4. There has been one recent approval (pending signature) of a comprehensive plan amendment to residential for 4.66 acres on the Van Slyke Farms properties to the south. No other amendments to the 2020 Plan have been submitted or approved for this area of the county. The conditional rezone was changed from requested "CR-R1" (Single Family Residential) with a one acre average minimum lot sizes to "CR-RR" (CR-Rural Residential) with a minimum lot size of two (2) acres with no secondary residences allowed (pending BOCC signature on FCOs and Development Agreement).
5. The majority of lots created through the subdivision approvals 1998- 2011 remained generally undeveloped through 2019. Residential construction primarily occurred in the last five to six years (Exhibit B6 Google review and GIS imagery2020/2025).

E. Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts? (Ord. 11-003, 3-16-2011)

CONCLUSION: The proposed comprehensive plan amendment may impact public services or facilities. Golden Gate Highway District will require a traffic impact study specific to the proposed development to determine impacts if any (Exhibit D6 and D7). No traffic study has been completed for this development proposal. Vallivue School District expressed concerns with adding development because projections indicate that existing and new schools will reach or exceed capacity by 2029 considering currently approved but not yet constructed development in their district (Exhibit D3 and D3a). Longer response times are expected from all services including police, fire and EMS.

FINDING:

1. Agencies were notified of the application through a full political notification 07-17-25 and specific requests for comment were sent to affected agencies 12-10-25 (see case file OR2022-0002).
2. The following agencies commented: Idaho Department of Environmental Quality, Southwest District Health, Golden Gate Highway District, Vallivue School District, Idaho Transportation Department, DSD Engineering, and the Boise Project Board of Control (Exhibits D1-D6).
3. For the Comprehensive Plan Amendment the notified agencies providing comment did not provide comments that indicate significant concerns regarding impact on public services and facilities. However, Vallivue School District did express concerns with continued growth on school capacity (Exhibit D3 and D3a). Golden Gate Highway District requires a traffic study, accesses may require a variance due to sight distance concerns due to topography of the road ways and required access spacing (D6).
4. Mitigation through conditions of approval regarding traffic, access, irrigation, water and sanitary services could potentially be addressed at the time of future development if the Comprehensive Plan Amendment and Conditional Rezone are approved.

F. Idaho Statutes: Title 67 Chapter 65 §67-6537 USE OF SURFACE AND GROUNDWATER: (4) "When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the

comprehensive plan would have on the source, quantity, and quality of groundwater in the area."

CONCLUSION: The proposed amendment would allow for the use of the property for residential uses. Any uses allowed or conditionally permitted in accordance with CCZO, must comply with all applicable federal, state, and local laws with regard to water quantity and quality. The development application proposes and shall be subject to conditions of approval to install community well(s) for potable water and connection to the City of Greenleaf waste treatment system (Exhibit A2). The property has irrigation water available and shall be conditioned to provide pressurized irrigation system to all lots should the Comprehensive Plan Amendment and Conditional Rezone be approved.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Planning and Zoning Commission forwards this case with a **recommendation of denial** for Case No. OR2022-0002, a **Comprehensive Plan Amendment** for parcels R36523 (73.06 acres), R36525 (36.79 acres), R33509 (41.21 acres) and R33210 (0.50 acres) from "Agriculture" to "Residential".

RECOMMENDED FOR DENIAL this 18 day of September, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)
) SS
County of Canyon County)

On this 18th Day of September in the year of 2025, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he 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

In the matter of the application of Christensen/Indart – Case No. RZ2022-0002-CR The Canyon County Planning and Zoning Commission consider the following:

A Conditional Rezone from "A" (Agricultural) to "CR-R1" (Single Family Residential) for approximately 151.56 total acres including the following parcels R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres). The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as being a portion of 4N-4W-31 SE and 3N-4W-06-NE, Boise-Meridian, Canyon County, Idaho.

Summary of the Record:

1. The applicant is requesting a Conditional Rezone to amend the zoning from "A" (Agricultural) to "CR-R1" (Single Family Residential) for approximately 151.56 total acres including the following parcels: R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres). The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as being a portion of 4N-4W-31 SE and 3N-4W-06-NE, Boise-Meridian, Canyon County, Idaho.

2. The application was filed February 2022. The applicable Comprehensive Plan is the 2020 Plan. The subject properties are designated as "Agriculture" on the 2020 Canyon County Future Land Use Map (Exhibit B2e).

3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject properties as "Agricultural" within the City's Comprehensive Plan.

4. The subject property is located within Golden Gate Highway District, Wilder and Homedale Fire Districts, Vallivue and Homedale School Districts, and Wilder Irrigation District along with the Boise Project Board of Control.

5. The neighborhood meeting for the revised application was held on August 15, 2024 pursuant to CCZO §07-01-15. The revised application and draft concept plan was submitted on August 23, 2024.

6. Notice of the public hearing was provided on August 21, 2025 in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on December 10, 2024 and July 17, 2025. A full political notice was provided on July 22, 2025. Newspaper notice was provided on July 22, 2025. Property owners within 300 feet were notified by mail on July 22, 2025. The property was posted on July 22, 2025.

EXHIBIT 1.2

7. The record herein consists of exhibits provided as part of the public hearing staff report, public testimony, and all information in case file OR2022-0002 and RZ2022-0002-CR.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment), CCCO §09-03 Greenleaf Impact Area, Title 67 Chapter 65 §67-6537(Use of Surface and Groundwater), (CCCO §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).

    a. Notice of the public hearing was provided per CCCO §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* CCCO §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* CCCO §07-05-01

2. §07-06-01(3): Comprehensive Plan Changes: Requests for comprehensive plan changes and ordinance amendments may be consolidated for notice and hearing purposes. Although these procedures can be considered in tandem, pursuant to Idaho Code section 67-6511(b), the commission, and subsequently the board, shall deliberate first on the proposed amendment to the comprehensive plan; then, once the commission, and subsequently the board, has made that determination, the commission, and the board, should decide the appropriateness of a rezone within that area. This procedure provides that the commission, and subsequently the board, considers the overall development scheme of the county prior to consideration of individual requests for amendments to zoning ordinances. The commission, and subsequently the board, should make clear which of its findings relate to the proposed amendment to the comprehensive plan and which of its findings relate to the request for an amendment to the zoning ordinance.

3. The commission 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, including subdivision permits. *See* I.C. §67-6504, §67-6511.

4. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

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

6. 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. CCCO 07-05-03(1)(I).

Conclusions of Law

For Case File RZ2022-0002-CR, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone from "A" (Agricultural) to "CR-R1" (Single Family Residential) (§07-06-07 CCZO):

07-06-07: CONDITIONAL REZONE CRITERIA:

(1) The commission shall review the particular facts and circumstances of each proposed conditional rezone and make a recommendation regarding the same to the board. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

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

CONCLUSION: The requested type of growth is not consistent with the comprehensive plan. The 2020 Comprehensive Plan designates the properties as Agriculture on the Future Land Use Map. The Plan generally *"...encourages the protection of agricultural lands and land uses for the production of food and fiber..."* The Commission acknowledges that there is residential development in the area but that this area of the county consists primarily of agriculture and intensive agricultural operations and the Plan does not support residential growth in this area of the county.

FINDING:

1. The Future Land Use Map designates the properties as 'Agriculture' (Exhibit B2e).
2. The property lies within the City of Greenleaf area of city impact. The property is designated agricultural on the Greenleaf future land use map (Exhibit B2f).
3. The properties are currently and have historically been in agricultural production including crop and livestock (B2a, C1).
4. The area is not trending toward residential development. There are developments in the area created through conditional use permit approvals from 1998-2011. Those developments are zoned agricultural. There are conditionally zoned properties in the area, CPR2008-2, subject to a development agreement DA#08-111 recorded as instrument #2008051339. The properties have been and remain in agricultural crop production including corn and orchards (Exhibit B2a & Exhibit C).
5. The request is inconsistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

    - Property Rights Policy #8: *"Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."*
    - Population Goal No. 1: *"Consider population growth trends when making land use decisions."*

- Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
- Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
- Land Use – Residential Policy #2: *"Encourage residential development in areas where agricultural uses are not viable."*
- Agricultural Policy #1: *"Preserve agricultural lands and zoning classifications."*
- Agricultural Policy #3: *"Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."*
- Natural Resources Goals #1: *"To support the agricultural industry and preservation of agricultural land."*
- Natural Resources Policy #3: *"Protect agricultural activities from land use conflicts or undue inference created by existing or proposed residential, commercial or industrial development."*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;

CONCLUSION: The proposed Conditional Rezone from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) is not more appropriate than the current zoning designation of "A" (Agricultural). The Commission acknowledges that there is residential development in the area, inclusive of the Timber Stone Golf Course which is laid out in such a manner that it provides a great deal of open space; however, the subject properties and the surrounding land uses are predominantly agricultural consistent with the Comprehensive Plan designation of Agriculture.

FINDING:

1. The subject property is currently zoned "A" (Agricultural). Per CCCO 07-10-25(1), the purposes of the "A" (Agricultural) Zone are to:
    A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
    B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
    C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
    D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
    E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan
2. The land use in this region of the county is predominantly agricultural. Properties within the immediate vicinity are predominantly zoned "A" (Agricultural) with the average lot

size of 19.13 acres for properties within the 600 foot notification area (Exhibits B1, B2a, B2c, B2d, B6, C1, and C2).

3. The golf course and associated nearby developments have an average lot size of 2.28 acres for 146 lots on 311 acres. Summerwind at Orchard Hills/Timber Stone has greater than 50% of the developed property in open space providing a natural barrier or transition between the residential uses and agricultural lands. The existing developments in the area are not urban density type subdivisions. The properties to the north, south, and west are agricultural and designated agricultural on the future land use map.

4. The property consists primarily of moderately-suited soils, designated as Class 3 and Class 4, that are considered prime farmland and farmland of statewide importance, if irrigated. An approximate 9 acres of parcel R33209 is not considered prime farmland (Exhibits B2k).

5. Within the vicinity, the following residential zones have been approved or pending final approval:

   - CPR2008-2 (Williamson): Comprehensive Plan Amendment to "Residential" and conditional rezone to a "CR-RR" (Rural Residential) Zone of 311 acres approved in 2008 subject to development agreement DA#08-111 (Exhibit B8). Although 311 acres was conditionally zoned "CR-RR", the 311 acres remains in agricultural use. The development agreement included landscaping, exterior lighting, open space and subdivision requirements which have not been met; and therefore, it is unknown if the zone and agreement are vested or expired which would revert the 311 acres back to an agricultural zone (Exhibit B2c Zoning Map)
   - OR2021-0012 and RZ2021-0027-CR (Van Slyke Farms): *[pending final signature on FCOs and Development Agreement]* Comprehensive Plan Amendment to "Residential" for approximately 4.66 acres (the balance of the 26 acres was identified as Residential in 2020 Plan) and a conditional rezone of 26 acres from "Agricultural" to "CR-Rural Residential" with a minimum lot size of two (2) acres and no secondary residences. Due to water quality and safety concerns, wells must be drilled, cased and sealed to a minimum depth of 350 feet.

6. The subject property is located within a one-mile radius of eight residential subdivisions, 146 total lots on a total of 333.38 acres with an average lot size of 2.28 acres (Exhibit B2d). The applicants are proposing 135 residential lots on 151 acres with an average lot size of 0.82 acres. All of the existing subdivisions are zoned agricultural and were approved under a different ordinance and comprehensive plan; and therefore, do not reflect current goals and policies. These development final plats were recorded from 1998 with the most recent being 2011. A replat of a common lot to adjust for setback requirements was completed in 2022.

C. Is the proposed conditional rezone compatible with surrounding land uses;

CONCLUSION: The proposed conditional rezone is not compatible with surrounding land uses. The predominant zone and land use is agricultural. Although there is residential

development in the area the predominant land use and zoning is agricultural with an average lot size of 19.3 acres within the 600 foot notification area. This is an intensive agricultural area with large farm equipment and trucks traversing the roadways. There are multiple hills and valleys creating site distance challenges at intersections and driveway approaches. Most of the intersections in the area are only two way stops. There is a dairy CAFO approximately 1.25 miles to the northeast of the properties at Boehner and Tucker Roads. The proposed 135 residential lot development will nearly double the current residential development (146 platted lots) in the area with proposed urban transition sized lots of 0.82 acres and very little planned open space or transition areas. The current average lot size of the platted subdivisions within one mile of the property is 2.28 acres. Doubling the residential units in an intensive agricultural area has the potential for conflict with agricultural operations and traffic. Creating further development sprawl could have the effect of encouraging additional creep of residential development in an area that currently does not have planned urban services now or into the future.

FINDING:

1. There are eight platted subdivisions within one mile of the development with an average lot size of 2.28 acres (Exhibit B2d). The majority of the subdivision development is immediately within or surrounding the Timber Stone Golf Course located adjacent to the subject properties and east of Van Slyke Road. All of the platted developments are zoned agricultural and created through the former conditional use process.
2. In 2008, a conditional rezone to "CR-Rural Residential" of 311 acres was approved (Williamson properties). To date the properties have not been developed and are in agricultural production including crops and orchards. (Exhibit B2a, B2c, and C2) No development plan has been submitted or approved for these properties.
3. The predominant use of the properties in the area is agricultural crop production with sporadic ag-residential homes on farms. (Exhibits B2a, C1, C2)
4. The property is located within the Greenleaf area of city impact but is located more than two (2) miles from the Greenleaf city limits (Exhibit B2p.)
5. Friends Dairy CAFO is located just over one mile to the north and east of the subject properties at Tucker Road and Boehner Road intersection. The dairy has a large composting operation and also applies nutrients to area fields. This is an intensive agricultural operation. (Exhibit B2l, C1).

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

CONCLUSION: The proposed conditional rezone for the purpose of creating urban density in a rural agricultural area will negatively affect the agricultural character of the area. The predominant land use and general character of the area is agricultural. The developer is proposing to establish 135 residential lots with a gross average lot size of 0.82 acres. The average lot size of the existing platted developments within one mile is 2.28 acres. The developer proposes to utilize a community water system and to connect to the City of Greenleaf sewer system

or to provide a central wastewater system or clustered on-site septic systems to mitigate impacts. The draft concept plan provides for one approximate three (3) acre multi-purpose lot as community space. There is no provisions in the draft plan for rural transition to the adjacent agricultural lands surrounding the properties.

FINDING:

1. The subject properties are agricultural operations. The applicant letter of intent indicates that feedlot operator has abandoned the use however there were cattle in the feedlot in the fall of 2024 as evidenced in aerial GIS photos including Exhibit B2a.
2. There are eight platted subdivisions within one mile of the development with an average lot size of 2.28 acres (Exhibit B2d). The majority of the subdivision development is immediately within or surrounding the Timber Stone Golf Course located adjacent to the subject properties and east of Van Slyke Road. All of the platted developments are zoned agricultural and created through the former conditional use process.
3. In 2008, a conditional rezone to "CR-Rural Residential" of 311 acres was approved (Williamson properties). To date the properties have not been developed and are in agricultural production including crops and orchards. (Exhibit B2a, B2c, and C2) No development plan has been submitted or approved for these properties.
4. The predominant use of the properties in the area is agricultural crop production with sporadic ag-residential homes on farms. (Exhibits B2a, C1, C2)
5. The property is located within the Greenleaf area of city impact but is located more than two (2) miles from the Greenleaf city limits (Exhibit B2p.)
6. Friends Dairy CAFO is located just over one mile to the north and east of the subject properties at Tucker Road and Boehner Road intersection. The dairy has a large composting operation and also applies nutrients to area fields. (Exhibit B2l, C1).

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

CONCLUSION: As proposed and conditioned, the developer proposes to utilize a community water system and to connect to the City of Greenleaf sewer system or to provide a central wastewater system or clustered on-site septic systems to mitigate impacts. The draft concept plan provides for one approximate three (3) acre multi-purpose lot as community space. If approved, the development will require platting as a residential subdivision and the developer will be required to meet the subdivision code requirements, state statutes, and agency requirements as well as all conditions of approval as enumerated in a development agreement with Canyon County.

FINDING:

Sewer: As conditioned the development will require a community wastewater system or connection to the City of Greenleaf municipal sewer. This is a nitrate priority area with area wells that have tested with elevated nitrates and other contaminants that exceed safe drinking water levels of arsenic and uranium.

Individual septic systems are not proposed or approved in this application findings.

Water: As conditioned the development will require a community water system for potable water in compliance with Department of Environmental Quality approvals for a public drinking water system in conformance with IDAPA 58.01.08 (Exhibit D4). This is a nitrate priority area with area wells that have tested with elevated nitrates and other contaminants that exceed safe drinking water levels of arsenic and uranium. Private wells are not proposed; however, for safety of the public and aquifer, staff recommends that a condition be added to ensure that if private wells are constructed on any of the properties, that well construction standards as recommended by Terry Scanlan, PE in Exhibit B7 (slide set for Van Slyke Farms water quality testimony). *Proposed condition: A plat note shall be placed on both the preliminary and final plat as follows: Individual wells are required to be constructed at a minimum depth of 350 feet and shall be constructed cased with full length surface seals to prevent comingling of aquifer zones. Following pump installations, well water samples should be collected and analyzed at a state-certified laboratory. At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum and hardness. Well owners should contact reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.*

Irrigation: The Christensen property, R36523, has irrigation water rights. The applicant states that the Indart properties, R36525, R33209, and R33210 do not have irrigation water rights. The development proposes that all lots will be irrigated with a pressure irrigation system. A condition should be placed requiring that the developer secure adequate water rights to service the entirety of the development with both community potable water as well as surface irrigation water and ground water rights to meet the irrigation requirements for a pressurized irrigation system for all lots within the proposed development.

Drainage: If approved for development, All stormwater drainage shall be retained on the subject properties. A grading and drainage plan will be required for the subdivision development. The development shall also be required to meet the hillside development code §07-17-33(1) where applicable on slopes exceeding 15%.

F. 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: It is unclear if street improvements will be required. A traffic impact study is warranted but has not been completed at the time of this hearing (Exhibit D6). There are identified sight distance concerns at access standard locations which could also require variance(s) from Golden Gate Highway District.

FINDING:

1. Golden Gate Highway District indicates that a traffic impact study is warranted for the proposed project (Exhibit D6).
2. The topography of this area is rolling hills creating sight distance hazards at driveway approaches, intersections, and with vehicle traffic, both farm equipment, trucks and residential traffic.
3. No speed controls are posted on area roadways.

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

CONCLUSION: The subject properties have road frontage on Ustick Road, Van Slyke Road and Boehner Road. There are currently agricultural approaches to the properties and a residential access to R33210. Access will be available to the properties in accordance with the requirements of Golden Gate Highway District (GGHD).

FINDING:

1. Subject Parcels R36525, R33210, R33209 and R36523 have road frontage on Ustick Road.
2. Parcel R36523 also has road frontage on Van Slyke Road and Boehner Road.
3. GGHD requires that a traffic impact study be completed and that variances may be required for approaches that do not meet spacing requirements due to sight distance concerns.

H. 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 proposed conditional rezone may impact essential public services and facilities. Vallivue School District expressed concerns with adding development due to projections indicating that existing and new schools will reach or exceed capacity by 2029 considering currently approved, but not yet constructed, development in their district (Exhibit D3 and D3a). Longer response times are expected from all services including police, fire and EMS (Exhibit A2, page 9). The sheriff's office, fire departments and emergency medical services were notified of the application but no responses or concerns with the proposed development were received by staff.

FINDING:

1. Agency notification: Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on December 10, 2024 and July 17, 2025. A full political notice was provided on July 22, 2025. Newspaper notice was provided on July 22, 2025. Property owners within 300 feet were notified by mail on July 22, 2025. The property was posted on July 22, 2025 as evidenced in case file no. OR2022-0002 & RZ2022-0002-CR.
2. The following agencies responded to the agency notifications: Boise Project Board of Control noting facilities and required easements on the subject properties, DSD

Engineering, Vallivue School District, Department of Environmental Quality, Idaho Transportation Department, Golden Gate Highway District, and a brief email from City of Greenleaf. The responses and exhibits are attached in Section D: Exhibits D1-D8.

3. An agency request for comment was sent December 10, 2024 to the following agencies: City of Greenleaf, City of Homedale, City of Wilder, Homedale and Vallivue School Districts, Southwest District Health, Homedale and Wilder Fire Departments, Centurylink, Intermountain Gas, Idaho Power and Ziply, Boise Project Board of Control, Wilder Irrigation, COMPASS, Idaho Transportation Department, Valley Regional Transit, Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Homedale City Ambulance, CC Assessor's office, CC DSD Engineering, Building Dept., and Code Enforcement, Bureau of Reclamation, Dept. of Environmental Quality, Environmental Protection Agency, and Idaho Department of Water Resources/water rights. These agencies also received a notice on July 17, 2025. All political subdivisions received the full political notice on July 22, 2025.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Planning and Zoning Commission forwards this case with a **recommendation of denial** for Case No. RZ2022-0002-CR, a **Conditional Rezone** of approximately 151.56 acres including parcels R36523 (73.06 acres), R36525 (36.79 acres), R33509 (41.21 acres) and R33210 (0.50 acres) from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential).

DENIED this 18 day of September, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)
) SS
County of Canyon County)

On this 18th Day of September in the year of 2025, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Notary: Caitlen Ross

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 2:

HEARING MINUTES

EXHIBIT
2

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, August 21, 2025
6:30 P.M.

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

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Vice Chairman Harold Nevill, Commission Secretary Geoff Mathews, Commissioner
Staff Members Present:	Jay Gibbons, Director of Development Services Dan Lister, Planning Supervisor Deb Root, Principal Planner Michelle Barron, Principal Planner Arbay Mberwa, Associate Planner Amber Lewter, Associate Planner Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:31 p.m.
Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. **Case No. SD2024-0011 – Gilbert Subdivision:** Approve FCO's
B. **Case No. CR2025-0005 – Deschutes Investments:** Approve FCO's

Motion: Commissioner Nevill moved to approve the Consent Agenda, seconded by Commissioner Sheets. Voice vote, motion carried.

Planning Supervisor Dan Lister suggested moving Item 2C ahead of Item 2D due to the amount of people present for Item 2C.

Motion: Commissioner Sheets moved to adjust the Consent Agenda to move item 2C to Item 2D, seconded by Commissioner Mathews. Voice vote, motion carried.

Item 2A:

Case No. CU2025-0006 – McCracken: The applicant Jacob McCracken, is requesting a conditional use permit to operate a kennel with no more than 22 dogs for the purposes of boarding and training dogs, on parcel R28648011 on approximately 5.01-acres in the "A" (Agricultural) zone. The subject property, R28648011 is currently located at 8481 Tincup Lane, Melba Idaho.

Chairman Sturgill affirmed the applicant to testify.

Jacob McCracken – (Applicant) IN FAVOR – 8481 Tincup Lane, Melba, ID 83641

Mr. McCracken explained the intent of his application, to operate a bird dog training facility and kennel for pointing dogs. The operation will run the hunting season from February through September. There would be a maximum of 15 dogs, although there is space for 22. Mr. McCracken stated this would be an income for his family, as well as a teaching opportunity for his children.

EXHIBIT
2.1

Commissioner Nevill confirmed the applicant is in agreement with all 15 conditions of approval.

Chairman Sturgill asked for clarification on the notes regarding a septic system not being feasible yet. Mr. McCracken clarified that a percolation test will determine if it is feasible. There are alternative waste management systems that SWDH recommended in the event a septic system is not approved. Chairman Sturgill inquired about sound baffles and bark collars. Mr. McCracken stated he is not comfortable with bark collars, but is in the process of putting sound baffles of all four 60-foot walls, pending approval of this application.

Commissioner Mathews confirmed the road to the property is a private road with a road user's maintenance agreement, and expressed concerns about traffic. Mr. McCracken assured the Commission he does not expect all owners for all dogs to be on his property at once, and there should be minimal impact.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Nevill asked for clarification on condition 14 and why it is stated that the sale of dog food shall be accessory. Planner Mberwa stated the sale of dog food, apparels and other accessories is going to be an accessory use to the kennel, while training dogs is the primary function. Commissioner Nevill confirmed the approval of this conditional use permit will remedy the current code enforcement violation. Commissioner Nevill inquired about the surface water and irrigation facilities. Planner Mberwa clarified there are no channels or ditches running through for irrigation, but there is surface water available.

Chairman Sturgill confirmed there is no limit on the number of dogs allowed for a CUP, but a limit could be added as a condition of approval. Chairman Sturgill also asked if condition 8 could be modified regarding a septic system and solid waste removal, to which Planner Mberwa did not object.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jerry Sword – IN OPPOSITION – 258 Hill Rd, Melba, ID 83641
Mr. Sword expressed concerns regarding the dogs barking and disrupting the quietness in the country.

Commissioner Sheets asked if the dogs were inside or outside when they were barking. Mr. Sword state they were inside, but it was so loud that a holding a normal conversation wasn't feasible.

Commissioner Nevill asked how long the applicant has been operation, to which Mr. Sword estimated about a year or longer.

Chairman Sturgill asked Mr. Sword to point out his property compared to the subject property, which is about a ¼ mile away.

Jacob McCracken – (Applicant) REBUTTAL – 8481 Tincup Lane, Melba, ID 83641
Mr. McCracken admitted to wanting to move to the country to not have to go through the steps of being able to operate this business, as well as the realtor stating a permit wouldn't be necessary, and wasn't aware a permit was necessary until receiving the letter. Mr. McCracken also addressed the noise, stating the dogs don't bark consistently, only for a small amount of time depending on feeding times, training, etc. He has spray foam that helps alleviate the noise.

Commissioner Nevill asked how long the applicant has been operating. Mr. McCracken stated from February to September of the year prior, and confirmed he is currently not operation so any barking would be from his own dogs.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0006, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:
Commissioner Mathews commended the applicant for taking the actions to be a good and considerate neighbor, so is in favor of this application.

Commissioner Sheets agreed, stating there are enough conditions to mitigate any issues.

Commissioner Nevill commented he was not in favor of using conditional use permits to fix code violations. He acknowledged the work that has gone into this application, but he believes this would be violating the neighbor's property rights, so is not in favor.

Chairman Sturgill appreciates the soundproofing measures and believes it has helped to mitigate the noise.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0006, amending condition 8a regarding an animal only septic system and solid waste. Seconded by Commissioner Mathews.

Discussion on the Motion:
None.

Roll call vote: 3 in favor, 1 opposed, motion passes.

Item 2B:
Case No. SD2021-0029 – Ranch El Lucerito: The applicant, Refugio Vidales, represented by Riveridge Engineering, is requesting approval of a Preliminary Plat, Irrigation and Drainage Plan for Ranch El Lucerito. The 20.3-acre development consists of three (3) residential lots, a private road lot, and one (1) restricted agricultural lot (14 acres) in accordance with Development Agreement #19-128 recorded as instrument #2019-041248. The subject property is conditionally rezoned RR (Rural Residential) and is located at 20298 Lonkey Lane, Caldwell, also referenced as Parcels R33161 and R33161011. The private road will be subject to a road user's maintenance agreement between all the parcels that will take access from it and the adjacent parcel R33161010A.

Chairman Sturgill affirmed the applicant to testify.

Jared Burgess – (Representative) IN FAVOR – 2477 N Vista Ave, Boise, ID 83705
Mr. Burgess explained this project is going to be a subdivision of an existing property to allow for two additional homes to be built for other members of the family. There will be wells for water for domestic use and the property has water rights. The existing or the proposed access road will additionally provide access to the lot to the east, and the entries for Lonkey Lane will be shifted to that access road, which should help mitigate any traffic concerns. Per requirements of the highway district, the initial portion of the road up to the right of way will be paved. Mr. Burgess stated that occupancy would be contingent on septic systems being approved by Southwest District Health.

Commissioner Sheets asked how the property owner to the east will be affected regarding the access road. Mr. Burgess explained there is a maintenance agreement with that property owner and an easement.

Commissioner Nevill asked if the nine conditions of approval were acceptable. Mr. Burgess stated they are reasonable. Commissioner Nevill confirmed the cul-de-sac at the end of the access road is a fire turnaround, and further inquired on the maintenance agreement. Mr. Burgess clarified that the maintenance agreement will already be in place, and the new lots would be subject to that agreement as part of the agreement of the development.

Principal Planner Michelle Barron reviewed the Staff Report for the record.

Commissioner Sheets confirmed this preliminary plat is in compliance with the development agreement.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Isaac Starbuck – IN NEUTRAL – 21739 Lonkey Ln, Caldwell, ID 83607
Mr. Starbuck expressed concerns regarding additional traffic and low visibility around the proposed access, creating a dangerous intersection. He testified having to slam on his brakes to avoid hitting someone pulling onto Lonkey Lane due to what he suspected was due to the low visibility.

Commissioner Sheets asked if there was an alternative suggestion for an access, and Mr. Starbuck stated the canal bank on the west side of the property, although there would be an incline to go up the bank, would be the only other option.

Chairman Sturgill suggested reducing the speed limit, to which Mr. Starbuck agreed would help.

Commissioner Nevill asked for further clarification on the proposed access. Mr. Starbuck explained traffic coming from the east on Lonkey Lane would be coming down a hill, and there are obstructions preventing clear visibility to anyone wanting to turn onto Lonkey Lane.

Commissioner Nevill questioned the planner about the approved access and any requirements for aprons. Planner Barron confirmed a paved apron is a requirement. She also clarified the Deer Flat Low Line Canal is a federal easement so would not be available as an alternative option for an access. There was discussion on maintenance of shrubs, trees, etc. falling on the landowner.

Jared Burgess – (Representative) REBUTTAL – 2477 N Vista Ave, Boise, ID 83705
Mr. Burgess addressed the concerns from testimony, explaining the standard requirements under the approach under the Golden Gate Highway District No. 4 is there must be adequate site triangles; therefore, any obstructions would need to be addressed to bring the area into compliance.

Commissioner Nevill confirmed that the applicant would be responsible in removing any obstructions. Mr. Burgess explained the requirements show anything within the site triangle cannot be above certain heights or within obstructing view.

MOTION: Commissioner Sheets moved to close public testimony on Case No. SD2021-0029, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:
Commissioner Sheets does not have any concerns, explaining this is a preliminary plat; therefore, there are limits on the location of the access.

MOTION: Commissioner Sheets moved to **recommend approval** for Case No. SD2021-0029 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:
None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2D:
Case No. RZ2024-0002 – Salinas: The property owner, Jose Rodriguez, represented by BreAnn Salinas, is requesting a rezone of approximately 4.50 acres from the "RR" (Rural Residential) zone to the "R-1" (Single-Family Residential) zone. The subject property is located at 15821 Gods Way Ln, Caldwell, ID 83607 also referenced as Parcel R32703010B.

Chairman Sturgill called the applicant to testify.

Jose Rodriguez – (Applicant) IN FAVOR – 15821 Gods Way Ln, Caldwell, ID 83607
Mr. Rodriquez is requesting to rezone his property to split into three lots, adding a 1-acre lot between the two existing houses that will each be on their own lot. There is a road maintenance agreement and the irrigation will be flood irrigation. Each home will have its own well and septic.

Commissioner Nevill asked for clarification on the splits, and confirmed Southwest District Health has verified a well and a septic can be in place for each lot.

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

Commissioner Sheets asked how far the proposed rezone property is from city services. Planning Supervisor Lister stated he is unsure due to improvements in the area, but the nearest touch to the City of Caldwell is about 600 feet west of the subject property. Commissioner Sheets confirmed that there would be secondary dwellings allowed as is as this is a straight rezone. Planning Supervisor Lister clarified if the Commission wanted conditions as part of this rezone, they would have to recommend denial then state the conditions they want to add.

Commissioner Nevill requested clarification on the secondary dwellings. Planning Supervisor explained the second house that is currently there, which already has its own utilities, would become a primary residence after the rezone and division process, which would then allow a secondary dwelling on each lot as well. There was further discussion on each lot having the potential for primary and secondary dwellings.

Chairman Sturgill asked what conditions staff would recommend if this was a conditional rezone. Planning Supervisor Lister suggested limiting the parcel to a conceptual plan, limiting it to the three lot split, and placing a condition prohibiting secondary dwellings if felt inadequate.

Jose Rodriguez – (Applicant) REBUTTAL – 15821 Gods Way Ln, Caldwell, ID 83607
Mr. Rodriguez emphasized this plan fits the area and city services are far away. He explained the homes are intended for family and not for resale.

Commissioner Sheets confirmed the applicant applied for the rezone from agricultural to rural residential.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2024-0002, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:
Commissioner Nevill is not in favor of this application without the ability to place conditions.

Commissioner Sheets reviewed the criteria. In regards to criteria 5, the proposed zone is not more appropriate than the current zoning. The applicant could either annex into the city when city services are available, or apply for a conditional rezone. Commissioner Sheets also noted the original rezone was within the past six years, which shows how much the area has changed. The applicant originally applied for rural residential.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2024-0002 to the Board of County Commissioners, finding that the application does not meet criteria. Seconded by Commissioner Nevill.

Discussion on Motion:
None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2C:
Case Nos. OR2022-0002 and RZ2022-0002 – Christensen: The developer is requesting to amend the 2020 Comprehensive Plan designation for approximately 151.56 acres from **'Agriculture' to 'Residential'** and concurrently requesting a Conditional Rezone from an **"A" (Agricultural) zone to an "CR-R1" (Single Family Residential)** zone for the purpose of developing the property as a residential subdivision. The draft concept plan proposes a minimum of 135 residential lots on the 151.56 acres. The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as parcels R36525 and R36523, R33209, and R33210. These properties lie within the Homedale and Wilder Fire Districts and the Vallivue and Homedale School Districts. The property lies within the Greenleaf area of city impact. The development properties contain areas of 15% slope or greater.

Commissioner Nevill recused due to being the president of the Snake River Canyon Scenic Byway and supporting their final opinion and action of this application.

Chairman Sturgill called the applicant to testify.

Todd Lakey – (Representative) IN FAVOR – 12905 Venezia Ct, Nampa, ID 83651
Mr. Lakey started by noting this is a project that is compatible with the area. With it being on an island amid viable farm ground, it is contiguous to a pattern of non-residential and rural estate residential uses and zoning in the immediate areas surrounding the Timber Stone Golf Course. Community or municipal services from the city of Greenleaf with be utilized on this project and the conditions of approval will mitigate potential impacts. The applicant recognizes that there are agricultural uses in the area, but this is the right site in the right location to achieve the land use balance that is envisioned by the comprehensive plan. The subject property is adjacent to the Williamson's property. Mr. Lakey continued to explain that there are existing residential and non-agricultural uses in the immediate area and contiguous to this property, and further explained the topography and characteristics of the area, claiming it is not prime or viable farm ground. This property is in the nitrate priority area and a municipal or public system for water will be utilized. All requirements and conditions from agencies will be met, and there is no significant impact to agencies, schools, police and fire. Mr. Lakey is requesting approval for this application.

Commissioner Sheets asked about the water rights associated with the property. Mr. Lakey explained there were not any water rights granted with the Indart property; however, they have been operating the feedlot for a long time. There is enough water rights to adequately irrigate 21 acres, not 73 acres. Commissioner Sheets confirmed that the testimony of the density of this request is appropriate because it is close to subdivision projects that have already been approved and its proximity to the golf course.

Commissioner Mathews inquired on the history of this property. Mr. Lakey argued agricultural is the default zone in the county, and although there is a history of the property being farmed, there have been many unsuccessful efforts to keep it farmed. Commissioner Mathews expressed the desire of a TIS prior to the hearing, and asked what the limit is on these types of proposals as there are a lot of small businesses that rely on the agriculture. Mr. Lakey stated the TIS would not be required until the preliminary plat stage, adding that as a condition of approval from the highway district. He continued to argue the land use balance this application is attempting to capture, and insisted on this property having non-prime agricultural ground. He believes this matches the character of the area. Commissioner Mathews asked what the plan was to mitigate the traffic concerns, especially during harvest season. Mr. Lakey stated they would comply with the highway districts requirements.

Chairman Sturgill asked what the estimated completion date for the TIS was, to which Mr. Lakey deferred that question to the engineer. Chairman Sturgill asked if Mr. Lakey's firm has any involvement with the ongoing development on the Williamson property. Mr. Lakey admitted the Williamson's are clients of his.

Principal Planner Deb Root reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tanya Orton – IN FAVOR – 17338 Sunnydale Pl, Caldwell, ID 83607
Ms. Orton shared that her favorite thing about growing in Canyon County is growing families, and families need places to live, and she believes there are not enough homes to move to. As a nurse, she has seen the cases and concerns regarding high nitrates in the septic and water, which is why the owner of the subject property wants to do a community system. This increase in homes will also increase the tax base, which will help with the schools growing and improvements for the roads. Although Homedale stated buses don't like to enter subdivisions, the owner is willing to work with the schools and bus companies to accommodate the condition for a bus stop. Ms. Orton would also like to see secondary dwellings as an option.

Brent Orton – IN FAVOR – 17338 Sunnydale Pl, Caldwell, ID 83607
Mr. Orton, the engineer for the project, stated the original application in 2020 was real city densities, but he does not agree that this is city densities, and the applicant shifted towards two acre lots with individual well and septic and a horse venue. The neighbors were not in favor of a horse venue, so that was taken out of the plans. Mr. Orton went on to explain the density and average lot size, considering common areas and right of ways. A TIS was immediately pursued with the preliminary plat, and the applicant is content to be accountable to all the mitigation measures that are identified. Mr. Orton described the benefit of a community water system compared to individual wells. This proposal will accommodate the municipal services which staff has recommended.

Commissioner Sheets asked for clarification regarding water and sewer and the options this community. Mr. Orton described the option to connect to Greenleaf's sewer system and talked about the benefits that would provide, which helped determine the proposed larger lot sizes. If Greenleaf does not accept the annexation, there would be other onsite treatments considered. Mr. Orton has had experience with public drinking water

systems, which will help in deciphering an effective system. He also explained the contamination that has mostly caused nitrate priority, and talked about the drilling technique he prefers that would help mitigate cross contamination and protect the well and drinking water system. Commissioner Sheets asked how many wells this would require. Mr. Orton answered there needs to be a redundant well source, so there would need to be at least two wells.

Commissioner Mathews inquired about the water for fire protection. Mr. Orton explained that central drinking water systems have the capacity to accommodate the levels required for fire protection, and confirmed there will be fire hydrants.

Chairman Sturgill asked about the estimated cost for this water system. Mr. Orton estimated a million dollars. Chairman Sturgill asked when the estimated completion date for a TIS would be, to which Mr. Orton explained the expectation would be another month to finish the TIS.

Commissioner Sheets verified the development sits below Greenleaf's treatment plan, and Mr. Orton confirmed one lift station would be adequate.

John Williamson – IN FAVOR – 19500 Eat A Bite Ln, Caldwell, ID 83607

Mr. Williamson complimented the golf course for providing an amazing amenity and the residents on weed maintenance. He believes this development will be as good as one of Mr. Christensen's prior developments.

Clay Christensen – IN FAVOR – 22226 Aura Vista Way, Caldwell, ID 83607

Mr. Christensen farms 2,000 acres that completely surround the golf course, and none of the largest farmers around that area oppose to this project, commenting the growth needs to be smart. Mr. Christensen provided statistics and data on the yield from their farms. The sustainability on the subject parcel has not kept up, losing profitability. The irrigation has also been expensive due to the slope of the parcel.

Commissioner Sheets asked for clarification on why the ground is less productive other than the ridge and water. Mr. Christensen admitted the water played a big role and he believes the soil is not viable. He confirmed the well is shallow. Commissioner Sheets asked about the water rights, and confirmed the water rights are from the canal and the pivot is from the well, or subsurface water rights.

Chairman Sturgill asked what the long-term plan was for this property. Mr. Christensen explained the plan was to sell it to a developer who would then have to abide by whatever is approved.

Dave Christensen – IN FAVOR – 18250 Van Slyke Rd, Wilder, ID 83676

Mr. Christensen elaborated on his family's history of farming in Canyon County. He described the poor quality of farming on the subject parcel and believes this will be a good fit in the community with minimal impact on the population and a great impact on the net worth and tax base of the school district.

Patrick Williamson – IN NEUTRAL – 19550 Eat A Bite Ln, Caldwell, ID 83607

Mr. Williamson stated there are over 13 intersections to consider for the TIS. He also agreed with prior testimony on the challenge with weeds if lots over 1-acres are considered, and elaborated on blow sand in the area and the negative impact it would have on the surrounding areas. He questioned the information that has been shared between those in opposition and encouraged them to actually talk to their neighbors. Mr. Williamson argued different types of crops need different soil, and appreciated the data shared earlier.

Chairman Sturgill asked for clarification on the misinformation shared between those in opposition, and Mr. Williamson stated that although he does not have proof to what he's heard, he does not have a good feeling about what might be shared. Chairman Sturgill confirmed the concern is information that has been and will

be presented could be inaccurate bias.

Lori Adams – IN OPPOSITION – 18900 Van Slyke Rd, Wilder, ID 83676
Ms. Adams explained the process in which the next 10-11 speakers will each address a required criterion according to Canyon County Code 07-06-07, demonstrating how this proposal fails to meet the County's legal obligations to protect public health, safety, welfare and rural character of the area. This application is inconsistent with the comprehensive plans of Canyon County and the City of Greenleaf and poses concerns on density, traffic, sewer services and the protection of agricultural lands, the rural character, and taxpayers.

Jeff Stevenson – IN OPPOSITION – 18900 Van Slyke Rd, Wilder, ID 83676
Mr. Stevenson addressed criterion 1: consistency with the comprehensive plan. Mr. Stevenson does not believe this project is consistent with either Canyon County or the City of Greenleaf's comprehensive plan and future land use map, which designates this land as agricultural. He argued the testimony indicating nothing can be farmed on this property, using an example of vineyards, mitigating the water issues. Approving this application would set a precedent for leapfrog development in the area, and Mr. Stevenson strongly urges the denial of this application.

Jackie Marshall – IN OPPOSITION – 22359 Aura Vista Way, Caldwell, ID 83607
Ms. Marshall addressed criterion 2: whether the proposed rezone is more appropriate than the current agricultural zoning. Ms. Marshall stated the answer is no and staff findings confirm this. The 0.82-acre average lot sizes proposed would cause a dramatic and abrupt increase in density, and will be inconsistent with the existing surrounding lots that average 2.1-2.6 acres that also provide substantial open space between homes, farmland and the golf course. This site is over 2 miles from the nearest city limits, surrounded by active farmland with no urban services. Ms. Marshall noted agricultural zoning is more appropriate for this site, and reflects the true character of the area.

James Marshall – IN OPPOSITION – 22359 Aura Vista Way, Caldwell, ID 83607
Mr. Marshall addressed criterion 3: whether the proposed conditional rezone is compatible with surrounding land uses. Mr. Marshall stated the answer is no, and argued compatibility is more than just proximity. It requires consistency and function in relation to adjacent uses considering density, surrounding land uses, and compatibility with existing uses.

Jill Kenny – IN OPPOSITION – 22605 Aura Vista Way, Caldwell, ID 83607
Ms. Kenny elaborated on criterion 3, and stated the most honest evidence is not found in a density calculation or zoning table, but rather in the land itself. This area is defined as working agriculture and low density development, and existing subdivisions are few and far between with buffers and open spaces to co-exist with farming. Placing 135+ homes on 151 acres is incompatible with the surrounding land uses.

Randal Helsey – IN OPPOSITION – 22859 Aura Vista Way, Caldwell, ID 83607
Mr. Helsey addressed criterion 4: whether the proposed conditional rezone will negatively affect the character of the area and what mitigation measures will be implemented. The character of this area is defined by large lot residential subdivisions and working agricultural. The Timber Stone golf course provides a rural residential character that is open and compatible with adjacent farms. Mr. Helsey noted inconsistencies with the applicant's plan of including common space, and that along with density and no protection of the rural character or agricultural edges proves criterion 4 is not met.

Anita Turner – IN OPPOSITION – 19601 Van Slyke Rd, Greenleaf, ID 83626
Ms. Turner addressed criterion 5: if adequate facilities and services will be provided to accommodate the proposed conditional rezone. She stated based on the record and the applicant's engineering notes, no sewer will be provided. Although the applicant proposed connection to the City of Greenleaf, there is not an

application nor an approval, and if Greenleaf does not approve the extension, the fallback is a private community or clustered system even though the application does not identify the logistics. Staff's findings indicate nearby wells already exceed safe limits, and not all parcels in the rezone area have irrigation rights. Ms. Turner testified the engineering notes read more like a list of intentions rather than a demonstration for accuracy.

Commissioner Sheets asked for clarification on the water quality issue. Ms. Turner explained the water testing high in arsenic and the implementation of water systems due to the groundwater containing iron, manganese and other contaminants. Commissioner Sheets asked if the water is tested and if the inline filtration systems work, and Ms. Turner answered she tests it regularly, and the inline system works better than the reverse osmosis system they used to have.

Chairman Sturgill confirmed the citing for water issues in the staff report, which is Exhibit F, page 7.

Nancy Thomas – IN OPPOSITION – 22946 Middle Rd, Greenleaf, ID 83626

Ms. Thomas addressed criterion 6: whether the proposed conditional rezone requires public street improvements and mitigation measures for traffic impacts. The application admits a TIS will not be completed until after planning, and the ordinance is clear in referencing that the commission must find that the project will not cause undue interference with current or future traffic patterns with no study. Although an informal count was conducted, it was in February with minimal farm vehicle use and not as much traffic to and from the Timber Stone golf course. Ms. Thomas also explained the topography of some of the main roads, limiting site distances and creating dangerous conditions. The threshold has been met according to the highway district's notes for a TIS requirement, and no mitigation measures have been proposed.

Nick Kompaniet – IN OPPOSITION – McIntyre Ln, Wilder, ID 83676

Mr. Kompaniet elaborated on criterion 6, providing his experience with the current traffic patterns. It is a blind spot coming out of his driveway, and he has witnessed people passing on the canal apex and dogs getting hit. Adding another subdivision will compound the amount of traffic, and some drivers use that area as a freeway. Mr. Kompaniet is concerned about the safety risks imposed with higher traffic volumes.

Dawn Kompaniet – IN OPPOSITION – McIntyre Ln, Wilder, ID 83676

Ms. Kompaniet addressed criterion 7: whether legal access to the property exists or will exist at the time of development. Although the applicant has addressed existing roads being used as access, legal frontage is not the same as safe and adequate access for a subdivision of this size. Ms. Kompaniet quoted a decision related to the neighboring Williamson rezone regarding a variance on proposed access points due to site distance deficiencies. Access safety could not be determined without further analysis, and a TIS should be completed to evaluate cumulative impacts from both the Williamson rezone and Timber Ridge Christensen proposal; therefore, adequate access has not been demonstrated accordingly and this criterion is not met.

Chairman Sturgill asked when the meeting was that the TIS was directed for the two developments. Ms. Kompaniet answered that August 13 as when the Golden Gate Highway District Commission tabled the decision. Chairman Sturgill confirmed that no one had been specifically designated to complete the TIS, but that the decision was tabled until a TIS was completed.

Brenda Shuey – IN OPPOSITION – 22726 Aura Vista Way, Caldwell, ID 83607

Ms. Shuey addressed criterion 8: impact to essential public services and facilities, and what mitigation measures would be implemented. Ms. Shuey stated staff's findings indicate no mitigation measures are proposed. The proposed 135 new homes with the potential of 135 secondary dwellings, in addition to the Williamson rezone, would add a population equivalent as the City of Greenleaf, but without city level services. The school district are at or near capacity, the emergency services are already stretched in this area, and there

is limited rural coverage for law enforcement. There are no mitigation measures, no agreement for additional service funding, no onsite facilities and no enforceable commitments.

Chairman Sturgill asked if there was evidence to support the paramedic and fire services being stretched. Ms. Shuey answered she cannot provide proof other than a couple of local sheriffs drive through twice a week and commented they are stretched.

David Jones – IN OPPOSITION – 22605 Aura Vista Way, Caldwell, ID 83607

Mr. Jones elaborated on criterion 8, addressing an error on the slides that the last paragraph should be in reference to the 208 KTVB news. Although there were two new schools recently approved, an elementary school that was built to alleviate crowding in 2016-17 is already overcrowded, so we are just repeating history. It is estimated that the new schools will reach capacity by 2030, and it is suggested to pass something that prohibits developments that would push school over certain capacity levels. Mr. Jones quoted statements from Nampa City council member Sebastian Griffin, Caldwell City council woman Diana, and the District's Assistant Superintendent Joey Palmer regarding the growth in the valley and concerns of school capacities.

George Crookham – IN OPPOSITION – 22604 Aura Vista Way, Caldwell, ID 83607

Mr. Crookham provided the summary and closing statements. He stated that in 2017, the ratio was a 1.4 ratio unsubsidized, and current tax rates will only bring a burden in regards to revenue. Although the Christensen's and Williamson's are well respected, a city is going to be built in the middle of three other cities without a library or other services that come with a city or town.

Commissioner Sheets asked where the 1.4 return rate came from. Mr. Crookham provided statistics and studies done by the University of Idaho and BYU Idaho. In 1997 the ratio was $1.08 for residential, and in 2017, it was $1.40.

Mark Duncan – IN OPPOSITION – 18911 Van Slyke Rd, Wilder, ID 83676

Mr. Duncan expressed concerns that all that is considered with this application is the money, and they do not care about the community or traffic impacts. He does not believe there is not enough housing, and this is not the right place for a neighborhood of the proposed size.

Doreen Fouts – IN OPPOSITION – 22714 Aura Vista Way, Caldwell, ID 83607

Ms. Fouts stated for the record she is in opposition of the rezoning of this land.

Isaac Starbuck – IN OPPOSITION – 21739 Lonkey Ln, Caldwell, ID 83607

Mr. Starbuck described his history of farming, and does not believe this development aligns with the comprehensive plan. As the comprehensive plan reflects, every year 1,113 acres disappears to developments, which is equivalent to a little less than two square miles, or 9.2 farms on the average 120-acre size. Mr. Starbuck does not believe irrigation is difficult, and there would be a negative impact on traffic. His mother's testimony, working at West Valley Medical Center, is there is not enough medical care in this valley for the current population. This proposal will have an overall impact on the remaining farm's growth.

DeWayne Skewz – IN OPPOSITION – 22958 Signature Point Ln, Wilder, ID 83676

Mr. Skewz testified on wanting to preserve the farming life they moved here for.

Denise Wheeler – IN OPPOSITION – 23176 Upper Pleasant Ridge Rd, Wilder, ID 83676

Ms. Wheeler described the mistake that was made on having their well dug deeper, hitting fossil water full of iron bacteria and minerals and making the water undrinkable and damaging equipment. Building 135 homes nearby will affect the water pressure, and could potentially be costly to fix similar concerns with drilling the wells deeper. Ms. Wheeler also expressed concerns on traffic and the impact on public services.

Shelley Skogsberg – IN OPPOSITION – 23191 Homedale Rd, Wilder, ID 83676
Ms. Skogsberg explained her family's history of moving from Parma to Kuna, and being run out due to the growth. She does not want to see that here in Wilder. She explained a situation of her getting pulled over on Homedale Road and how she appreciated that road being monitored, but the police officer stated there were not enough resources to keep that consistency. Ms. Skogsberg further expressed concerns about traffic and the poor quality of the roads.

Jennifer Alvarez – IN OPPOSITION – 23045 Upper Pleasant Ridge, Wilder, ID 83676
Ms. Alvarez stated a subdivision is being proposed that is not compatible with the area. There is farmland around this property for miles, and approval of this application would only encourage further development. Ms. Alvarez expressed concerns on facilities and services and the construction and adjustments of roads/property to accommodate the increase in traffic.

Teresa Nelson – IN OPPOSITION – 23892 Applewood Way, Wilder, ID 83676
Ms. Nelson expressed concerns about the potential children moving into this proposed subdivision and the negative impact on schooling there would be and the lack of parks or green space for them to play.

Lisa Wilkes-Barber – IN OPPOSITION – 22489 Aura Vista Way, Caldwell, ID 83607
Ms. Wilkes-Barber stated she was open minded prior to this meeting, but after hearing both sides, she cannot support this development due to the lack of planning.

John Barber – IN OPPOSITION – 22489 Aura Vista Way, Caldwell, ID 83607
Mr. Barber expressed concerns about the school districts and Homedale and Wilder Fire Districts.

Todd Lakey – (Representative) REBUTTAL – 12905 Venezia Ct, Nampa, ID 83651
Mr. Lakey reiterated that the Christensen's and Indart's are longtime generational farmers in the area and are the most credible testimony in regards to viability of this property. He stated the comprehensive plan at the time of the application is what governs, and measures have been taken to accommodate staff's requests. Mr. Lakey referenced the Williamson's application, stating it was continued awaiting a TIS, but the variance process is part of the preliminary plat. He does not believe this area is near capacity or thresholds. The highway district did not state that there was undue interference with the existing system, only that a TIS be required as a condition of approval. Mr. Lakey stated there are no negative agency responses and Joey Palmer acknowledged that this will not negatively impact West Canyon Elementary. He believes the higher home values will be a benefit in regards to property taxes for the school district. The U of I study that was conducted may be a generic reference to residential, although not all residential is created equal. The open space referenced for the existing development is the golf course, but that also brings in traffic from out of the area and is not compatible with what is an implied requirement for this application. Mr. Lakey stated the comprehensive plan recognizes that there are appropriate rural locations for this type of development, and this application meets the criteria.

Commissioner Mathews expressed concerns on losing more farm ground and asked what happens if this is approved. Mr. Lakey reiterated prior testimony that this property that does not support agriculture and is not profitable, a property that loses money on it every year. Not every property has the same challenges and same location as this piece of property.

Chairman Sturgill asked how these new residents would be supported with all the amenities needed without requiring them to drive to one of the three nearest cities. Mr. Lakey focused on the confines of this application, stating the intent is not to change the overall character of the area, but changing the designation on this parcel. He stated it's a couple of miles to the various cities in the area, and the roads already operate on a high level of service. The focus is the best long-term use for this piece of property.

MOTION: Commissioner Mathews moved to close public testimony on Case No's. OR2022-0002 & RZ2022-0002, seconded by Commissioner Sheets. Voice vote, motion carried.

Deliberation:
Commissioner Sheets reviewed each criterion in relation to the comprehensive plan and found none of them are in compliance or have been met.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. OR2022-0002 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria. Seconded by Commissioner Mathews.

Discussion on Motion:
None.

Roll call vote: 3 in favor, 0 opposed, motion passed.

Deliberation:
Commissioner Sheets reviewed the criterion for the conditional rezone. Criterion 7, in regards to legal access, is the only criteria that has been met.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2022-0002 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria, with the exception of legal access. Seconded by Commissioner Mathews.

Discussion on Motion:
None.

Roll call vote: 3 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:
There was discussion on the status of appointing the new commissioners and the subsequent training. There was also discussion on the status APA designations and cases.

4. ADJOURNMENT:

MOTION: Commissioner Mathews moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 11:43 P.M.

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

Approved this 16th day of October, 2025

Robert Sturgill, Chairman

ATTEST
Caitlin Ross
Caitlin Ross, Hearing Specialist

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 3:

STAFF REPORT PACKET

EXHIBIT
3

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov | Phone: 208-402-4164

Planning Division Staff Report

File Number	**OR2022-0002/RZ2022-0002-CR**
Public Hearing Date	August 21, 2025
Heard by	Planning and Zoning Commission
Summary:	The developer is requesting to amend the 2020 Comprehensive Plan designation for approximately 151.56 acres from **'Agriculture' to 'Residential'** and concurrently requesting a Conditional Rezone from an **"A" (Agricultural) zone to a "CR-R1" (Single Family Residential)** zone for the purpose of developing the property as a residential subdivision. The draft concept plan proposes a minimum of 135 residential lots on the 151.56 acres. The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as parcels R36525 (4N-4W-31 SE), R33209 and R33210 (3N-4W-06-NE), R36523 and R36523010 (4N-4W-31-SE) Boise-Meridian, Canyon County, Idaho. These properties lie within the Homedale and Wilder Fire Districts and the Vallivue and Homedale School Districts. The property lies within the Greenleaf area of city impact. The development properties contain areas of 15% slope or greater.
Analyst:	Deb Root, Principal Planner
Recommendation:	Denial of Comprehensive Plan Amendment and Denial of Conditional Rezone

Public Notification

Neighborhood meeting conducted on:	8-15-2024
Affected agencies noticed on:	12-10-2024 & 07-17-2025
Radius notices mailed to properties within 600 feet on:	07-17-2025
Newspaper notification published on:	07-22-2025
Posted notice on site on:	07-22-2025

1. Project Data and Facts

Property Owner	Dave Christensen and Phyllis Indart
Applicant/Representatives	Brent Orton/Todd Lakey/Alan Mills

EXHIBIT
3.1

Location of Property	A portion of the SE quarter of Section 31-4N-4W and located on the NW corner of the intersection of Van Slyke Road and Ustick Road and a portion of 06-3N-4W-NE located on the south side of Ustick Road approximately 1320 feet west of the Ustick and Van Slyke intersection.
Parcel Number	R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres)
Size of Property	151.56 acres total
Existing Zoning	"A" (Agricultural)
Future Land Use Designation	Agriculture
Area of City Impact	Greenleaf area of city impact
Soils Classification	Class III and Class IV Moderately Suited Soils. Parcel R33209 contains a portion of least suited soils where the slopes exceed 15% along the southern boundary.
Current Land Use	Agricultural--crop land and a cattle feedlot
Applicable Codes:	CCCO §01-17-07, §07-01-15, §07-05, §07-06-03, §07-06-07, §07-10, §07-17, §09-03 Greenleaf Impact Area, §67-6509, §67-6511, §67-6537. The 2020 Canyon County Comprehensive Plan is the applicable plan for review of this application that was originally filed on February 1, 2022. A revised application was submitted August 23, 2024.

Property Background

The subject properties are currently in agricultural production with the exception of R33210 which is a 0.50 acre residential property located within the Indart feedlot property, R33209. Each of the properties R33209, R36525, and R36523 are original parcels (PI2021-0049 & PI2023-0183) and are currently eligible for administrative division in accordance with CCZO §07-18-03.

The Christensen property, **R36523**, containing approximately 73 acres is in agricultural production with a large pivot irrigation system (2010/2011 installation). Christensen purchased the property in 2015. Currently the majority of the property is planted with corn. It appears there was a grain crop that has been harvested on the remainder of the property.

The Indart properties, **R36525, R33209 and R33210** (a small ag-residential parcel), totaling 78.50 acres, are currently established as a feedlot dating back into the 1960's. Both properties are comprised of feeder cattle pens and are not utilized for crop production. Although the use as a feedlot has reportedly diminished in the past several years, the property continues to be utilized for the purposes of a feedlot (cattle in feed pens) as recent as DSD GIS Fall 2024 aerials. The pens and structures remain on the facility as seen in Exhibit B2a.

2. Land Use

Description and Character of Surrounding Area
The surrounding area is primarily agricultural (Exhibit B2a). There are a few subdivision developments and development pods created by administrative land divisions. Other development was created through the former conditional use permit processes that provided for development clusters in the agricultural zone. Within a one mile radius of the subject properties there are eight platted subdivisions on 333.38 acres, a total of 146 lots, with an average lot size of 2.28 acres (Exhibit B2d). This current application is requesting 135 lots on 151.56 acres with an average lot size of 0.82 acres (Exhibit A2). Within the 600 foot notification area, 43 properties were notified, those properties have an average acreage size of 18.43 acres. The properties are located along an undulating ridge with site distance challenges along the rural roadways. The properties lie within a nitrate priority area. There have been recent reports of elevated nitrates and unhealthy levels of arsenic and uranium in area residential wells (see Van Slyke Farms case No. RZ2021-0027-CR and Exhibit B7 herein) The property is located at the southwest boundary of, and within, the Greenleaf area of city impact. The City of Greenleaf has the property identified on their future land use map as 'Agricultural' (Exhibit B2f). They do not identify the area for residential development. The Friends Dairy, a CAFO, is located approximately 5800 feet to the northeast of the subject properties at the intersection of Tucker Road and Boehner roads. This is an intensive agricultural operation with a large composting process and land application of nutrients in the area (Exhibit C1). Summerwind at Orchard Hills and Timber Stone golf course: On February 18, 1999 the Planning and Zoning Commission signed the FCOs for the case no. 986615L32-4N-4W approving the development of 254 acres for a golf course, amenities, and approximately 95 residential lots of approximately ¾ acre each. Time extensions were granted as well as modification of a condition to remove the requirement for subdivision road improvements including curb, gutter, sidewalks and street lights (CU2003-49). In 2006 the preliminary plat was approved. Phase I and phase 2 final plats for Summerwind at Orchard Hills residential subdivision were recorded in 2007. It has been the more recent five to seven years that the approved subdivisions were developed (built upon) with housing units. The average lot size for the development is 2.65 acres inclusive of the required open space of the golf course. The residential lots within the development range in size from 0.68 acres to 0.98 acres. The administrative divisions that were originally available to the golf course properties were located along the roadways prior to development approvals for Summerwind/Timber Stone. Three of the parcels have been re-developed and platted adjacent to Timber Stone including Highlight Estates (9 lots with a 1.10 acre average lot size), Jahn Estates (5 lots with 1.07 acre average), and Artist View Subdivision (3 lots with 1.10 acre average). The remainder of the administrative parcels (10) located along Ustick and Van Slyke Roads have an average acreage of 2.66 acres. Two additional subdivisions lie within a one mile radius of the property including Garrett Ranch Ridge (1.31 acre average lot size) and Orchard View containing three (3) lots with an average lot size of 11.67 acres. A review of the historical files revealed a detailed "Water Supply Assessment-Summerwind at Orchard Hills" conducted and submitted for review by SPF Water Engineering, LLC. Staff has included the April 12, 2006 summary assessment as Exhibit B9. Water quality in this area of the county should be considered and, if development is approved, conditions should be placed requiring enhanced well construction standards for both private and public drinking water (community) wells.

To the south and east of the subject properties is the Williamson property that was conditionally rezoned to rural residential in 2008 and is subject to a development agreement (DA08-111 Exhibit B8). The property is subject to the 2005 zoning ordinance requirements and requires a minimum 10% useable open space, community water system, pressurized irrigation, public roads and other conditions specified. Currently there have been no applications submitted or approved for the development of the 311 acres of the conditionally zoned Williamson properties. This property is currently in agricultural production including corn fields and orchards.

The Board of County Commissioners at a recent hearing for Van Slyke Farms (RZ2021-0027 heard May 1 and June 23, 2025) determined to conditionally approve (pending signatures) the rezoning of 26 acres from Agricultural to CR-Rural Residential with a minimum two (2) acre lot size and restricted to one single family residential home per lot. There were water quality concerns that resulted in a condition requiring all wells to be cased and sealed to a depth of no less than 350 feet with regular testing of drinking water encouraged. The water quality information slides provided by HDR Engineering for the Van Slyke Farms development have been included for review and consideration as Exhibit B7. The balance of the properties are currently in productive, pivot irrigated, farmland.

The Christensen/Indart subject properties are comprised of primarily class 3 and 4 soils and considered prime farmland if irrigated and farmland of statewide importance if irrigated (Exhibits B2k and B2j). The applicants indicate that the Indart properties (cattle feedlot), parcels R36525 and R33209, do not have surface or groundwater irrigation rights (Exhibit A2). There is no indication as to whether an application has ever been filed to obtain water rights for the properties. Groundwater rights will be required for the community well and possibly pressurized irrigation to support the proposed development. The development, if the Plan Amendment and Rezone are approved, should be conditioned to ensure that appropriate water rights are obtained for the community water system and irrigation of all properties under the development plan.

This region of the county is in agricultural production with sporadic ag-residential homes and farms. The Snake River Scenic Byway is located to the south along Homedale Road and to the west along Allendale Road and Ustick Roads (shown on Exhibit B2e1). The Sunny Slope Wine Trail encompasses this region to the south of Ustick Road as well. There is also a developing AgVenture Trail, generally located along the scenic byway, that is also thriving in this area of the county and promoted by Destination Caldwell. Each promote the agricultural nature of the county and wine region. The City of Greenleaf is located more than 2.3 miles to the northeast. The City of Homedale is located approximately 3.25 miles to the southwest and Wilder city limits are approximately 2.7 miles to the northwest. Although there has been development approved under former codes and plans (2006-2011 Exhibit B2d) there has been minimal residential development approved in this area of the county for more than 10 years. Consistent with the overall goals and policies of the Comprehensive Plans, the predominate land use is agricultural.

The property and surrounding area are not within planned growth areas. The parcel is located within the 640 acre & 1,650 acre Traffic Analysis Zones (TAZs) including #2731 and #2,718 (Exhibit B2g). The forecasted growth is a total of two (2) households through 2050. The forecasted job growth is twelve (12) jobs created through 2050. COMPASS (Community Planning Association of Southwest Idaho) maintains and uses the data as part of the Communities in Motion Regional Transportation Plan which uses future population, households and jobs forecasts to determine future transportation needs for the Treasure Valley. COMPASS forecasts do not indicate a population or household growth in the area due to existing large

farmlands, agricultural uses and lack of infrastructure and amenities necessary to support residential growth.

Adjacent Land Uses and Zoning

North	Agricultural, sporadic ag-residential, and Orchard View Sub [3 lots zoned "A"]
South	Agricultural, ag-residential, and Garrett Ranch Ridge Subdivision (21 lots zoned "A"), Williamson conditional rezone "CR-RR" (in ag production-no current development), recently approved Van Slyke Farms conditional rezone of 26 acres to "CR-RR" with two (2) acre minimum lot size
East	Agricultural/Highpointe Estates [9 lots "A" zoning], Summerwind at Orchard Hills & TimberStone golf course (approved by CUP, golf course and 93 residential lots zoned "A"), Jahn Estates [5 lots zoned "A"], Artist View [3 lots zoned "A"] and Friends Dairy (CAFO) at Tucker Road
West	Agricultural, sporadic ag-residential

3. Request

Summary & Analysis

The developer is requesting to amend the 2020 Comprehensive Plan designation for approximately 151.56 acres from **'Agriculture' to 'Residential'** and concurrently requesting a Conditional Rezone from an **"A" (Agricultural) zone to an "CR-R1" (Single Family Residential)** zone for the purpose of developing the property as a residential subdivision. The draft concept plan proposes a minimum of 135 residential lots on the 151.56 acres. The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads. These properties lie within the Homedale and Wilder Fire Districts and the Vallivue and Homedale School Districts. The property lies within the Greenleaf area of city impact. The development properties contain areas of 15% slope or greater; however, it is primarily gently sloping ground.

The developer is proposing a minimum average lot size of 0.82 acres (gross acreage) with both community water and wastewater systems which may be onsite or extended from the city of Greenleaf. The existing golf course is proposed to be an amenity for the development as stated in the applicant letter of intent (Exhibit A2). The applicant indicates that there is a pattern of residential development in the area and therefore this project should be approved. They will dedicate right of way and work with the highway district to meet all requirements of the pending traffic impact study. The letter of intent indicates that the development is not anticipated to substantially impact public services and states that there may be longer response times. The letter further states that "*those that desire to live in a more rural location understand that as a net benefit compared to living on smaller lots in the more densely populated cities with faster response times*."

The applicant indicates that the proposed Comprehensive Plan Amendment from Agriculture to Residential should be approved as there is a pattern of development in the area and it is adjacent to properties designated Residential on the 2020 Plan.

The applicant indicates that the Conditional Rezone from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential should be approved because there is a pattern of residential development and a demand for rural development of lots as proposed. The applicant proposes a gross average lot size of 0.82 acres, but also notes that the current zoning code provides for the reduction of lot sizes to

12,000 square feet where community water and/or sewer is provided. This provision is also noted on the draft development plan.

Staff notes that this development is not consistent with development in the area. There is little to no forecasted household or job growth as identified in the COMPASS TAZ (Exhibit B2g). There are eight total subdivisions on 333 acres comprising 146 total lots with an average lot size of 2.28 acres. The proposed development nearly doubles the platted lot count and does not provide for open space or even a rural transition to the agricultural uses in the area. The request is not consistent with the Comprehensive Plan and the requested Conditional Rezone to "CR-R1" (Single Family Residential), a transitional urban density, is not consistent with development and the intensive agricultural uses in the area.

5. Comprehensive Plan

1. The Future Land Use Map designates the properties as 'Agriculture' (Exhibit B2e).
2. The properties are currently, and have historically been, in agricultural production including crops and livestock.
3. The area is not trending toward residential development. There are conditionally zoned properties in the area, including CPR2008-2, subject to a development agreement DA#08-117 recorded as instrument #2008051339. The properties have been and remain in agricultural crop production including corn and orchards (Exhibit B2a & Exhibit C).
4. The request is inconsistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

    - Property Rights Policy #8: "*Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."*
    - Population Goal No. 1: *"Consider population growth trends when making land use decisions."*
    - Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
    - Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
    - Land Use – Residential Policy #2: *"Encourage residential development in areas where agricultural uses are not viable."*
    - Agricultural Policy #1: *"Preserve agricultural lands and zoning classifications."*
    - Agricultural Policy #3: "*Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."*
    - Natural Resources Goals #1: *"To support the agricultural industry and preservation of agricultural land."*
    - Natural Resources Policy #3: *"Protect agricultural activities from land use conflicts or undue inference created by existing or proposed residential, commercial or industrial development."*

6. Summary of Findings

- Comprehensive Plan
    - The requested Comprehensive Plan Amendment is not in general conformance with the Comprehensive Plan. The 2020 Plan identifies the properties as Agriculture and the City of Greenleaf Comprehensive Plan Future Land Use is also Agriculture. Agriculture is the primary economic driver in the Canyon County. The overall goal of the Plan is to protect agriculture and agricultural operations from growth and sprawl. The proposed Residential designation is not more appropriate than the current designation.
- Surrounding Uses/Character
    - The proposed plan amendment and conditional rezone is not more appropriate than the current land use. The character of the area is agricultural. Although there is a block of residential development, primarily on and around the golf course, there have not been significant residential development approvals in the recent years. Much of the development was approved under different codes and plans and remains zoned as agricultural. Development trends in the area do not support a change in the plan designation or zoning.
- Adequate Services, i.e. sewer, water, drainage…
    - The applicant proposes community water and connection to the City of Greenleaf sewer but has just recently requested consideration of connection in July 2025 (Exhibit D8). The development, if approved, would be conditioned to provide both community water and wastewater treatment as this is a nitrate priority area and there are documented water quality concerns including elevated nitrates and unhealthy levels of arsenic and uranium in area wells (Exhibit B7 and B9).
- Transportation/Access
    - There are concerns with the undulating topography including site distance concerns for accesses onto the properties and at existing driveways and intersections. A traffic study has not been completed and is required by the Golden Gate Highway District (Exhibit D6). Ustick is classified a minor arterial and Van Slyke Road is a minor collector roadway. The roadways are traveled heavily by farm machinery and trucks, as well as, by public passenger vehicles with most travelling at an estimated 50 mph. Speed control signs are not posted on these rural roadways. A significant concern and challenge in the area are the hills and valleys with very limited sight distances along these roadways in the agricultural region of the county.
- Essential Services
    - Agencies were notified of the application. No responses were received from either fire district impacted by the proposed conditional rezone. EMS and the Sheriff's office did not respond. The applicant notes in the letter of intent that response times will be longer and that people who choose to live in a remote area accept slower response as a "net benefit" of living in the country (Exhibit A2). Vallivue School District indicates that continued growth presents challenges for the district and expects that by 2029 most of the district facilities will be overcapacity with development that is already approved but not currently constructed.
- Potential Impacts/Mitigation
    - The requested zoning of "CR-R1" is not appropriate in the rural county and in the midst of the very predominantly agricultural area. The applicant is proposing at a minimum to almost double the residential lot count in the immediate vicinity of the properties.

Should the Commission and Board determine that a comprehensive plan amendment and conditional rezone is appropriate for the area, substantial consideration should be given to a requirement of meaningful open space and/or lot sizes reflecting the existing average lot size of a 2.23 acres, with a strict adherence to the rural residential zoning minimum residential lot size of two acres (not an average). The Board of County Commissioners recently required this condition for Van Slyke Farms (RZ2021-0027). Consideration should also be given to restricting the construction of secondary residences on the properties.

- A traffic study has not been completed to identify and mitigate potential traffic impacts and site distance concerns with regards to accesses and the roadways. The Commission and Board potentially lacks information to make a finding in the affirmative for criteria #4 and #6.
- The properties are located in a nitrate priority area. There are documented elevated levels of nitrates in area wells and unhealthy levels of arsenic and uranium documented recently (Exhibit B7 HDR review for Van Slyke Farms), and as part of the Summerwind at Orchard Hills development (Exhibit B9 2006 SPF Water Quality report). If the development is approved, a condition requiring community water and wastewater systems should be required. Well construction standards for all wells consistent with Exhibit B7 provisions inclusive of cased and sealed wells to a minimum of 350 feet with water testing after completion should also be a condition for development.

7. Criteria

Staff has provided the Commission with an analysis of the criteria and standards of review in the form of draft findings and conclusions for the Commissions consideration in Exhibit F. The applications and decisions must be considered separately as follows:

> §07-06-01(3): Comprehensive Plan Changes: Requests for comprehensive plan changes and ordinance amendments may be consolidated for notice and hearing purposes. Although these procedures can be considered in tandem, pursuant to Idaho Code section 67-6511(b), the commission, and subsequently the board, shall deliberate first on the proposed amendment to the comprehensive plan; then, once the commission, and subsequently the board, has made that determination, the commission, and the board, should decide the appropriateness of a rezone within that area. This procedure provides that the commission, and subsequently the board, considers the overall development scheme of the county prior to consideration of individual requests for amendments to zoning ordinances. The commission, and subsequently the board, should make clear which of its findings relate to the proposed amendment to the comprehensive plan and which of its findings relate to the request for an amendment to the zoning ordinance

Comprehensive Plan Amendment (CCZO §07-06-03)

The applicant is requesting a Comprehensive Plan Map Amendment to change the designation of the subject property from Agricultural to Residential. The amendment is required to meet the following criteria:

A. *Is the requested type of growth generally in conformance with the comprehensive Plan?*

B. *When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?*

C. *Is the proposed comprehensive plan amendment compatible with surrounding land uses?*

D. *Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive Plan was adopted?*

E. *Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?*

Conditional Rezone (CCZO §07-06-07)

In conjunction with the comprehensive plan amendment request, the applicant is requesting to rezone the subject parcel from "A" (Agricultural) to "CR-R-1" (Single Family Residential). The amendment is required to meet the following standards of review:

1. *Is the proposed conditional rezone generally consistent with the Comprehensive Plan?*
2. *When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?*
3. *Is the proposed conditional rezone compatible with surrounding land uses?*
4. *Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?*
5. *Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed conditional rezone?*
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 patterns? What measures have been taken to mitigate traffic impacts?*
7. *Does legal access to the subject property for the conditional rezone exist of will it exist at the time of development?*
8. *Will the proposed conditional rezone impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?*

8. Comments:

Public Comments:

Staff received twenty-one (21) submissions from the public. The letters expressed concerns and opposition to the proposed applications citing concerns regarding the agricultural nature of the area, traffic safety, water, noise, lighting, and lack of compliance with the Comprehensive Plan. A drone video from Growing Together was submitted showing the general area which is available as a link on the Canyon County Land Hearings website, identified as Exhibit 14. An individual submitted slide presentations shared by Vallivue School District and an additional slide set evaluating the application criteria for this case. The submissions are attached in Section E: Exhibits E1-E21.

Agency:

An agency request for comment was sent December 10, 2024 to the following agencies: City of Greenleaf, City of Homedale, City of Wilder, Homedale and Vallivue School Districts, Southwest District Health, Homedale and Wilder Fire Departments, Centurylink, Intermountain Gas, Idaho Power and Ziply, Boise Project Board of Control, Wilder Irrigation, COMPASS, Idaho Transportation Department, Valley Regional Transit, Canyon County Sheriff's Office, Canyon County

Paramedics/EMT, Homedale City Ambulance, CC Assessor's office, CC DSD Engineering, Building Dept., and Code Enforcement, Bureau of Reclamation, Dept. of Environmental Quality, Environmental Protection Agency, and Idaho Department of Water Resources/water rights. These agencies also received a notice on July 17, 2025. All political subdivisions received the full political notice on July 22, 2025.

The following agencies responded to the agency notifications: Boise Project Board of Control noting facilities and required easements on the subject properties, DSD Engineering, Vallivue School District, Department of Environmental Quality, Idaho Transportation Department, Golden Gate Highway District, and a brief email from City of Greenleaf. The responses and exhibits are attached in Section D: Exhibits D1-D8.

9. Recommendation/Decision Options

Staff Recommendations:

In consideration of the application, OR2022-0002, and supporting materials, staff concludes that the proposed Comprehensive Plan Amendment from Agriculture to Residential **is not compliant** with Canyon County Ordinance 07-06-03. ***See Exhibit F for draft FCOs.***

In consideration of the application, RZ2022-0002-CR and supporting materials, and in consideration of the Comprehensive Plan Designation of Agriculture, staff concludes that the proposed Conditional Rezone from Agricultural to "CR-R1" (CR-Single Family Residential) **is not compliant** with Canyon County Ordinance 07-06-07. ***See Exhibit F for draft FCOs.***

Should the Commission wish to approve the subject applications, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The subject properties R36523, R36525, R33209 and R33210, shall be platted in compliance with Chapter 7, article 17 of the Canyon County Code of Ordinances subject to the following conditions/restrictions:
    a. The development shall be limited to no more than 135 residential lots in substantial compliance with the conceptual site plan (Exhibit A3) and applicant's letter of intent (Exhibit A2).
    b. The developer shall provide a minimum of 10% useable open space for the use and enjoyment of the subdivision residents.
    c. The developer shall conduct a traffic impact study in accordance with Golden Gate Highway District requirements prior to submittal of the preliminary plat application.
    d. The development shall comply with requirements of the local highway district. Evidence of compliance with the highway district requirements shall include written correspondence from the highway district prior to the Board of County Commissioner's public hearing held for the preliminary plat and prior to the Board of County Commissioner's signature on the final plat.

e. Development shall provide a central pressurized irrigation system to service all residential and common lots within the development.

f. Development shall comply with Fire District, Homedale and Marsing, requirements. Evidence shall include written correspondence of compliance from the Fire Districts prior to the Board of County Commissioner's public hearing held for the preliminary plat and prior to the Board of County Commissioner's signature on the final plat.

g. The Mora Canal and the Deerflat Highline Canal traverse through the subject properties. The developer shall comply with the irrigation entity requirements inclusive of protected easements and any proposed irrigation facility crossings on the subject properties. Evidence shall be a written correspondence of compliance from the Bureau of Reclamation prior to the Board of County Commissioner's public hearing held for the preliminary plat and prior to the Board of County Commissioner's signature on the final plat.

h. The subdivision shall provide area(s) within a common lots or easements for school bus stop(s). The proposed location(s) shall be developed in concert with the bus company serving the Vallivue and Homedale School Districts. Evidence of compliance shall be a letter from the bus company indicating that the bus stop locations re acceptable for pick-up/drop-off of children. Highway District approval of location and design will be evidenced by signature on the final plat.

i. Subdivision development shall comply with air quality and stormwater pollution protection requirements of the Idaho Dept. of Environmental Quality (DEQ).

j. Potable water shall be provided via a community water system.

k. Private individual wells are not proposed or approved for this residential development.

l. A plat note shall be placed on both the preliminary and final plat as follows: Individual wells are required to be constructed at a minimum depth of 350 feet and shall be constructed cased with full length surface seals to prevent comingling of aquifer zones. Following pump installations, well water samples should be collected and analyzed at a state-certified laboratory. At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum and hardness. Well owners should contact reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.

m. All areas containing slopes in excess of 15% shall be designated on the preliminary and final plats and shall comply with the Hillside Development code §07-17-33(1).

n. A water user's maintenance agreement for the pressurized irrigation system shall be provided with application for final plat and recorded concurrently with the final plat.

o. Surface runoff shall remain on individual lots.

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."

4. Secondary dwellings shall be prohibited on all residential lots with the development.

5. A master plan showing development phases shall be provided with the preliminary plat. The development shall be developed in no more than four (4) development phases with each phase containing no less than thirty (30) lots. Phased development must comply with 07-17-13(7)A1.

6. Developer proposed conditions of approval: (see Exhibit A2)

A. The development of the property shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property as provided in this agreement.
B. The project shall be developed in substantial compliance with the site plan attached to this agreement as Exhibit A3.
C. The development shall be platted pursuant to CCZO 07-17-09 and 07-17-13. The project may be developed in phases. *STAFF NOTES: The subject property lies within the Greenleaf area of city impact and per the impact area agreement this development is subject to the city's subdivision code requirements. Also, this development should be platted pursuant to the Article 17 or as amended at the time of submission of the preliminary plat.*
D. The applicant shall mitigate weeds on undeveloped lots within the subject property. At such time as an HOA is formed and CCR's are recorded for the development, the HOA will then be responsible for maintenance of weeds on undeveloped lots within the applicable phase.
E. All storm water drainage shall be retained on site or will utilize applicable historic drainage rights at predevelopment rates. An engineered drainage plan shall be submitted with the application(s) for preliminary plat.
F. The project shall have a minimum average lot size of .82 acres. The average shall be calculated for the entire property and maintained as the project is developed.
G. Multi-family dwellings and telecommunication facilities as noted in CCZO 07-10-27 shall be prohibited uses on the subject property.
H. All exterior lighting shall be shielded downward and directed away from adjacent properties.
I. The development shall use community water and wastewater systems by either clustered on-site systems, a central on-site system or extension of municipal services.
J. The development shall utilize public roads.
K. The project shall comply with applicable requirements of the Golden Gate Highway District as noted in Exhibit_____. (Staff Note: no formal review of the development has been completed)

Decision Options: Comprehensive Plan Amendment:

Approval of the Application: "I move to recommend approval for the requested Comprehensive Plan Amendment of approximately 151.56 acres from Agriculture to Residential for case number OR2022-0002, Christensen/Indart, finding the application **meets** the criteria for approval under Article 07.06.03 of Canyon County Zoning Regulations, **finding that**; [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to recommend denial of the requested Comprehensive Plan Amendment of approximately 151.56 acres from Agriculture to Residential for case number OR2022-0002, Christensen/Indart finding the application **does not** meet the criteria for approval under Article 07.06.03 of Canyon County Zoning Regulations, **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 case nos. OR2022-0002/RZ2022-0002-CR, Christensen/Indart to a [*date certain or uncertain*]

Decision Options: Conditional Rezone:

Approval of the Application: "I move to approve the requested Conditional Rezone of approximately 151.5 acres from Agricultural to "CR-R1" (CR-Single Family Residential) for case number RZ2022-0002-CR, Christensen/Indart, finding the application **meets** the criteria for approval with the conditions listed in the staff report (as amended) under Article 07.06.07 of Canyon County Zoning Regulations, **finding that**; [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to deny the requested Conditional Rezone of approximately 151.5 acres from Agriculture to Residential for case number RZ2022-0002-CR, Christensen/Indart finding the application **does not** meet the criteria for approval under Article 07.06.07 of Canyon County Zoning Regulations, **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)*].

9. Exhibits

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Site Concept Plan(s)
4. Land Use Worksheet
5. Neighborhood Meeting
6. Agency Acknowledgement
7. Traffic Count Information (applicant)
8. Applicant Presentation slides 8-11-25 Todd Lakey
9. Applicant Presentation slides 8-11-25 Brent Orton

B. Supplemental Documents

1. Parcel Tools
2. Case Maps/Reports
    a. Small Air Ortho
    b. Small Vicinity Map
    c. Zoning and Classification
    d. Subdivision Map & Report
    e. 2020 Comprehensive Plan -applicable plan
        1. 2030 Comprehensive Plan
    f. Greenleaf Future Land Use
    g. TAZ Household and Jobs COMPASS DATA
    h. Nitrate Priority Area
    i. Contour Map
        1. Slope % Map
    j. Soil Map
    k. Prime Farmlands & Report
    l. Dairy, Feedlot and Gravel Pits
    m. Case Map and Report
    n. Lot Classification Map
    o. Maps Legend
    p. Distance to Area Cities (approximate)
3. Property History Maps (old maps/middle maps)

4. Subdivision Development plats
5. Development History—case file excerpts
6. Google Earth Pro 2002-2024 review
7. HDR Engineering Van Slyke presentation-Water Quality
8. Development Agreement Williamson: #DA08-111
9. SPF Water Quality Summary: 2006 Summerwind at Orchard Hills
10. Application Status letter (application history)

C. Site Visit Photos:

1. Site photos taken 8-5-25
2. 3-28-25 Van Slyke Farms RZ2021-0027 Drone Video clips [credit Growing Together]

D. Agency Comments Received by: August 11, 2025

1. Boise Project Board of Control
2. DSD Engineering Review
3. Vallivue School District
   a. July 28, 2025 and clarification
4. Dept. of Environmental Quality (DEQ)
5. Idaho Transportation Dept. 4-10-25
   a. Traffic Numbers
   b. ITD 1-1-25
6. Golden Gate Highway District (GGHD/JUB)
7. TIS Scope intersections (GGHD & HD4)
8. City of Greenleaf email-request to consider city services connection 7-21-2025

E. Public Comments Received by: August 11, 2025

1. Hopkins opposition
2. Turner opposition
3. Snake River Scenic Byway
4. Wilson opposition
5. Zinzer, Fruitts, & Heighes opposition
6. Karther opposition
7. Jeff and Lori Stevenson opposition
8. CJ and Janet Northrup opposition
9. Richard and Barbara Irish concerns
10. Anne Delgado opposition
11. Nancy Thomas opposition
12. Tracy Tackett opposition
13. Sonja Graber opposition
14. Growing Together Drone Video (see Link)
15. Jill Kenny Land Use 8-11-25
16. Jill Kenny Vallivue School District slides
17. Jill Kenny Vallivue School District re-boundary
18. Jill Kenny Edited Timber Ridge Development
19. Jill Kenny Open Space exhibit
20. Rietema concerns
21. Ford opposition

EXHIBIT A

Application Packet & Supporting Materials

EXHIBIT A

ZONING AMENDMENT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: H. David Christensen & Phyllis Indart	
	MAILING ADDRESS: 18250 Van Slyke Rd., Wilder, Idaho 83676 & 23441 Ustick Rd, Wilder, ID 83676	
	PHONE: (208)863-1953 (208)941-1101 (Indart)	EMAIL: hdavidchristensen@hotmail.com pindart33@gmail.com

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

Signature: H. David Christensen Phyllis Indart *Date:* 08/23/2024

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Brent L. Orton, PE	
	COMPANY NAME: Orton Engineering, LLC	
	MAILING ADDRESS: 17338 Sunnydale Place	
	PHONE: (208)350-9422	EMAIL: brentorton@ortonengineers.com

SITE INFO	STREET ADDRESS: Northwest corner of Van Slyke and Ustick Road, Wilder, ID 83676	
	PARCEL NUMBER: BLO ~~R36524010~~, R36523, R36525, R33209, R33210	
	PARCEL SIZE: 2.37 ac, 73.06 ac, 36.79 ac, 41.21 ac, 0.5 ac	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☑ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agricultural	PROPOSED ZONING: BLO ~~R-2~~ R-1
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

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

EXHIBIT A1

*8/24/2024 : Upd[illegible] and Ammended Application for
Christensen's Case RZ2022-0002 & OR 2022-0002

Link to Original Application: https://www.canyoncounty.id.gov/wp-content/uploads/2023/07/Master-Application-RZ2022-0002-OR2022-0002.pdf
Original Application is included at the end of this revised application.
*Revised to Conditional Rezone.

ZONING AMENDMENT
PUBLIC HEARING - CHECKLIST

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

Check the applicable application type:

☐ Rezone

☑ Conditional Rezone with Development Agreement

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

Description	Applicant	Staff
Master Application completed and signed.	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting form was completed and signed	✓	✓ May need repeated
Completed Agency Acknowledgement form including:	✓	
Southwest District Health	✓	✓
Irrigation District	✓	✓
Fire District Homedale & Wilder	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: $ 950 **Rezone** $1,400 **Conditional Rezone** $2,800 **Text Amendment** CASE NUMBER OR2022-0002/RZ2022-0002 DATE RECEIVED 2/1/22 RECEIVED BY KP/CL APPLICATION FEE $3350 CK	Total: $ 4,200 Paid $3350 on 2/1/22 and $450 Paid by Cory Blaine for Cond. Rezone on 1/31/23 Remaining Due: $400	
Fees are non-refundable		

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

REZONE OPTION:

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

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

Applicant/Owner: _____ Date 08/23/2024

DSD Planner: _____ Date 9-26-24

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/23

Applicant has stated that they are going to revise density proposal -- may need to do re do neighborhood mtg.

BORTON - LAKEY

LAW AND POLICY

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642

(208) 908-4415 (OFFICE) (208) 493-4610 (FAX)

August 23, 2024

Debbie Root, Principal Planner
Canyon County Development Services
111 N. 11th Ave. Ste 310
Caldwell, ID 83605

Re: OR2022-002 and RZ2022-0002

Dear Ms. Root,

I am writing in follow up to my client's application for a rezone of their property known as the Timber Ridge project. My client desires to modify their initial application from a straight rezone to a conditional rezone with a development agreement. As far as the development team is concerned: Dave Christensen and Phyllis Indart remain on the application and contact list as the property owners along with myself, Alan Mills and our Engineer Brent Orton as members of the project team. Corey Blain, Rob Nash and Todd McCauley are no longer involved as representatives on the project. Our revised proposal maintains the proposed zoning but changes it to a conditional rezone with conditions that will reduce the potential impacts of the previous application. One of the owners, Dave Christensen, was one of the original developers of the Timberstone Golf Course and corresponding residential development and this subject property is adjacent to and compliments the golf course and residential development. There was some discussion with staff regarding incorporating horse uses in the project but we conducted another neighborhood meeting and neighbors expressed a strong consensus against horse uses being incorporated in the project.

We are requesting R-1 zoning as a conditional rezone to allow higher density due to using a community system in compliance with Canyon County code 07-10-21, Table 2 Note 1. BLO

~~We are not changing the requested R-2 zoning noted in the original application other than to make this a conditional rezone~~. This approach allows us to establish average lot size commitments that provide some flexibility and support the use of community systems. We propose to include a minimum average lot size of .82 acres which will be included and required in the development agreement. Multifamily dwellings and telecommunication facilities will be excluded as potential uses under the development agreement. Parcel 36546000 consisting of 70.53 acres, which was the more agriculturally viable parcel, is being removed from the request and will not be a part of this project. We have included a revised site plan with this letter. My client is also proposing to use community water and community wastewater systems. These systems may be provided by on-site systems or by the extension of municipal services. We are exploring both

EXHIBIT A2

options. If we were to pursue 2 acre lots and RR zoning as previously discussed that approach would have to utilize individual well and septic to work financially. We believe this approach with larger lots and the community systems will benefit the project and the surrounding area. The proposed minimum average lot size of almost 1 acre (.82 acre average) is needed to support the use of community systems. This is a reduction in the density and the corresponding impact compared to the initial proposal. These lot sizes are consistent with or larger than the adjacent residential lots in the Timberstone golf course development.

07-06-07: CONDITIONAL REZONE:

This proposal meets the criteria for approval under the Canyon County Zoning Ordinance – specifically Section 07-06-07 Conditional Rezones as noted below. We may supplement this analysis as this application moves forward.

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

Yes. See the following analysis.

Residential

The subject property is adjacent to an area designated for residential use in the 2020 comprehensive plan.

The comprehensive plan describes the residential designation and states "Residential development should be within areas that demonstrate a development pattern of residential land uses." The subject property is adjacent to the Timberstone Golf Course development which is designated for residential use on the comprehensive plan map. It is also in close proximity to the Garret Ranch Ridge Subdivision. The subject property is also contiguous with approximately 310 acres that is conditionally zoned RR. This area has a pattern of residential uses adjacent to or in very close proximity to this project. The Timberstone Golf Course was developed with residential lots incorporated into the golf course use which is a common pattern for golf courses. The lots in this project would benefit from the golf course as an amenity and the golf course will benefit from the addition of these homes as an enhancement to their green fee revenues and use of the course. The property is in the impact area for Greenleaf. Impact areas are where most growth is intended to occur.

The following Goals and Policies support our application.

Property Rights Component

Goals:

1. Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

Policies:

10. Land use laws and decisions should avoid imposing unnecessary conditions or procedures on development approvals.

These policies support allowing this application adjacent to or near existing development to proceed forward. The proposed lot sizes are consistent with or larger than the adjacent lot sizes in the Timberstone development and similar to the lots sizes in the nearby subdivision. The property is not prime agricultural ground. It consists largely of moderately and least suited soils. The property is sloped and uneven and a large portion is occupied by an old feedlot that is no longer in use. Surface water rights are limited for this property. The old feedlot was land granted without water rights and the remainder of that parcel is high ground with less than one third of the typical surface water rights for such property.

Population Component

Goals:

1. Consider population growth trends when making land use decisions.

2. To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.

3. To guide future growth in order to enhance the quality and character of the county while providing and improving the amenities and services available to Canyon County residents.

Policies:

1. Provide the planning base for an anticipated population of 225,503 by the year 2015, and 242,908 by the year 2020.

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.

The subject property is adjacent to and near other residential development and property that is designated for residential use as provided in the applicable Comprehensive Plan. This project will support the Timberstone Golf Course which is an existing area amenity for the County and the golf course will be an amenity to this proposed development. This development and the golf course provide a mutual benefit

to each other. The subject property is located in the impact area for the City of Greenleaf. The subject property is also contiguous with approximately 310 acres that is conditionally zoned RR. There is an existing pattern of development in the immediate area and it is in an impact area which is where most growth should occur. The demand for this type of residential use remains high and this project will support the higher than anticipated population growth.

Economic Development Component

Goals:

1. To diversify and improve the economy of Canyon County in ways that are compatible with community values.

5. To ensure that land use policies, ordinances and processes allow for a viably economic environment for development.

Policies:

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.

This is an area that is identified as being suitable for residential growth. It is adjacent to a residential designation and the property is located in Greenleaf's impact area. There is compatible existing residential development in the immediate area. The subject property is also contiguous with approximately 310 acres that is conditionally zoned RR. This project repurposes property with poor agricultural viability into a viable compatible use that will help support the golf course. The golf course is an amenity to the county and it is a recreational use that is an economic driver for the County. The project will utilize community water and wastewater systems.

Land Use Component

Goals:

4. To encourage development in those areas of the county which provide the most favorable conditions for future community services.

5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

6. Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur.

Policies:

2. Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.

Residential

This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

3. Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner.

The subject property is in the Greenleaf impact area which is an area that is planned for growth and ultimately for the extension of services. The subject property is contiguous with approximately 310 acres that is conditionally zoned RR. The owners are proposing to use community water and wastewater systems. The property owners are also exploring the option of extending city services from Greenleaf. If city services are not extended with the project these community systems could be incorporated into the city system. There are certainly agricultural uses remaining in the area but those uses have co-existed with the Timberstone development and the Garret Ranch Ridge Subdivision for years. This demonstrates the land use balance that can be achieved and which is described in Goal 6. Goal 6 recognizes that residential and agricultural uses can co-exist in the right locations. The subject property is adjacent to and near other residential developments and property that is designated for residential use as provided in the Comprehensive Plan. There is an existing pattern of development in the immediate area and it is in an impact area which is where most growth should occur. The demand for this type of residential use remains high due to the larger than anticipated population growth.

Public Services, Facilities and Utilities Component

Water

Maintenance of high-quality water sources and adequate wastewater and stormwater management are all of great importance in Canyon County. These services are provided within the county through a combination of municipal, public, and private service providers.

Policies:

3. Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

4. Encourage activities to promote the protection of groundwater and surface water.

The applicant is proposing community water and wastewater systems. In meetings with staff they encouraged the use of community systems. The subject property is located in the Wilder and Homedale Fire Districts.

Transportation

Policies:

13. Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

15. Work with highway districts, ITD, cities and others to reserve rights-of-way for planned transportation facilities.

The subject property has access onto Van Slyke Road and Ustick Road. The applicant will work with the highway district to meet their requirements for road improvements and will dedicate the applicable necessary right of way to the highway district. The right-of-way dedication associated with this project would be approximately 13% of the total property (approximately 9 acres for Ustick and VanSlyke including existing prescriptive right-of-way and 12 acres for internal roads).

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

Yes.

The current zoning is not the best long-term use of this property. The ground is not best suited for agricultural use and production. A large portion of the property consists of an old feedlot that is no longer in use. Attempting to re-institute the feedlot would create potential challenges for the residential uses and zoning in the area. Locating a feedlot in a nitrate priority area also is not optimal. The property lacks full water rights for viable agricultural use. The property is adjacent to a residential designation in the comprehensive plan and in close proximity to existing residential uses. The property is located adjacent to the Timberstone golf course and corresponding residential development. This proposed rezoning would support that adjacent use which is an amenity in Canyon County. There is a strong demand for these rural type lots. The adjacent golf course only enhances that demand. Many people do not want to live on city sized parcels in higher density development. Additionally, not every location in the county is appropriate for this type of large lot development. This property is located in the Greenleaf impact area where growth is planned and intended to occur. The subject property is adjacent to approximately 310 acres that is conditionally zoned RR. This is an area where the land use balance with agriculture and residential uses co-existing as described in the comprehensive plan can and should occur. The existing residential development and golf course in the area

demonstrate that this is a location where such balance can be achieved to provide a diversity of housing choices for those not wanting to live in the city.

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

Yes.

Again, the property is located adjacent to the Timberstone golf course and in close proximity to other residential developments. Those uses have compatibly co-existed with the other agricultural uses in the area for years. This property is also located in the Greenleaf impact area where growth is planned and intended to occur. The subject property is immediately adjacent to approximately 310 acres that is conditionally zoned RR. This is an area where the land use balance with agriculture and residential uses co-existing in the same area as described in the comprehensive plan can and should occur. The existing residential development and golf course development in the area demonstrate that this is a location where such balance can be achieved and where agriculture uses and residential uses can and should be allowed to compatibly co-exist.

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

No and the applicant is proposing several conditions of approval that help mitigate potential impacts.

The proposed use is adjacent to the existing golf course and residential development. One of the owners of the Subject property, Mr. Christensen, was also the developer of the Timberstone golf course. This subject property has been intended to be developed adjacent to the golf course. This proposed development would complement and benefit that existing golf course with its residential uses. The property is located in the impact area for the City of Greenleaf. The subject property is also located adjacent to 310 acres of land that is conditionally rezoned to RR. The character of the area around the golf course has been established for years and this proposed use adjacent to it is consistent with that character. The applicants are now requesting a conditional rezone with a development agreement. The applicant is proposing a minimum average lot size of .82 acres which will be a condition in the development agreement. This lot size is similar to or larger than the residential lots incorporated into the Timberstone golf course development and similar to the lots in almost adjacent Garret Ranch Ridge Subdivision. ~~The development agreement would also include a condition that multifamily dwellings which are either an allowed use or allowed by CUP, depending on the size, and telecommunication facilities which are allowed by CUP in an R2 zone will be excluded altogether as potential uses~~. The applicant will be utilizing a community water system and wastewater system. The applicant will also comply with any requirements of the highway district for any necessary road improvements based

10Jan2025
BLO

on the applicable Association of Canyon County Highway Districts road standards and traffic impact analysis.

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

Yes.

The applicant is proposing community water and wastewater systems. The community systems will either be provided by on-site systems or through the extension of city services from the City of Greenleaf. A pressurized irrigation system will be provided to the respective lots. Stormwater runoff will be retained on site or will utilize applicable historic drainage rights at predevelopment rates.

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?

The Applicant will dedicate the applicable right of way to the Golden Gate Highway District and will work with the district to comply with the district's requirements for any necessary roadway improvements. Ustick Road is a minor arterial so it is intended and designed to handle and distribute higher volumes of traffic than collectors and local roads while maintaining an emphasis on property access. Generally traffic volumes from this project are expected to be well within roadway design standards. Right-of-way dedication for Ustick and VanSlyke roads along with any required mitigation based on applicable highway district standards will ensure appropriate mitigation of the traffic impacts generated by the development.

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

Yes. The property has frontage on Ustick and Van Slyke Roads with a number of existing access points. The proposed access for the project will reduce the total number of access points and will ensure safe placement of accesses based on necessary stopping sight distance as analyzed by the applicant and reviewed by the highway district.

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?

The project is not anticipated to substantially impact public services. The property may have some longer response times. Those that desire to live in a more rural location understand that as a net benefit compared to living in on smaller lots in the more densely populated cities with faster response times. Proposed central water services which will include fire hydrants and appropriate access will improve the facilities needed by emergency responders as compared to an individual well and septic approach. These will be larger high value homes that will contribute more to the respective public agency's tax base than the average home in Canyon County.

The application meets the requirements in the Canyon County Code for approval of a conditional rezone on the subject property. We are open to discussion of other potential conditions of approval that may be included in the development agreement. We ask that the application be approved and as always are happy to respond to any questions you may have.

Sincerely,

BORTON-LAKEY LAW AND POLICY

Todd M. Lakey

Proposed Conditions for Development Agreement

1. The development of the property shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property as provided in this agreement.
2. The project shall be developed in substantial compliance with the site plan attached to this Agreement as Exhibit ____ .
3. The development shall be platted pursuant to CCZO 07-17-09 & 07-17-13. The project may be developed in phases.
4. The applicant shall mitigate weeds on undeveloped lots within the subject property. At such time as an HOA is formed and CCR's are recorded for the development, the HOA will then be responsible for maintenance of weeds on undeveloped lots within the applicable phase.
5. All storm water drainage shall be retained on site or will utilize applicable historic drainage rights at predevelopment rates. An engineered drainage plan shall be submitted with the application(s) for preliminary plat.
6. The project shall have a minimum average lot size of .82 acres. This average shall be calculated for the entire property and maintained as the project is developed.
7. Multifamily dwellings and telecommunication facilities as noted in CCZO 07-10-27 shall be prohibited uses on the subject property.
8. All exterior lighting shall be shielded downward and directed away from adjacent properties.
9. The development shall use community water and wastewater systems by either clustered on-site systems, a central on-site systems or extension of municipal services.
10. The development shall utilize public roads.
11. The project shall comply with the applicable requirements of the Golden Gate Highway district as noted in Exhibit ____.

TIMBER RIDGE SUBDIVISION
DRAFT PRELIMINARY PLAT

PART OF THE SE ¼ OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 4 WEST
AND PART OF THE NE ¼ OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 4 WEST,
BOISE MERIDIAN, CANYON COUNTY, IDAHO, 2024

DRAFT CONCEPT PLAN

N

0 400 800 Feet

SITE INFORMATION

OWNERS/DEVELOPERS:

H. David Christensen & Sandra Christensen
18250 Van Slyke Rd
Wilder, ID 83676
Phone: (208) 863-1953
Email: hdavidchristensen@hotmail.com

Phyllis Indart
23441 Ustick Rd.
Wilder, ID 83676
Phone: (208) 941-1101
Email: pindart33@gmail.com

ENGINEERING CONSULTANT:

Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Phone: (208) 350-9422
Contact: Brent L. Orton, P.E.
Email: brentorton@ortonengineers.com

SURVEYOR:

Skinner Land Survey
17842 Sand Hollow Road
Caldwell, Idaho 83607
Phone: (208) 454-0933
Contact:TJ Wellard, PLS
Email: TJ@skinnerlandsurvey.com

SURVEY CONTROL NOTES:
Based on the NAD83 State Plane Coordinate System (Idaho West 1103) and vertical (NAVD83) Datum

PARCELS:
R36524010, R36523, R36525,R33209, R33210

ACREAGE: 151.55 ACRES (6,601,518 SF)

ZONING:
CURRENT: AGRICULTURAL PROPOSED: R-2
Min Lot Size ½ ACRE
Max Building Height: 35'

SETBACKS:
FRONT: 20' REAR: 20' SIDE: 10' CORNER: 20'

WATER:
Community Well(s), to be regulated by Idaho Department of Water Resources (IDWR) & Department of Environmental Quality (DEQ) in compliance with the Safe Drinking Water Act

SEWER:
City of Greenleaf

HIGHWAY DISTRICT:
Golden Gate Highway District No. 3

IRRIGATION DISTRICT:
Wilder Irrigation District

SCHOOL DISTRICTS:
Homedale School District (South of Ustick Rd.)
Vallivue School District #139 (North of Ustick Rd.)

FIRE DISTRICTS:
Homedale Fire (South of Ustick Rd.)
Wilder Fire (North of Ustick Rd.)

IMPACT AREA:
City of Greenleaf

FLOOD ZONE:
Not in Flood Zone

PRELIMINARY PLAT NOTES:

1. **UTILITY/DRAINAGE EASEMENTS** All Lots feature the following Easements: FRONT - 10', SIDE - 5', REAR/BOUNDARY - 10' for Public Utilities, Irrigation, and Lot Drainage.

2. **RIGHT TO FARM** 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."

3. **AVERAGE MINIMUM LOT SIZE** of each phase of construction to comply with Canyon County Code (07-10-21) for ZONE R-2: ½ ACRE Minimum. Per Canyon County Ordinance 07-10-21(2), minimum lot sizes can be decreased to 12,000 square feet when municipal sewer or water is connected, this subdivision will be connected to City of Greenleaf sewer. Lot sizes have been designed accordingly.

4. **SINGLE FAMILY RESIDENTIAL** Residential lots will be for single family residential use under the ordinances of Canyon County.

5. **LOT LINES** Internal Lot Lines are conceptual and may change during final platting.

6. **CROSS-ACCESS EASEMENTS** and storm drainage easements may be provided across lot lines as determined during final design. The easement shall not preclude the construction of proper hard-surfaced driveways for access to each individual lot.ater, Septic, and irrigation line sizes and locations are preliminary and will be refined during final construction design.

7. **COMMON LOTS:** All common lots will be owned and maintained by the Homeowner's Association/Water Users Association. These lots are subject to a blanket easement for public utilities that shall not interfere with the construction of clubhouse, well houses, or subdivision amenities.

8. **COMMUNITY WELL LOT(S)**: Lots for community culinary wells shall preserve a 50-foot radius around the well head which shall be kept clear of buildings or obstructions. Access to the well head for maintenance shall be preserved at all times

PRELIMINARY ENGINEERING NOTES:

1. **SEWER** will be collected in a municipal sewer main network leading to a lift station and pumped to the City of Greenleaf wastewater treatment plant. Sewer mains will conform to the Idaho Standards for Public Works Construction (ISPWC) and stubbed to each individual residential lot.

2. **DOMESTIC WATER** mains will be provided to individual lots by Community Well(s) to be installed by the developer in accordance with Idaho Department of Water Resources (IDWR) & Department of Environmental Quality (DEQ) Standards.

3. **IRRIGATION** will be provided Wilder Irrigation District on behalf of the Boise Project Board of Control and Bureau of Reclamation. Existing groundwater rights will be necessary to supplement available surface water rights. To the extent possible these will be supplied relying on permits and infrastructure associated with existing irrigation wells. The existing canals will remain open and in their current locations. Surface and well irrigation water rights will be diverted to a reservoir with an adjacent pressure irrigation pump station. Pressurized irrigation will be delivered to each lot in accordance with the engineered design. Maintenance of the Irrigation system will be by the Subdivision Water Users Association. Watering schedules (such as odd/even watering days) will be used as needed.

4. **MAINTENANCE** of any irrigation, drainage pipes or ditch crossing a lot not a part of the Subdivisions infrastructure, is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity. Subdivision irrigation infrastructure will be maintained by the Homeowners/Water Users Association per Idaho Code 31-3805B to the Curb Stop side of the service. Irrigation infrastructure downstream of the service Curb Stop is the responsibility of the lot owner.

5. **STORM DRAINAGE** will be routed through roadside barrow ditches and retained or detained in common lots or easements. The Storm Drainage system will utilize historic drainage rights associated with the property with appropriate treatment at pre-development discharge rates.

6. **SPECIFICATIONS**: Water, Septic, and irrigation line sizes and locations are preliminary and will be refined during final construction design.

7. **POWER** to be provided by Idaho Power. Some modifications to proposed easements and lot layout may vary slightly depending on utility company routing. All on-site Power and joint trench utilities will be located underground.

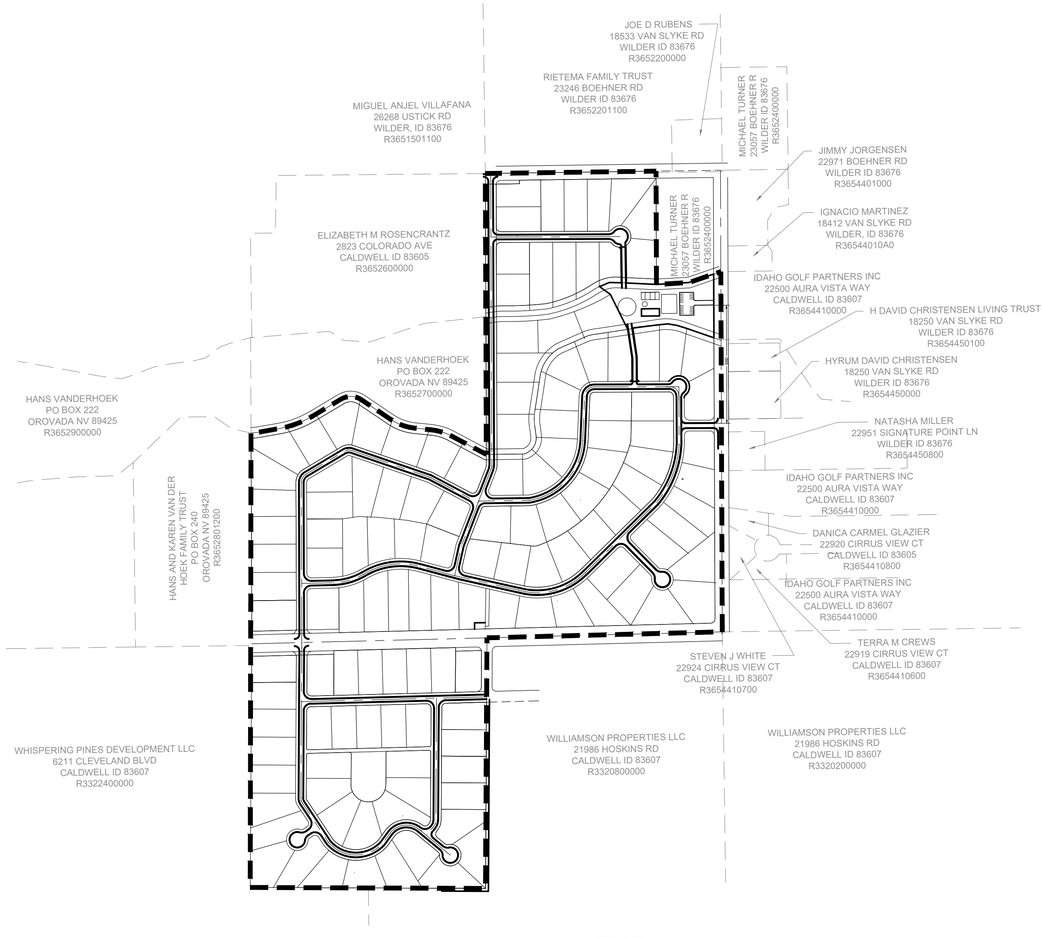
8. **ROADS**: All roads (with the exception of Lennon Lane and some possible shared driveways) are public and to be built in accordance with Golden Gate Highway District standards (Association of Canyon County Highway Districts Standards).

9. **ACCESS**: Access to residential lots shall be obtained only through approved street access. Direct residential lot access to Ustick Road, Van Slyke Road and Boehner Road shall be prohibited.

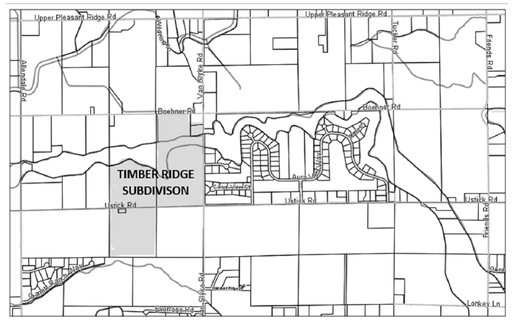
10. **SITE WORK AND UTILITY CONSTRUCTION** shall be performed in accordance with requirements of Golden Gate Highway District, the current edition of the Idaho Standards for Public Works Construction (ISPWC), Idaho Plumbing Code (IPC), and all other applicable local, state, and federal requirements.

11. **NO POTENTIALLY DANGEROUS AREAS,** including geologically hazardous areas, areas subject to inundations or flood hazard and areas of high ground water have been identified in the project area.

HIGH NITRATE/NITRITE PRIORITY AREA: This area is identified as a high Nitrate/Nitrite Priority Area by Southwest District Health. Community sewage disposal is preferred.



KEY MAP



VICINTIY MAP
NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING PROPERTY LINE

LAND USE SUMMARY

DESCRIPTION	# OF LOTS	ACRES	% OF TOTAL
TOTAL LOTS/ACREAGE:		151.56	100%
SINGLE RESIDENTIAL LOTS	135	119.38	78.77%
COMMERCIAL LOTS	0	0	0%
OPEN SPACE/ COMMON LOTS	1	3.59	2.37%
AREA RIGHT OF WAY		28.59	18.86%
ZONING			
EXISTING: AGRICULTURAL	PROPOSED: R-2		
MINIMUM LOT SIZE FOR ZONE			
SINGLE FAMILY	½ ACRE (21,780 SF)		
SUBDIVISION LOT SIZES			
MINIMUM RESIDENTIAL LOT	0.64 ACRE (27,878 SF)		
AVERAGE RESIDENTIAL LOT	0.88 ACRE (38,520 SF)		
MAXIMUM RESIDENTIAL LOT	1.16 ACRE (50,530 SF)		
TOTAL LOTS/ACREAGE:	DWELLING UNIT/ACRE		
GROSS LOTS PER ACRE	0.89 LOTS/ACRE		
GOLDEN GATE HWY DIST STANDARD ROW			
INTERIOR STREETS (Local Roads)	30' ROW from centerline (60' total)		
USTICK ROAD (Principal Arterial)	50' ROW from centerline (100' total)		
VAN SLYKE (Minor Collector)	40' ROW from centerline (80' total)		

PARCEL INFORMATION

PARCELS	LEGAL	DEEDED ACREAGE	OWNER
R36523000 0 VAN SLYKE RD Inst #: 2015036340	31-4N-4W SE E 1/2 SE LS TX 4	73.06 acres	H David Christensen, & Sandra Christensen
R3652400100 0 BOEHNER RD Inst #:2015014952	31-4N-4W SE TX 15204 IN NESE	2.37 acres	H David Christensen, & Sandra Christensen
R36525000 0 23422 USTICK RD Inst #: 1993018914	31-4N-4W SE W1/2 OF SE1/4 S OF MORA CANAL	36.50 acres	Phyllis A Indart Trust
R33210000 0 23441 USTICK RD Inst #: 2008008796 # 2008008523 #2008008524	06-3N-4W NE TAX 2 IN LOT 2	0.50 acres	Phyllis A Indart Revocable Trust - 199
R33209000 0 0 USTICK RD # 1993018914	06-3N-4W NE LOT 2 LESS TAX 2	41.21 acres	Phyllis A Indart Trust

PROFESSIONAL ENGINEER REGISTERED 13359 24Aug2024 STATE OF IDAHO BRENT L. ORTON

BORDER SIZE 22"x34"	
DESIGNED	
DRAWN	SKC
CHECKED	BO
APPROVED	

REVISIONS		
NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

SITE LAYOUT DRAWING FOR:
TIMBER RIDGE SUBDIVISION
KEY MAP

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 24 August 2024
PROJECT: –
SHEET: 1

EXHIBIT
A3

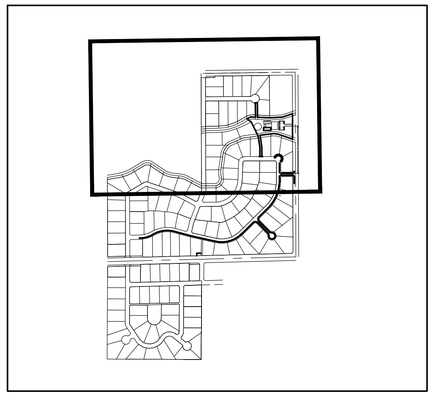
LEGEND

PROPERTY BOUNDARY LINE
ROAD CENTERLINE
EXISTING PROPERTY LINE
MAJOR CONTOUR
MINOR CONTOUR

N

0 100 200 Feet

DRAFT CONCEPT PLAN



KEY MAP
SCALE: 1" = 1000'

RIETEMA FAMILY TRUST
23246 BOEHNER RD
WILDER ID 83676
R3652201100

JOE D RUBENS
18533 VAN SLYKE RD
WILDER ID 83676
R3652200000

BOEHNER ROAD
80' ROW (PUBLIC)

BOEHNER ROAD
80' ROW (PUBLIC)

VAN SLYKE ROAD
80' ROW (PUBLIC)

JIMMY JORGENSEN
22971 BOEHNER RD
WILDER ID 83676
R3654401000

MICHAEL TURNER
23057 BOEHNER R
WILDER ID 83676
R3652400000

IGNACIO MARTINEZ
16172 VAN SLYKE RD
WILDER, ID 83676
R36544010A0

ELIZABETH M ROSENCRANTZ
2823 COLORADO AVE
CALDWELL ID 83605
R3652600000

HANS VANDERHOEK
PO BOX 222
OROVADA NV 89425
R3652700000

IDAHO GOLF PARTNERS INC
22500 AURA VISTA WAY
CALDWELL ID 83607
R3654410000

H DAVID CHRISTENSEN LIVING TRUST
18250 VAN SLYKE RD
WILDER ID 83676
R3654450100

HYRUM DAVID CHRISTENSEN
18250 VAN SLYKE RD
WILDER ID 83676
R3654450000

NATASHA MILLER
22951 SIGNATURE POINT LN
WILDER ID 83676
R3654450800

COCONINO COURT (PUBLIC)

MONTEVERDE AVENUE (PUBLIC)

PEDESTRIAN ACCESS (PRIVATE)

DEER FLAT HIGH LINE CANAL

PICKLEBALL COURTS

PROPOSED COMMUNITY WELL
50' MIN. SEPARATION LIMIT

Club House

IRRIGATION POND

LENNON LANE (PRIVATE)

MORA CANAL EXTENSION

PEDESTRIAN ACCESS (PRIVATE)

SIX RIVERS DRIVE (PUBLIC)

HOLLY SPRINGS DRIVE (PUBLIC)

SIGNATURE POINTE DRIVE (PUBLIC)

EXISTING WELL
15' ACCESS
EASEMENT

660

28'

1 0.79 Ac	2 0.79 Ac	3 0.86 Ac	4 0.87 Ac	5 0.85 Ac	6 0.97 Ac	7 0.87 Ac	8 0.95 Ac
9 0.64 Ac	10 0.85 Ac	11 1.03 Ac	12 1.12 Ac	13 0.75 Ac	14 0.88 Ac	15 0.96 Ac	16 0.95 Ac
17 0.94 Ac	18 0.98 Ac	19 0.92 Ac	20 1.06 Ac	23 0.81 Ac	24 0.87 Ac	25 0.90 Ac	26 0.93 Ac
27 0.89 Ac	28 0.83 Ac	29 0.86 Ac	30 0.89 Ac	31 0.89 Ac	43 0.86 Ac	44 0.86 Ac	45 0.87 Ac
46 0.93 Ac	47 0.94 Ac	48 0.93 Ac	49 0.90 Ac	50 0.77 Ac	84 0.98 Ac	85 0.99 Ac	86 0.99 Ac
87 1.02 Ac	88 0.96 Ac	89 1.09 Ac	90				

MATCH SHEET 3

PROFESSIONAL ENGINEER REGISTERED
13359
24Aug2024
STATE OF IDAHO
BRENT L. ORTON

BORDER SIZE 22"x34"
DESIGNED
DRAWN SKC
CHECKED BO
APPROVED

NO.	DESCRIPTION	DATE
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REVISIONS

SITE LAYOUT DRAWING FOR:

TIMBER RIDGE SUBDIVISION
SITE PLAN 1

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE: 24 August 2024
PROJECT: –
SHEET: 2

DRAFT CONCEPT PLAN

MATCH SHEET 2

MONTEVERDE AVENUE (PUBLIC) EXTENSION

HOLLY SPRINGS DRIVE (PUBLIC)

WHITE MOUNTAIN AVENUE (PUBLIC)

MONTEVERDE AVENUE (PUBLIC)

BLACK HILLS DRIVE (PUBLIC)

BROOKS PLACE (PUBLIC)

VAN SLYKE ROAD
80' ROW (PUBLIC)

USTICK ROAD
100' ROW (PUBLIC)

USTICK ROAD
100' ROW (PUBLIC)

JUMBOLDT WAY (PUBLIC)

SNOQUALMIE DRIVE (PUBLIC)

GREAT BEAR WAY (PUBLIC)

PEDESTRIAN ACCESS (PRIVATE)

MATCH SHEET 4

EXISTING WELL
15' ACCESS EASEMENT

EXISTING WELL
RETAIN AND PROTECT

EXISTING WELL

EXISTING WELL
RETAIN AND PROTECT

20' ACCESS EASEMENT

60.0000

NATASHA MILLER
22951 SIGNATURE POINT LN
WILDER ID 83676
R3654450800

IDAHO GOLF PARTNERS INC
22500 AURA VISTA WAY
CALDWELL ID 83607
R3654410000

DANICA CARMEL GLAZIER
22920 CIRRUS VIEW CT
CALDWELL ID 83605
R3654410800

STEVEN J WHITE
22924 CIRRUS VIEW CT
CALDWELL ID 83607
R3654410700

IDAHO GOLF PARTNERS INC
22500 AURA VISTA WAY
CALDWELL ID 83607
R3654410000

HANS AND KAREN VAN DER HOEK FAMILY TRUST
PO BOX 240
ORCHARD IW 83425
R3652600700

WHISPERING PINES DEVELOPMENT LLC
6211 CLEVELAND BLVD
CALDWELL ID 83607
R3322400000

KEY MAP
SCALE: 1" = 1000'

N

0 100 200 Feet

LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR

PROFESSIONAL ENGINEER REGISTERED 13359 14Aug2024 STATE OF IDAHO BRENT L. ORTON

BORDER SIZE 22"x34"	
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APPROVED	

NO.	DESCRIPTION	DATE
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Brent L. Orton, PE, PLS, CFM, CPESC, CPSWQ, CPWI, CPMSM, CPSM, CPSI, CPRP, CPLP, CPSC, CPSS, CPSE, CPSD, CPSP, CPSF, CPSG, CPSH, CPSJ, CPSK, CPSL, CPSN, CPSO, CPSQ, CPSR, CPST, CPSU, CPSV, CPSW, CPSX, CPSY, CPSZ

SITE LAYOUT DRAWING FOR:

TIMBER RIDGE SUBDIVISION
SITE PLAN 2

ATTENTION: 0 1/2 1

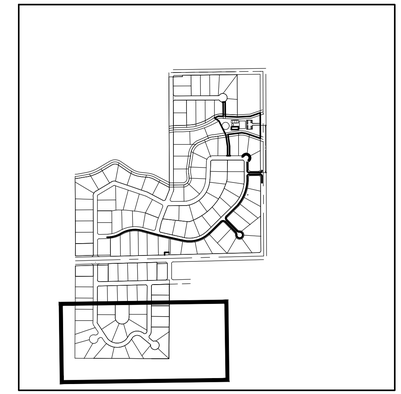
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 24 August 2024

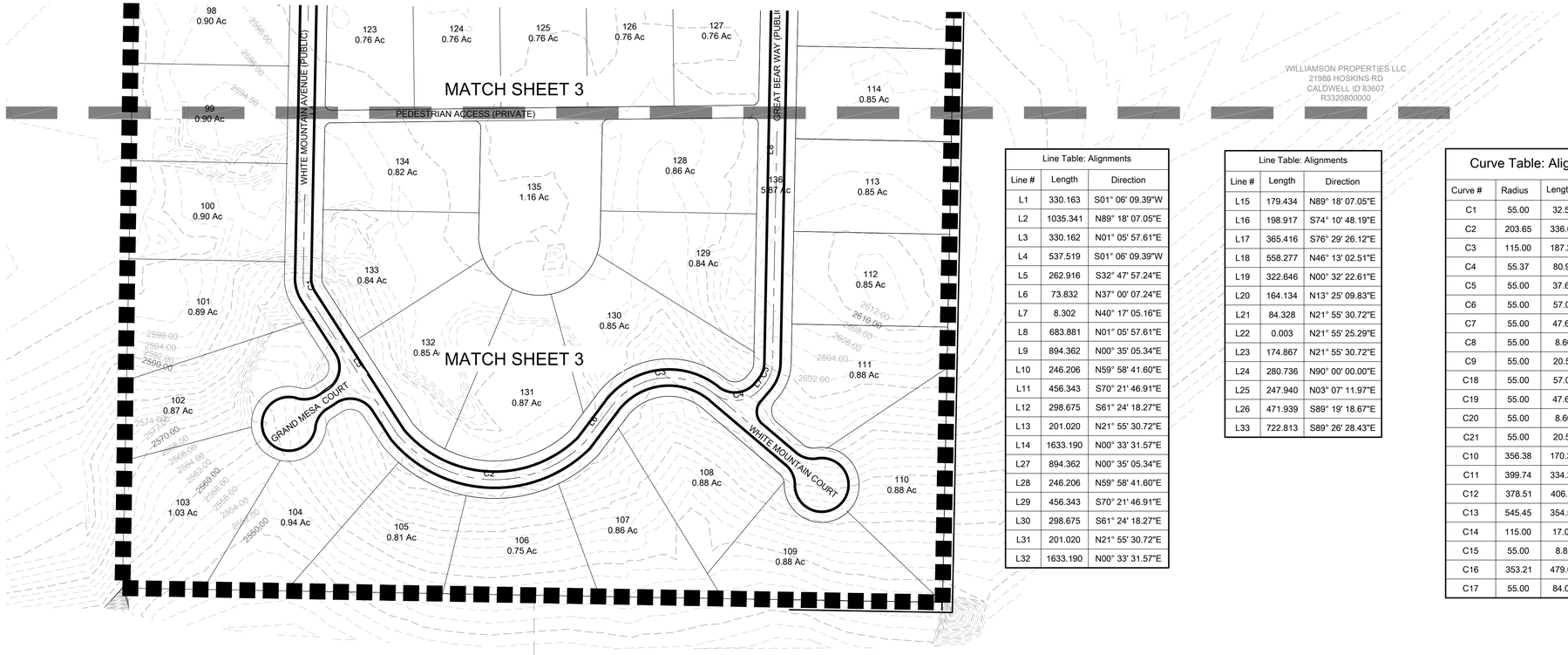
PROJECT: –

SHEET: 3

DRAFT CONCEPT PLAN



KEY MAP
SCALE: 1" = 1000'



Line Table: Alignments		
Line #	Length	Direction
L1	330.163	S01° 06' 09.39"W
L2	1035.341	N89° 18' 07.05"E
L3	330.162	N01° 05' 57.61"E
L4	537.519	S01° 06' 09.39"W
L5	262.916	S32° 47' 57.24"E
L6	73.832	N37° 00' 07.24"E
L7	8.302	N40° 17' 05.16"E
L8	683.881	N01° 05' 57.61"E
L9	894.362	N00° 35' 05.34"E
L10	246.206	N59° 58' 41.60"E
L11	456.343	S70° 21' 46.91"E
L12	298.675	S61° 24' 18.27"E
L13	201.020	N21° 55' 30.72"E
L14	1633.190	N00° 33' 31.57"E
L27	894.362	N00° 35' 05.34"E
L28	246.206	N59° 58' 41.60"E
L29	456.343	S70° 21' 46.91"E
L30	298.675	S61° 24' 18.27"E
L31	201.020	N21° 55' 30.72"E
L32	1633.190	N00° 33' 31.57"E

Line Table: Alignments		
Line #	Length	Direction
L15	179.434	N89° 18' 07.05"E
L16	198.917	S74° 10' 48.19"E
L17	365.416	S76° 29' 26.12"E
L18	558.277	N46° 13' 02.51"E
L19	322.646	N00° 32' 22.61"E
L20	164.134	N13° 25' 09.83"E
L21	84.328	N21° 55' 30.72"E
L22	0.003	N21° 55' 25.29"E
L23	174.867	N21° 55' 30.72"E
L24	280.736	N90° 00' 00.00"E
L25	247.940	N03° 07' 11.97"E
L26	471.939	S89° 19' 18.67"E
L33	722.813	S89° 26' 28.43"E

Curve Table: Alignments			
Curve #	Radius	Length	Delta
C1	55.00	32.54	33.9018
C2	203.65	336.08	94.5531
C3	115.00	187.23	93.2828
C4	55.37	80.91	83.7333
C5	55.00	37.62	39.1854
C6	55.00	57.01	59.3934
C7	55.00	47.67	49.6587
C8	55.00	8.60	8.9580
C9	55.00	20.51	21.3664
C18	55.00	57.01	59.3934
C19	55.00	47.67	49.6587
C20	55.00	8.60	8.9580
C21	55.00	20.51	21.3664
C10	356.38	170.34	27.3862
C11	399.74	334.29	47.9145
C12	378.51	406.01	61.4595
C13	545.45	354.52	37.2405
C14	115.00	17.07	8.5058
C15	55.00	8.81	9.1726
C16	353.21	479.05	77.7074
C17	55.00	84.05	87.5582

N

0 100 200 Feet

LEGEND

- PROPERTY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING PROPERTY LINE
- MAJOR CONTOUR
- MINOR CONTOUR

PROFESSIONAL ENGINEER REGISTERED 13359 24Aug2024 STATE OF IDAHO BRENT L. ORTON

BORDER SIZE 22"x34"
DESIGNED
DRAWN SKC
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APPROVED

NO.	DATE	REVISIONS DESCRIPTION
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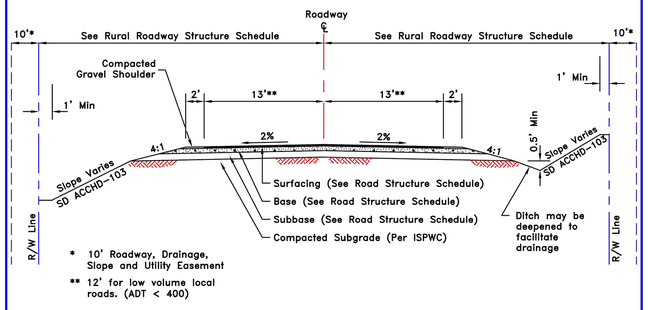
Brent L. Orton
Professional Engineer
Registered
13359
24Aug2024
State of Idaho

SITE LAYOUT DRAWING FOR:
TIMBER RIDGE SUBDIVISION
SITE PLAN 3

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 24 August 2024
PROJECT: –
SHEET: 4

DRAFT
CONCEPT
PLAN



TWO LANE RURAL ROADWAY SECTION

N.T.S.

RURAL ROADWAY STRUCTURE SCHEDULE

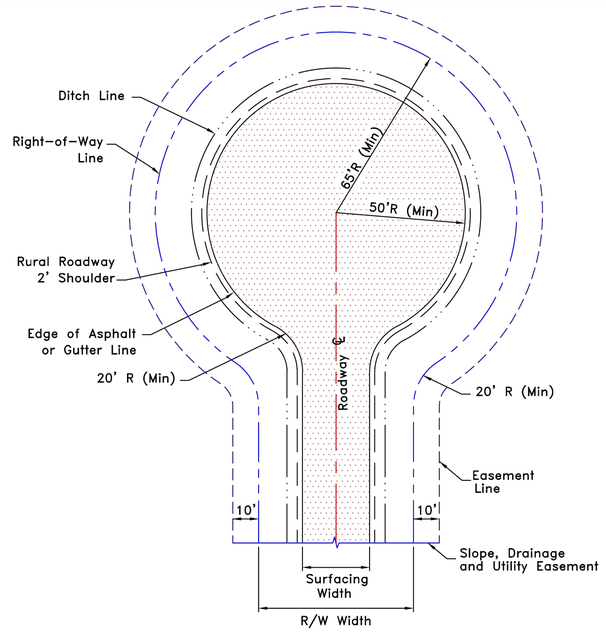
Class of Road	TI	Minimum Thickness (in)			Right of Way Width (ft)
		Pavement	Base	Subbase	
Collector (under 4,000 ADT)	8	3"	6"	19"	80
Local Road (1,500 or More ADT)	8	3"	6"	19"	60
Local Road (under 1,500 ADT)	7	3"	6"	16"	60
Low Volume Local Road (under 400 ADT)	6	3"	4"	14"	56

NOTES:

1. Above Roadway Structure Sections are based on worst case soil subgrade conditions. Roadway Structure Sections may vary with better soil conditions. Changes to these Section requirements will be based on a Geotechnical Report prepared by a Registered Professional Engineer.
2. Road Structure Schedule is based on ITD Method, as modified in Section 3060.060, using an R-value of 5. If the subgrade has an R-value greater than 5, applicant may submit an alternate section design prepared by a Registered Professional Engineer.
3. For Collector (4,000 ADT or more), Arterial or Expressway, see Sections 3030.010 and 3060.060.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	TWO LANE RURAL ROADWAY SECTION	STANDARD DRAWING ACCHD-101



STANDARD CUL-DE-SAC LAYOUT

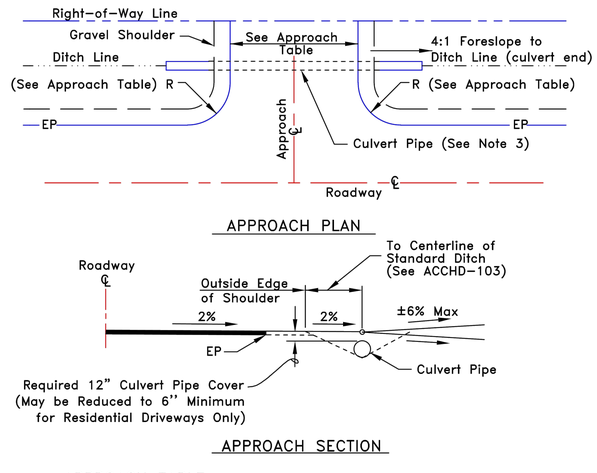
N.T.S.

NOTES:

1. Adequate drainage of the surface and ditch line is required.
2. If curb section is used, the radius to the back of curb & gutter should be 50.5' minimum.
3. 10' Roadway, drainage slope and utility easement is required outside R/W.
4. Cul-De-Sac Asphalt Grade in any one direction shall be 1.5% min.
5. Cul-De-Sac may be offset (Asymmetrical) so that the approach roadway edge of asphalt is tangent to the Cul-De-Sac circle.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	STANDARD CUL-DE-SAC LAYOUT	STANDARD DRAWING ACCHD-104



APPROACH PLAN

APPROACH SECTION

APPROACH TABLE

APPROACH TYPE	Appr Width* Min	Appr Width* Max	Min Radius
Farmyard Field	20'	40'	20'
Residential[a] (Rural Roadway)	20'	30'	10'
Residential[a] (Subdivision Roadway) Or	20' 15'	36'	0' 5'

* Does not include required 2' gravel shoulder on each side of approach.

APPROACH STRUCTURAL SECTION
2.5" Surfacing (Optional)
6" Base
9" Subbase

STANDARD RESIDENTIAL APPROACH SERVING ONE (1) OR TWO (2) PROPERTIES

N.T.S.

NOTES:

1. Approach spacing shall conform to Section 3000 of the ACCHD Manual.
2. Ingress/Egress by forward motion only.
3. Culvert pipe shall be 12" min. diameter. Culvert pipe shall extend to the intersection of the ditch line and the 4:1 approach foreslope. Pipe material shall be either 0.064" thick corrugated steel, 0.060"corrugated aluminum or Class V reinforced concrete.
4. Subdivision roads are defined as roads that primarily provide access to adjacent lots or parcels, do not serve as collector roads, are not located on section or quarter section lines and have a posted speed of 25 mph or less. All other roads shall be considered rural roads for application of approach standards.
5. Serving One (1) or Two (2) Residences Only.

REVISED 01/22

ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS CANYON COUNTY, IDAHO	STANDARD RESIDENTIAL APPROACH	STANDARD DRAWING ACCHD-105

PROFESSIONAL ENGINEER REGISTERED 13359 14Aug2024 STATE OF IDAHO BRENT L. ORTON

BORDER SIZE 22"x34"
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REVISIONS

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SITE LAYOUT DRAWING FOR:
TIMBER RIDGE SUBDIVISION
STANDARD DETAILS

ATTENTION:
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IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: 24 August 2024
PROJECT: –
SHEET: 5

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☑ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☑ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

* Intending to build a lift station and connect to ~~City of Greenleaf sewer treatment plant~~.

3. **IRRIGATION WATER PROVIDED VIA:**

☑ Surface ☑ Irrigation Well ☐ None

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

☑ Pressurized ☐ Gravity

5. **ACCESS:**

☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

Will be made after approval of preliminary plat.

☑ Public ☑ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** *TBD ☐ Fencing will be provided (Please show location on site plan)

Type: Wrought Iron Fencing anticipated Height: 4' - 6'

8. **STORMWATER:** ☐ Retained on site ☑ Swales ☐ Ponds ☑ Borrow Ditches

☐ Other: _____

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

Canals: Deer Flat Highline Canal Water Right #63-2806 and #63-3244

Mora Canal Extension Canal

EXHIBIT A4

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☑ Residential 135 ☐ Commercial _____ ☐ Industrial _____

☑ Common 1 ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☑ Water supply source: Fire Hydrants relying on community wells

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Clubhouse, Pickleball Courts, Outdoor Picnic Area, Tot Lot

2. **DAYS AND HOURS OF OPERATION:** Amenities and Clubhouse will be unmanned and available for residents to schedule and for HOA events.

☑ Monday _____ to _____

☑ Tuesday _____ to _____

☑ Wednesday _____ to _____

☑ Thursday _____ to _____

☑ Friday _____ to _____

☑ Saturday _____ to _____

☑ Sunday _____ to _____

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

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? ~ 20 spaces: With 1 Van Accessible Parking Space

Is there is a loading or unloading area? Not

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** N/A: Intended for residents to adhere to Canyon County Code regarding number, type and care of Animals.

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

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL** N/A

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Neighborhood Meeting

EXHIBIT
A5

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: Corner of Ustick and VanSlyke		Parcel Number: R36523, R365240100, R36525, R33210, R33209	
City: Caldwell	State: ID	ZIP Code: 83607	
Notices Mailed Date: 8/4/2024	Number of Acres: 151.55	Current Zoning: Agricultural	
Description of the Request: Comp Plan Ammend., Rezone, Preliminary Plat & Special Use Permit			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Brent L Orton		
Company Name: Orton Engineering, LLC		
Current address: 17338 Sunnydale Place		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: (208)350-9422	Cell: same	Fax:
Email: brentorton@ortonengineers.com		

MEETING INFORMATION

DATE OF MEETING: 8/15/2024	MEETING LOCATION: West Canyon Elem. 18548 Ustick Rd.
MEETING START TIME: 07:00 pm	MEETING END TIME: 08:20 pm
ATTENDEES: 37	

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. See Attached Sheet		
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19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Brent L. Orton

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 08 / 15 / 2024

Welcome! Please Sign-in!

Project Description: Timber Ridge Subdivision
Date of Meeting: 8/15/2024
Location: West Canyon Elementary School Cafeteria, 19548 Ustick Rd., Caldwell, ID 83607
Neighborhood Meeting Start Time: 7pm End Time: 8:20pm

Please sign in to allow us to illustrate attendance at the required neighborhood meeting to allow us to satisfy the requirements for city/county code.

Name	Address	Phone Number
Terri + Mike Brink	22961 Signature Pointe Wilder	6612123289
PATTY + Rick Haley	22612 Aura Vista Way	3108097591
Margarita + Dan Rodriguez	22636 Aura Vista Way	760-402-4375
Randy & Christi Tevis	22618 Aura Vista Way	5305703676
David & Cindy Custenborder	22485 Aura Vista Way	858-518-4339
Rebecca Dooley	22753 Zephyr Ct	281-386-9320
Del Wayne & Colleen Sleeper	22958 Signature Point	208-589-4343
Art Johnston	22794 Zephyr ct.	541-580-7038
Phyllis Indart	23441 Ustick Rd	208 941 1001
Richard Zehr		
JIM & JACKIE MARSHALL	22359 AVW	860-833-5685
Dave & Jean Hedger	22900 Cirrus View Ct	360-630-0374
Tom McCutcheon	22957 SIGNATURE PT. LN	605-714-6727
Deborah Dillon		916-806-6139
Teri Schram	22362 Aura Vista Way	208-340-4302
Jeff Kenny Dawson	22605	530 320 4411
Virginia & Kenny Vaughn	22385 Mistral Ct	714-746-8836
Josh & Lynzi Hunter	22358 Aura Vista Way	
Joe Rubio	18533 Van Slyke Rd	208-590-1230
CHARLES + VICTORIA CAROTHERS	27753 SIGNATURE POINTE LN WILDER	760 682 8522
Linda McCutcheon	22957 Signature Pointe Ln	805-714-0508
Kreg Thomsen	22362 Aura Vista Way	208-830-3720
Leroy Garrett		
Kelly Christensen	Aura Vista	208.286.8155
Dave Christensen		

Orton Engineering, LLC 17338 Sunnydale Place ,Caldwell, ID, 83607 208 350 9422
brentorton@ortonengineers.com

CANYON COUNTY LISTING - R36524010, R36523, R36525, R33209, R33210 - 600 feet

August 23, 2024

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

PIN	Owner Name	In Care Of	Address	City, State, Zip
36544109 0	BROKAW ORVILLE AND LUCILLE TRUST		22916 CIRRUS VIEW CT	CALDWELL, ID, 83607
36544507 0	CAROTHERS CHARLES SCOTT		22953 SIGNATURE POINTE LN	WILDER, ID, 83676
36546000 0	CHRISTENSEN H DAVID		18250 VAN SLYKE RD	WILDER, ID, 83676
36524010 0	CHRISTENSEN H DAVID		18250 VAN SLYKE RD	WILDER, ID, 83676
36523000 0	CHRISTENSEN H DAVID		18250 VAN SLYKE RD	WILDER, ID, 83676
36544501 0	CHRISTENSEN H DAVID LIVING TRUST		18250 VAN SLYKE RD	WILDER, ID, 83676
36544501 0	CHRISTENSEN H DAVID LIVING TRUST		18250 VAN SLYKE RD	WILDER, ID, 83676
36544500 0	CHRISTENSEN HYRUM DAVID		18250 VAN SLYKE RD	WILDER, ID, 83676
36544502 0	CHRISTENSEN KELLY A		22500 AURA VISTA WAY	CALDWELL, ID, 83607
36544106 0	CREWS TERRA M		22919 CIRRUS VIEW CT	CALDWELL, ID, 83607
36544110 0	DAILY TERESA M		22912 CIRRUS VIEW CT	CALDWELL, ID, 83607
33221120 0	GARRETT RANCHES PACKING		24113 HOMEDALE RD	WILDER, ID, 83676-5807
36530013 0	GENTLE WILLIAM R LIVING TRUST		23733 BOEHNER RD	WILDER, ID, 83676
36544108 0	GLAZIER DANICA CARMEL		22920 CIRRUS VIEW CT	CALDWELL, ID, 83605
36544100 0	IDAHO GOLF PARTNERS INC		22500 AURA VISTA WAY	CALDWELL, ID, 83607
36544100 0	IDAHO GOLF PARTNERS INC		22500 AURA VISTA WAY	CALDWELL, ID, 83607
36544100 0	IDAHO GOLF PARTNERS INC		22500 AURA VISTA WAY	CALDWELL, ID, 83607
36544100 0	IDAHO GOLF PARTNERS INC		22500 AURA VISTA WAY	CALDWELL, ID, 83607
33210000 0	INDART PHYLLIS A REVOCABLE TRUST-1993		23441 USTICK RD	WILDER, ID, 83676
33209000 0	INDART PHYLLIS A TRUST		23441 USTICK RD	WILDER, ID, 83676
36525000 0	INDART PHYLLIS A TRUST		23441 USTICK RD	WILDER, ID, 83676
36544010 0	JORGENSEN JIMMY		22971 BOEHNER RD	WILDER, ID, 83676
33221118 0	KIMES ERIK C		18616 EASTER PEAK AVE	NAMPA, ID, 83687
36544010A0	MARTINEZ IGNACIO		18412 VAN SLYKE RD	WILDER, ID, 83676
33221119 0	MASAR JOSEPH A		23602 GARRETT RANCH WAY	WILDER, ID, 83676
36544506 0	MCCUTCHEON FAMILY TRUST		22957 SIGNATURE POINTE LN	WILDER, ID, 83676
36544508 0	MILLER NATASHA		22951 SIGNATURE POINT LN	WILDER, ID, 83676
36522011 0	RIETEMA FAMILY TRUST		23246 BOEHNER RD	WILDER, ID, 83676
36526000 0	ROSENCRANTZ ELIZABETH M		2823 COLORADO AVE	CALDWELL, ID, 83605
36522000 0	RUBENS JOE D		18533 VAN SLYKE RD	WILDER, ID, 83676
36544104 0	SHIPP FAMILY TRUST		22911 CIRRUS VIEW CT	CALDWELL, ID, 83607
36544503 0	SKAAR DUWAYNE AND COLLEEN REVOCABLE REAL PROPERTY TRUST		22958 SIGNATURE POINTE LN	WILDER, ID, 83676
36544105 0	SMITH STEVEN C		22915 CIRRUS VIEW CT	CALDWELL, ID, 83607
36524000 0	TURNER MICHAEL		23057 BOEHNER RD	WILDER, ID, 83676
36528012 0	VAN DER HOEK HANS AND KAREN FAMILY TRUST		PO BOX 240	OROVADA, NV, 89425
33211000 0	VAN SLYKE FARMS INC		P.O. BOX 39	WILDER, ID, 83676
33212000 0	VAN SLYKE FARMS INC		P.O. BOX 39	WILDER, ID, 83676
36527000 0	VANDERHOEK HANS		PO BOX 222	OROVADA, NV, 89425
36529000 0	VANDERHOEK HANS		PO BOX 222	OROVADA, NV, 89425
36515011 0	VILLAFANA MIGUEL ANJEL		26268 USTICK RD	WILDER, ID, 83676
33224000 0	WHISPERING PINES DEVELOPMENT LLC		6211 CLEVELAND BLVD	CALDWELL, ID, 83607
36546011 0	WHITE ROGER		22922 BOEHNER RD	WILDER, ID, 83676
36544107 0	WHITE STEVEN J		22924 CIRRUS VIEW CT	CALDWELL, ID, 83607
33202000 0	WILLIAMSON PROPERTIES LLC		21986 HOSKINS RD	CALDWELL, ID, 83607
33208000 0	WILLIAMSON PROPERTIES LLC		21986 HOSKINS RD	CALDWELL, ID, 83607

ORTON ENGINEERING
Designing the Future

Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Ph 208 350 9422
brentorton@ortonengineers.com

Neighborhood Meeting Notes for Comprehensive Plan Amendment, Rezone, Preliminary Plat & Special Use Permit

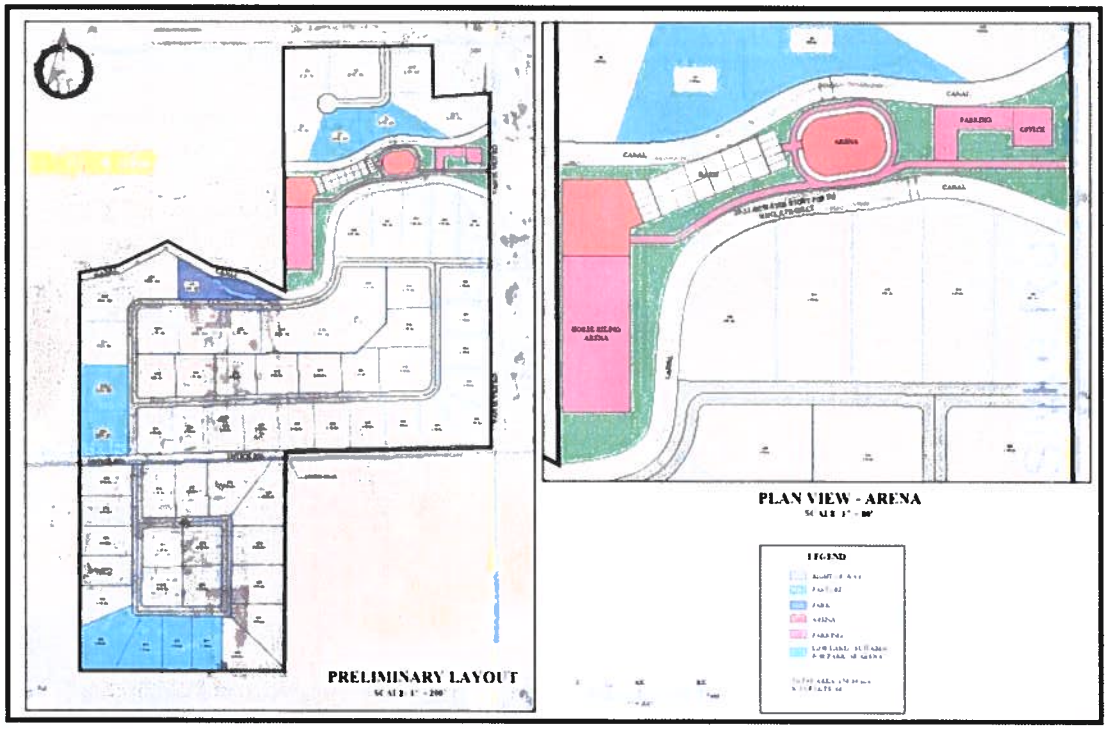
Timber Ridge Subdivision
near Van Slyke & Ustick Road
Caldwell Idaho, 83607

Regarding: *Comprehensive Plan Amendment, Rezone and Preliminary Plat for a Proposed Subdivision - Timber Ridge, and Special Use Permit - at the northwest corner of Van Slyke and Ustick Road.*

Dear Friends:

We represent the developer of the proposed Timber Ridge Subdivision, and we are excited to share with you the current and updated layout and amenities of this project. The special features and highlights of this 154.34 acre subdivision include larger 1.5 to 2.88 acre lots with several view lots available, a community stable, and riding arena. We believe this project will add additional value to the surrounding area, allow other individuals and families to enjoy living in the country setting and add beauty to this part of Canyon County.

We are still in the process of refining the preliminary plat but below is the current preliminary layout for this project. Some adjustments may be made as we meet with the Highway District, Southwest District Health and other entities to define exact locations for approaches onto Van Slyke and Ustick Road and plan for water and sewer. We will also be pursuing a special use permit for horse related activities at the arena and a possibility of veterinary services.



As part of the process for applying for a Preliminary Plat and Special Use Permit and revising our past application for a Comprehensive Plan Amendment and Rezone, we will be holding a neighborhood meeting. The neighborhood meeting is a great opportunity to speak with the owner and development team directly. These meetings are a prerequisite to making an application to Canyon County for these land-use actions. We hold these meetings in an open house format in hope to give each person a chance to ask questions and express concerns and ideas.

We typically include notes, comments, and concerns from neighborhood meetings in the project application. We're eager to show off the project, share with our neighbors, and hear from you. We will be making an application soon after the neighborhood meeting. If you are within 300 feet of the project boundaries, the Idaho Land Use Planning Act requires that you receive a public notice to your property address of record notifying you of the public hearing dates before the Planning and Zoning Hearing Examiner or Commission, and again before the Canyon County Commissioners - so watch for these in the near future.

If you can't make the meeting or just want information sooner, please feel free to reach out to Orton Engineering, LLC at (208)350-9422.

The Neighborhood Meeting will be held on:

Date: Thursday, August 15th, 2024
Time: 7:00 pm to 8:00 pm
Location: West Canyon Elementary School Gymnasium,
19548 Ustick Rd, Caldwell, ID 83607

Sincerely,



Brent L. Orton, PE, MSCE

Orton Engineering, LLC
(208)350-9422
brentorton@ortonengineers.com

Orton Engineering, LLC
17338 Sunnydale Place
Caldwell, ID 83607
Ph 208 350 9422
brentorton@ortonengineers.com

Engineering Narrative

8/15/2024: Engineering Talking Points for the Neighborhood Meeting
Welcome to the Neighborhood Meeting for Timber Ridge Subdivision!

- We want you to be heard.
  - Please consider filling out a comment card.
  - There will be project representatives ready to hear your concerns and ideas and answer questions individually.
- What is happening with this project?
  - Advice of County, concerns at the time of the original application – Application elements and what has changed.
  - There are a number of elements to the application as indicated in the meeting notice:
    - Rezone, Comp Plan Amendment, Subdivision/Preliminary Plat, Conditional Use Permit.
    - Rezoning –
      - This is an action that asks the land-use jurisdiction to change the zone of the property
      - The original application asked for what Canyon County calls a rezone or unconditional rezone.
      - The proposed modification to our application seeks to change this to what Canyon County refers to as a Conditional Rezone – a rezone including a development agreement.
        - This is beneficial for spelling out the conditions that the developer agrees to fulfill as well as enumerating the what is contemplated and permitted in the application.
    - Subdivision/Preliminary Plat –
      - This is an action that allows the division of land into individual lots served by organized infrastructure.
      - The original application called for 0.67 Acre Lots.
        - Over the course of the last two years, County Staff have provided recommendations and advice about ways to improve the application including larger lots.
        - The concept plan shared in the neighborhood meeting letter calls for 1.5 to 2.8 Acre Lots with an average lot size (including consideration of the common areas) over 2 acres (1.8 Ac Avg excluding Common Areas).

- Because of the high nitrate area, we are interested in bringing sewer from Greenleaf for septic. In order to make that feasible, **We anticipate having to increase the density to make the plan work. We need to increase the number of lots to 135 lots to make it feasible to bring sewer.**
- **Since we just completed the feasibility study today, we do not have the current layout available for review. However we will send a follow up letter with the preliminary layout when it is ready for your review.**
- **For reference, the <u>Timberstone lot sizes are as follows</u>:**
  - **Approximately 0.4 DUA Gross Density**
  - **Average Lot Size 0.65 Ac = 28,532 ft^2**

- **Comprehensive Plan Amendment.**
  - This action asks the land-use jurisdiction to alter the future land use map in the comprehensive plan to align with the desired use.
  - State Statute requires an application to be governed by the comprehensive plan in place at the time of application.
  - This would identify this area as Residential instead of agriculture.
- **Conditional Use Permit**
  - A conditional use permit (Called by some agencies, a special use permit) authorizes uses with instance specific conditions.
  - In this case, horse related amenities are in consideration.
  - This alone would not be expected to require a conditional use permit.
  - The owner group is aware of other horse amenities that have ceased.
    - These appear to have failed because of the financial, maintenance, or time burden on the residents of the subdivision.
  - A conditional use permit is desired here to allow events to be part of the horse use and potentially veterinary services, both of which require a conditional use permit.
    - Ideas for what these events could include:
      - Horse Mountaineering Training
      - Possible roping competitions
      - Horse shows
      - Events for youth
      - 4H Events
      - Subdivision Events
  - Our intent here is to provide the amenity while enabling the horse related amenities to produce enough profit to be self-sustaining.
  - These appear to satisfy the code requirements.
- **We have received a communication from Canyon County with extremely aggressive timelines by which we must submit our revised application.**
- **Our feasibility work is still in process.**
  - **We are very interested a central sewer system**
    - **(lift station and force main to Greenleaf)**
  - **Timberstone utilizes a privately owned central water system.**
    - We are interested in using community well as well and if pursued, we may connect a new source to Timberstone's wells to provide backup and redundancy for these wells regulated under the Safe Drinking Water Act and Idaho Department of Environmental Quality. This is still to be determined.
    - ***Brent will explain how these systems work.***

- **IMPORTANT:**
  - **Accomplishing the desired central sewer and water systems and Amenities may require**
    - more lots (smaller lots), or
    - larger lots and
      - a reduction in amenities or
      - abandonment of central services. These are desirable for the area because of the nitrate priority area.
    - Expect to have to bring the lots just under 1 acre to make the amenities and central services pencil out.
    - (then why are we presenting this now – because of our imposed deadline by Canyon County to push our application forward).
  - The owner desires to maintain the lots at around 1 acre as we sort through these feasibility questions.
- **What is the average lot size in Timberstone?**

- **Why this land?**
  - The owners are multi-generational farmers. This is high land with limited water rights and poor access to water and difficult to keep productive.
    - The 73-acre parcel has 21 acres worth of water rights. About 30 acres of this property is unprofitable enough that it is often planted only to prevent erosion or dust blow-off and not harvestable.
    - The East short 80 acres was a feed lot that never had irrigation water rights.
      - Most of this property is agriculturally non-viable (unless it were returned to production as a feed lot).
  - The Property to the South is already conditionally rezoned for residential development (and the owners are coordinating to make a harmonious theme and increase the feasibility of central services)
- **Well construction and how we protect the wells of others.**

8/15/2024:

Feedback from the Neighborhood Meeting:

Concerns of the citizens:

- **No Horses, No Areana, No Events** - Expressed concern that there is not enough parking area for horses and horse trailers and they most likely will be parking on the streets for events. Rodeo events also are often loud bring alcohol and neighbors were concerned about that.

- **Strong request from neighbors to remove the Horse/Areana/Vet amenities and therefore the conditional use permit from the application. Client will comply and remove horse amenities, conditional use permit and special use permit.**

- **Water – concern over aquafer capacity and contamination of wells**. Orton Engineering shared information on well construction and the benefit of using mud rotary with full depth seals and how community wells are permitted by IDWR and regulated by the DEQ and benefits of using community wells over individual wells on each property from a diversion rate standpoint. Orton Engineering also spoke to the adequacy of the aquifer and recommendation to utilize a hydrogeologist in monitoring the well construction.

- **Traffic – concerns of traffic congestion on Ustick Road.** Orton Engineering shared information on traffic mitigation and how it is done. This project will be dedicating the required Right of Way on Ustick and Van Slyke and work with the Highway district on Traffic Mitigation (Nearly 10 acres). Orton Engineering also shared information about how the project has limited access on Ustick Road and Van Slyke. The owner instructed Orton Engineering to revise the layout to include a road over the canals where it is tiled to allow access for residents to exit on Boehner Rd. if north bound to help reduce the amount of traffic on Ustick.

- **Concerns that the layout presented was not the final Preliminary Plat Layout.** Orton Engineering, LLC let neighbors know where the project was at and that the feasibility of extending the sewer from Greenleaf indicated that density would need to change to 135 lots to make it feasible and would change the lots size to roughly 0.75 to 1.5 acre. Orton Engineering committed to share an updated layout of the Preliminary Plat when it was ready for submittal so neighbors could see the final layout. The original application was for an R-2 zone designation. The owner is continuing to seek that proposed zoning as a conditional rezone with a development agreement and will commit in the development agreement to an average lot size of .82 acres or more.

Suggestions from citizens:

- **Irrigation Pond:** One resident gave the suggestion to consider adding an irrigation pond to increase available capacity. The owner felt this was a valuable suggestion. An irrigation pond is intended to be used to facilitate the combined used of surface water and well water irrigation rights.

- **For Amenities-** neighbors recommended Pickleball courts, Club House for gatherings, Playground or Tot Lot, walking paths to complement the golf course at Timberstone. The owner felt this was a great idea and would be much easier to maintain than a horse facility.

- **Several neighbors requested to keep Lots smaller than 1 acre.** Several neighbors expressed that they didn't want farm animals, but would like to see more of what is required by the HOA at Timberstone regarding animals. Applauded plan to keep lots under 1 acre to discourage cows and pasture animals. **A few of the neighbors requested to keep lots large at 2- 5 acre to keep rural.** The difficulty of the larger lots eliminates the feasibility of paying to bring lift station and sewer from Greenleaf or building another type of community septic system and would mean individual well and septic in a high nitrate priority area. The owner would like to keep the lots just under 1 acre.

We Want to Hear from You on this Proj 1	
Compliments?	Clear presentation Could not hear the discussion
Concerns?	Keep the size of lots to 2 acres – Less congestion
Questions?	Will our opinion matter?
Position: Timberstone Resident	☐ I am in Support of this Project ☐ I do NOT support this Project ☑ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: Jean Hedger Email: jeanhedger1@gmail.com Phone: 360-639-0576

We Want to Hear from You on this Project!	
Compliments?	Like the idea of LOW DENSITY Development, upscale properties
Concerns?	Will Timber Ridge be using the same aquifer as Timber Stone? Enough capacity for both?
Questions?	Will the canals satisfy all of the irrigation needs? Would a supplemental pond (~20000 Acre ft help to augment irrigation?
Position:	☐ I am in Support of this Project ☐ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: Dave Hedger Email: dhedger44@gmail.com Phone: 360-630-0374

Concerns?	
Questions?	
Position:	☐ I am in Support of this Project ☐ I do NOT support this Project ☑ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: Art Johnston Email: Phone: 541-580-7038

We Wa.. .o Hear from You on this Project!	
Compliments?	
Concerns?	Signature Pointe Lane have individual wells - We are not connected to Timberstone. How will these 2 big community wells effect us?
Questions?	
Position:	☐ I am in Support of this Project ☐ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: Michael & Terri Brink Email: bustinloose@att.net Phone: 661 212 3289

We Want to Hear from You on this Project!	
~~Compliments?~~ CONCERN	IT WILL MAKE IT VERY DIFFICULT FOR US TO GET IN + OUT OF SIGNATURE POINTE LN. WHERE WE LIVE
Concerns?	THEY WERE NOT PREPARED FOR THIS COMMUNITY MTG. THE BOARD SHOW A PLAN THAT IS ALREADY OUTDATED. CURRENT PLAN IS NOT WHAT WAS SHOWN
~~Questions?~~	ADDT'L UNITS - WILL IMPACT STREET OVERFLOW PARKING ISSUES.
Position:	☐ I am in Support of this Project ☒ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: VICTORIA CAROTHERS Email: vcarothers9@gmail.com Phone: 760-846-0996

Compliments?	
Concerns?	dirt road needs work, cars speeding, narrow, no traffic signs etc.
Questions?	Where is water coming from as we already are restricted to every other day.
Position:	☐ I am in Support of this Project ☒ I do NOT support this Project ☒ Undecided on my Position about this project
Contact Information so we can respond to your questions	Name: PATRICIA Amelino Email: pgamelino@yahoo.com Phone: [illegible]

We Wa[illegible]o Hear from You on this Project!	
Compliments?	
Concerns?	Traffic concerns.
Questions?	
Position:	☐ I am in Support of this Project ☒ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: Becky Darley Email: beckyjdarley@gmail.com Phone:

We Want to Hear from You on this Project!	
Compliments?	
Concerns?	Roads - Ustick
Questions?	Signs on U-Stick 4-way Stop ?
Position:	☐ I am in Support of this Project ☐ I do NOT support this Project ☒ Undecided on my Position about this project — when is hearing
Contact Information so we can respond to your questions.	Name: Virginia Vaughn Email: Phone: 714-746-8836

We Want to Hear from You on this Project!	
Compliments?	Good concept, poor process, not thought out
Concerns?	If it happens, only 5 acre lots. Keep the area rural. No infringing on neighboring water we have enough issues as it. Keep the small town feel. Do not burden
Questions?	Wilder or Homedale. No increase in conveniences like shopping, etc.
Position:	☐ I am in Support of this Project ☒ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we	Name:

We W[illegible] to Hear from You on this Project!	
Compliments?	
Concerns?	I dont think you have a large enough Market of house people who will be able to afford equal type (value) as Timberstone Homes.
Questions?	
Position:	☐ I am in Support of this Project ☒ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: Kreg Thomsen Email: Kreg540@hotmail.com Phone:

We Want to Hear from You on this Project!	
Compliments?	Explanation was good.
Concerns?	Density & Traffic
Questions?	
Position:	☒ I am in Support of this Project ☐ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: Lori Schram Email: Lori schram@hotmail.com Phone: 208-340-4307

We Want to Hear from You on this Project!	
Compliments?	I am in support of our Canyon County and state
Concerns?	Thanks for Trying so hard to make this idea + project successful
Questions?	Road Impact
Position:	☐ I am in Support of this Project ☐ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to your questions	Name: Joe Rubens Email: Phone: [illegible]

We Want to Hear from You on this Project!	
Compliments?	
Concerns?	Water. traffic, Quality of life. => Noise. Dont do the horses.
Questions?	no farm animals — just ~~dont~~ doesn work —
Position:	☐ I am in Support of this Project ☑ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: David Jones Email: Jill_kenny@ outlook.com Phone: 530.320.4411

Have a mic — we can all hear questio + sometimes not answer

We Want to Hear from You on this Project!	
Compliments?	
Concerns?	Traffic
Questions?	will Ustick Road be widened with lower speed limits + more stop signs
Position:	☐ I am in Support of this Project ☐ I do NOT support this Project ☒ Undecided on my Position about this project
Contact Information so we can respond to your questions.	Name: Deborah Dillon Email: deborah @ vnt.cc Phone: 916-806-6139

We Want to Hear from You on this Project!	
Compliments?	
Concerns?	How many lots? 134 Traffic !!!
Questions?	Timeframe? 5yrs No Horses
Position:	☐ I am in Support of this Project ☒ I do NOT support this Project ☐ Undecided on my Position about this project
Contact Information so we can respond to	Name: Email:

AGENCY ACKNOWLEDGEMENT

EXHIBIT
A6

AGENCY ACKNOWLEDGMENT

Date: August 19, 2024 Timber Ridge Subdivision

Applicant: Brent L Orton, Orton Engineering, LLC representing H. David Christensen & Phyllis Indart

Parcel Number: ~~R36524010~~, R36523, R36525, R33209, R33210 BLO 10Jan2025

Site Address: Northwest corner of Van Slyke and Ustick Road, and additional parcel south of Ustick Rd.

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: * Predevelopment meeting held on Aug. 2, 2024, Pd. $100

☒ Applicant submitted/met for informal review.

Date: 08/19/2024 Signed: Anthony Lee

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

Fire District: District: Homedale Fire (S. of Ustick)/ Wilder Fire (N. of Ustick)

☐ Applicant submitted/met for informal review.

Date: 8/20/2024 Signed:

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

Date: 6/20/2024 Signed:

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

Highway District:

☐ Applicant submitted/met for informal review. District: Golden Gate Highway District No. 3

Date: 08/22/2024 Signed: Bob Watkins

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

Irrigation District: District: Wilder Irrigation District

☐ Applicant submitted/met for informal review.

Date: 9/20/24 Signed:

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

Area of City Impact City: City of Greenleaf

☑ Applicant submitted/met for informal review.

Date: 21 Aug 2024 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

Debbie Root

From: Brent Orton <brentorton@ortonengineers.com>
Sent: Thursday, March 6, 2025 10:41 PM
To: Debbie Root; Niki Benyakhlef
Cc: David Christensen
Subject: Re: [External] Christensen/Indart

Hello Debbie and Niki,

We are getting back to you on the Christensen/Indart Subdivision - Timber Ridge.

There are 135 buildable lots proposed.

At the ITE, Trip Generation 9th Edition Rate of 9.52 trips/day per ITE, for single-family detached housing we estimate an ADT: 1,285.2 Trips per day.
We know that for this many trips, we will need to complete an official Traffic Study and submit it with the Preliminary Plat Application.

For Distribution we did traffic counts on 2/24/2025 during peak hour 4pm - 6pm on the Intersection of Van Slyke and Ustick Road, as well as on an existing example subdivision - Timberstone Subdivision, that is just East of the proposed Timber Ridge Subdivision.

Our percentages showed the following distributions:

Traffic Counts

Direction	Straight	Left	Right	Total Trips on Ustick
Eastbound on Ustick	91	4	0	257
Westbound on Ustick	144	3	15	

Direction	Straight	Left	Right	Total Trips on Van Slyke
Northbound on Van Slyke	8	0	2	39
Southbound on Van Slyke	16	11	2	

Please let us know if you need anything else!

Brent L. Orton, PE
(208)350-9422
brentorton@ortonengineers.com

On Mon, Feb 10, 2025 at 7:19 PM <brentorton@ortonengineers.com> wrote:

Nice to meet you Josh!

EXHIBIT A7

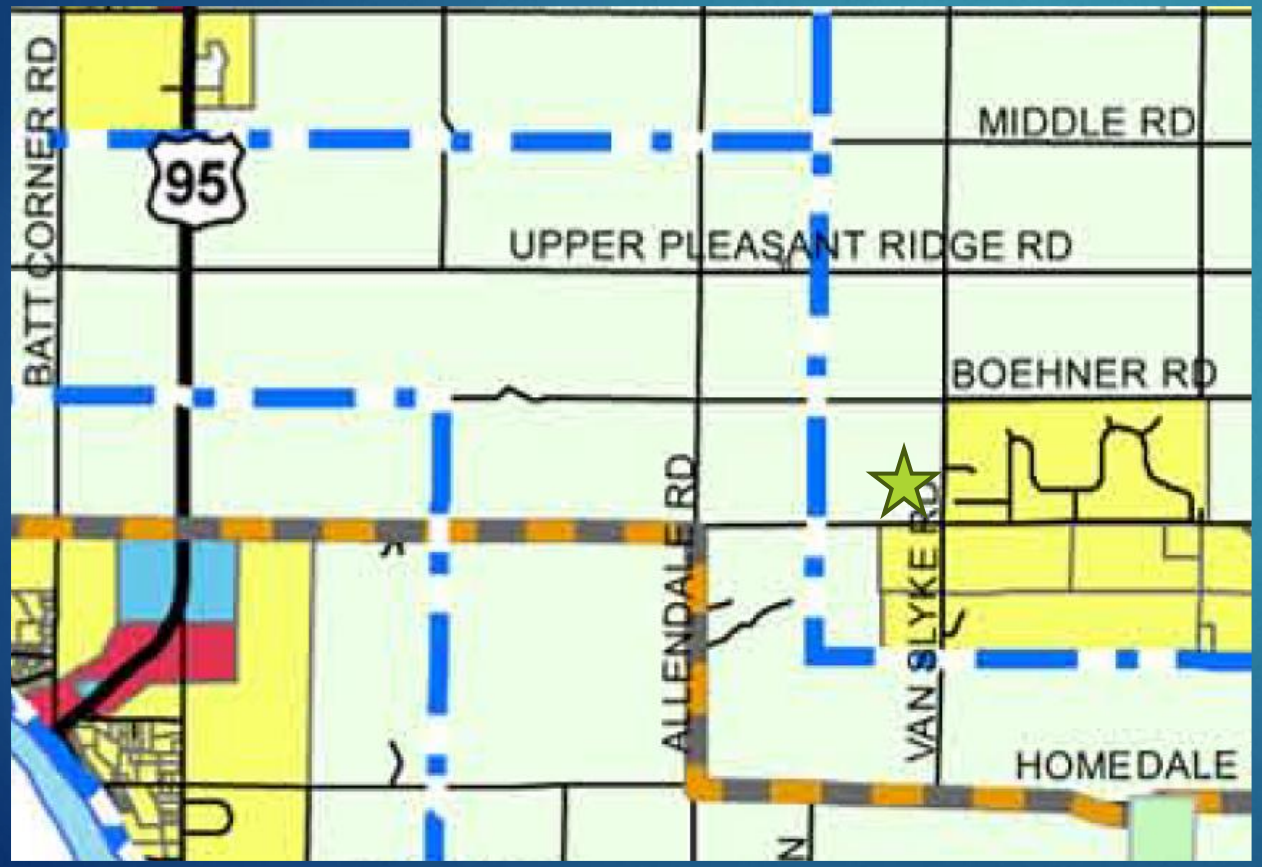
David Christensen/Phyllis Indart
Comp Plan and Conditional Rezone

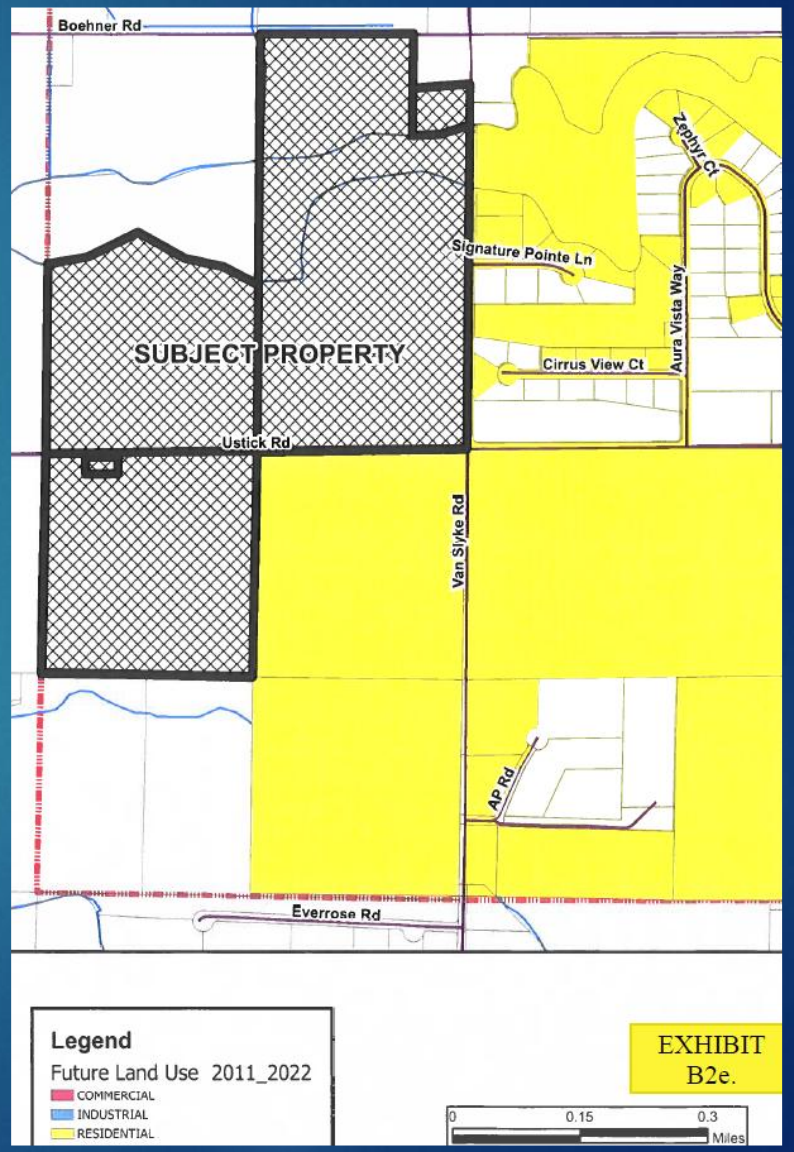
- Compatible – Character of the Area
  - Pattern of Residential Use/Zoning/Planning – Timberstone Golf Course
- Conformance with Comp Plan and Canyon County Code
- Community/Municipal Water and Wastewater
- Conditions of Approval Mitigate Potential Impacts

EXHIBIT
A8

Compatible with Character of the Area

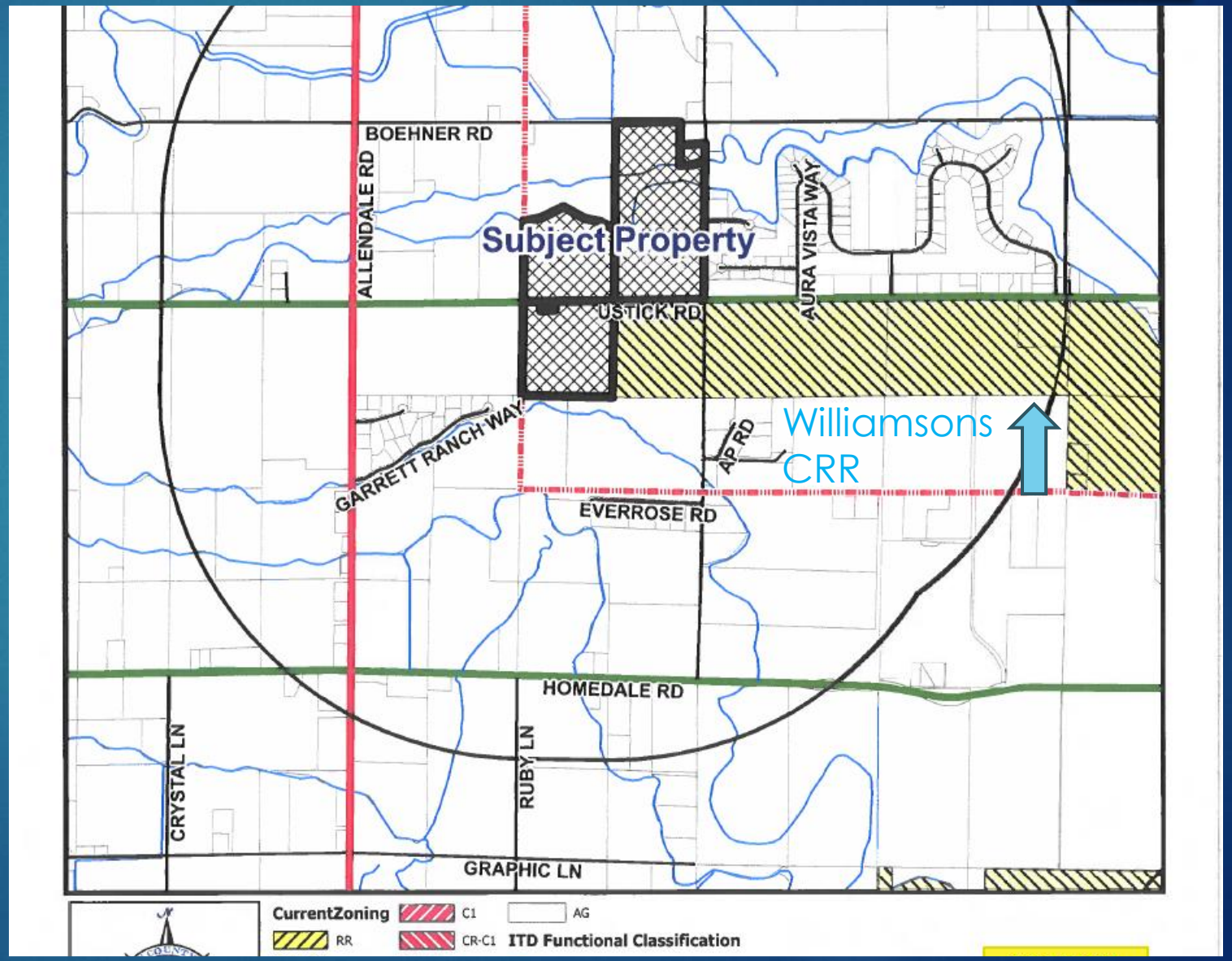
- Adjacent to Residential Designation – three sides





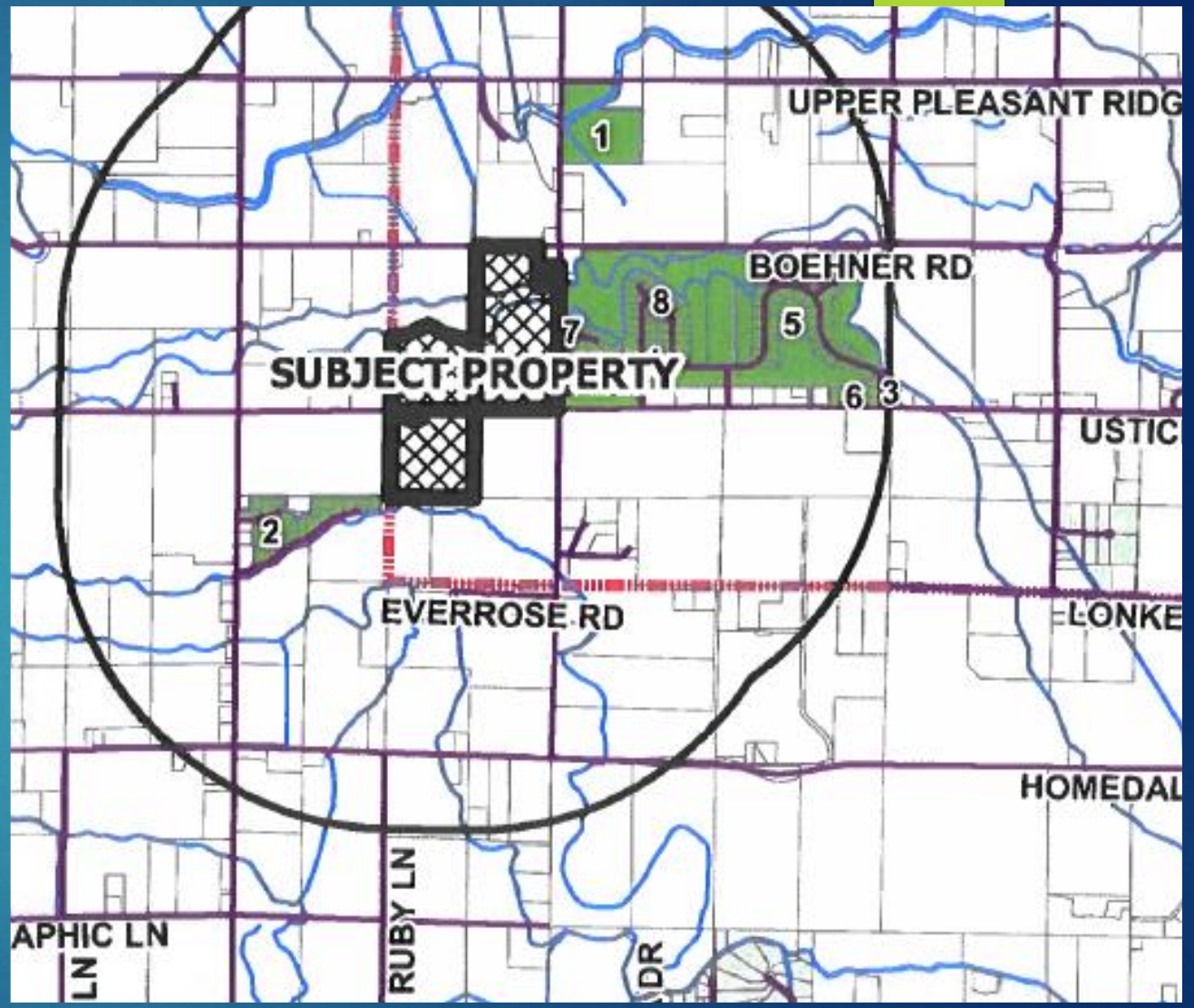
Adjacent to 310 Acres – Cond. RR Zoning

- Williamsons
- DA – County Ord. 05-002
- Previous RR Zoning
  - 1 acre lots or 12,000 sq. ft. with central sewer and/or water



Adjacent to Timberstone Golf Course – Similar to Subs in the Area

- Our min. avg. .82 – public systems
- Timberstone:
  - .4 DU/acre Gross Density
  - Avg. Res. Lot Size .65 acres
- Garrett Ranch Ridge
  - Avg. Res Lot Size 1.4
- Vanslyke Farms
  - 2 acre lots – Indiv. well/septic



Residences & Timberstone Golf Course











Residences & Timberstone Golf Course



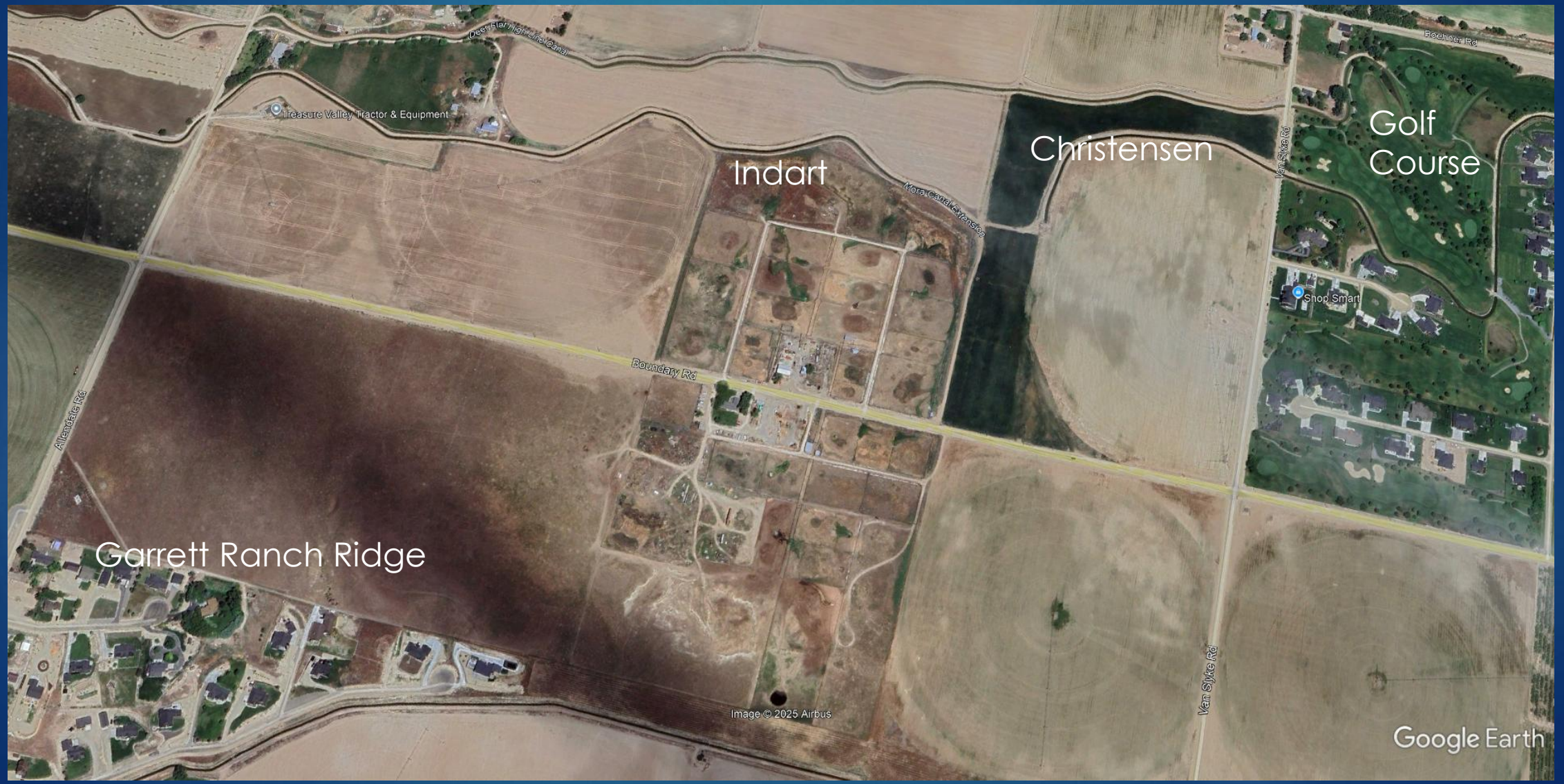








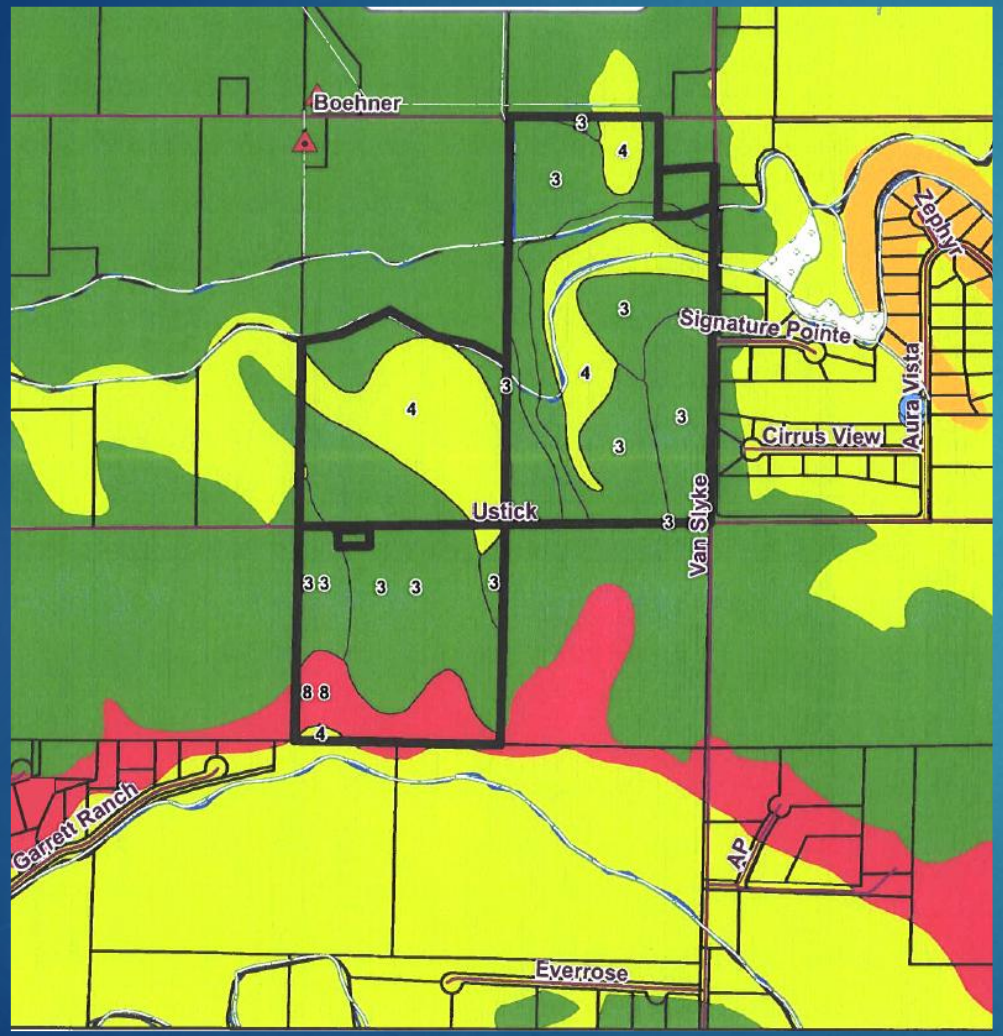
Indart and Christensen Properties

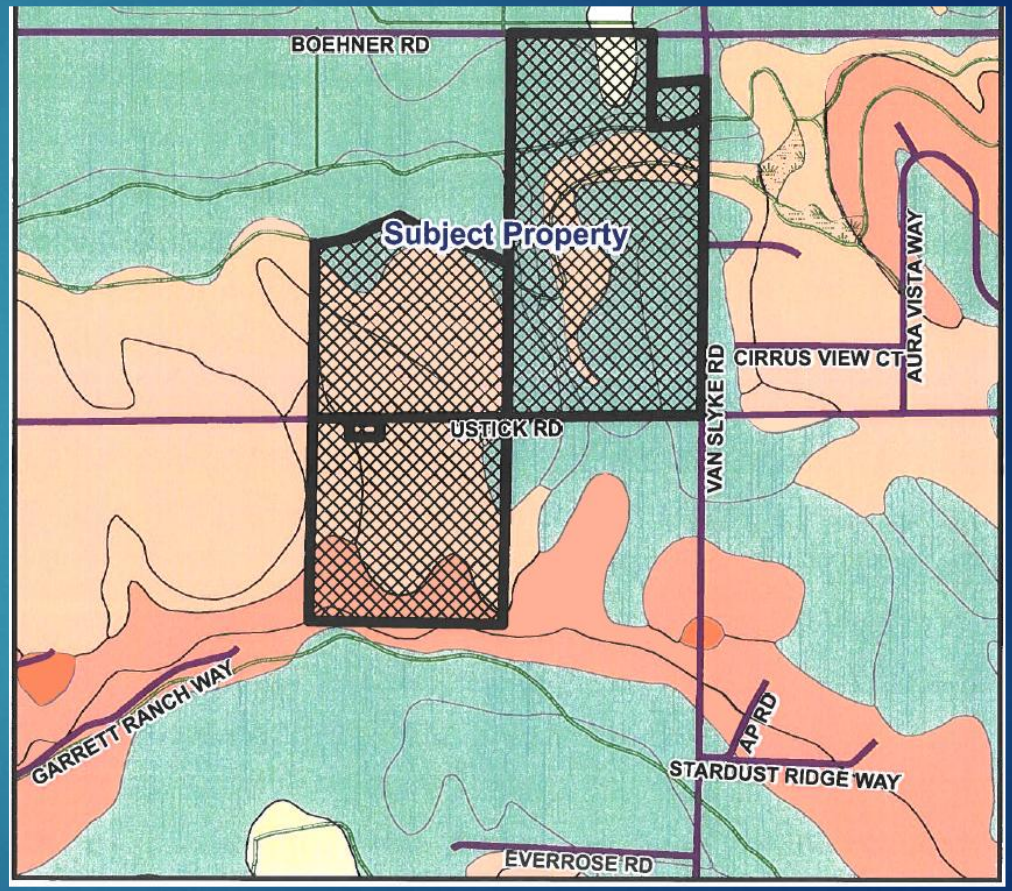


Not Prime Farm Ground

- Christensen and Indart are generational farmers in area – know the area and know prime and non prime farm ground
- Christensen
  - Plants approx. 15 of his acres just to control erosion, weeds and dust – no other economic benefit
  - Low yields under pivot – insufficient water and other issues
- Least to Moderately suited soils
- Topo – Rolling Ridge Line
- Limited Water Rights and No Water Rights

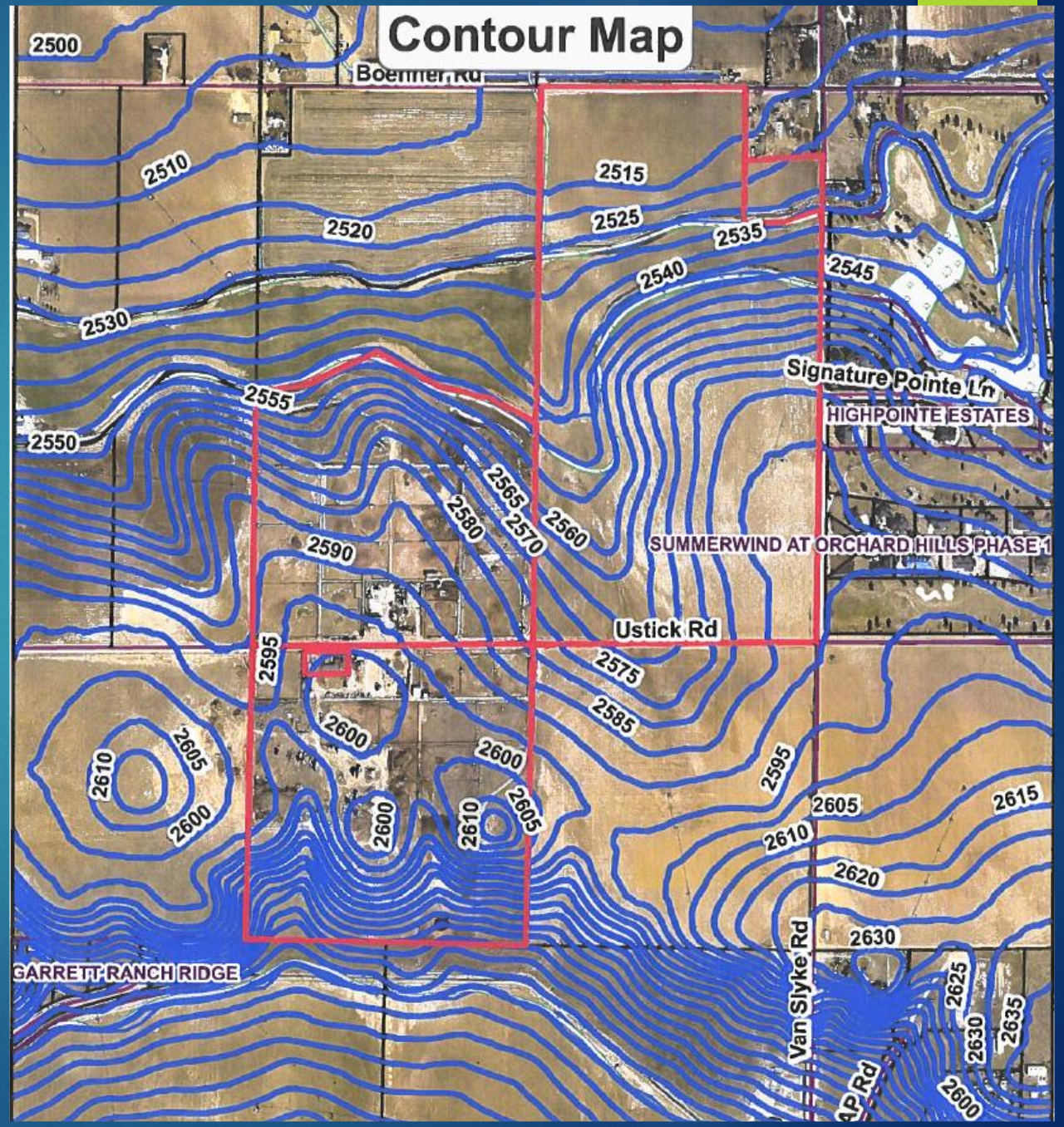
Least to Moderately Suited Soils





Topography

- Hilly Rolling Ground
- Change in Elevation on Property – lowest to highest
  - 100 feet – 2510 to 2610



Christensen Property







Indart Property







Indart Property

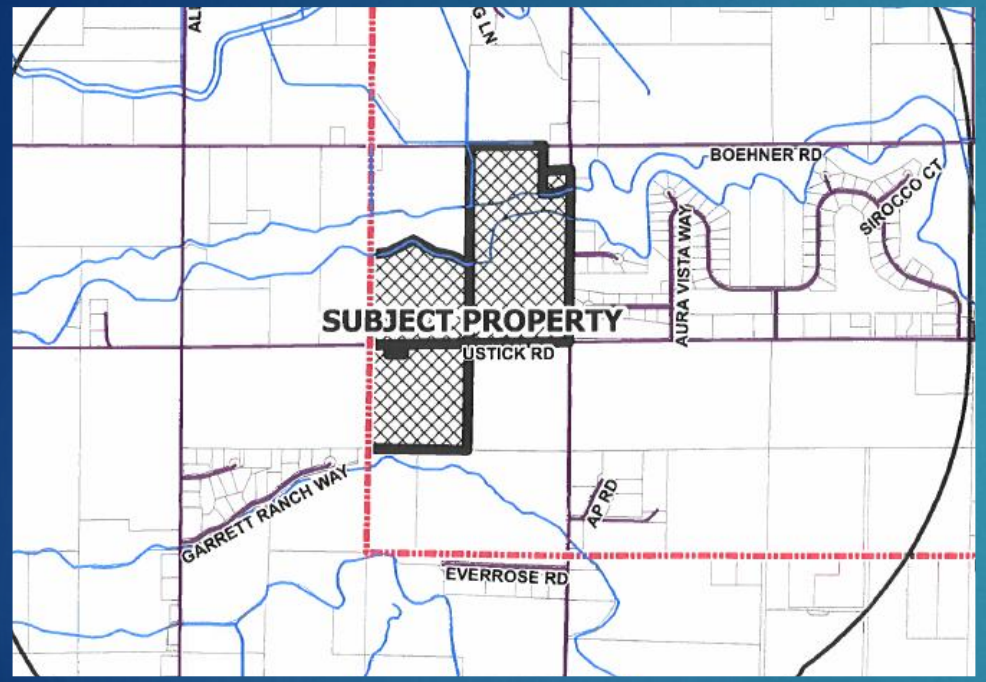








Limited and No Water Rights





Conformance with Comp. Plan

- "Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."
- "Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur."
- "To guide future growth in order to enhance the quality and character of the county while providing and improving amenities and services available to residents"
- "Residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established."

Agencies and Infrastructure

- Community/Municipal Water and Wastewater Systems -Higher water quality standards
- Will meet Hwy Dist. Requirements – ROW dedication and Improvements per traffic study
- No significant negative impact schools, police, fire etc.

More Appropriate than Ag Designation/Zone

- Greenleaf Impact Area
- Land Use Balance
- Not Priority Land For Farming
  - Poor Farm Ground – ridge, lack of water and non-prime soils
- Community/Municipal Water and Wastewater Systems
- Pattern of Compatible Development - Next to Timberstone and Garrett Ridge Ranch Sub.
- Mutual Amenity with Golf Course

Meets Criteria in Zoning Ordinance

Conditions of Approval

Questions?

Timber Ridge Subdivision

Rezoning Project

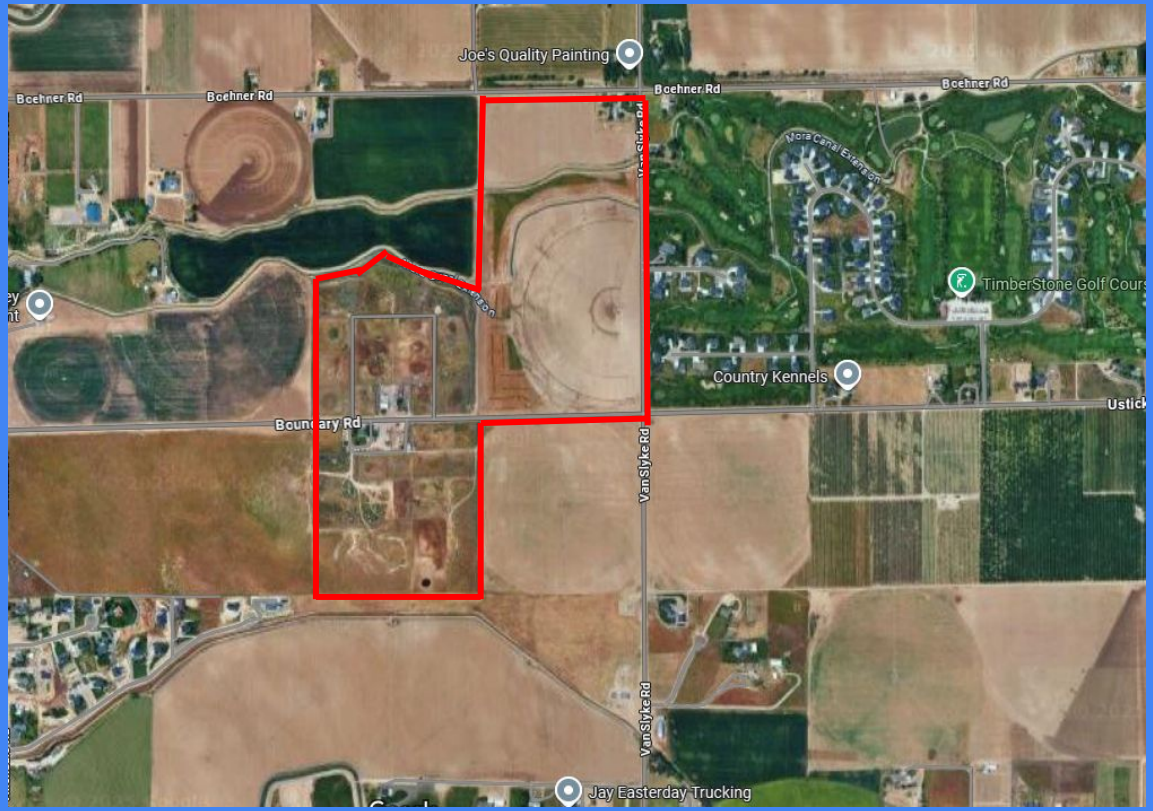
by H David Christensen & Phyllis Indart



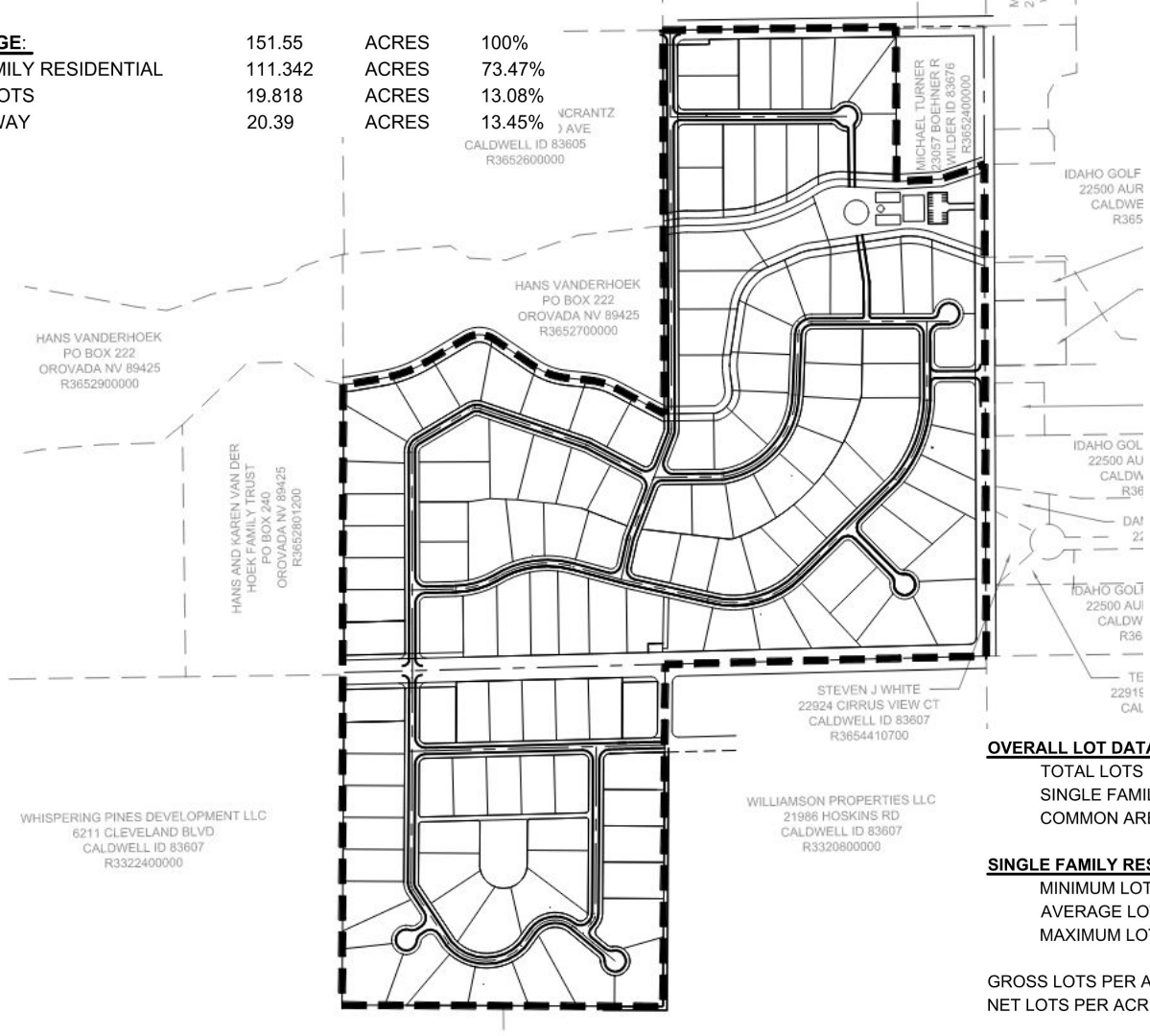
EXHIBIT
A9

ORTON ENGINEERING
Designing the Future

Vicinity Map



TOTAL SURVEY ACREAGE:	151.55	ACRES	100%
AREA SINGLE FAMILY RESIDENTIAL	111.342	ACRES	73.47%
AREA COMMON LOTS	19.818	ACRES	13.08%
AREA RIGHT OF WAY	20.39	ACRES	13.45%



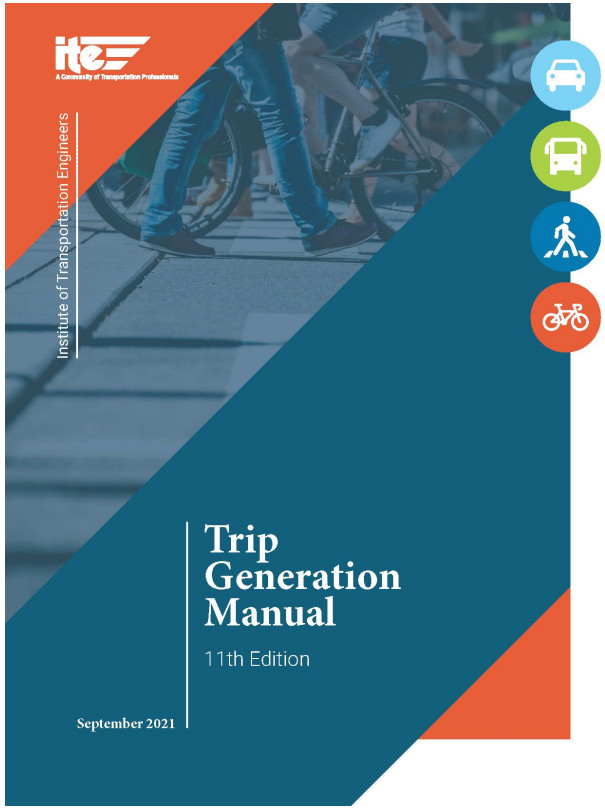
OVERALL LOT DATA:

TOTAL LOTS	135
SINGLE FAMILY RESIDENTIAL LOTS	135
COMMON AREA LOTS	2

SINGLE FAMILY RESIDENTIAL LOT DATA:

MINIMUM LOT SIZE	23256.64 SF
AVERAGE LOT SIZE	35926.35 SF
MAXIMUM LOT SIZE	59091.29 SF

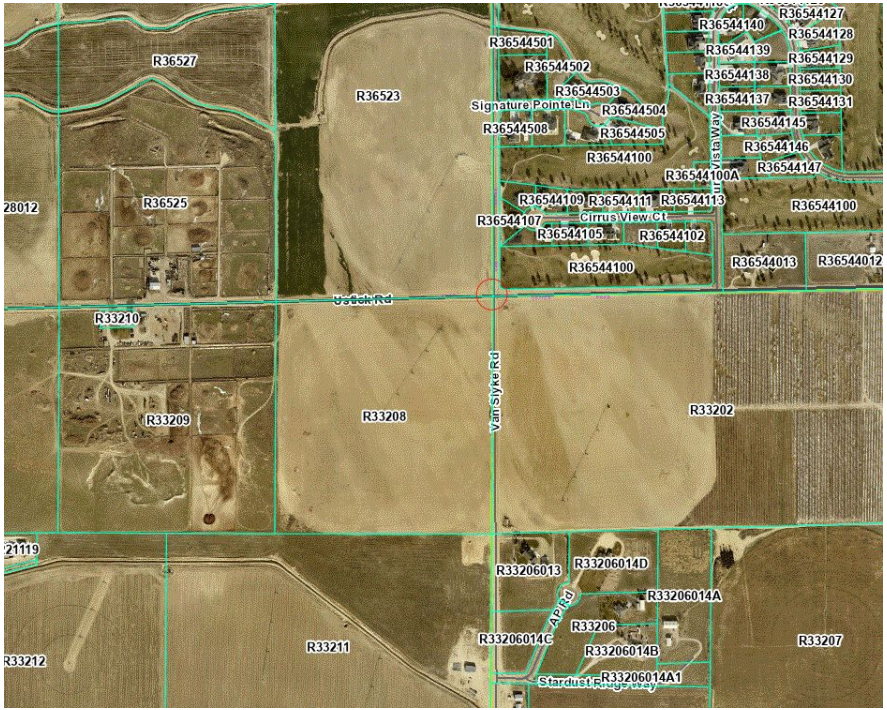
GROSS LOTS PER ACRE	0.89 LOTS/ACRE
NET LOTS PER ACRE	1.21 LOTS/ACRE



Expected Daily Traffic Trip Generation

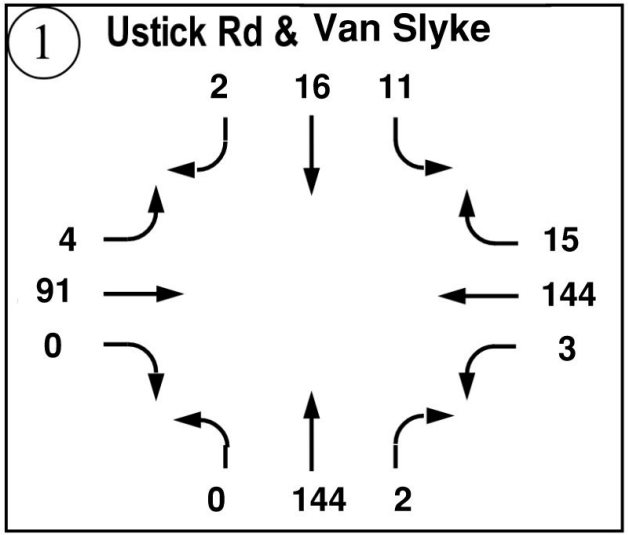
Based on the Institute of Transportation Engineers Trip Generation Manual, each single family residence will generate 9.43 trips per day. A trip is a vehicle departing or arriving at the home.

Traffic Study Based on Proposed Preliminary Plat Under Way



Canyon County Assessor's Map, accessed 11Aug2025

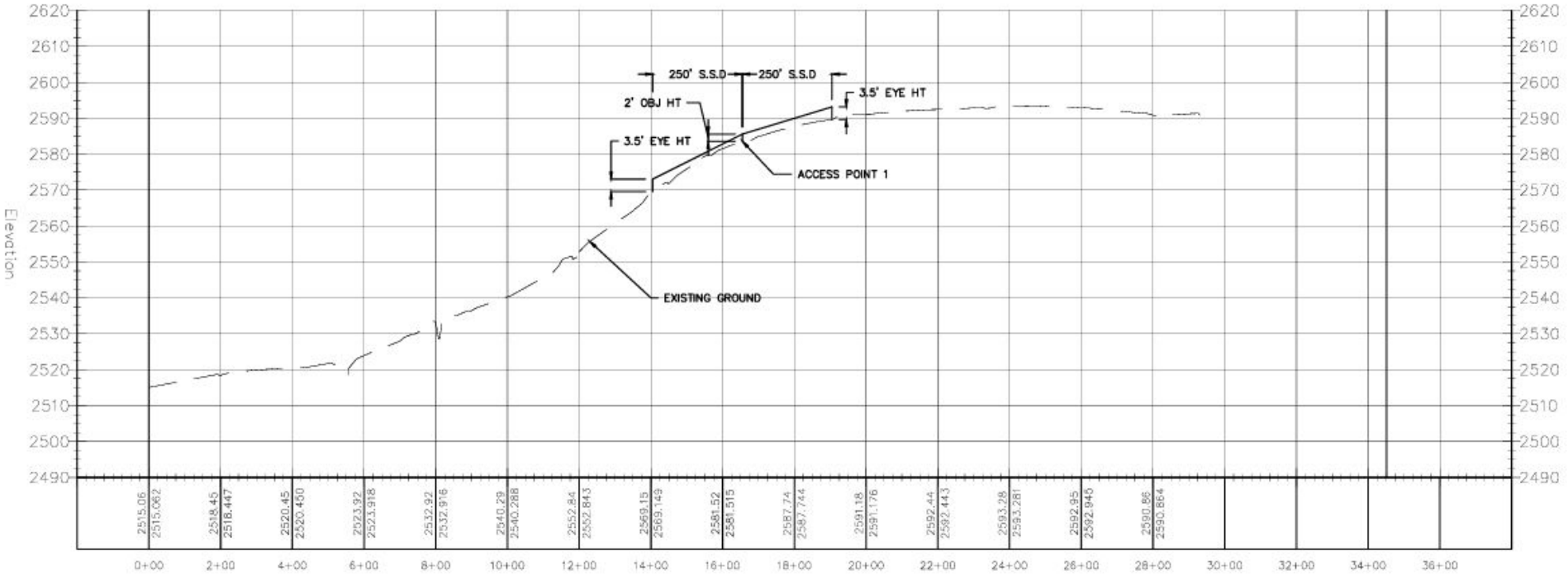
Feb 25,2025 Peak Hour (4:28-6:00 pm)
Turning Movement Counts:



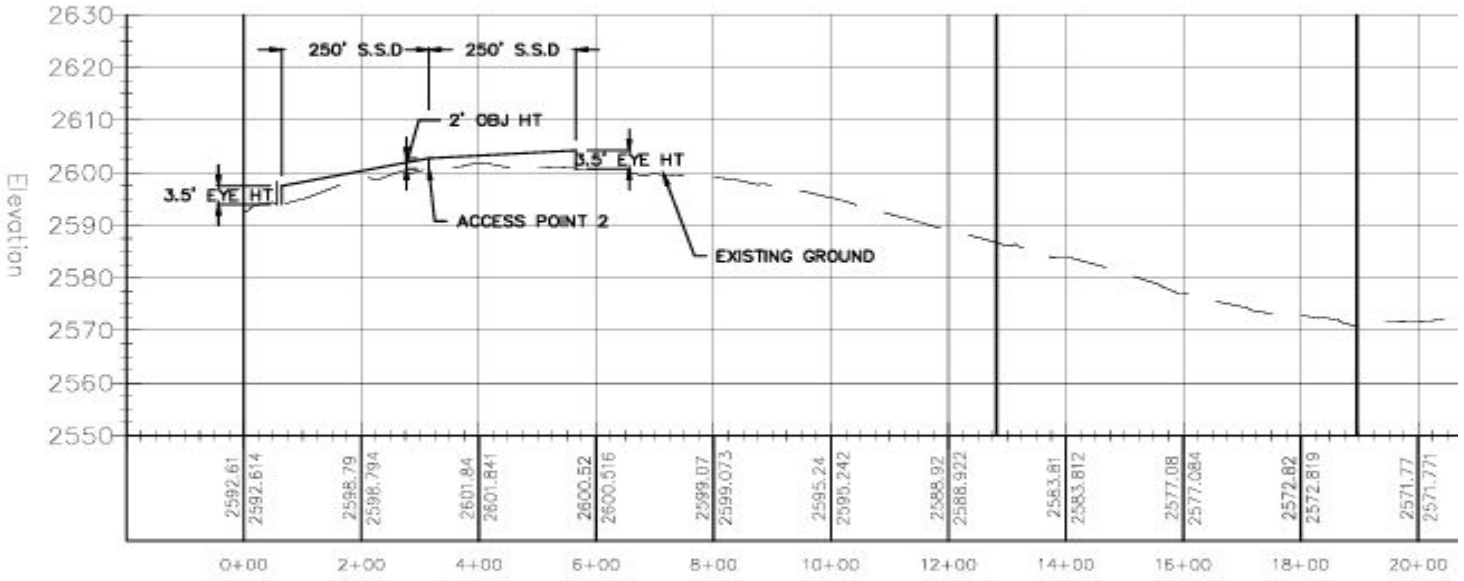
Stopping Sight Distance



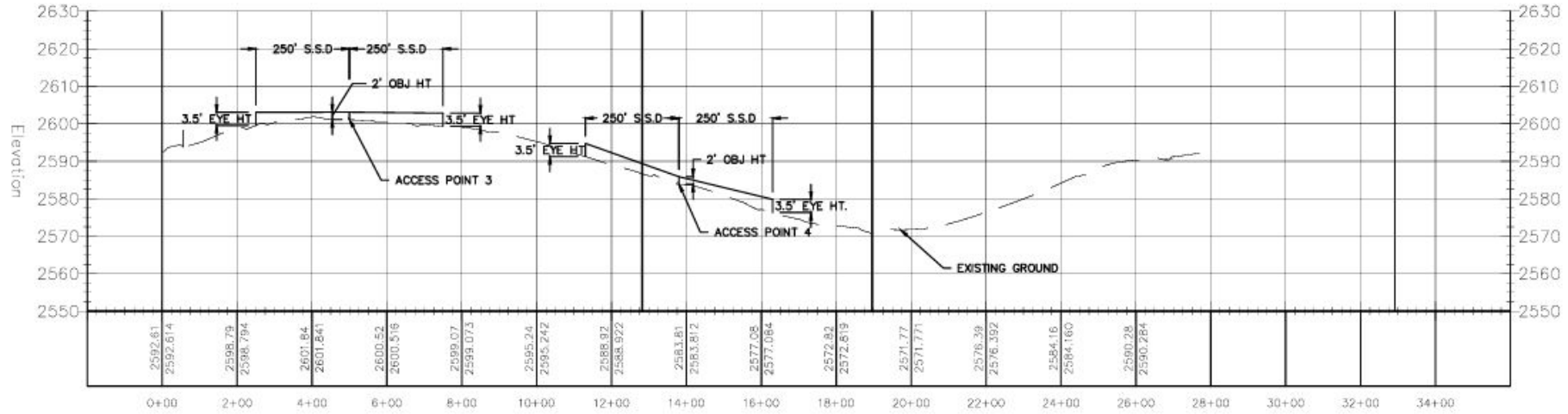
Centerline of V Slyke PROFILE

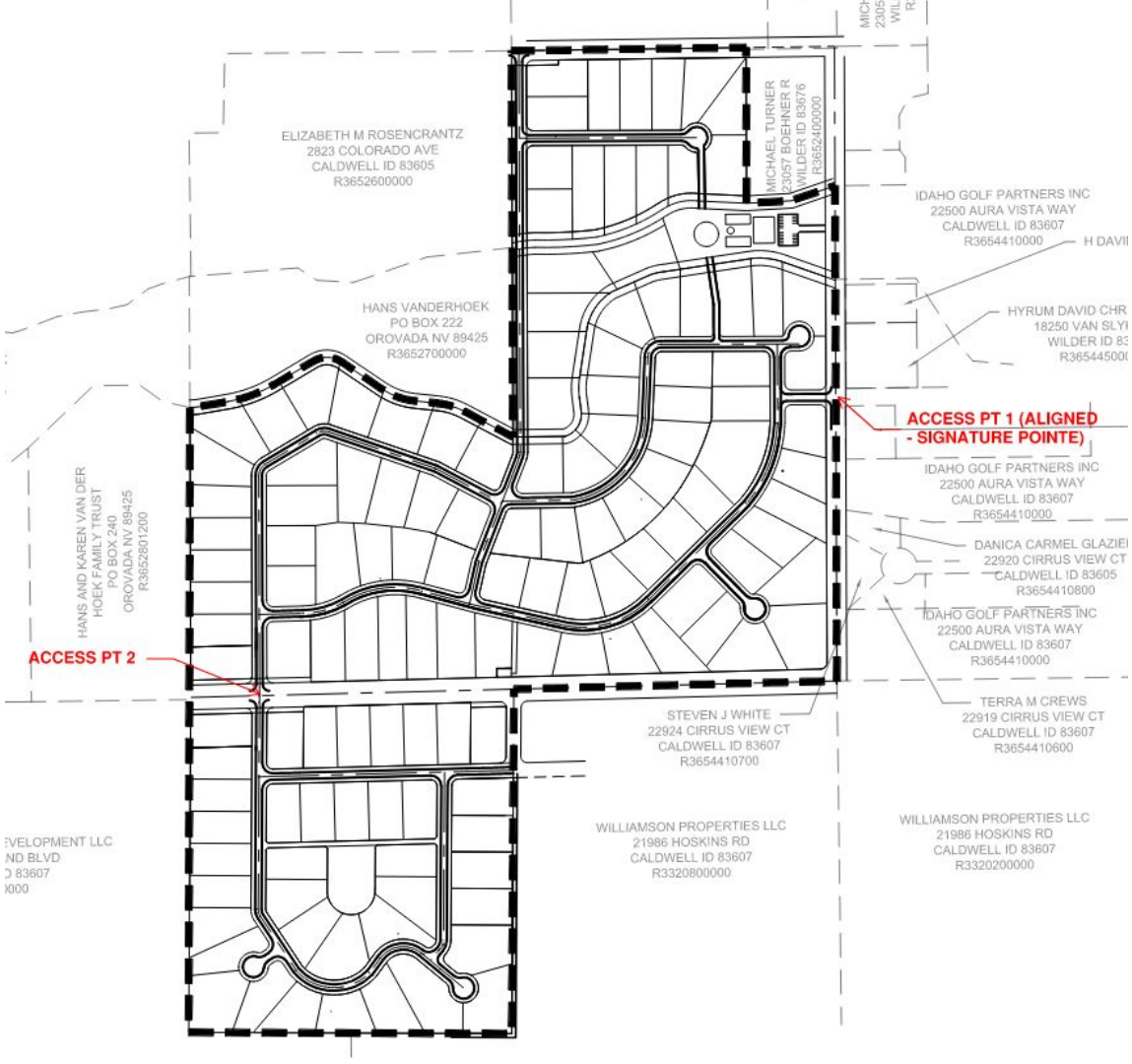


Centerline of ustick PROFILE



Centerline of ustick PROFILE




ELIZABETH M ROSENCRANTZ
2823 COLORADO AVE
CALDWELL ID 83605
R3652600000
MICHAEL TURNER
23057 BOEHNER R
WILDER ID 83676
R3652400000
IDAHO GOLF PARTNERS INC
22500 AURA VISTA WAY
CALDWELL ID 83607
R3654410000
HANS VANDERHOEK
PO BOX 222
OROVADA NV 89425
R3652700000
HYRUM DAVID CHR
18250 VAN SLY
WILDER ID 83
R365445000
ACCESS PT 1 (ALIGNED
- SIGNATURE POINTE)
IDAHO GOLF PARTNERS INC
22500 AURA VISTA WAY
CALDWELL ID 83607
R3654410000
DANICA CARMEL GLAZIE
22920 CIRRUS VIEW CT
CALDWELL ID 83605
R3654410800
IDAHO GOLF PARTNERS INC
22500 AURA VISTA WAY
CALDWELL ID 83607
R3654410000
HANS AND KAREN VAN DER
HOEK FAMILY TRUST
PO BOX 240
OROVADA NV 89425
R3652801200
ACCESS PT 2
STEVEN J WHITE
22924 CIRRUS VIEW CT
CALDWELL ID 83607
R3654410700
TERRA M CREWS
22919 CIRRUS VIEW CT
CALDWELL ID 83607
R3654410600
WILLIAMSON PROPERTIES LLC
21986 HOSKINS RD
CALDWELL ID 83607
R3320800000
WILLIAMSON PROPERTIES LLC
21986 HOSKINS RD
CALDWELL ID 83607
R3320200000

Water & Sewer

ORTON ENGINEERING
Designing the Future

Water Service - Municipal Well - Must comply with Safe Drinking Water Act and standards adopted pursuant to it.

Sewer Service - Municipal Sewer -

- Collaboration with Greenleaf Staff -
  - Tentative Presentation of Plans to Greenleaf City Council (without the mayor)
  - Working to obtain City Council Approval

ORTON ENGINEERING
Designing the Future

Questions?

EXHIBIT B

Supplemental Documents

EXHIBIT
B

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

R33209 PARCEL INFORMATION REPORT

7/17/2025 9:15:42 AM

PARCEL NUMBER: R33209
OWNER NAME: INDART PHYLLIS A TRUST
CO-OWNER:
MAILING ADDRESS: 23441 USTICK RD WILDER ID 83676
SITE ADDRESS: 0 USTICK RD
TAX CODE: 0770000
TWP: 3N **RNG:** 4W **SEC:** 06 **QUARTER:** NE
ACRES: 41.21
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY #3
FIRE DISTRICT: HOMEDALE FIRE
SCHOOL DISTRICT: HOMEDALE SCHOOL DIST #370
IMPACT AREA: GREENLEAF
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0225F

WETLAND: NOT In WETLAND
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: MINOR ARTERIAL
INSTRUMENT NO. : 9318914
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 06-3N-4W NE LOT 2 LESS TAX 2
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 B1

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

R33210 PARCEL INFORMATION REPORT 7/17/2025 9:17:11 AM

PARCEL NUMBER: R33210
OWNER NAME: INDART PHYLLIS A REVOCABLE TRUST-1993
CO-OWNER:
MAILING ADDRESS: 23441 USTICK RD WILDER ID 83676
SITE ADDRESS: 23441 USTICK RD
TAX CODE: 0770000
TWP: 3N **RNG:** 4W **SEC:** 06 **QUARTER:** NE
ACRES: 0.50
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY #3
FIRE DISTRICT: HOMEDALE FIRE
SCHOOL DISTRICT: HOMEDALE SCHOOL DIST #370
IMPACT AREA: GREENLEAF
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0225F

WETLAND: NOT In WETLAND
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: MINOR ARTERIAL
INSTRUMENT NO. : 2008008796
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 06-3N-4W NE TAX 2 IN LOT 2
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.

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R36525 PARCEL INFORMATION REPORT

7/17/2025 9:15:26 AM

PARCEL NUMBER: R36525
OWNER NAME: INDART PHYLLIS A TRUST
CO-OWNER:
MAILING ADDRESS: 23441 USTICK RD WILDER ID 83676
SITE ADDRESS: 23422 USTICK RD
TAX CODE: 0680000
TWP: 4N **RNG:** 4W **SEC:** 31 **QUARTER:** SE
ACRES: 36.79
HOME OWNERS EXEMPTION: No
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY #3
FIRE DISTRICT: WILDER FIRE
SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139
IMPACT AREA: GREENLEAF
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0225F

WETLAND: Riverine
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: MINOR ARTERIAL
INSTRUMENT NO. : 9318914
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 31-4N-4W SE W1/2 OF SE1/4 S OF MORA CANAL
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.

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

R36523 PARCEL INFORMATION REPORT

7/17/2025 9:14:54 AM

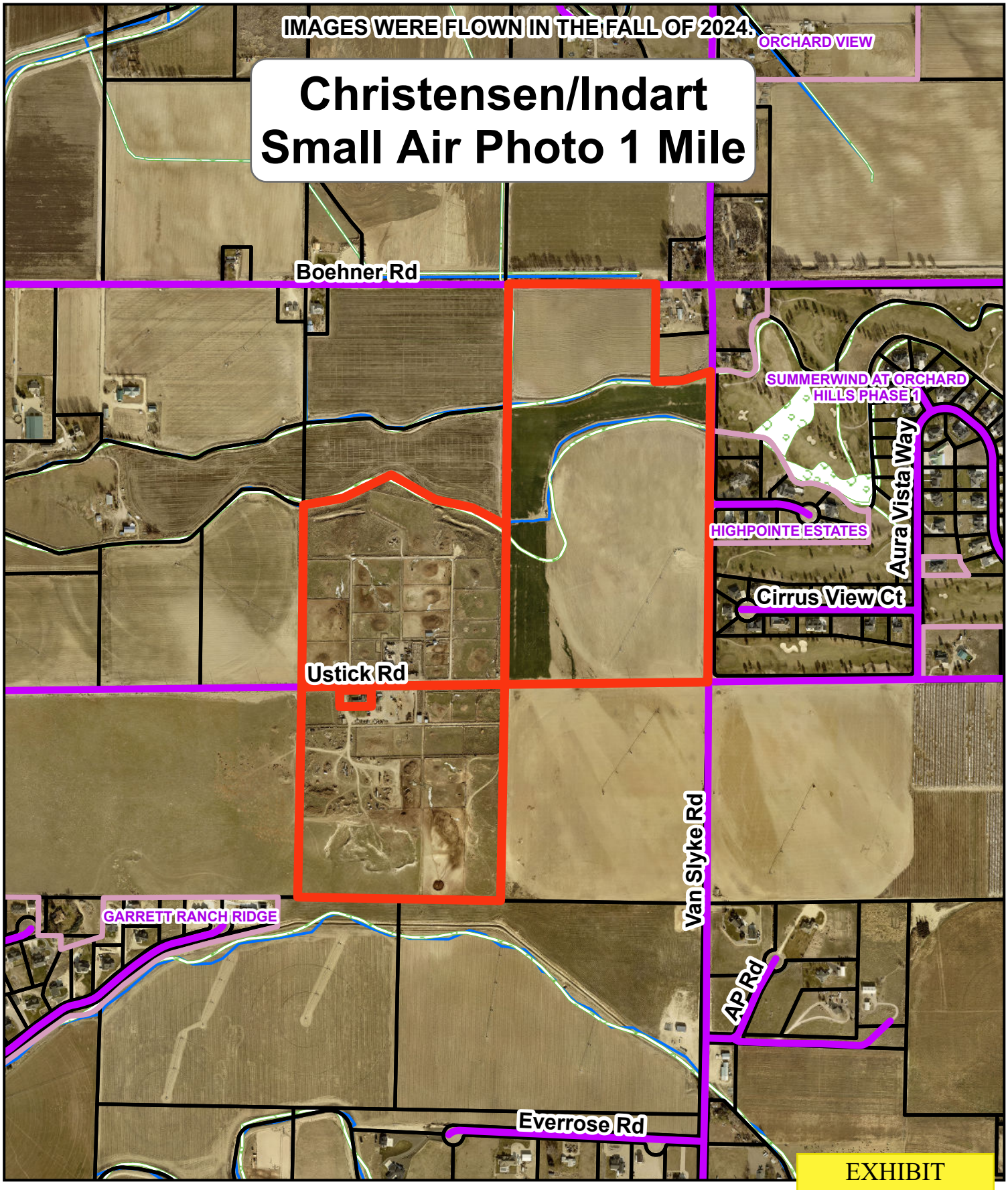
PARCEL NUMBER: R36523
OWNER NAME: CHRISTENSEN H DAVID
CO-OWNER: CHRISTENSEN SANDRA J
MAILING ADDRESS: 18250 VAN SLYKE RD WILDER ID 83676
SITE ADDRESS: 0 VAN SLYKE RD
TAX CODE: 0680000
TWP: 4N **RNG:** 4W **SEC:** 31 **QUARTER:** SE
ACRES: 73.06
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AGRICULTURAL
HIGHWAY DISTRICT: GOLDEN-GATE HWY #3
FIRE DISTRICT: WILDER FIRE
SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139
IMPACT AREA: GREENLEAF
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: INTENSIVE AGRICULTURE OVERLAY \ AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0225F

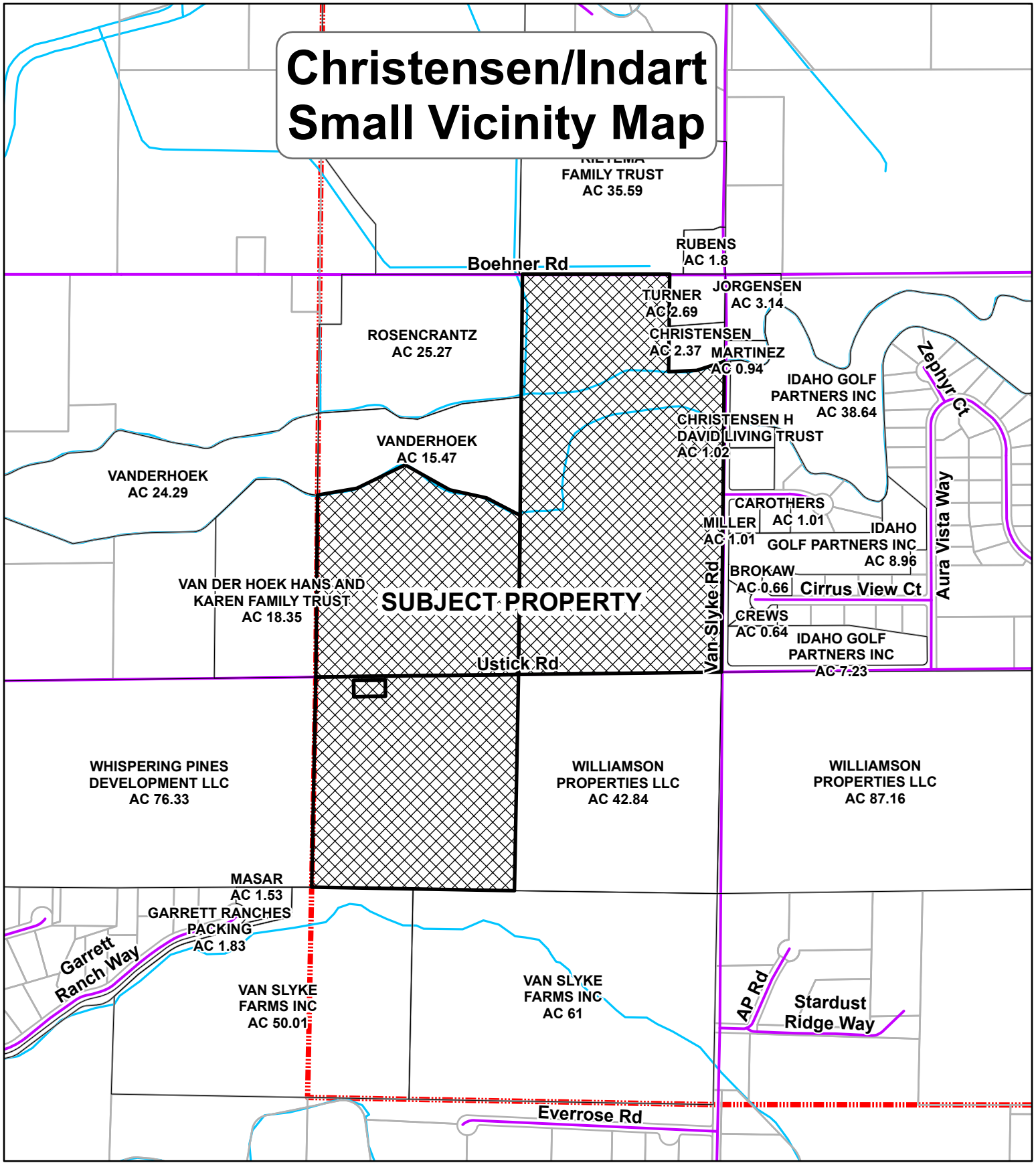
WETLAND: Riverine \ Riverine \ Riverine
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: MINOR ARTERIAL
INSTRUMENT NO. : 2015036340
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 31-4N-4W SE E 1/2 SE LS TX 4
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

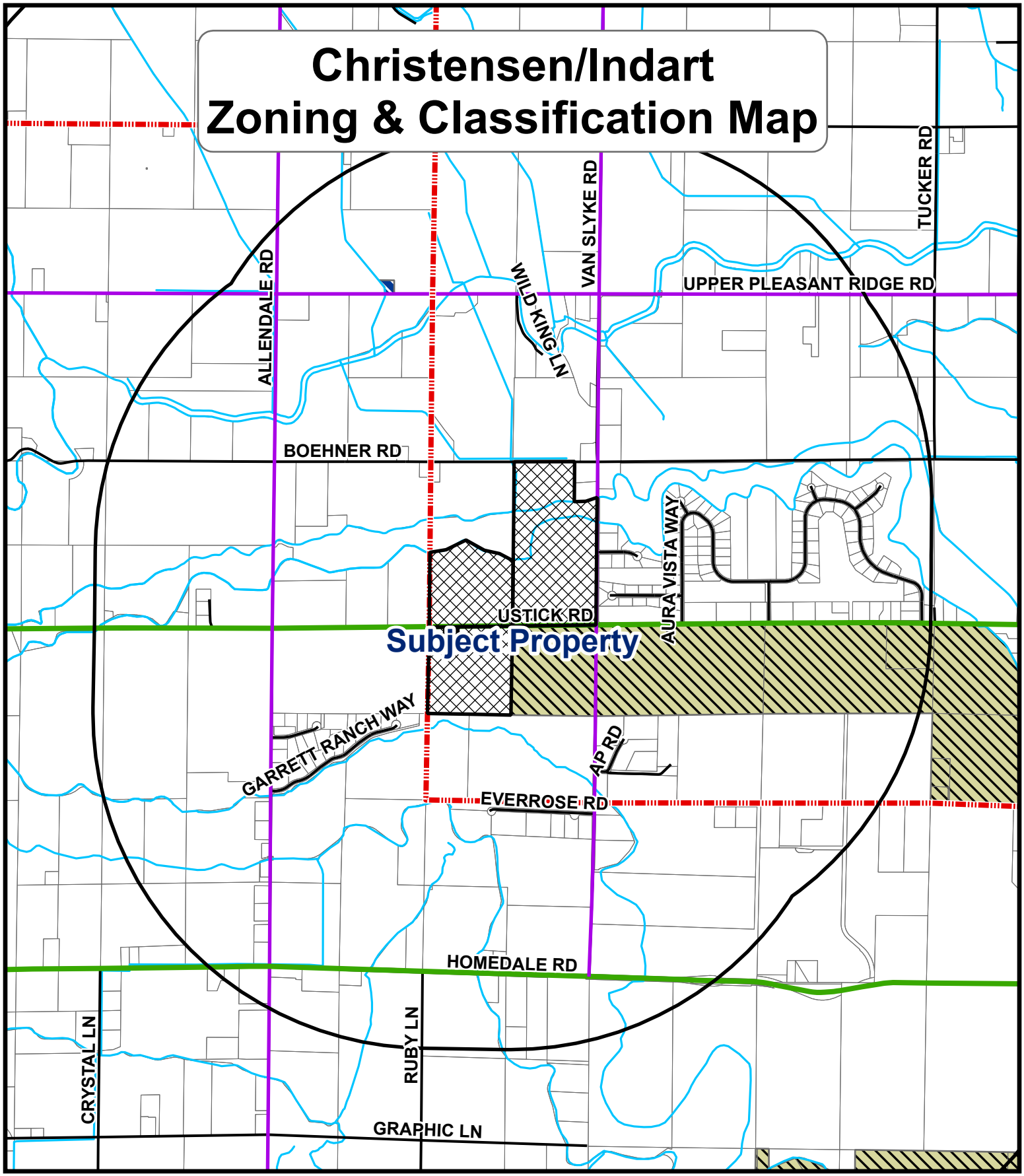
DISCLAIMER:

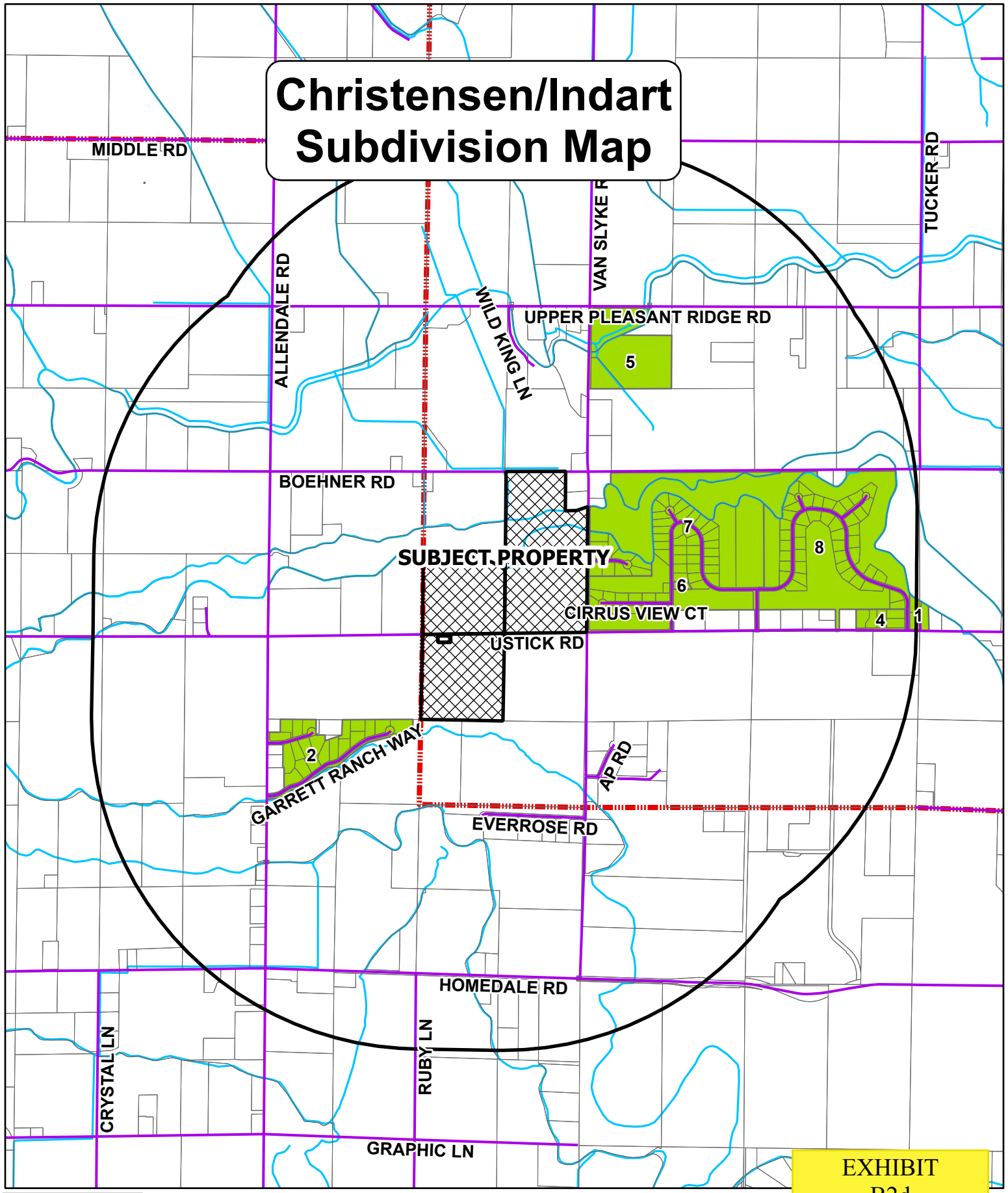
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED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

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IMAGES WERE FLOWN IN THE FALL OF 2024.
Christensen/Indart
Small Air Photo 1 Mile
ORCHARD VIEW
Boehner Rd
SUMMERWIND AT ORCHARD HILLS PHASE 1
Aura Vista Way
HIGHPOINTE ESTATES
Cirrus View Ct
Ustick Rd
Van Slyke Rd
GARRETT RANCH RIDGE
AP Rd
Everrose Rd
EXHIBIT
B2a
City_Limits
Wetlands
0
0.25
0.5
Miles


Christensen/Indart
Small Vicinity Map
FAMILY TRUST
AC 35.59
RUBENS
AC 1.8
Boehner Rd
TURNER
AC 2.69
JORGENSEN
AC 3.14
ROSENCRANTZ
AC 25.27
CHRISTENSEN
AC 2.37
MARTINEZ
AC 0.94
IDAHO GOLF
PARTNERS INC
AC 38.64
Zephyr Ct
CHRISTENSEN H
DAVID LIVING TRUST
AC 1.02
VANDERHOEK
AC 15.47
VANDERHOEK
AC 24.29
CAROTHERS
AC 1.01
MILLER
AC 1.01
IDAHO
GOLF PARTNERS INC
AC 8.96
Aura Vista Way
BROKAW
AC 0.66
Cirrus View Ct
VAN DER HOEK HANS AND
KAREN FAMILY TRUST
AC 18.35
SUBJECT PROPERTY
Van Slyke Rd
CREWS
AC 0.64
IDAHO GOLF
PARTNERS INC
AC 7.23
Ustick Rd
WHISPERING PINES
DEVELOPMENT LLC
AC 76.33
WILLIAMSON
PROPERTIES LLC
AC 42.84
WILLIAMSON
PROPERTIES LLC
AC 87.16
MASAR
AC 1.53
GARRETT RANCHES
PACKING
AC 1.83
Garrett
Ranch Way
VAN SLYKE
FARMS INC
AC 50.01
VAN SLYKE
FARMS INC
AC 61
AP Rd
Stardust
Ridge Way
Everrose Rd
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
EXHIBIT
B2b
0
0.25
0.5
Miles


Christensen/Indart
Zoning & Classification Map
ALLENDALE RD
VAN SLYKE RD
TUCKER RD
WILD KING LN
UPPER PLEASANT RIDGE RD
BOEHNER RD
AURA VISTA WAY
USTICK RD
Subject Property
GARRETT RANCH WAY
AP RD
EVERROSE RD
HOMEDALE RD
CRYSTAL LN
RUBY LN
GRAPHIC LN
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
EXHIBIT
B2c
0
0.25
0.5
Miles


Christensen/Indart
Subdivision Map
MIDDLE RD
ALLENDALE RD
WILD KING LN
VAN SLYKE R
TUCKER RD
UPPER PLEASANT RIDGE RD
5
BOEHNER RD
SUBJECT PROPERTY
7
8
6
CIRRUS VIEW CT
4
1
USTICK RD
2
GARRETT RANCH WAY
AP RD
EVERROSE RD
HOMEDALE RD
CRYSTAL LN
RUBY LN
GRAPHIC LN
EXHIBIT
B2d
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.5
1
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
8	333.38	146	2.28

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

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
43	18.43	2.69	0.50	87.16

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
ARTIST VIEW SUB	1	4N4W32	3.47	4	0.87	COUNTY (Canyon)	2004
GARRETT RANCH RIDGE	2	3N4W06	29.36	21	1.40	COUNTY (Canyon)	2006
HIGHPOINTE ESTATES	3	4N4W32	11.76	9	1.31	COUNTY (Canyon)	2011
JAHN ESTATES SUBDIVISION	4	4N4W32	6.31	5	1.26	COUNTY (Canyon)	2008
ORCHARD VIEW	5	4N4W32	35.02	3	11.67	COUNTY (Canyon)	1998
RESUB LT 1 BLK 2 SUMMERWIND AT	6	4N4W32	0.73	1	0.73	COUNTY (Canyon)	2022
SUMMERWIND AT ORCHARD HILLS F	7	4N4W32	146.11	55	2.66	COUNTY (Canyon)	2007
SUMMERWIND AT ORCHARD HILLS F	8	4N4W32	100.62	48	2.10	COUNTY (Canyon)	2007

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS

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

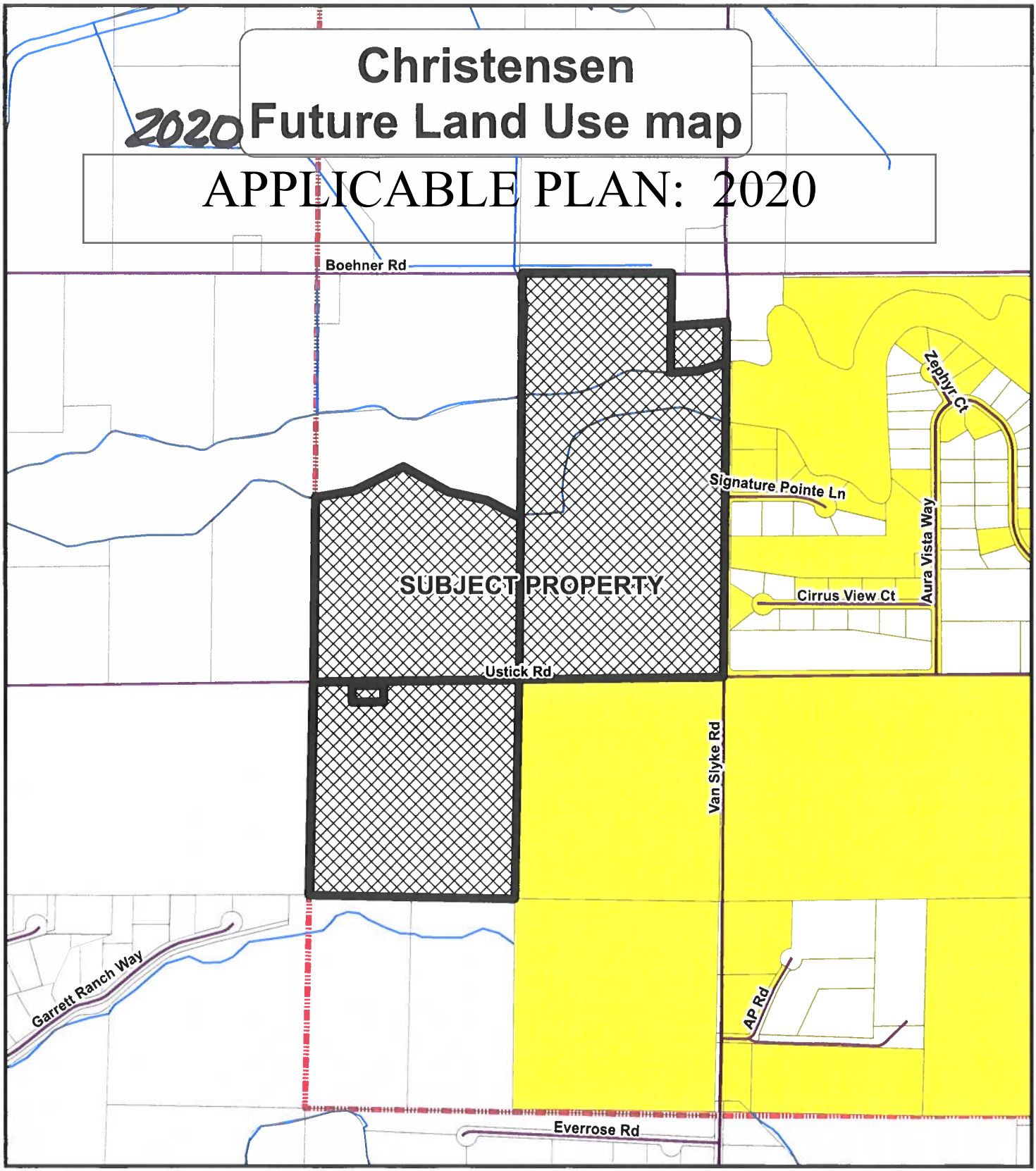
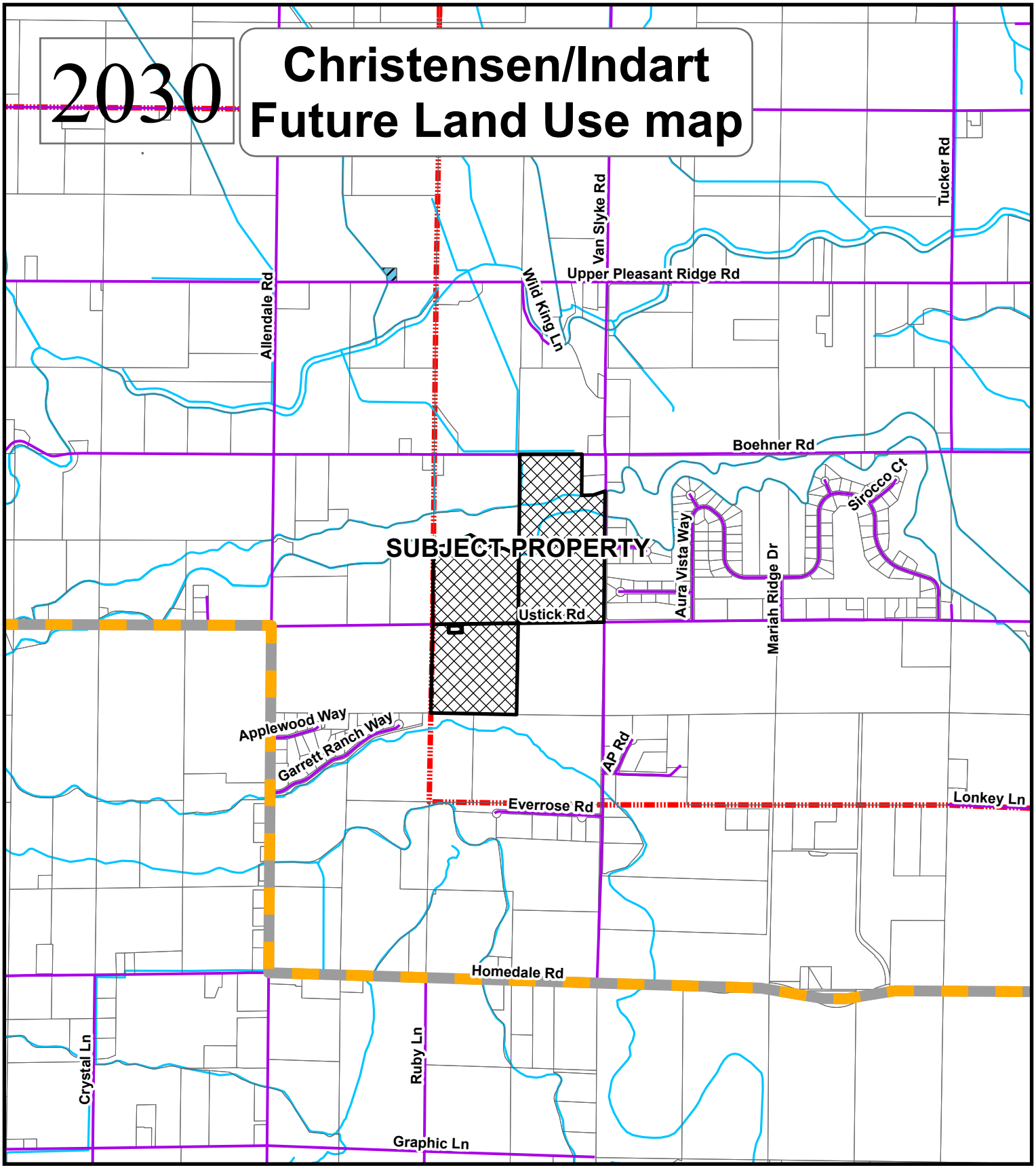
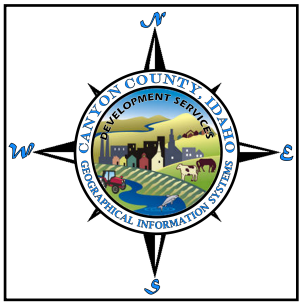

Christensen
2020 Future Land Use map
APPLICABLE PLAN: 2020
Boehner Rd
SUBJECT PROPERTY
Ustick Rd
Van Slyke Rd
Zephyr Ct
Signature Pointe Ln
Aura Vista Way
Cirrus View Ct
AP Rd
Garrett Ranch Way
Everrose Rd
Legend
Future Land Use 2011_2022
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
0
0.15
0.3
Miles

EXHIBIT
B2e.





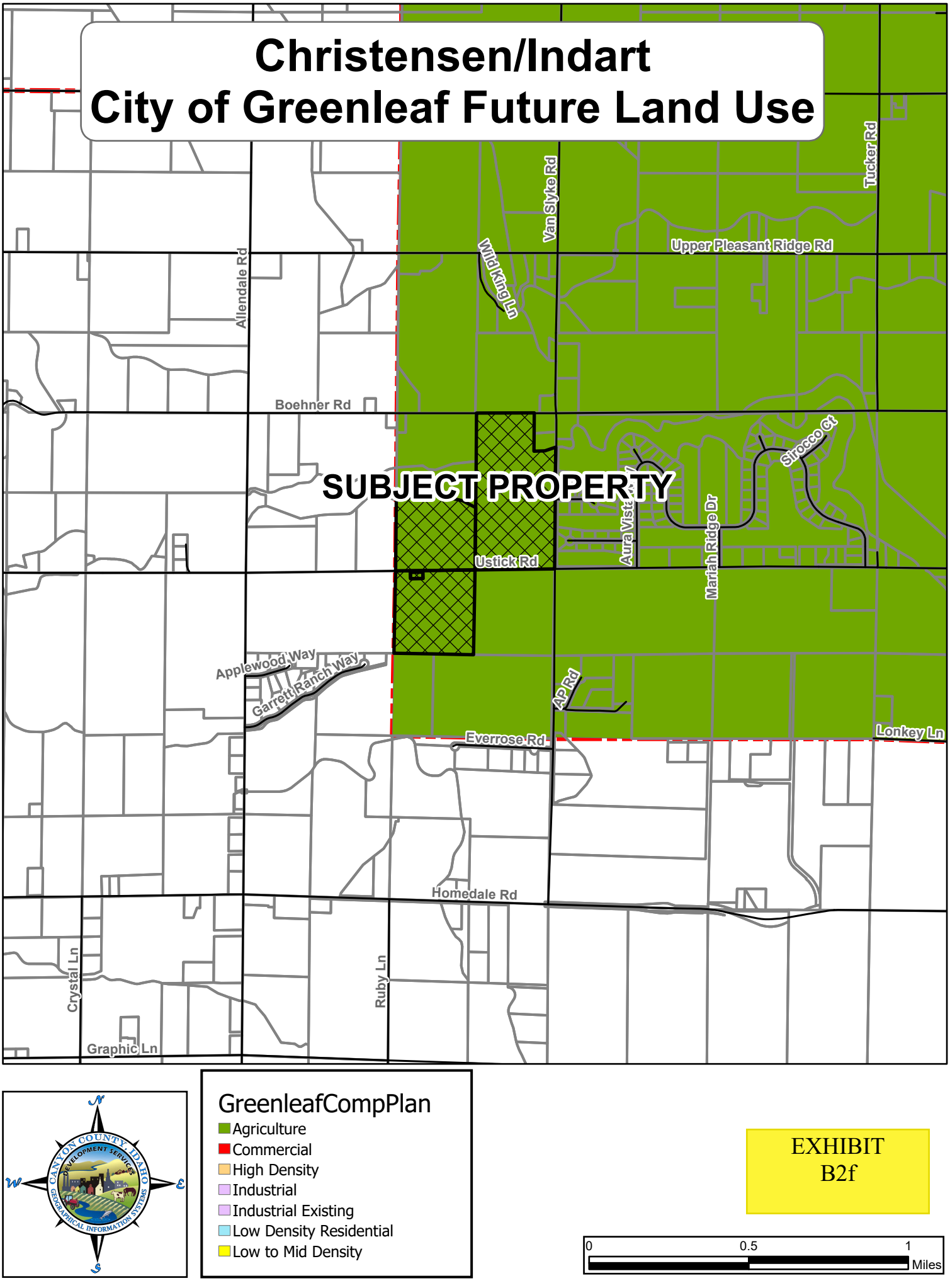
Legend

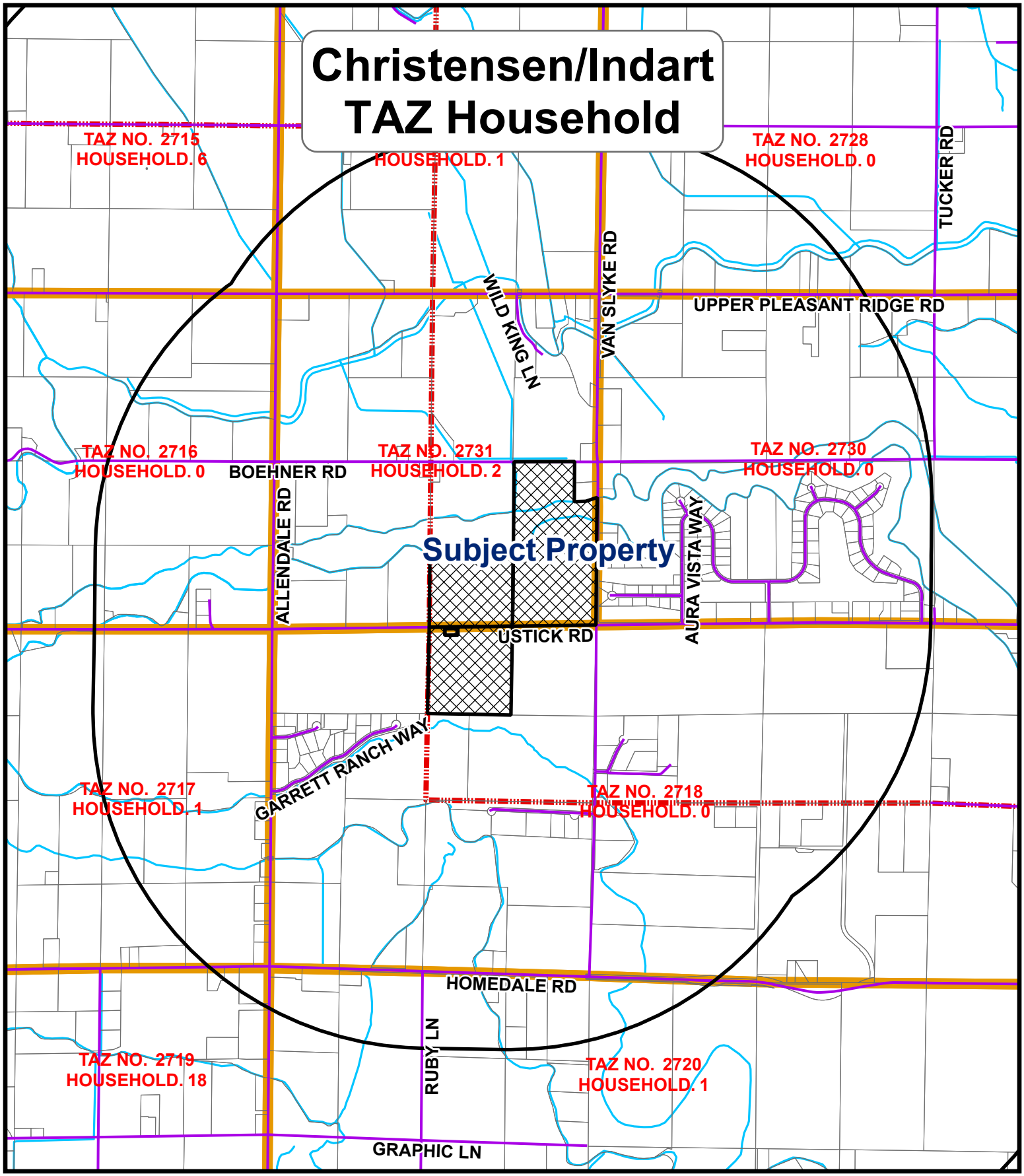
Future Land Use 2030

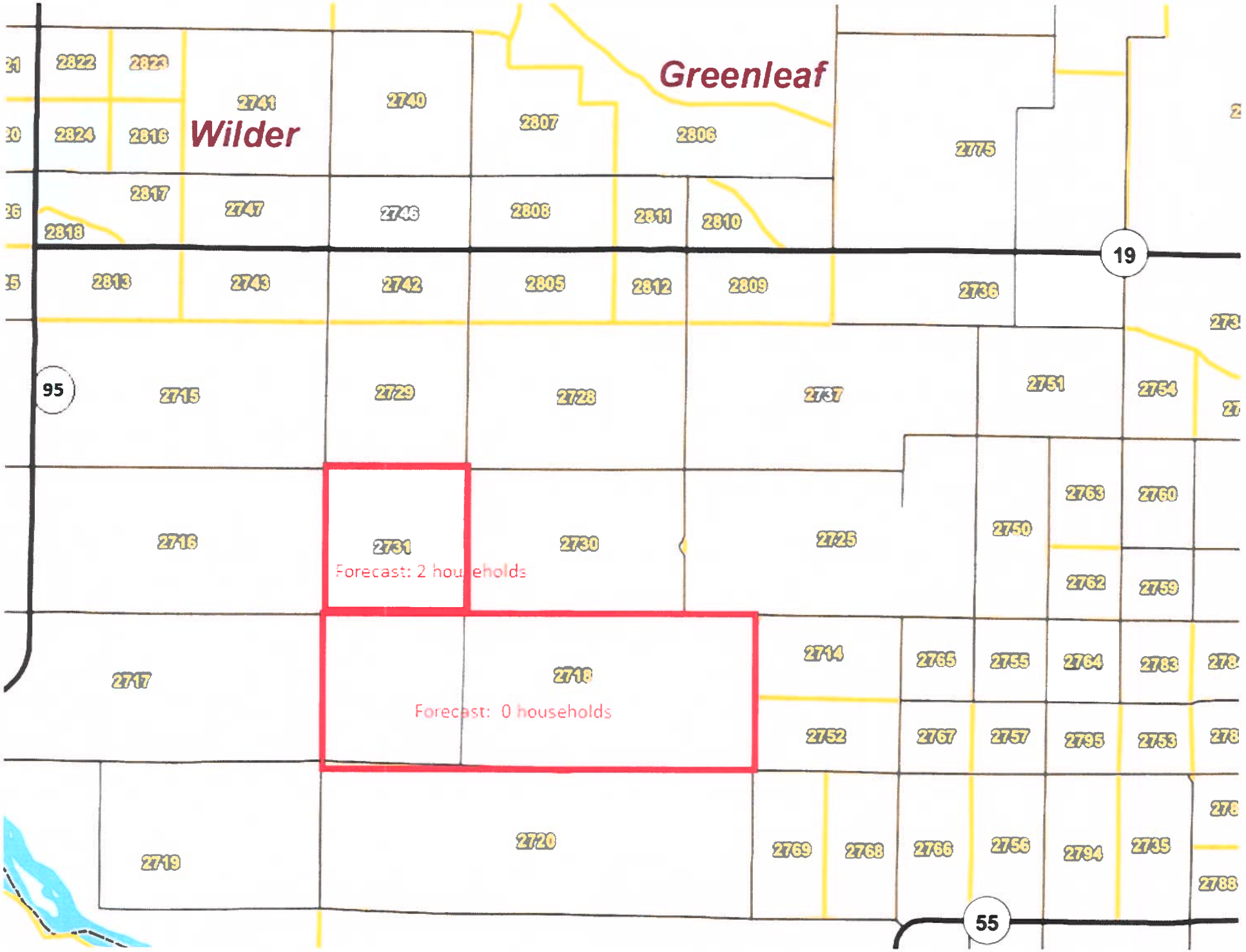
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

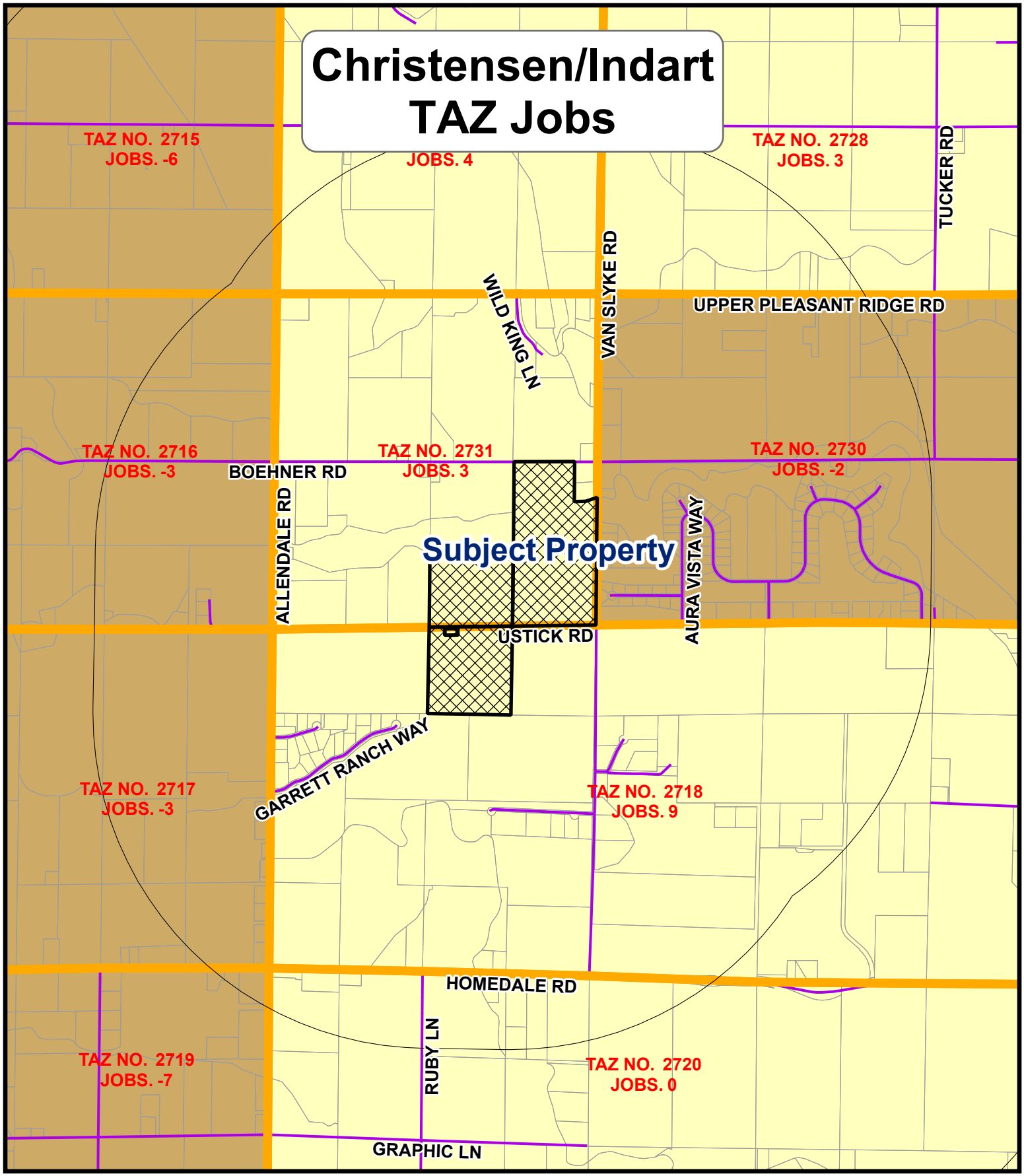
EXHIBIT
B2e1

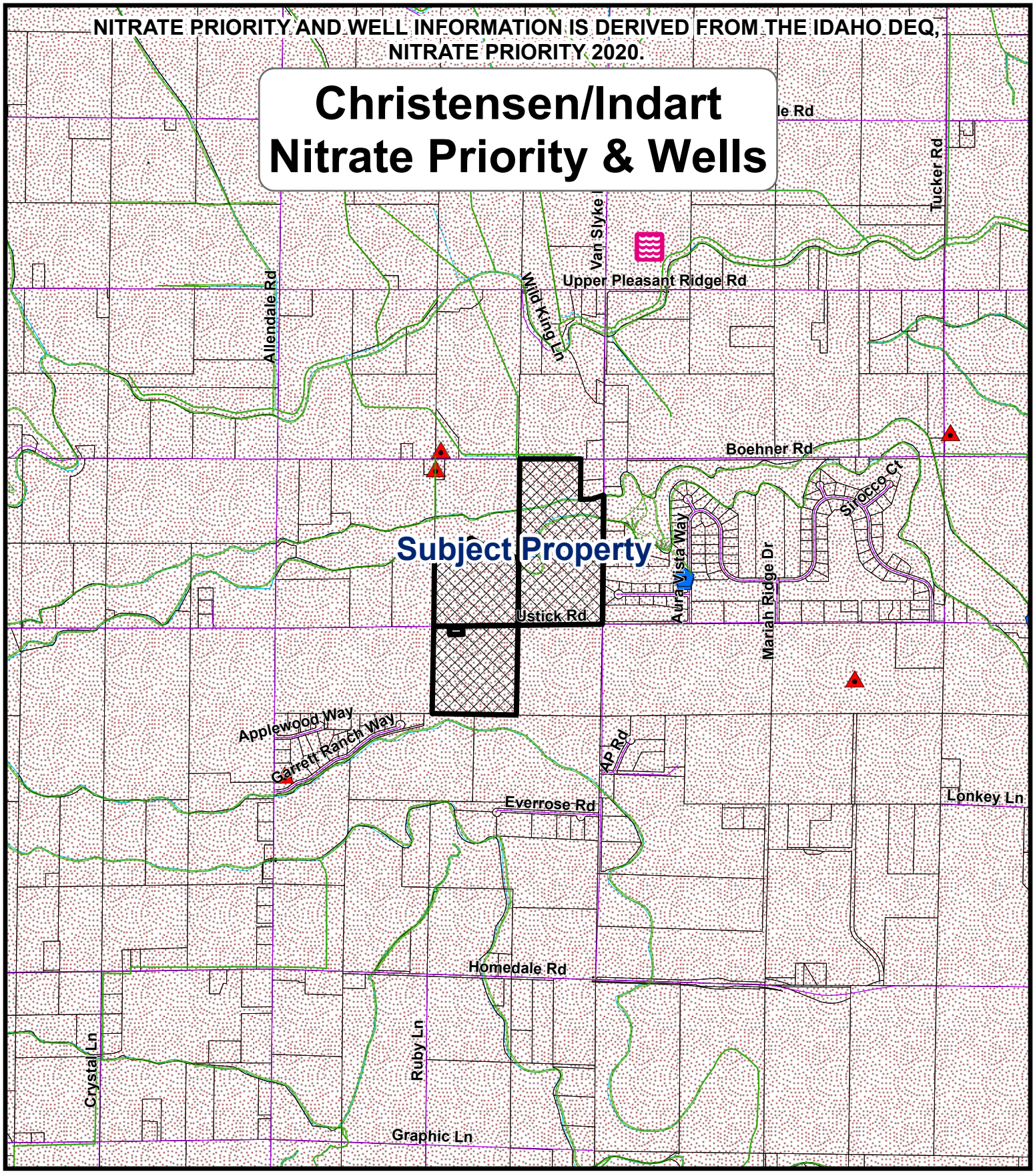
0 0.5 1 Miles

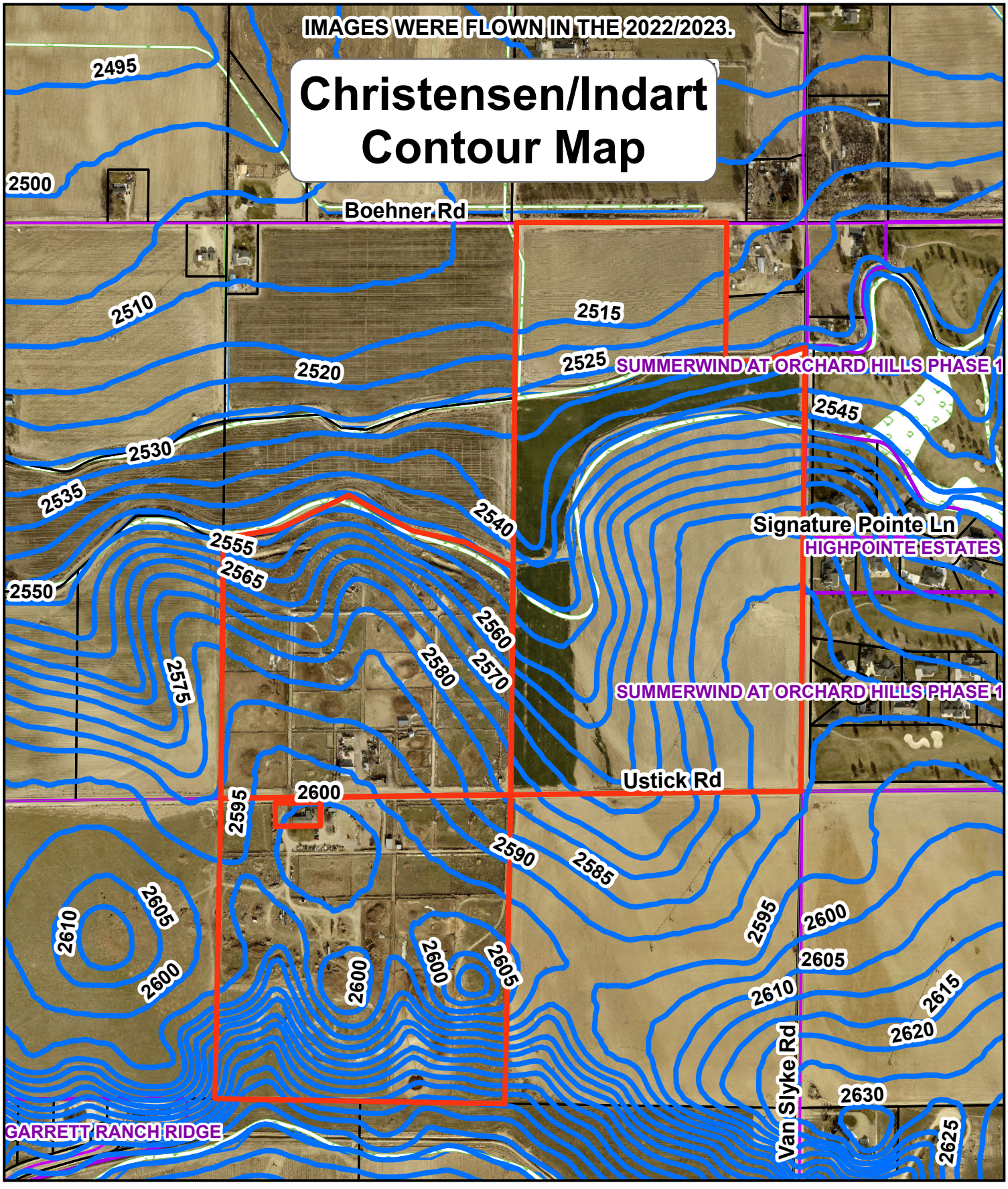

Christensen/Indart
City of Greenleaf Future Land Use
Tucker Rd
Van Slyke Rd
Upper Pleasant Ridge Rd
Wild King Ln
Allendale Rd
Boehner Rd
SUBJECT PROPERTY
Sirocco Ct
Aura Vista Ln
Mariah Ridge Dr
Ustick Rd
Applewood Way
Garrett Ranch Way
AP Rd
Everrose Rd
Lonkey Ln
Homedale Rd
Crystal Ln
Ruby Ln
Graphic Ln
GreenleafCompPlan
Agriculture
Commercial
High Density
Industrial
Industrial Existing
Low Density Residential
Low to Mid Density
EXHIBIT
B2f
0
0.5
1
Miles

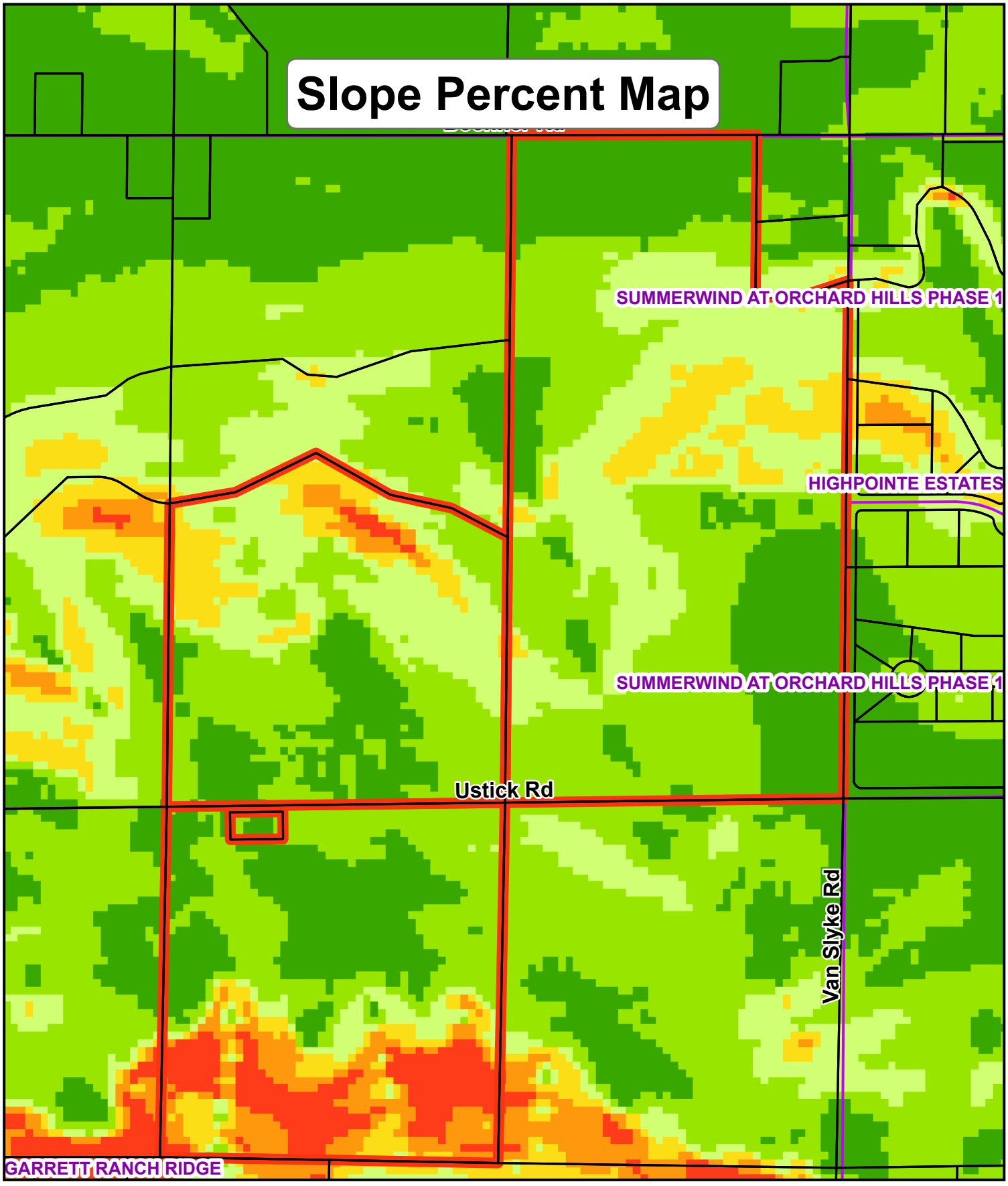

Christensen/Indart
TAZ Household
TAZ NO. 2715
HOUSEHOLD. 6
HOUSEHOLD. 1
TAZ NO. 2728
HOUSEHOLD. 0
TUCKER RD
VAN SLYKE RD
WILD KING LN
UPPER PLEASANT RIDGE RD
TAZ NO. 2716
HOUSEHOLD. 0
BOEHNER RD
TAZ NO. 2731
HOUSEHOLD. 2
TAZ NO. 2730
HOUSEHOLD. 0
ALLENDALE RD
Subject Property
AURA VISTA WAY
USTICK RD
GARRETT RANCH WAY
TAZ NO. 2717
HOUSEHOLD. 1
TAZ NO. 2718
HOUSEHOLD. 0
HOMEDALE RD
RUBY LN
TAZ NO. 2719
HOUSEHOLD. 18
TAZ NO. 2720
HOUSEHOLD. 1
GRAPHIC LN
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
EXHIBIT
B2g
0
0.5
1
Miles


Greenleaf
Wilder
2822
2823
2824
2816
2741
2740
2807
2806
2775
2817
2818
2747
2746
2808
2811
2810
19
2813
2743
2742
2805
2812
2809
2736
95
2715
2729
2728
2737
2751
2754
2716
2731
Forecast: 2 households
2730
2725
2750
2763
2760
2762
2759
2717
2718
Forecast: 0 households
2714
2765
2755
2764
2783
2752
2767
2757
2795
2753
2719
2720
2769
2768
2766
2756
2794
2735
2788
55


Christensen/Indart
TAZ Jobs
TAZ NO. 2715
JOBS. -6
JOBS. 4
TAZ NO. 2728
JOBS. 3
TUCKER RD
VAN SLYKE RD
WILD KING LN
UPPER PLEASANT RIDGE RD
TAZ NO. 2716
JOBS. -3
BOEHNER RD
TAZ NO. 2731
JOBS. 3
TAZ NO. 2730
JOBS. -2
ALLENDALE RD
Subject Property
AURA VISTA WAY
USTICK RD
GARRETT RANCH WAY
TAZ NO. 2717
JOBS. -3
TAZ NO. 2718
JOBS. 9
HOMEDALE RD
RUBY LN
TAZ NO. 2719
JOBS. -7
TAZ NO. 2720
JOBS. 0
GRAPHIC LN
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
EXHIBIT
B2g
0
0.5
1
Miles


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Christensen/Indart
Nitrate Priority & Wells
Upper Pleasant Ridge Rd
Van Slyke
Tucker Rd
Allendale Rd
Wild King Ln
Boehner Rd
Sirocco Ct
Subject Property
Aura Vista Way
Mariah Ridge Dr
Ustick Rd
Applewood Way
Garrett Ranch Way
AP Rd
Everrose Rd
Lonkey Ln
Homedale Rd
Crystal Ln
Ruby Ln
Graphic Ln
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
EXHIBIT
B2h
0
0.5
1
Miles


IMAGES WERE FLOWN IN THE 2022/2023.
Christensen/Indart
Contour Map
Boehner Rd
SUMMERWIND AT ORCHARD HILLS PHASE 1
Signature Pointe Ln
HIGHPOINTE ESTATES
SUMMERWIND AT ORCHARD HILLS PHASE 1
Ustick Rd
Van Slyke Rd
GARRETT RANCH RIDGE
2495
2500
2505
2510
2515
2520
2525
2530
2535
2540
2545
2550
2555
2560
2565
2570
2575
2580
2585
2590
2595
2600
2605
2610
2615
2620
2625
2630
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet
EXHIBIT
B2i



Slope Percent

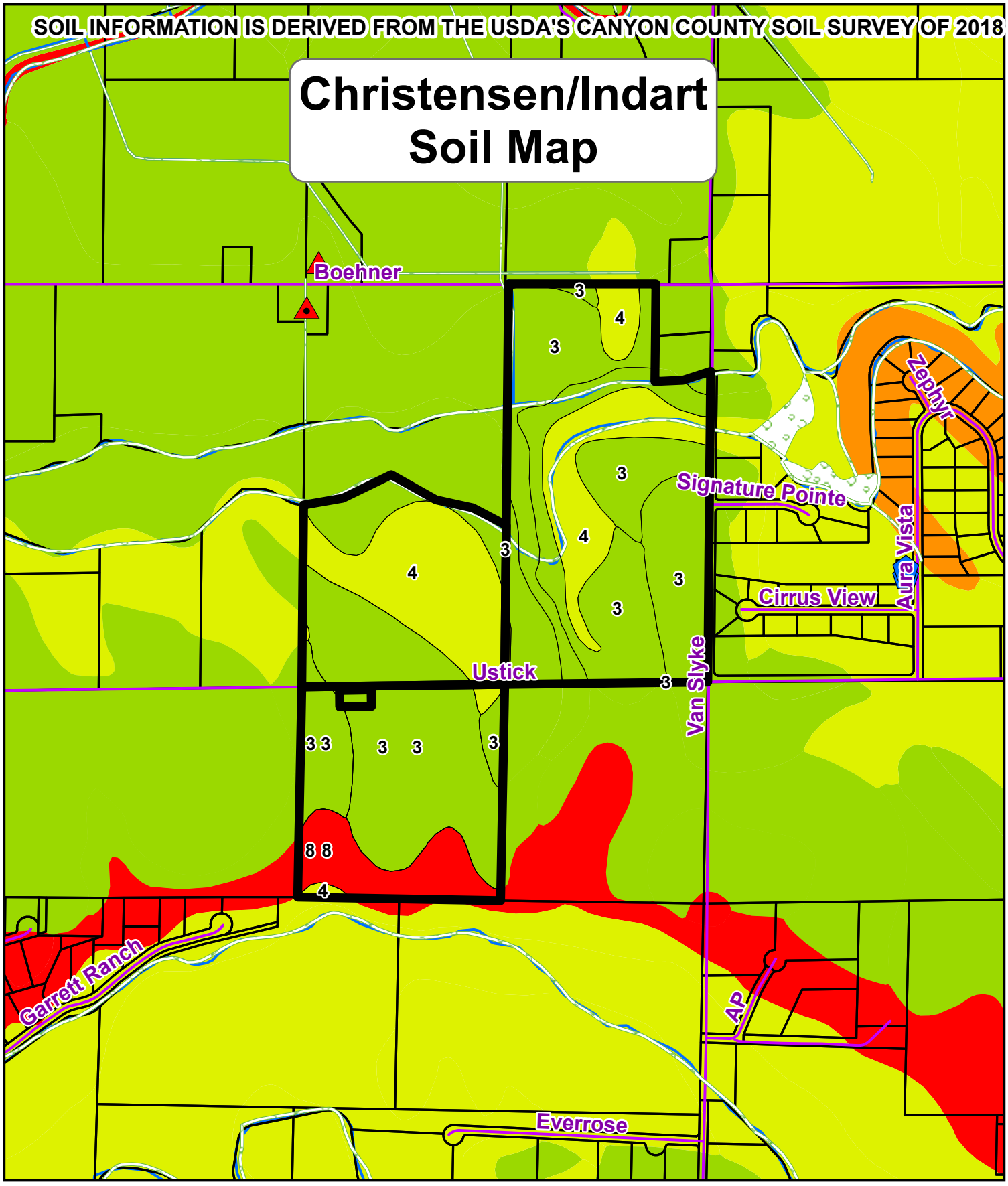
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

EXHIBIT
B2i1

0 200 400 600
Feet

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

Christensen/Indart Soil Map



Nitrate Priority Wells

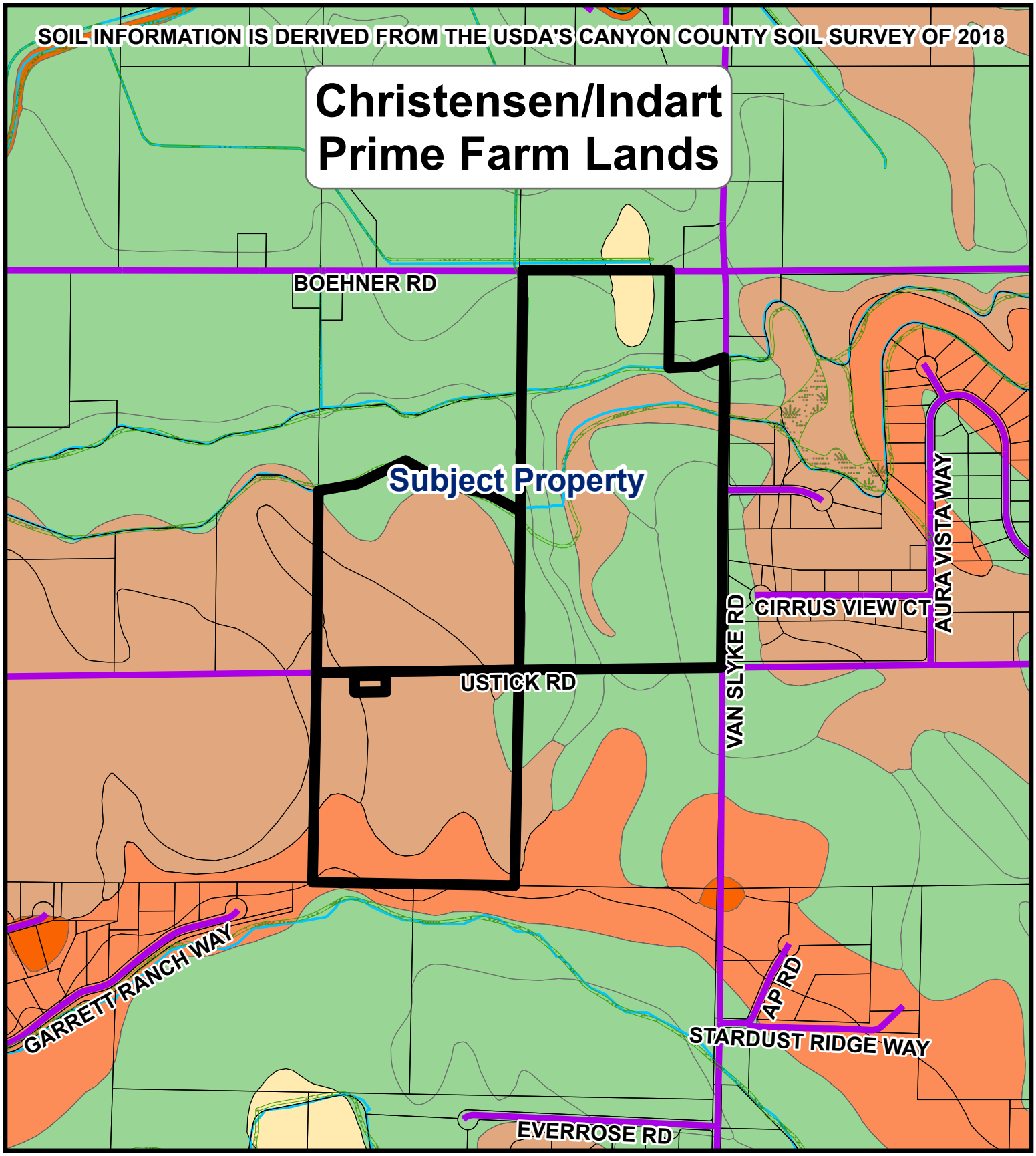
- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000

IDWR_2C_Geothermal_

Wetlands

EXHIBIT
B2j

0 0.25 0.5 Miles



TAXLOTS
City_Limits
WETLANDS
2C_Hydro

FARMLAND
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium

EXHIBIT
B2k

0 0.125 0.25
Miles

SOIL REPORT

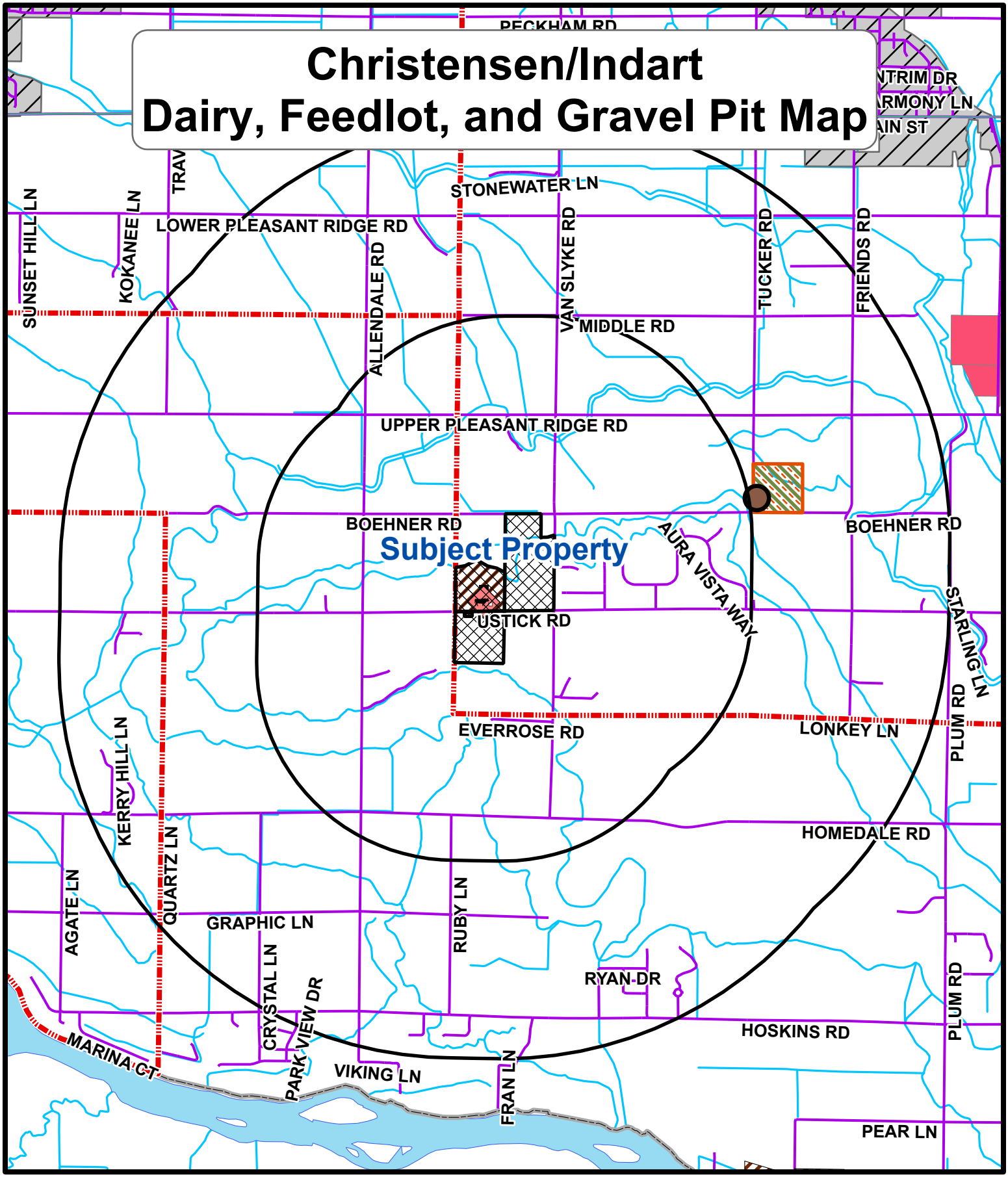
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	1481739.18	34.02	19.17%
3	MODERATELY SUITED SOIL	1481739.18	34.02	19.17%
4	MODERATELY SUITED SOIL	886191.60	20.34	11.46%
3	MODERATELY SUITED SOIL	727934.39	16.71	9.42%
3	MODERATELY SUITED SOIL	707035.22	16.23	9.15%
3	MODERATELY SUITED SOIL	555444.95	12.75	7.18%
4	MODERATELY SUITED SOIL	552741.21	12.69	7.15%
3	MODERATELY SUITED SOIL	486954.71	11.18	6.30%
8	LEAST SUITED SOIL	425565.14	9.77	5.50%
8	LEAST SUITED SOIL	425565.14	9.77	5.50%
3	MODERATELY SUITED SOIL	325070.05	7.46	4.20%
3	MODERATELY SUITED SOIL	286346.21	6.57	3.70%
3	MODERATELY SUITED SOIL	286346.21	6.57	3.70%
4	MODERATELY SUITED SOIL	116110.39	2.67	1.50%
3	MODERATELY SUITED SOIL	28850.88	0.66	0.37%
4	MODERATELY SUITED SOIL	21569.94	0.50	0.28%
3	MODERATELY SUITED SOIL	64.44	0.00	0.00%
3	MODERATELY SUITED SOIL	64.44	0.00	0.00%
		7730910.73	177.48	100%

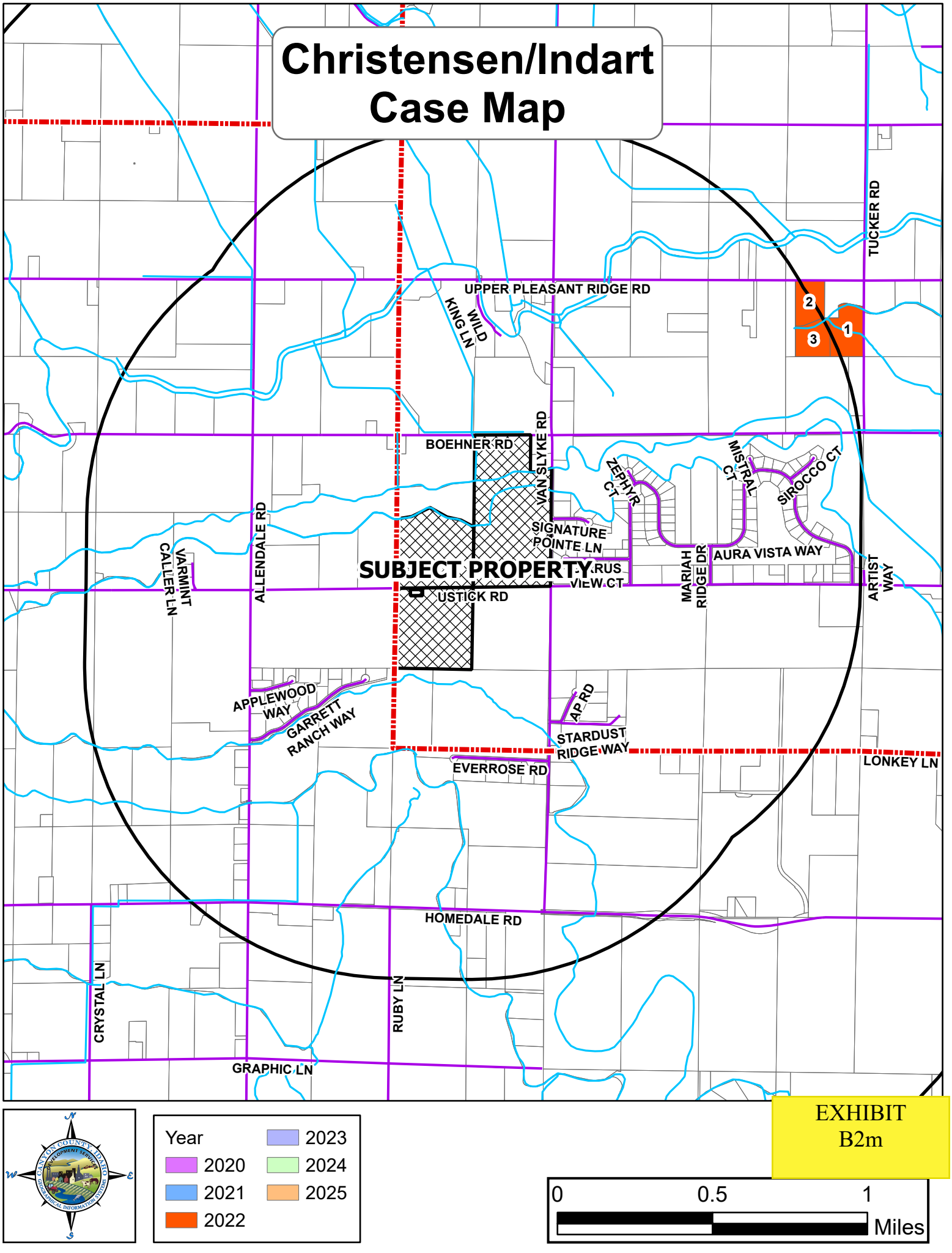
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TsB	Farmland of statewide importance, if irrigated	1481739.18	34.02	16.85%
TsB	Farmland of statewide importance, if irrigated	1481739.18	34.02	16.85%
TsD	Farmland of statewide importance, if irrigated	886191.60	20.34	10.08%
TuC	Prime farmland if irrigated	727934.39	16.71	8.28%
TuB	Prime farmland if irrigated	707035.22	16.23	8.04%
TuC	Prime farmland if irrigated	555444.95	12.75	6.32%
TuD	Farmland of statewide importance, if irrigated	552741.21	12.69	6.28%
TvB	Prime farmland if irrigated	486954.71	11.18	5.54%
TuE	Not prime farmland	425565.14	9.77	4.84%
TuE	Not prime farmland	425565.14	9.77	4.84%
TvC	Prime farmland if irrigated	325070.05	7.46	3.70%
TsC	Farmland of statewide importance, if irrigated	286346.21	6.57	3.26%
TsC	Farmland of statewide importance, if irrigated	286346.21	6.57	3.26%
Cu	Prime farmland if irrigated and drained	116110.39	2.67	1.32%
TuA	Prime farmland if irrigated	28850.88	0.66	0.33%
FeD	Not prime farmland	21569.94	0.50	0.25%
TvC	Prime farmland if irrigated	64.44	0.00	0.00%
TvC	Prime farmland if irrigated	64.44	0.00	0.00%
		8795333.30	201.91	100%

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

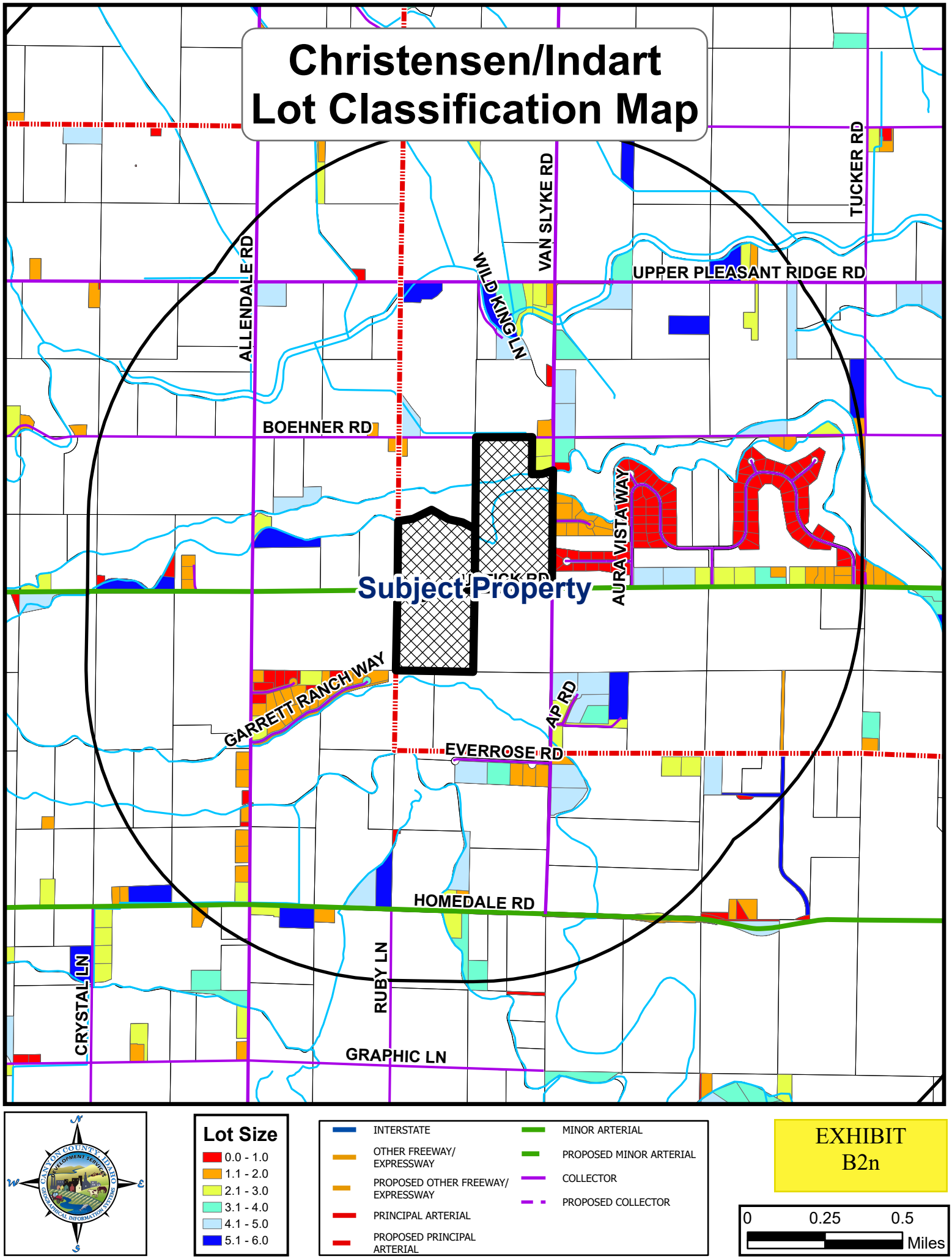
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL


Christensen/Indart
Dairy, Feedlot, and Gravel Pit Map
PECKHAM RD
STONEWATER LN
LOWER PLEASANT RIDGE RD
SUNSET HILL LN
KOKANEE LN
ALLENDALE RD
VAN SLYKE RD
TUCKER RD
FRIENDS RD
MIDDLE RD
UPPER PLEASANT RIDGE RD
BOEHNER RD
Subject Property
AURA VISTA WAY
USTICK RD
STARLING LN
EVERROSE RD
LONKEY LN
PLUM RD
KERRY HILL LN
QUARTZ LN
HOMEDALE RD
AGATE LN
GRAPHIC LN
RUBY LN
CRYSTAL LN
PARK VIEW DR
RYAN DR
HOSKINS RD
MARINA CT
VIKING LN
FRAN LN
PEAR LN
FEEDLOTS
DAIRIES
GRAVELPITS
EXHIBIT
B21
0
1
2
Miles


Christensen/Indart
Case Map
UPPER PLEASANT RIDGE RD
WILD KING LN
TUCKER RD
BOEHNER RD
VAN SLYKE RD
ZEPHYR CT
MISTRAL CT
SIROCCO CT
SIGNATURE POINTE LN
AURA VISTA WAY
MARIAH RIDGE DR
ARTIST WAY
SUBJECT PROPERTY
USTICK RD
ALLENDALE RD
VARMINT CALLER LN
APPLEWOOD WAY
GARRETT RANCH WAY
AP RD
STARDUST RIDGE WAY
EVERROSE RD
LONKEY LN
HOMEDALE RD
CRYSTAL LN
RUBY LN
GRAPHIC LN
1
2
3
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles
EXHIBIT
B2m

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2021-0014	Special Events Facility	Steele	Approved
2	CU2021-0014	Special Events Facility	Steele	Approved
3	CU2021-0014	Special Events Facility	Steele	Approved


Christensen/Indart
Lot Classification Map
ALLENDALE RD
WILD KING LN
VAN SLYKE RD
TUCKER RD
UPPER PLEASANT RIDGE RD
BOEHNER RD
AURA VISTA WAY
Subject Property
GARRETT RANCH WAY
AP RD
EVERROSE RD
HOMEDALE RD
CRYSTAL LN
RUBY LN
GRAPHIC LN
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SERVICES
N
W
E
S
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
EXHIBIT
B2n
0
0.25
0.5
Miles

COMMON LEGEND DATA

- INTERSTATE
- INTERSTATE RAMP
- STATE HIGHWAY
- RESIDENTIAL ROAD
- RAILROAD
- MINOR WATERWAYS
- COUNTY BOUNDARY
- IMPACT AREA
- CITY LIMITS
- NAVIGABLE WATERWAY
- SUBJECT PROPERTY
- SUBDIVISIONS

FEMA ZONES
- FEMA FLOODWAY
- A
- AE
- AH
- AO
- X

- NITRATE PRIORITY AREA

SUBDIVISION MAP
- PLATTED SUBDIVISIONS
- SUBDIVISIONS IN PLATTING
- MOBILE HOME PARKS

SMALL AERIAL CONTOUR MAP
- CONTOUR ELEVATION

*** ZONING CLASSIFICATIONS THAT MAY HAVE LIMITING CONDITIONS ***

ZONING
- RR (RUAL RESIDENTIAL)
- CR-RR (RURAL RESIDENTIAL - COND REZONE
- R1 (SINGLE FAMILY RESIDENTIAL)
- CR-R1 (FAMILY RESIDENTIAL - COND REZONE)
- R2 (MEDIUM DENSITY RESIDENTIAL)
- C (COMMERCIAL - 1965 ZONING ORD.)
- C1 (NEIGHBORHOOD COMMERCIAL)
- CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE)
- C2 (SERVICE COMMERCIAL)
- CR-C2 (SERVICE COMMERCIAL - COND REZONE)
- (LIGHT INDUSTRIAL)
- CR-M1 (LIGHT INDUSTRIAL - COND REZONE)
- M2 (HEAVY INDUSTRIAL)
- AG (AGRICULTURAL)

FUNCTIONAL CLASSIFICATION (2035)
- Interstate
- Expressway
- Proposed Expressway
- Principal Atrerial
- Proposed Principal Atrerial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

SOIL CAPABILITY MAP
- CLASS I - BEST SUITED
- CLASS II - BEST SUITED
- CLASS III - MODERATELY SUITED
- CLASS IV - MODERATELY SUITED
- CLASS V - MODERATELY SUITED
- CLASS VI - LEAST SUITED
- CLASS VII - LEAST SUITED
- CLASS VIII - LEAST SUITED

Year
- 2020
- 2021
- 2022
- 2023
- 2024

Caldwell City Comp Plan
- City Center
- Residential Estates
- Low Density
- Medium Density
- High Density
- Commercial
- Industrial
- Public

GRAVEL PITS, DAIRES, & FEEDLOTS MAP
- DAIRY LOTS
- FEEDLOTS
- GRAVEL PITS

NITRATE PRIORITY & WELLS
- GEO-THERMAL LOCATIONS
- WETLANDS
- NITRATE_PRIORITY

DEQ WELLS NO3_MGL
- 0.005 - 2.00
- 2.00 - 5.00
- 5.00 - 10.00
- 10.00 - 49.80

Nampa City Com Plan
- Ag
- LD_Res
- MD_Res
- HD_Res
- Residential Mixed Use
- Community Mixed Use
- Neighborhood Commercial
- Highway Commercial
- General Commercial
- Business Park
- Downtown
- Employment Center
- Light Industrial
- Heavy Industrial
- Parks
- Public
- Airport

Future Land Use 2030
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

FUTURE LAND USE 2011-2022
- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

PRIME FARMLANDS MAP
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed

LOT CLASSIFICATION
- 0.0 - 1.0 Acres
- 1.0 - 2.0 Acres
- 2.0 - 3.0 Acres
- 3.0 - 4.0 Acres
- 4.0 - 5.0 Acres

EXHIBIT B2o

Distance to area Cities

(as the crow flies)



EXHIBIT
B2p

04N04W31 4

CANYON COUNTY PLAT BOOK

SECTION 31 TOWNSHIP 4N RANGE 4W

04N04W311

SCHOOL ~~44~~ 133-144 ROAD

SCALE, 400 FEET, ONE INCH

Old Maps
1930's - 1970's

LOT 1
35.07 Ac

LOT 2
35.13 Ac

LOT 3
35.28 Ac

LOT 4
35.30 Ac

School 133-44

School ~~44~~

Lateral

Knox

Deer Flat High Line Canal

Deer Flat Low Line Canal

R36525

R36523

Lustick Rd

04N04W313

04N04W312

EXHIBIT
B3

04N04W324

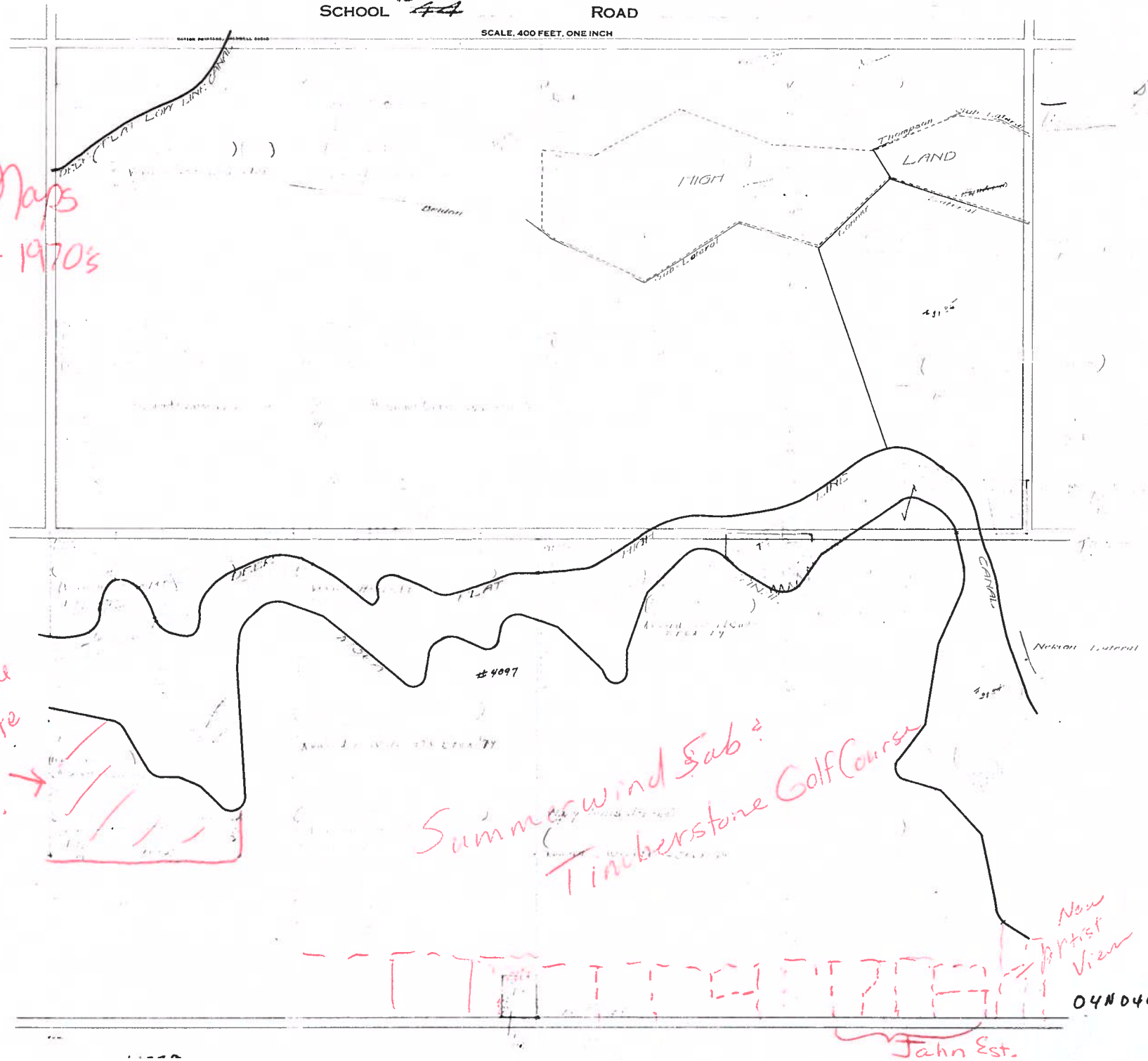
CANYON COUNTY PLAT BOOK

SECTION 32 TOWNSHIP 4N RANGE 4W

139 SCHOOL ~~44~~ ROAD

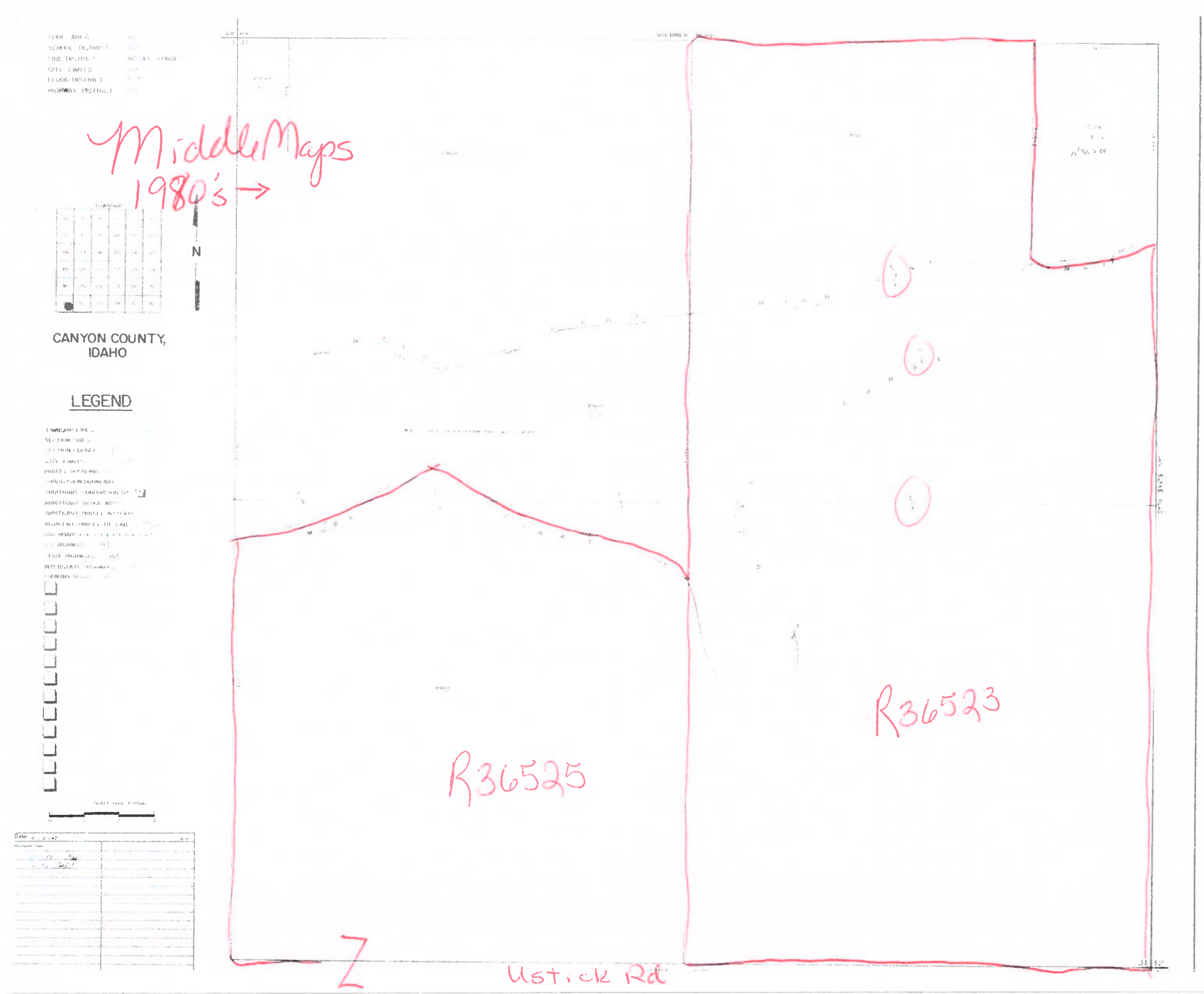
04N04W321

SCALE, 400 FEET, ONE INCH

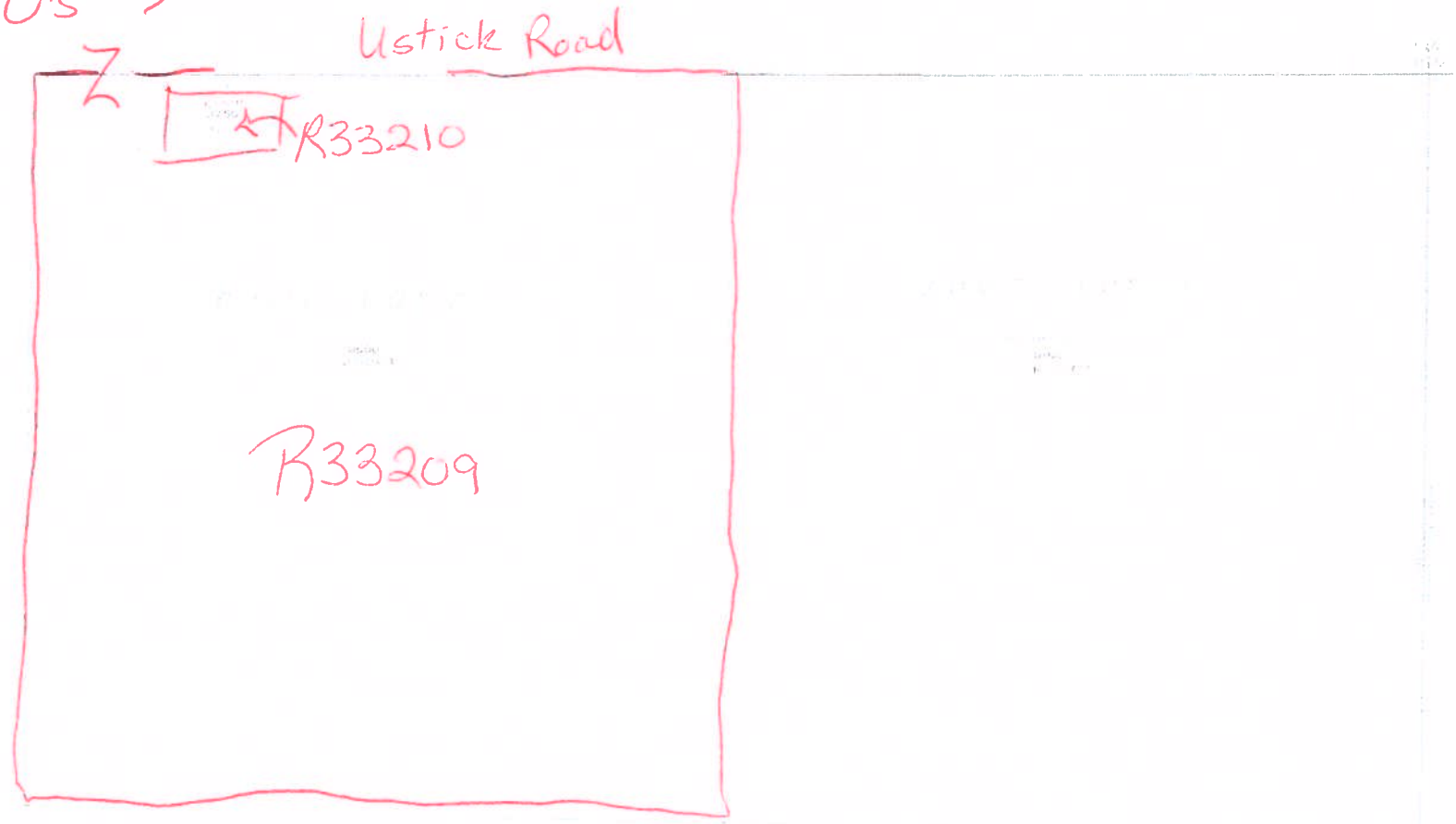


Old Maps
1930's - 1970's

04N04W322


Middle Maps
1980's →
N
CANYON COUNTY,
IDAHO
LEGEND
R36525
R36523
Z
Ustick Rd

Middle Maps
1980's →



Middle Maps
1980's →

CANYON COUNTY,
IDAHO

LEGEND

New
GARRET
RANCH
RIDGE

Middle Maps 1980's →



N

CANYON COUNTY,
IDAHO

LEGEND

NOW

HIGHPOINTE
EST.

CODE AREA 67
SCHOOL DISTRICT 139
FIRE DISTRICT ..... WILDER RURAL
CITY LIMITS ..... OUT
FLOOD DISTRICT ..... OUT
HIGHWAY DISTRICT 03

Middle Maps 1950's →

TOWNSHIP

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

CANYON COUNTY, IDAHO

LEGEND

TOWNSHIP LINES
SECTION LINES
SECTION CORNER
CITY LIMITS
PARCEL BOUNDARY
SUBDIVISION BOUNDARY
ARBITRARY SUBDIVISION No
ARBITRARY BLOCK No
ARBITRARY PARCEL No 0300
ADJACENT PARCEL TIE LINE
RAILROADS
U.S. HIGHWAYS
STATE HIGHWAYS
INTERSTATE HIGHWAYS
COUNTRY ROADS

SCALE

Date	
2-10-94 Maps	
2-10-94	
10-30-95	

BOEHNER ROAD

USTICK ROAD

TUCKER RD.

DEER FLAT HIGH LINE CANAL

NAMPA CANYON CANAL

7800 T2

7900 T2

7350

7201 T9

7205 T9A

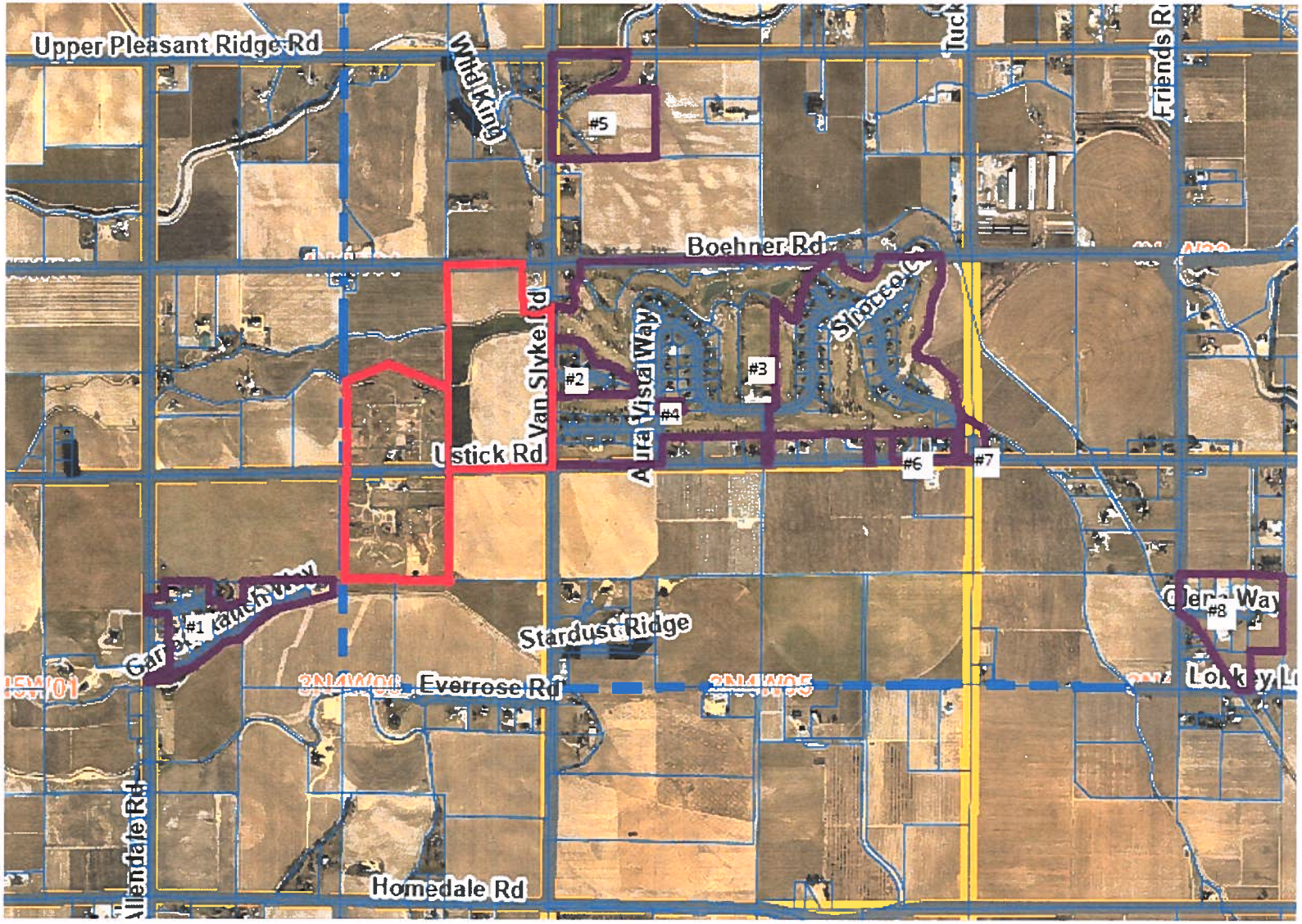
8855 T9A

9350 T7

9499 T9

Now John Estates

Now Artist View Sub



1. Garret Ranch Ridge 2006 (approx. 20 lots)
2. Highpointe Estates 2011 (9 lots)
3. Summerwind at Orhard Hills No. 1 & 2 2007 (93+/- residential lots)
4. Replat of Lot 1, Block 2 Summerwind No. 1
5. Orchard View 1988 (3 lots)
6. Jahn Estates 2008 (5 lots)
7. Artist View 2004 (3 lots)
8. Futurity Acres 2005 (10 lots)

EXHIBIT B4

Garrett Ranch Ridge Subdivision

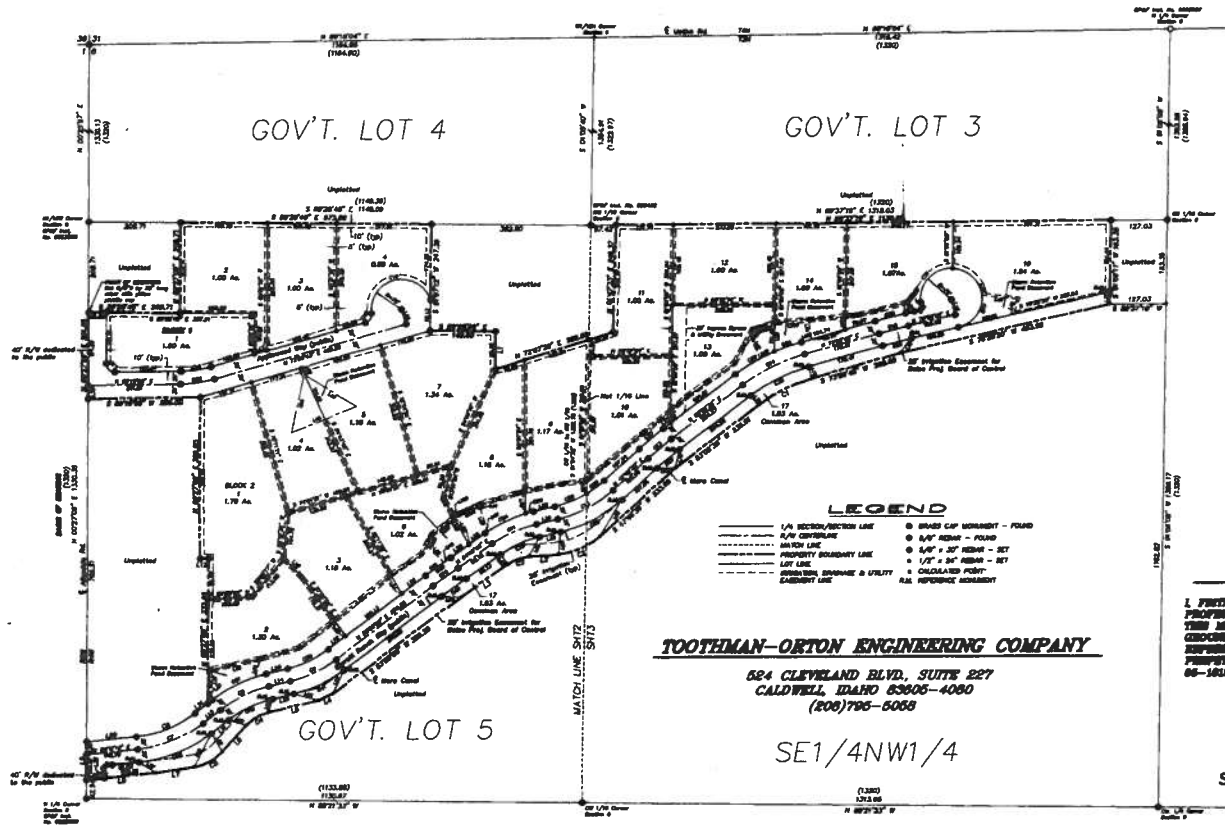
A PORTION OF THE SE1/4NW1/4 AND A PORTION OF GOVERNMENT LOT 5 OF SECTION 6 TOWNSHIP 3 NORTH, RANGE 4 WEST, BOISE MERIDIAN CANYON COUNTY, IDAHO 2004

0 200 400

Scale: 1" = 200'

BASIS OF BEARING:
R.O.S. INST. NO. 9926739

( ) RECORD DATA PER G.L.O. SURVEY OF 1878



NOTES:

1. House numbers shall be illuminated for emergency services purposes.
2. Developer shall be in compliance with Idaho Code 31-3805 pertaining to irrigation waters. Irrigation/drainage waters shall not be impeded by any construction on site.
3. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations in Canyon County.
4. Any re-subdivision or splitting of this plat shall comply with the applicable regulations in effect at the time of re-subdivision or split.
5. All well and septic placements must match the approved report on file with Southwest District Health. No changes are allowed.
6. All storm drainage water shall remain on each individual lot.

CERTIFICATE OF SURVEYOR

I, FRITZ BROWNELL, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS AN ACCURATE REPRESENTATION OF SAID SURVEY. IT IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612 AND THE IDAHO CODE RELATING TO SURVEYS.

8960 STATE OF IDAHO FRITZ BROWNELL

FRITZ BROWNELL
IDAHO NO. 8960

TOOTHMAN-ORTON ENGINEERING COMPANY
524 CLEVELAND BLVD., SUITE 227
CALDWELL, IDAHO 83605-4080
(208)796-5068

Sheet 1 of 4

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	377.09	20°53'08"	137.46	136.70	S 63°33'10" W
C2	159.87	37°38'56"	105.05	103.17	N 66°36'04" E
C3	96.75	30°44'45"	51.92	51.30	S 70°03'06" W
C4	97.63	34°57'54"	59.58	58.66	S 68°02'39" W
C5	106.35	39°48'06"	73.88	72.40	N 61°27'46" E
C6	253.00	32°46'20"	146.00	144.02	N 67°47'05" E
C7	285.00	32°46'19"	163.18	160.96	N 67°47'05" E
C8	285.00	25°08'36"	125.07	124.07	S 63°57'14" W
C9	285.00	23°31'32"	117.02	116.20	N 64°45'46" E
C10	2366.97	1°40'48"	69.98	69.97	S 53°50'24" W
C11	283.00	22°09'32"	110.22	109.54	S 65°45'33" W
C12	283.00	29°03'40"	144.56	143.01	N 62°18'28" E
C13	752.00	5°19'56"	69.99	69.97	S 50°28'37" W
C14	435.10	20°53'20"	158.63	157.75	S 63°33'10" W
C15	1517.45	2°38'35"	70.00	69.99	S 75°19'02" W
C16	255.00	15°28'26"	68.87	68.66	N 81°34'56" E
C17	20.00	91°08'00"	31.81	28.56	S 45°06'49" E
C18	20.00	81°41'42"	28.52	26.16	S 32°58'52" W
C19	70.00	169°22'31"	206.93	139.40	S 78°50'16" W
C20	255.00	23°31'32"	104.70	103.97	N 64°45'47" E
C21	315.00	25°08'36"	138.24	137.13	S 63°57'12" W
C22	285.00	15°28'26"	76.97	76.74	N 81°34'56" E
C23	2416.97	1°40'48"	70.88	70.88	S 53°50'24" W
C24	315.00	18°47'35"	103.32	102.86	S 64°04'35" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C25	255.00	17°48'20"	79.25	78.93	S 67°36'08" W
C26	315.00	3°21'54"	18.50	18.50	S 75°09'20" W
C27	782.00	5°20'01"	72.80	72.78	S 50°26'38" W
C28	255.00	11°15'17"	50.09	50.01	N 53°24'16" E
C29	465.10	12°49'22"	104.09	103.87	S 58°31'12" W
C30	465.10	8°03'58"	65.48	65.42	S 69°57'51" W
C31	70.00	100°07'13"	122.32	107.34	S 43°04'46" W
C32	20.00	83°37'20"	29.19	26.67	S 34°49'45" W
C33	1547.45	2°38'35"	71.38	71.38	S 75°19'02" W
C34	70.00	163°29'52"	199.75	138.55	N 05°06'36" W
C35	1487.45	2°38'36"	68.62	68.61	S 75°19'02" W
C36	405.10	20°53'23"	147.69	146.87	S 63°33'12" W
C37	722.00	5°19'57"	67.20	67.17	S 50°28'37" W
C38	315.00	29°03'40"	159.77	158.06	N 62°18'28" E
C39	255.00	22°09'32"	98.62	98.01	S 65°45'34" W
C40	2356.97	1°40'48"	69.11	69.11	S 53°50'24" W
C41	315.00	23°31'32"	129.34	128.43	N 64°45'46" E
C42	255.00	25°08'36"	111.91	111.01	S 63°57'14" W
C43	315.00	32°46'20"	180.36	177.90	N 67°47'04" E
C44	20.00	83°44'05"	29.23	26.70	S 42°19'12" W
C45	2416.97	00°28'44"	18.79	18.79	S 54°27'02" W
C46	2416.97	01°14'05"	52.09	52.08	S 53°37'02" W
C47	315.00	01°05'29"	6.00	6.00	S 55°13'33" W
C48	465.10	06°32'53"	38.00	35.99	S 63°42'50" W
C49	70.00	82°24'48"	100.68	92.33	N 35°26'00" E

SEE SHEET 2 AND 3 OF 4 FOR DETAILS, LEGEND, CURVE AND LINE DATA

Note:
The southerly utility trench easement is built as per survey data shot on 10/20/2005.

LINE TABLE		
LINE	LENGTH	BEARING
L1	89.22	S 00°31'31" W
L2	66.22	S 85°25'30" W
L3	130.85	S 54°40'48" W
L4	36.68	S 64°38'19" W
L5	118.54	S 76°31'33" W
L6	83.79	S 41°33'41" W
L7	86.17	S 81°21'53" W
L8	160.59	S 84°11'14" W
L9	86.53	N 00°27'09" E
L10	113.47	N 84°11'14" E
L11	37.70	N 51°22'55" E
L12	20.00	S 89°19'05" W
L13	49.98	N 51°22'55" E
L14	50.01	N 76°31'33" E
L15	50.13	N 76°50'20" E
L16	37.00	N 13°21'40" W
L17	29.23	S 73°50'43" W
L18	60.00	S 43°59'18" E
L19	50.62	N 53°00'00" E
L20	50.01	N 76°31'33" E
L21	12.29	N 51°22'55" E
L22	37.00	N 16°09'19" W
L23	50.23	N 54°40'48" E
L24	68.79	N 53°00'00" E
L25	45.93	N 54°40'48" E
L26	30.13	N 78°38'20" E
L27	20.26	N 53°06'38" E
L28	20.51	N 76°38'20" E
L29	50.13	S 76°50'20" W
L30	50.01	S 76°31'32" W
L31	49.98	S 51°22'55" W
L32	10.24	N 00°27'09" E
L33	40.24	S 84°11'14" W
L34	30.18	N 00°27'09" E
L35	30.01	N 00°27'09" E
L36	28.92	S 01°06'11" W
L37	59.95	S 00°29'53" W
L38	112.14	N 77°42'23" E

LINE TABLE		
LINE	LENGTH	BEARING
L39	51.14	N 45°22'59" W
L40	37.82	S 15°01'00" W
L41	11.19	S 86°22'59" E
L42	53.71	N 22°30'20" W
L43	92.54	N 74°19'42" E
L44	41.47	S 07°22'30" E
L45	82.78	S 83°23'12" E
L46	40.00	S 22°38'20" W
L47	51.77	S 16°17'06" E
L48	160.96	N 68°14'21" E
L49	131.85	N 58°57'53" W
L50	120.01	S 28°05'47" E
L51	100.78	N 52°42'27" E
L52	43.73	S 37°00'00" E
L53	166.93	N 51°11'26" E
L54	49.46	S 29°11'23" E
L55	24.00	N 73°59'45" E
L56	68.07	N 01°06'08" E
L57	46.77	N 58°02'27" W
L58	87.73	N 26°40'59" E
L59	50.05	N 28°56'01" W
L60	42.56	N 73°11'50" W
L61	32.07	N 15°43'07" E
L62	58.84	N 75°34'29" W
L63	59.49	N 24°53'28" E
L64	44.18	N 87°39'38" W
L65	44.14	N 15°19'16" E
L66	28.01	N 36°28'30" W
L67	51.46	N 28°25'30" E
L68	51.51	N 05°55'11" E
L69	97.81	N 31°08'32" E
L70	42.77	N 12°12'37" W
L71	28.00	N 36°55'05" W
L72	28.00	S 15°58'31" E
L73	43.79	N 36°53'34" E
L74	84.88	N 55°29'02" E
L75	50.48	N 27°58'04" E
L76	63.47	N 52°52'34" E

LINE TABLE		
LINE	LENGTH	BEARING
L77	47.50	N 85°26'07" E
L78	84.90	N 73°31'15" E
L79	51.14	S 00°07'54" E
L80	53.63	N 78°50'47" E
L81	86.38	N 81°27'17" E
L82	31.07	S 01°07'08" W
L83	117.01	N 49°37'37" E
L84	131.91	N 51°28'08" E
L85	28.18	N 01°06'08" E
L86	54.90	N 49°16'42" E
L87	126.73	N 54°57'15" E
L88	90.34	N 28°15'03" E
L89	51.51	N 73°14'21" E
L90	162.11	N 84°46'33" E
L91	31.53	S 01°06'08" W
L92	116.20	N 74°52'15" E
L93	33.96	N 38°01'46" E
L94	127.88	N 12°03'10" W
L95	24.37	S 24°43'45" E
L96	70.18	S 28°05'47" E
L97	74.95	S 00°29'53" W
L98	118.71	N 77°42'23" E
L99	80.93	N 52°52'34" E
L100	19.11	N 52°52'34" E
L101	23.69	N 76°50'47" E
L102	30.27	N 84°46'33" E
L103	27.53	N 27°58'04" E
L104	36.14	N 85°26'07" E
L105	47.83	N 73°14'21" E
L106	17.40	N 28°15'03" E
L107	77.26	N 85°04'05" E

For Lot 16, Block 2, "Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 are in force. No owner shall construct any building, dwelling or shelter which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied."

For Lots 1-4, Block 1 and Lots 1-15, Block 2, "Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval."

Robert H. Parkins 9/8/06
Southwest District Health Department Date

SWDH will require scaled dimensional plot plans for all lots of Garrett Ranch Ridge Subdivision prior to the issuance of a septic permit. These lots have site specific installation locations and limited space, so care must be taken by the developer to ensure that construction practices do not infringe on the primary and replacement drainfield systems designated locations. Plot plans will be strictly adhered to.

If changes are made in the subdivision, SWDH's approval will become null and void, and Garrett Ranch Ridge Subdivision must be re-engineered.

Sanitary restrictions can be lifted for Lot 16, Block 2, Garrett Ranch Ridge Subdivision, by a recorded certificate of approval from SWDH, once it has been shown through further site work that a Subsurface Sewage Disposal System can be installed on this lot.

All properties shown on this plat are located in an agricultural zone. This is an area in which agricultural operations are ongoing and may include, but are not limited to, aerial spraying, the production of crops, the operation of feed lots, hog farms, dairies, and/or gravel pits. All of these activities may result in the production of noise and other inconveniences. They may involve lights or the use of machinery in the nighttime hours or other inconveniences. All owners of property identified on this plat are prohibited from challenging the aforementioned operation if they are lawfully conducted.

The technical data associated with the 10.00 feet Utility easement reflects centerline data.

Bk. 38 Pg. 40

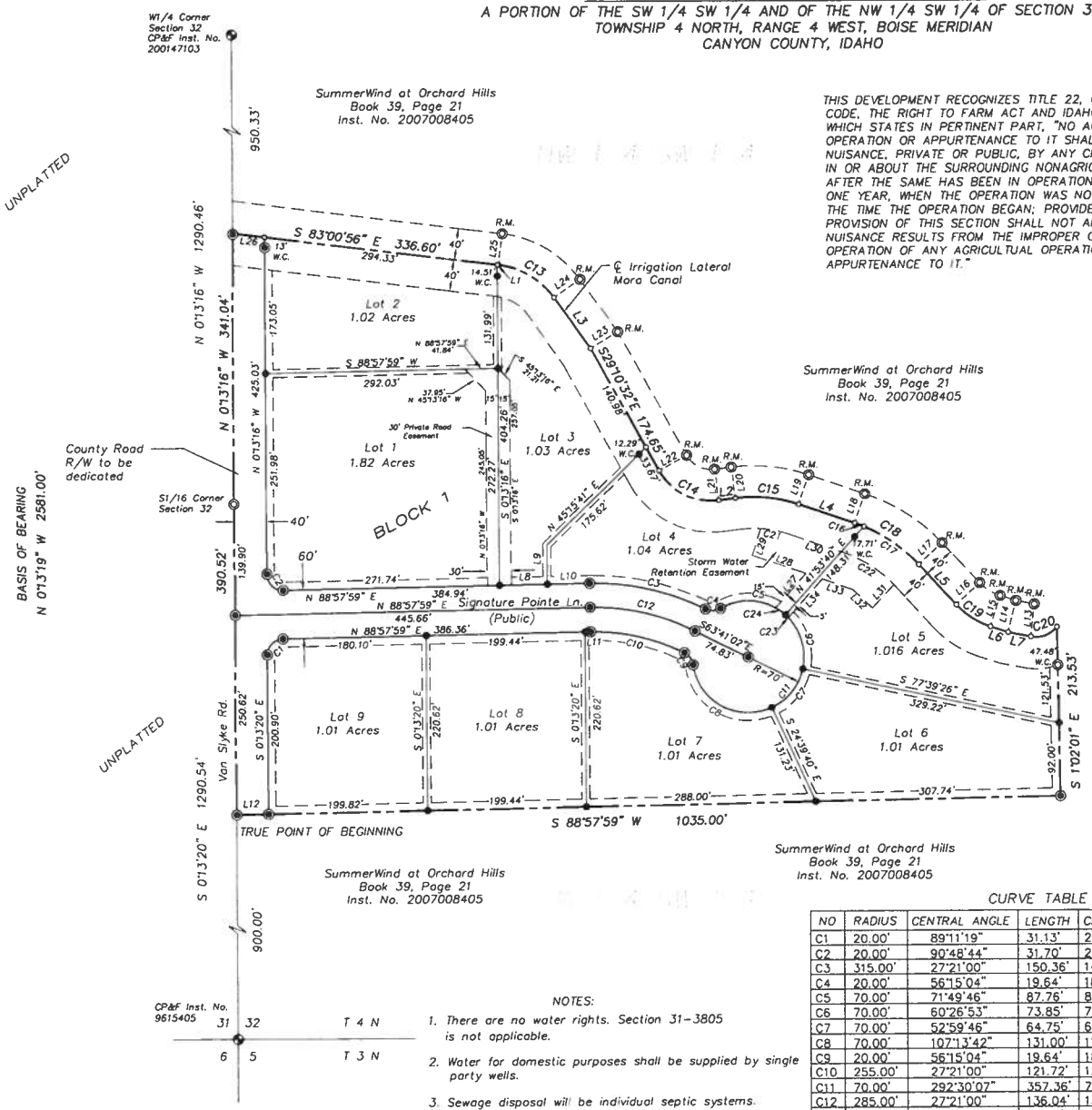
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200033391

HIGHPOINTE ESTATES SUBDIVISION

A PORTION OF THE SW 1/4 SW 1/4 AND OF THE NW 1/4 SW 1/4 OF SECTION 32,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO

2011 008896



SummerWind at Orchard Hills
Book 39, Page 21
Inst. No. 2007008405

SummerWind at Orchard Hills
Book 39, Page 21
Inst. No. 2007008405

SummerWind at Orchard Hills
Book 39, Page 21
Inst. No. 2007008405

SummerWind at Orchard Hills
Book 39, Page 21
Inst. No. 2007008405

THIS DEVELOPMENT RECOGNIZES TITLE 22, CHAPTER 45, IDAHO CODE, THE RIGHT TO FARM ACT AND IDAHO CODE #22-4503 WHICH STATES IN PERTINENT PART, "NO AGRICULTURAL OPERATION OR APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTUAL ACTIVIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISION OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTUAL OPERATION OR AN APPURTENANCE TO IT."

N

0 100 200
Scale: 1" = 100'

LEGEND

- BRASS CAP MONUMENT – FOUND
- 5/8" REBAR – FOUND
- 5/8" x 30" REBAR – SET
- 1/2" x 24" REBAR – SET
- CALCULATED POINT
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- PROPERTY BOUNDARY LINE
- LOT LINE
- REFERENCE MONUMENT LINE
- Utility, drainage and irrigation easement. Unless otherwise noted widths shall be:
  - 10 feet along street frontage
  - 10 feet on each side of back lot lines
  - 5 feet on each side of interior lot lines

If a lot line is moved the easement(s) shall move with the lot line, provided that utilities have not been installed within the easement(s).

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHD BEARING
C1	20.00'	89°11'19"	31.13'	28.08'	S44°22'19"W
C2	20.00'	90°48'44"	31.70'	28.48'	S45°37'39"E
C3	315.00'	27°21'00"	150.36'	148.94'	S77°21'31"E
C4	20.00'	56°15'04"	19.64'	18.86'	N88°11'27"E
C5	70.00'	71°49'46"	87.76'	82.12'	N84°01'12"W
C6	70.00'	60°26'53"	73.85'	70.47'	N17°52'53"W
C7	70.00'	52°59'46"	64.75'	62.46'	N38°50'27"E
C8	70.00'	107°13'42"	131.00'	112.71'	S61°02'49"E
C9	20.00'	56°15'04"	19.64'	18.86'	N35°33'30"W
C10	255.00'	27°21'00"	121.72'	120.57'	N77°21'31"W
C11	70.00'	292°30'07"	357.36'	77.78'	S26°18'58"W
C12	285.00'	27°21'00"	136.04'	134.76'	S77°21'31"E
C13	100.00'	47°56'43"	83.68'	81.26'	S59°02'30"E
C14	75.00'	67°55'38"	88.92'	83.80'	S63°08'09"E
C15	175.00'	26°17'41"	80.31'	79.61'	S83°57'09"E
C16	200.00'	3°36'41"	12.61'	12.60'	S69°00'03"E
C17	200.00'	24°16'05"	84.71'	84.08'	S55°03'40"E
C18	200.00'	27°52'46"	97.32'	96.36'	N56°52'01"W
C19	100.00'	29°25'01"	51.34'	50.78'	S57°38'02"E
C20	32.87'	63°59'09"	36.71'	34.83'	N70°13'58"E
C21	135.00'	14°47'50"	34.87'	34.77'	S78°12'13"E
C22	160.00'	26°49'43"	74.92'	74.24'	S57°23'32"E
C23	70.00'	4°05'46"	5.00'	5.00'	N46°03'27"W
C24	70.00'	12°22'25"	15.12'	15.09'	N54°17'32"W

LINE TABLE

NO	BEARING	LENGTH
L1	S83°00'56"E	1.96'
L2	N82°54'02"E	21.20'
L3	S35°04'04"E	79.64'
L4	S70°48'21"E	74.52'
L5	S42°55'41"E	68.76'
L6	S72°20'23"E	23.26'
L7	S79°18'43"E	28.96'
L8	S88°57'59"W	60.00'
L9	S01°13'16"E	49.24'
L10	S88°57'59"W	53.20'
L11	N88°57'59"E	6.82'
L12	S88°57'59"W	40.00'
L13	S6°05'08"W	40.13'
L14	S14°10'27"W	40.07'
L15	S17°39'22"W	40.00'
L16	S47°04'32"W	40.00'
L17	S47°04'16"W	40.00'
L18	S19°11'41"W	40.00'
L19	S19°11'39"W	40.00'
L20	S7°05'58"E	40.00'
L21	S7°05'58"E	40.00'
L22	S60°49'52"W	40.00'
L23	S57°52'42"W	40.05'
L24	S54°55'56"W	40.00'
L25	S6°59'04"W	40.00'
L26	S83°00'56"E	40.32'
L27	N41°53'40"E	57.45'
L28	N71°04'32"W	71.90'
L29	N18°55'28"E	35.80'
L30	N70°48'21"W	74.52'
L31	S43°00'10"W	39.51'
L32	N46°59'50"W	34.00'
L33	N71°04'32"W	40.36'
L34	S41°53'40"W	64.48'

NOTES:

1. There are no water rights. Section 31-3805 is not applicable.
2. Water for domestic purposes shall be supplied by single party wells.
3. Sewage disposal will be individual septic systems.

PROFESSIONAL LAND SURVEYOR 3627 STATE OF IDAHO GREG L. SKINNER

Date of Preparation:
October 3, 2007

Skinner Land Survey Co. Inc.
2512 S Georgia Ave.
Caldwell, Id. 83605
(208)-454-0933

Sheet 1 of 2

Bk. 43 Pg. 04

SummerWind at Orchard Hills

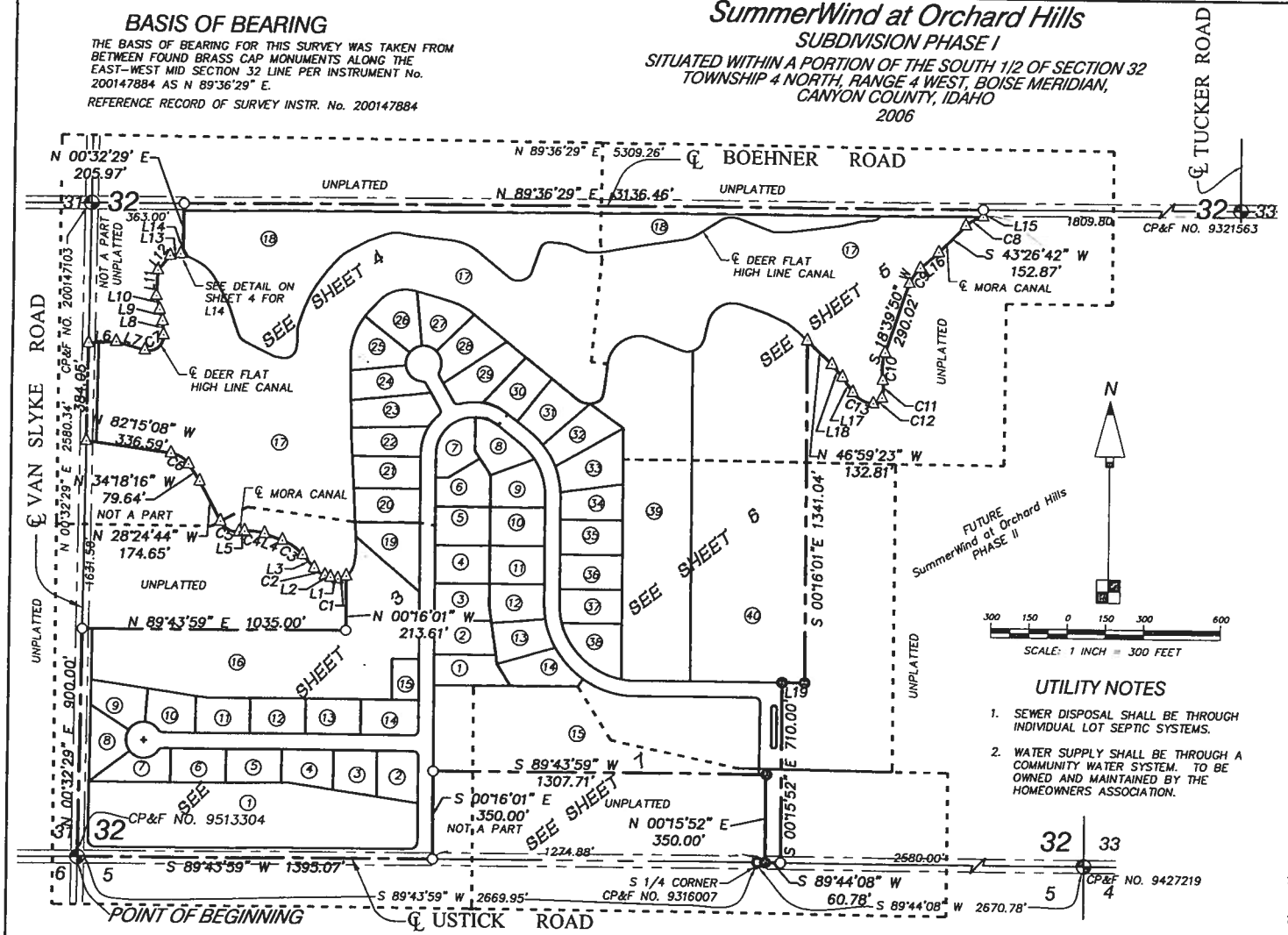
SUBDIVISION PHASE I

SITUATED WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 32
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2006

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM BETWEEN FOUND BRASS CAP MONUMENTS ALONG THE EAST–WEST MID SECTION 32 LINE PER INSTRUMENT No. 200147884 AS N 89°36'29" E.

REFERENCE RECORD OF SURVEY INSTR. No. 200147884



NOTES

1. LOTS 1, 16, 17, 18, 39 AND 40 OF BLOCK 1 AND LOT 15 OF BLOCK 2 ARE HEREBY RESERVED AS COMMON AREA LOTS "NON–BUILDING LOTS" RESIDENTIAL DEVELOPMENT PROHIBITED, FOR THE PURPOSE OF PUBLIC UTILITIES, DRAINAGE, IRRIGATION, GOLF COURSE, PEDESTRIAN AND GOLF CART INGRESS/EGRESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. LOT 40 OF BLOCK 1 IS HEREBY RESERVED AS A COMMON AREA LOT FOR THE PURPOSE OF PUBLIC UTILITIES, DRAINAGE, IRRIGATION, GOLF COURSE, PEDESTRIAN AND GOLF CART INGRESS/EGRESS. ALSO RESERVED FOR A CLUB HOUSE AND FACILITIES.
3. LOT 15 OF BLOCK 1 IS HEREBY RESERVED AS A COMMON AREA LOT FOR THE PURPOSE OF DOMESTIC WELLS FOR THE COMMUNITY WATER SYSTEM, PUBLIC UTILITIES, DRAINAGE, IRRIGATION, GOLF COURSE, PEDESTRIAN AND GOLF CART INGRESS/EGRESS EASEMENT TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. AN EASEMENT 15 FEET WIDE IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO A PUBLIC RIGHTS–OF–WAY AND TO THE SUBDIVISION BOUNDARY FOR PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION PURPOSES EXCEPT AS SHOWN HEREON.
5. A 35 FOOT WIDE EASEMENT (UNLESS OTHERWISE DIMENSIONED) IS HEREBY RESERVED ALONG ALL LOT LINES ADJACENT TO LOTS 1, 16, 17 AND 39 OF BLOCK 1 AND LOT 15 OF BLOCK 2 FOR LANDSCAPING AND VIEW PURPOSES. THE EASEMENT SHALL ALSO BE RESERVED FOR DRAINAGE, IRRIGATION AND UNDERGROUND UTILITY PURPOSES. NO ABOVE GROUND STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED IN OR UPON SAID EASEMENT.
6. A 25 FOOT WIDE EASEMENT IS HEREBY RESERVED ON LOTS 2, 7, 8 AND 9 OF BLOCK 1 FOR THE PURPOSE OF PEDESTRIAN AND GOLF CART INGRESS/EGRESS, PUBLIC UTILITIES, DRAINAGE AND IRRIGATION AS SHOWN HEREON. PEDESTRIAN AND GOLF CART ACCESS TO AND FROM VAN SLYKE ROAD IS RELINQUISHED.
7. A 20 FOOT WIDE EASEMENT IS HEREBY RESERVED FOR DRAINAGE PURPOSES AT THE LOCATIONS SHOWN HEREON THIS PLAT.
8. A 5 FOOT WIDE EASEMENT ON EACH SIDE OF INTERIOR LOT LINES AND A 10 FOOT WIDE EASEMENT ON EACH SIDE OF BACK LOT LINES UNLESS OTHERWISE NOTED IS HEREBY RESERVED FOR UTILITY, DRAINAGE AND IRRIGATION. IF A LOT LINE IS MOVED THE EASEMENT(S) SHALL MOVE WITH THE ADJUSTED PROPERTY LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN SAID EASEMENT(S).
9. DRIVEWAY ACCESS FOR LOTS 7 AND 8 OF BLOCK 2 IS NOT PERMITTED WITHIN AREAS OF CURVES C70 AND C71 AS SHOWN HEREON.
10. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY, OR AS SPECIFICALLY APPROVED.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AND APPURTENANCE TO IT."
12. THE DEVELOPER SHALL COMPLY WITH IDAHO CODE SECTION 31–3805 RELATING TO IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE.
13. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
13. ALL RESIDENTIAL AND CLUB HOUSE FACILITIES IN THIS DEVELOPMENT ARE REQUIRED TO INSTALL FIRE SUPPRESSION SPRINKLER SYSTEMS.
14. ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.
15. LOT 1, BLOCK 3 IS HEREBY RESERVED AS A COMMON AREA LOT "NON–BUILDING LOT" RESERVED FOR PUBLIC UTILITIES, IRRIGATION AND LANDSCAPE PURPOSES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

UTILITY NOTES

1. SEWER DISPOSAL SHALL BE THROUGH INDIVIDUAL LOT SEPTIC SYSTEMS.
2. WATER SUPPLY SHALL BE THROUGH A COMMUNITY WATER SYSTEM. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE/RIGHTS–OF–WAY LINE
- EASEMENT LINE (SEE NOTES)
- EXISTING RIGHT–OF–WAY LINE
- FOUND BRASS CAP
- SET 5/8" STEEL PIN W/CAP "MRE PLS 8793"
- SET 1/2" STEEL PIN W/CAP "MRE PLS 8793"
- FOUND 5/8" STEEL PIN AS SHOWN
- FOUND 1/2" STEEL PIN AS SHOWN
- FOUND 1–1/2" IRON PIPE AS SHOWN
- CALCULATED POSITION ONLY

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

OFFICER
SOUTHWEST DISTRICT
HEALTH DEPARTMENT

1/25/07
DATE

WILDER FIRE DISTRICT

ACCEPTED AND APPROVED THIS 17 DAY OF January 2007.

DOUG AMICK

PROFESSIONAL LAND SURVEYOR 8793 STATE OF IDAHO MICHAEL R. ENGEBRITSON

OWNER / DEVELOPER

UNION LAND COMPANY, L.L.C.
1059 E. IRON EAGLE DRIVE: SUITE B
EAGLE, IDAHO 83616
(208) 938–8577

ENGEBRITSON LAND SURVEYS, INC.
2251 S. SUMAC STREET
BOISE, IDAHO 83706
PHONE (208) 859–6032 FAX (208) 383–0892

PREPARATION DATE: AUGUST 09, 2006

BOOK 39 PAGE 21

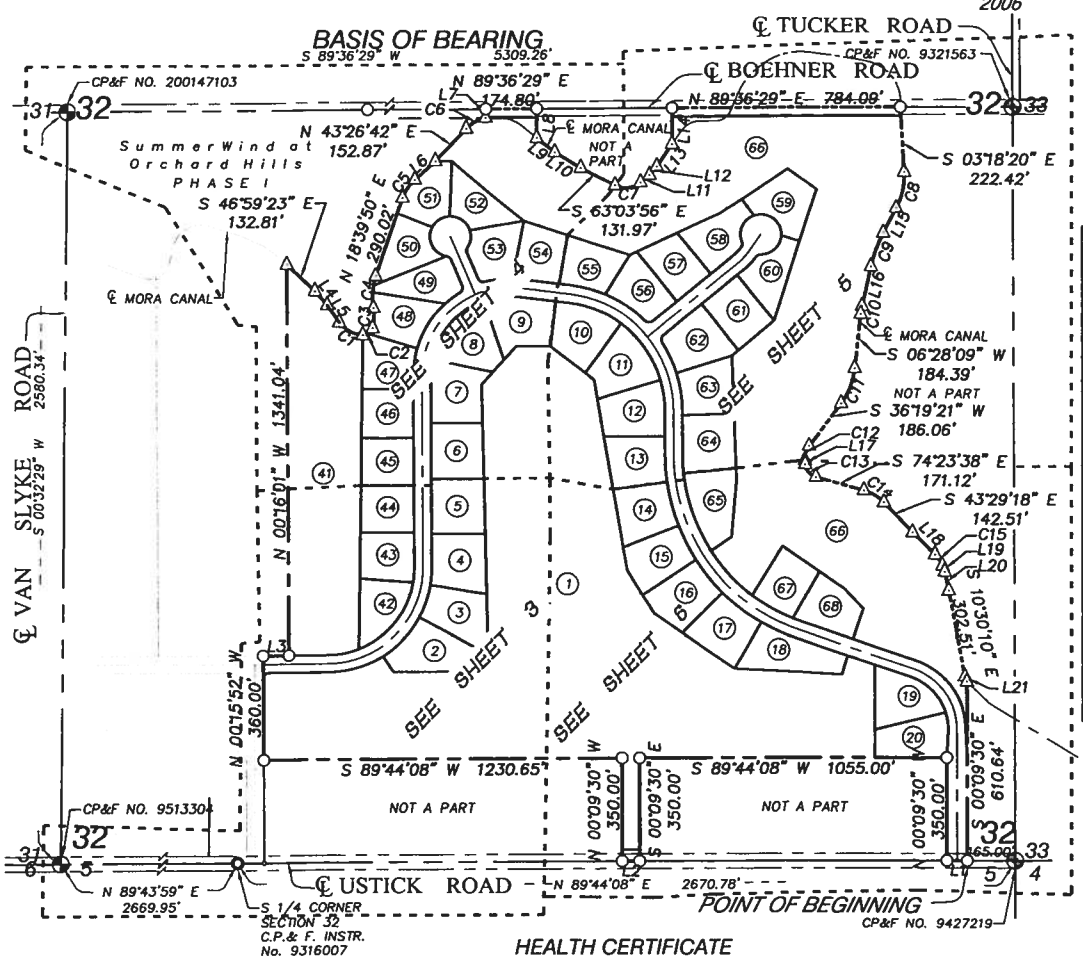
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444–32 2601004 SHEET 1 OF 9

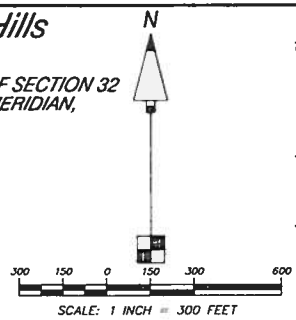
SummerWind at Orchard Hills
SUBDIVISION PHASE II

SITUATED WITHIN A PORTION OF THE SOUTH 1/2 OF SECTION 32
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2006

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM BETWEEN FOUND BRASS CAP MONUMENTS ALONG THE EAST–WEST MID SECTION 32 LINE PER INSTRUMENT No. 200147884 AS N 89°36'29" E.
REFERENCE RECORD OF SURVEY INSTR. No. 200147884





NOTES

1. LOTS 41 AND 66 OF BLOCK 1 AND LOT 1 OF BLOCK 4 ARE HEREBY RESERVED AS COMMON AREA LOTS "NON–BUILDING LOTS" RESIDENTIAL DEVELOPMENT PROHIBITED, FOR THE PURPOSE OF PUBLIC UTILITIES, DRAINAGE, IRRIGATION, GOLF COURSE, PEDESTRIAN AND GOLF CART INGRESS/EGRESS EASEMENTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. A 15 FOOT WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO ALL LOT LINES COMMON TO A PUBLIC RIGHTS–OF–WAY AND TO THE SUBDIVISION BOUNDARY FOR PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION PURPOSES EXCEPT AS SHOWN HEREON.
3. A 35 FOOT WIDE EASEMENT IS HEREBY RESERVED ALONG ALL LOT LINES ADJACENT TO LOT 66 OF BLOCK 1 AND LOT 1 OF BLOCK 4 FOR LANDSCAPING AND VIEW PURPOSES. THE EASEMENT SHALL ALSO BE RESERVED FOR DRAINAGE, IRRIGATION AND UNDERGROUND UTILITY PURPOSES. NO ABOVE GROUND STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED IN OR UPON SAID EASEMENT.
4. A 20 FOOT WIDE EASEMENT IS HEREBY RESERVED FOR DRAINAGE PURPOSES AT THE LOCATIONS SHOWN ON THIS PLAT.
5. A 5 FOOT WIDE EASEMENT ON EACH SIDE OF INTERIOR LOT LINES AND A 10 FOOT WIDE EASEMENT ON EACH SIDE OF BACK LOT LINES UNLESS OTHERWISE NOTED IS HEREBY RESERVED FOR UTILITY, DRAINAGE AND IRRIGATION. IF A LOT LINE IS MOVED THE EASEMENT(S) SHALL MOVE WITH THE PROPERTY LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S).
6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY, OR AS SPECIFICALLY APPROVED.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AND APPURTENANCE TO IT."
8. THE DEVELOPER SHALL COMPLY WITH IDAHO CODE SECTION 31–3805 RELATING TO IRRIGATION RIGHTS, TRANSFER AND DISCLOSURE.
9. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
10. ALL RESIDENTIAL AND CLUB HOUSE FACILITIES IN THIS DEVELOPMENT ARE REQUIRED TO INSTALL FIRE SUPPRESSION SPRINKLER SYSTEMS.
11. ALL STREETS SHOWN HEREON ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L1	70.00	S89°44'08"W
L2	60.00	S89°44'08"W
L3	88.54	N89°43'59"E
L4	64.00	S41°07'38"E
L5	71.91	S34°41'52"E
L6	95.85	N48°05'22"E
L7	30.00	N00°23'31"W
L8	100.00	S00°09'30"E
L9	78.85	S51°42'33"E
L10	104.19	S59°17'14"E
L11	39.65	N49°59'46"E
L12	38.75	N40°17'26"E
L13	92.65	N34°45'57"E
L14	123.83	N00°09'30"W
L15	98.44	S27°00'11"W
L16	139.25	S12°42'41"W
L17	13.35	S04°31'01"E
L18	107.20	S46°28'09"E
L19	21.34	S20°34'06"E
L20	65.12	S12°36'33"E
L21	19.35	S20°14'39"E

BOUNDARY CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	118.65	45°35'35"	94.42	S62°25'52"E	91.95
C2	30.66	84°38'20"	45.29	N55°19'03"E	41.28
C3	177.28	22°21'31"	69.18	N01°54'03"E	68.74
C4	215.00	29°08'17"	109.34	N04°05'42"E	108.16
C5	150.00	29°25'32"	77.04	N33°22'36"E	76.19
C6	125.00	35°48'48"	78.13	N61°21'05"E	76.87
C7	80.00	66°56'29"	93.47	N83°27'49"E	88.24
C8	250.00	30°18'31"	132.25	S11°50'56"W	130.71
C9	500.00	14°17'31"	124.72	S19°51'26"W	124.40
C10	250.00	6°14'33"	27.24	S09°35'25"W	27.22
C11	250.00	29°51'12"	130.26	S21°23'45"W	128.79
C12	75.00	40°50'23"	53.46	S15°54'10"W	52.33
C13	50.00	69°52'52"	60.98	S39°27'12"E	57.27
C14	150.00	30°54'21"	80.91	S58°56'28"E	79.93
C15	100.00	25°54'03"	45.21	S33°31'08"E	44.82

UTILITY NOTES

1. SEWER DISPOSAL SHALL BE THROUGH INDIVIDUAL LOT SEPTIC SYSTEMS.
2. WATER SUPPLY SHALL BE THROUGH A COMMUNITY WATER SYSTEM. TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

- SUBDIVISION BOUNDARY LINE
- LOT LINE/RIGHTS–OF–WAY LINE
- EASEMENT LINE (SEE NOTES)
- EXISTING RIGHT–OF–WAY LINE
- FOUND BRASS CAP
- SET 5/8" STEEL PIN W/CAP "MRE PLS 8793"
- SET 1/2" STEEL PIN W/CAP "MRE PLS 8793"
- FOUND 5/8" STEEL PIN AS SHOWN
- FOUND 1/2" STEEL PIN AS SHOWN
- FOUND 1–1/2" IRON PIPE AS SHOWN
- CALCULATED POSITION ONLY

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

OFFICER
SOUTHWEST DISTRICT
HEALTH DEPARTMENT

1/25/07
DATE

WILDER FIRE DISTRICT

ACCEPTED AND APPROVED THIS 17 DAY OF January 2007.

DOUG AMICK

PROFESSIONAL LAND SURVEYOR REGISTERED 8793 STATE OF IDAHO MICHAEL R. ENGEBRITSON

OWNER / DEVELOPER

UNION LAND COMPANY, L.L.C.
1059 E. IRON EAGLE DRIVE: SUITE B
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2251 S. SUMAC STREET
BOISE, IDAHO 83706
PHONE (208) 859–6032 FAX (208) 383–0892

PREPARATION DATE: AUGUST 9, 2006
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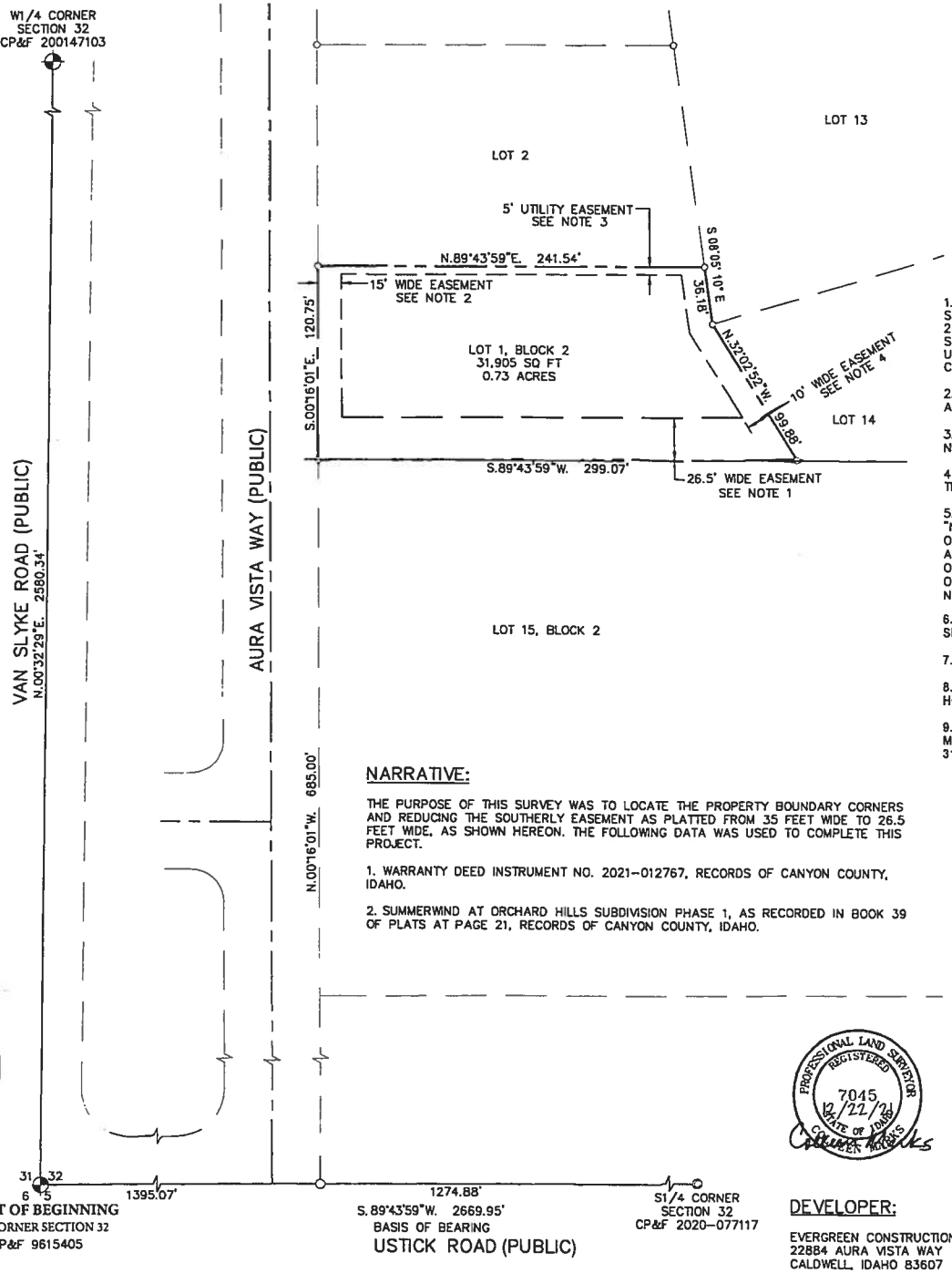
BOOK 39 PAGE 22

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BOOK 54 PAGES 40

PLAT SHOWING
A RE-SUBDIVISION OF LOT 1, BLOCK 2, SUMMERWIND AT ORCHARD HILLS SUBDIVISION PHASE 1

A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 2, SUMMERWIND ORCHARD HILLS SUBDIVISION PHASE 1, AS RECORDED IN BOOK 39 OF PLATS AT PAGE 21, RECORDS OF CANYON COUNTY, IDAHO AND LOCATED IN THE SE1/4 SW 1/4 OF SECTION 32, T.4N., R.4W., BOISE MERIDIAN, CANYON COUNTY, IDAHO
2022



NOTES

1. THE 35 FOOT WIDE EASEMENT ADJACENT TO THE SOUTH BOUNDARY OF LOT 1, BLOCK 2, SUMMERWIND AT ORCHARD HILLS SUBDIVISION PHASE 1, AS RECORDED IN BOOK 39 OF PLATS AT PAGE 21, RECORDS OF CANYON COUNTY, IDAHO IS HEREBY REDUCED TO 26.5 FEET WIDE, AS SHOWN HEREON. SAID REDUCED EASEMENT IS FOR LANDSCAPING AND VIEW PURPOSES, DRAINAGE, IRRIGATION AND UNDERGROUND UTILITY PURPOSES. NO ABOVE GROUND STRUCTURES OF ANY KIND SHALL BE CONSTRUCTED IN OR UPON SAID REDUCED EASEMENT.

2. A 15 FOOT WIDE PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND IRRIGATION EASEMENT IS RESERVED ADJACENT TO A PUBLIC RIGHT OF WAY, AS SHOWN HEREON.

3. A 5 WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY RESERVED ADJACENT TO THE NORTH BOUNDARY, AS SHOWN HEREON.

4. A 10 FOOT WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT IS HEREBY RESERVED ADJACENT TO THE EAST BOUNDARY, AS SHOWN HEREON.

5. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEREVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AND APPURTENANCE TO IT."

6. NO PERMANANT STRUCTURES SHALL BE LOCATED CLOSER THAN 75' TO ANY SECTION LINE OR QUARTER SECTION LINE UNLESS THE HIGHWAY DISTRICT WAIVES THE 75' SETBACK REQUIREMENT.

7. SEWER DISPOSAL SHALL BE THROUGH INDIVIDUAL LOT SEPTIC SYSTEMS.

8. WATER SUPPLY SHALL BE THROUGH A COMMUNITY WATER SYSTEM OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

9. IRRIGATION WATER SHALL BE DELIVERED THROUGH A COMMUNITY WATER SYSTEM OWNED AND MAINTIANED BY THE HOMEOWNERS ASSOCIATION TO MEET THE COUNTY AND ZONING REGULATIONS PER IC 31-3805.

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO LOCATE THE PROPERTY BOUNDARY CORNERS AND REDUCING THE SOUTHERLY EASEMENT AS PLATTED FROM 35 FEET WIDE TO 26.5 FEET WIDE, AS SHOWN HEREON. THE FOLLOWING DATA WAS USED TO COMPLETE THIS PROJECT.

1. WARRANTY DEED INSTRUMENT NO. 2021-012767, RECORDS OF CANYON COUNTY, IDAHO.

2. SUMMERWIND AT ORCHARD HILLS SUBDIVISION PHASE 1, AS RECORDED IN BOOK 39 OF PLATS AT PAGE 21, RECORDS OF CANYON COUNTY, IDAHO.

LEGEND

- SUBJECT PROPERTY LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- EASEMENT LINE
- OTHER PROPERTY LINE
- FOUND BRASS CAP
- FOUND 1-1/2" IRON PIPE
- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN REPLACED WITH 5/8" IRON PIN

50 0 25 50 100
SCALE IN FEET

2022-037511
RECORDED
08/03/2022 10:32 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW $11.00
PLAT
LAWRENCE LARAWAY

PROFESSIONAL LAND SURVEYOR REGISTERED 7045 12/22/21 STATE OF IDAHO COLLEEN MARKS

DEVELOPER:

EVERGREEN CONSTRUCTION LLC
22884 AURA VISTA WAY
CALDWELL, IDAHO 83607

REVISION			
NO.:	BY:	DATE:	REVISION:
1	CL	7-15-22	ADD LABELS FOR ALL ROADWAYS
2	CL	8-22-22	ADD NOTES REQUESTED BY COUNTY SURVEYOR
3	CL	9-12-22	ADD POINT OF BEGINNING REFERENCE

MARKS LAND SURVEYING, LLC
COLLEEN MARKS, L.S. 7045
2995 N. COLE ROAD STE. 240
BOISE, IDAHO 83704
PH: (208) 378-7703

DATE: 12/27/21 | DRAWN BY: JMC | FILE: LARAWAY SUB.dwg

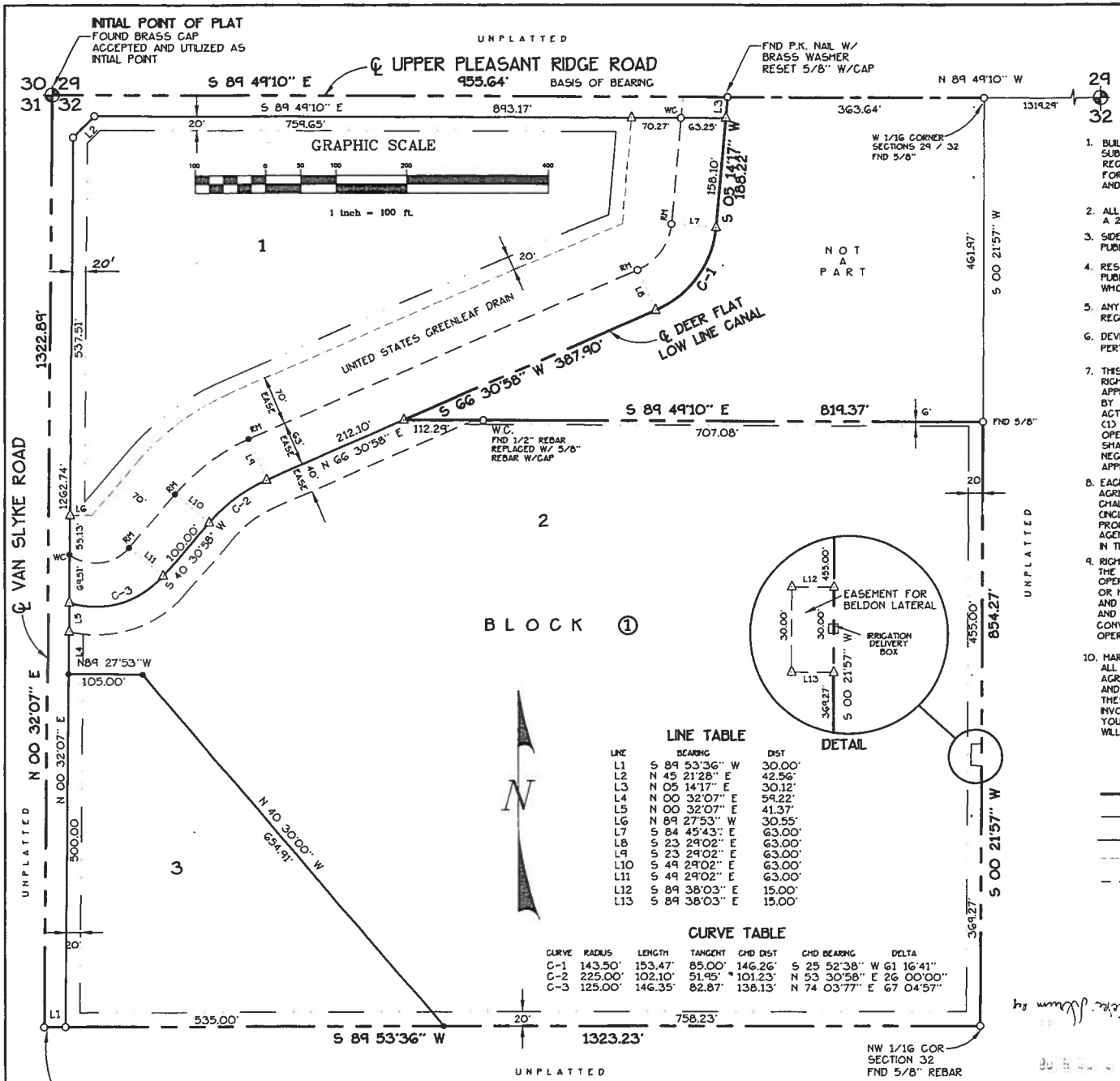
BOOK _____ PAGE _____

PLAT SHOWING

ORCHARD VIEW SUBDIVISION

LYING IN THE NW 1/4 NW 1/4 OF SECTION 32, T.4N., R.4W., B.M., CANYON COUNTY, IDAHO

1998



LINE TABLE

LINE	BEARING	DIST
L1	S 89 53'36" W	30.00'
L2	N 45 21'28" E	42.56'
L3	N 05 14'17" E	30.12'
L4	N 00 32'07" E	59.22'
L5	N 00 32'07" E	41.37'
L6	N 89 27'53" W	30.55'
L7	S 84 45'43" E	63.00'
L8	S 23 29'02" E	63.00'
L9	S 23 29'02" E	63.00'
L10	S 49 29'02" E	63.00'
L11	S 49 29'02" E	63.00'
L12	S 89 38'03" E	15.00'
L13	S 89 38'03" E	15.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHD DIST	CHD BEARING	DELTA
C-1	143.50'	153.47'	85.00'	146.26'	S 25 52'38" W	G1 16'41"
C-2	225.00'	102.10'	51.95'	101.23'	N 53 30'58" E	26 00'00"
C-3	125.00'	146.35'	82.87'	138.13'	N 74 03'77" E	G7 04'57"

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY, IDAHO, AND WITH REGULATIONS SET FORTH IN SPECIAL CONDITIONS OF APPROVAL BY CANYON COUNTY PLANNING AND ZONING COMMISSION, CONDITIONAL USE PERMIT CASE # 98-82-22, N32 - 4N - 4W.
2. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY AND ALL REAR LOT LINES HAVE A 20' WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
3. SIDE LOT LINES HAVE A 6 FOOT WIDE PERMANENT PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENT.
4. RESPONSIBILITY FOR ALL DRAINAGE FACILITIES LOCATED OUTSIDE THE PUBLIC RIGHT-OF-WAY IS HELD WITH THE LOT OWNER(S) ON WHOSE LAND SAID DRAINAGE FACILITIES ARE CONSTRUCTED.
5. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
6. DEVELOPER IS TO COMPLY WITH IDAHO LAW, SECTION 31-3805 PERTAINING TO IRRIGATION WATERS.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT TO FARM, WHICH STATES, "NO AGRICULTURAL OPERATION OR APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT.
8. EACH GRANTEE TAKING THIS PROPERTY OR ANY PORTION THEREOF COVENANT AND AGREE FOR THE GRANTEE AND GRANTEE'S HEIRS,EXECUTORS AND ASSIGNS, TO NOT CHALLENGE ANY LAWFULLY CONDUCTED GRAVEL EXTRACTION OR AGRICULTURAL OPERATIONS (INCLUDING DAIRIES AND HOG OPERATIONS) WHICH ARE CONDUCTED WITHIN 1 MILE OF THE PROPERTY AND WHICH ARE IN EXISTENCE OR LAWFULLY APPROVED BY ANY GOVERNMENTAL AGENCY AS OF THE DATE OF EACH GRANTEE'S DEED CONVEYING ANY RIGHT, TITLE, OR INTEREST IN THIS PROPERTY OR ANY PORTION THEREOF.
9. RIGHT TO FARM ACKNOWLEDGEMENT
   THE PROPERTY IS LOCATED IN AN AGRICULTURAL ZONE. THIS IS AN AREA IN WHICH AGRICULTURAL OPERATIONS ARE ON GOING AND MAY INCLUDE THE PRODUCTION OF CROPS,FEED LOTS, DAIRY OR HOG OPERATIONS. ALL OF THESE ACTIVITIES MAY RESULT IN PRODUCTION OF NOISE, ODORS, AND DUST. THEY MAY INVOLVE LIGHTS OR USE OF MACHINERY IN THE NIGHTTIME HOURS AND OTHER INCONVENIENCES. EACH OF THE PURCHASERS ACKNOWLEDGES THE DEED CONVEYING TITLE WILL CONTAIN A RESTRICTION THAT WILL PROHIBIT CHALLENGING THESE OPERATIONS IF THEY ARE LAWFULLY CONDUCTED.
10. MARKETING DISCLOSURE
    ALL PROSPECTIVE PURCHASERS OF THIS PROPERTY SHOULD BE AWARE THAT IT IS LOCATED IN AN AGRICULTURAL ZONE. THIS IS AN AREA IN WHICH AGRICULTURAL OPERATIONS ARE ONGOING AND MAY AND MAY INCLUDE PRODUCTION OF CROPS, FEED LOTS, DAIRY OR HOG OPERATIONS. ALL OF THE THESE ACTIVITIES MAY RESULT IN PRODUCTION OF NOISE, ODORS, AND DUST. THEY MAY INVOLVE LIGHTS OR USE OF MACHINERY IN THE NIGHTTIME HOURS AND OTHER INCONVENIENCES. YOU SHOULD BE AWARE THAT THE DEED CONVEYING TITLE WILL CONTAIN A RESTRICTION THAT WILL PROHIBIT CHALLENGING THESE OPERATIONS IF THEY ARE LAWFULLY CONDUCTED.

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- IRRIGATION AND DRAINAGE EASEMENT
- 70.0' UNITED STATES GREENLEAF DRAIN R/W
- DEER FLAT CANAL EASEMENT LINE
- ⊕ FOUND BRASS CAP
- ○ SET 5/8" X 30" IRON PIN W/CAP
- ● SET 1/2" X 24" IRON PIN W/CAP
- △ CALCULATED POINT (NOT SET)
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT

DEVELOPER:
GARRIK CONSTRUCTION NW
5998 S. SNOWDROP PLACE
BOISE, IDAHO 83716
(208) 386-9850

PROFESSIONAL ENGINEER · LAND SURVEYOR · REGISTERED · 2471 · 11/24/98 · STATE OF IDAHO · JAMES J. HOWARD

ENGINEER:
J.J. HOWARD, ENGINEER
1675 MILL RD., SUITE A
BOISE, IDAHO
PLOTTED 10/27/98

ORCHARDFP.DWG

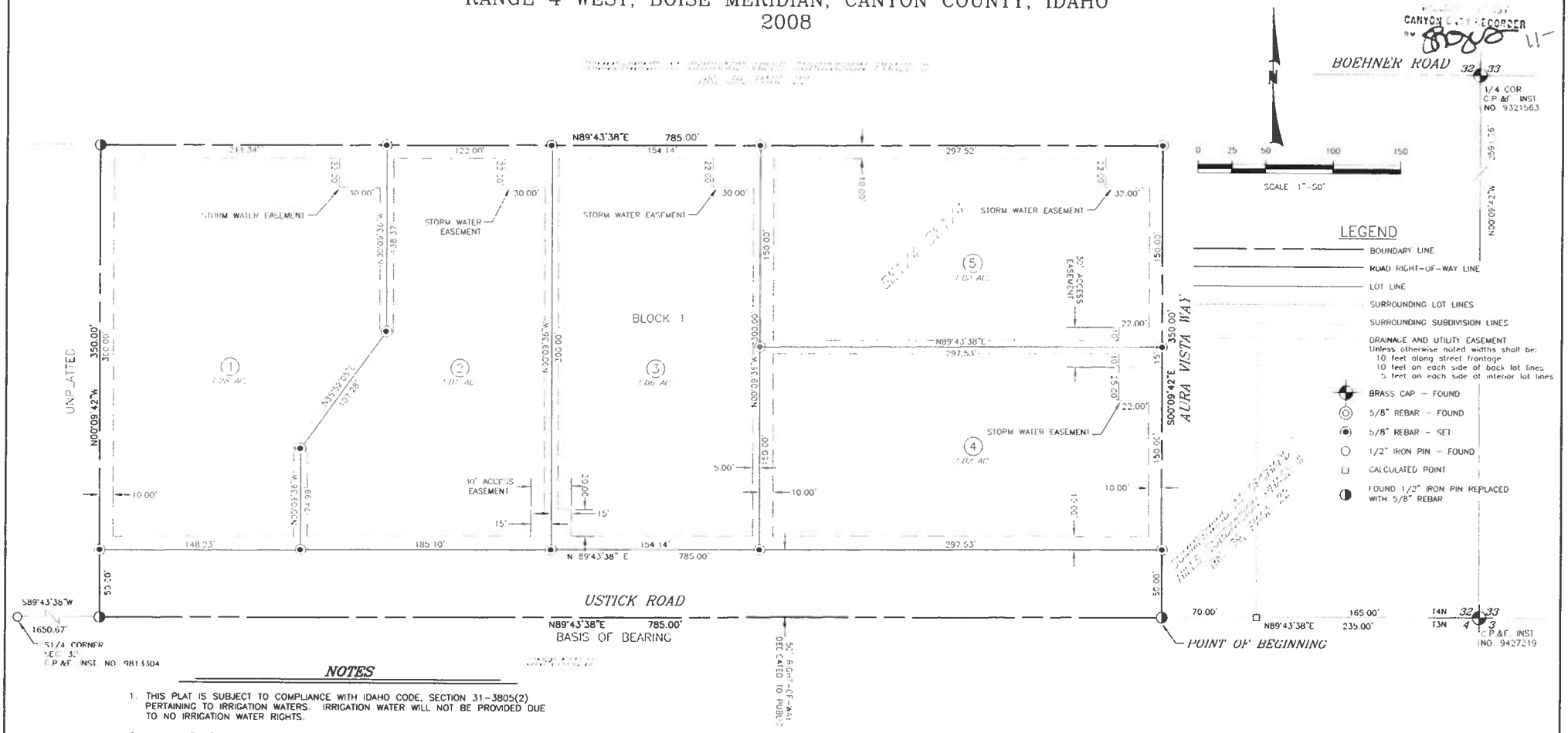
SHEET 1 OF 2

B 26 P 17

JAHN ESTATES SUBDIVISION

A PORTION OF THE SE 1/4 OF SE 1/4 OF SECTION 32, TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO
2008

2008 JUL 24 PM 2 20
CANYON COUNTY RECORDER
BOISE ID



NOTES

1. THIS PLAT IS SUBJECT TO COMPLIANCE WITH IDAHO CODE, SECTION 31-3805(2) PERTAINING TO IRRIGATION WATERS. IRRIGATION WATER WILL NOT BE PROVIDED DUE TO NO IRRIGATION WATER RIGHTS.
2. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOTS SHALL MEET DIMENSIONAL STANDARDS AS ESTABLISHED IN THE ZONING ORDINANCE
3. STORMWATER RUNOFF SHALL BE RETAINED ON SITE AND ALL STORM FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY INDIVIUAL PROPERTY OWNERS.
4. INDIVIDUAL SEPTIC SYSTEMS WILL HANDLE ALL SEWAGE DISPOSAL.
5. INDIVIDUAL WELLS WILL PROVIDE DOMESTIC WATER TO EACH LOT.
6. ALL LOT LINES SHALL HAVE A COMMON PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT AS FOLLOWS: (OR AS NOTED ON PLAT)
   - 10(TEN) FEET ALONG ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY.
   - 10(TEN) FEET ALONG ALL REAR LOT LINES.
   - 5(FIVE) FEET ALONG ALL SIDE LOT LINES.
7. SEPTIC LOCATIONS AND AREAS RESERVED FOR WELL PLACEMENT WILL BE SUBJECT TO APPROVAL OF THE DISTRICT HEALTH DEPARTMENT.
8. USTICK IS DESIGNATED FOR PUBLIC USE.
9. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
10. NO LOT SHALL BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM SOUTHWEST DISTRICT HEALTH.

IDAHO CODE 22-4503 RIGHT TO FARM ACT

NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT. IN THE EVENT OF AN ALLEGED NUISANCE RESULTING FROM AGRICULTURAL OPERATIONS PURSUANT TO A FEDERAL OR STATE ENVIRONMENTAL PERMIT OR CAUSED BY A VIOLATION OF THE PERMIT(S), TERMS OR CONDITIONS, THE AFFECTED PARTY SHALL SEEK ENFORCEMENT OF THE TERMS OF THE PERMIT.

BASIS OF BEARINGS

THE SOUTH BOUNDARY OF THE SE1/4 OF THE SE1/4 OF SECTION 32 AS S89°43'38"W

PROFESSIONAL LAND SURVEYOR REGISTERED 8960 5/15/08 STATE OF IDAHO FRITZ BROWNELL

DATE OF PREPARATION: 3/14/08

TOOTHMAN-ORTON ENGINEERING COMPANY
524 CLEVELAND BLVD., SUITE 227
CALDWELL, IDAHO 83605-4080
(208)795-5058

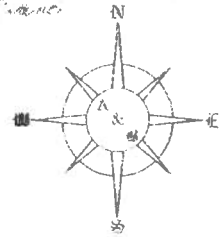
200425016

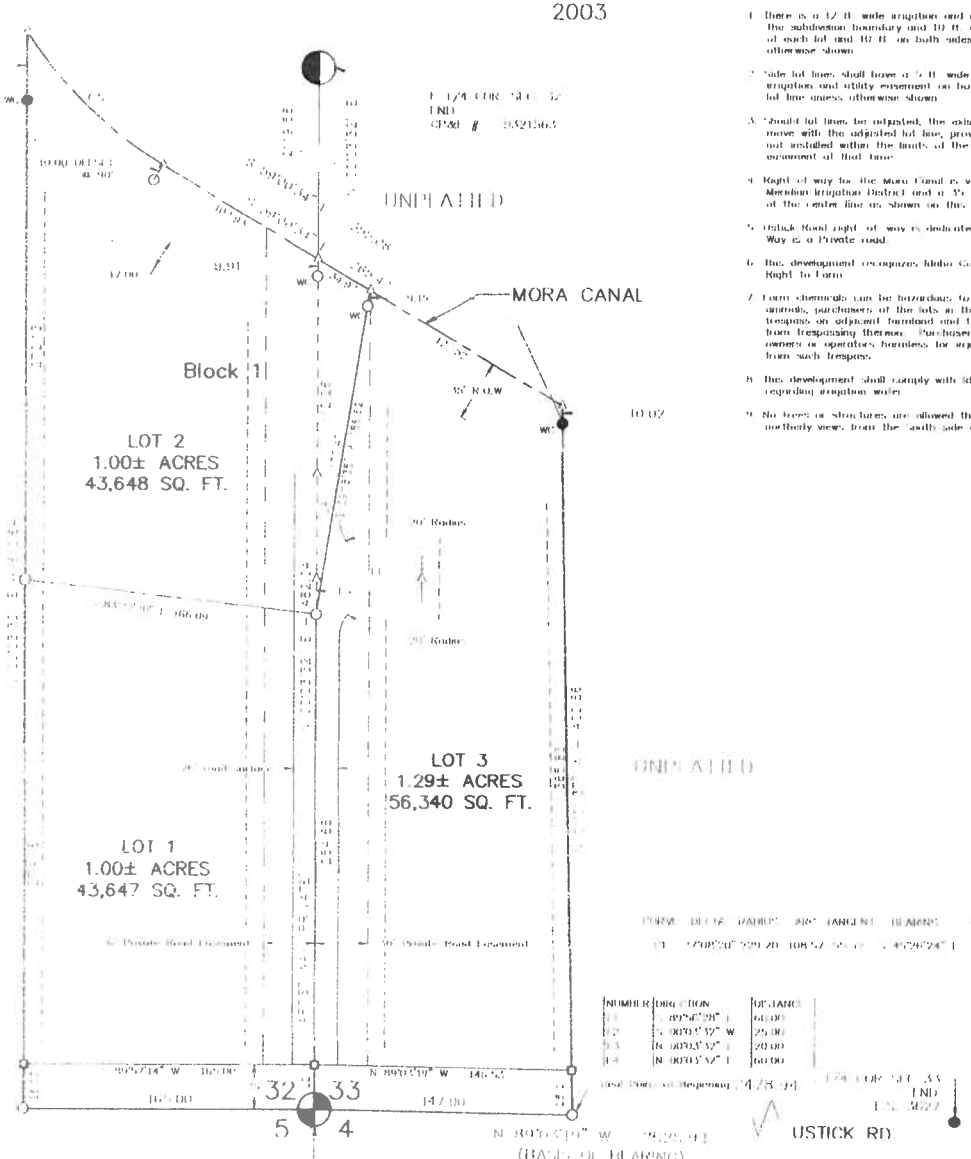
ARTIST VIEW SUBDIVISION

LOCATED IN SE 1/4 SE 1/4 SEC. 32 &
SW 1/4 SW 1/4 SEC. 33, T. 4 N., R. 4 W., B.M.
CANYON COUNTY, IDAHO
2003

RECORDED

CANYON COUNTY RECORDER





I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR FOR THE STATE OF IDAHO, AND THAT THIS MAP WAS PREPARED FROM THE NOTES OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT ACCURATELY DESCRIBES THE RESULTS OF THE SURVEY.

DONALD J. WATTS 19231

THIS PLAT REFERENCES GEORGE ALLEN SURVEY — INST. #96144[illegible]

NOTES

1. There is a 10 ft. wide irrigation and utility easement along the subdivision boundary and 10 ft. along the street frontage of each lot and 10 ft. on both sides of rear lots unless otherwise shown.
2. Side lot lines shall have a 5 ft. wide general drainage, irrigation and utility easement on both sides of each lot line unless otherwise shown.
3. Should lot lines be adjusted, the existing easement shall move with the adjusted lot line, provided that utilities are not installed within the limits of the adjacent, approved easement of that time.
4. Right of way for the Mora Canal is vested in the Nampa and Meridian Irrigation District and a 75 foot width is claimed South of the center line as shown on this plat.
5. Ustick Road right of way is dedicated to the public, Artist Way is a Private road.
6. This development recognizes Idaho Code Section 22-4503 Right to Farm.
7. Farm chemicals can be hazardous to the health of persons and animals, purchasers of the lots in this subdivision agree not to trespass on adjacent farmland and to prevent children & animals from trespassing thereon. Purchasers further agree to hold farm owners or operators harmless for injuries or illnesses resulting from such trespass.
8. This development shall comply with Idaho Code Section 31-3805 regarding irrigation wells.
9. No trees or structures are allowed that will interfere with motherly view, from the South side of Ustick Road.
10. Purchasers of these lots agree not to object to the division of adjacent properties into similar sized parcels.
11. Property buyers acknowledge and approve the use of crop and fruit protection measures in the area. The protection measures may include spray rigs, wind machines, helicopter and airplane use, heating equipment, tractors and pollination measures which include insects (honey bees). The use of such measures may occur day or night and may cause noise, dust and bright lights. Spraying of various chemicals is a common occurrence which is noisy, often smelly and may be offensive. Dusting with sulfur dust is conducted and this can cause nose and eye irritation for some people. The activity along with burning of orchard waste shall be expected and accepted.
12. Farm chemicals & animal wastes are used on adjacent farm properties and the right of the farm owners to continue such use is recognized.
13. Buyers agree not to plant trees which host pest and disease which can adversely impact commercial fruit growers in the area. These pest and diseases are: cherry fruit fly, apple mugget, codling moth, oriental fruit moth, peach twig and trunk borer, woolly apple aphids, rosd and two spotted mites, plum pox, red mites, green peach aphids, powdery mildew and fire blight. These trees being all forms of cherry, plum, apricot, peach, nectarine, pear, apple including flowering and crab, and hawthorn.
14. Private Road Easement 60 feet in width. This Private Road Easement is subject to Canyon County Building Department setback requirements.

LEGEND

BRASS OR AL. CAP SECTION COR.	◕
BRASS OR AL. CAP QUARTER COR.	◑
BRASS OR AL. CAP SIXTEENTH COR.	◔
SET 5/8 X 30" STEEL ROD	○
FOUND 5/8 X 30" STEEL ROD	●
SET 1/2 X 24" STEEL ROD	□
FOUND 1/2 X 24" STEEL ROD	⊗
CALCULATED POINT – NOT SET	△
WITNESS CORNER	WC
SUBDIVISION BOUNDARY	————
LOT LINES	————
UTILITY & IRRIGATION EASEMENT	
PRIVATE ROAD EASEMENT	
MORA CANAL RIGHT-OF-WAY	
CENTERLINE PRIVATE ROAD	— — — —
CENTERLINE MORA CANAL	————

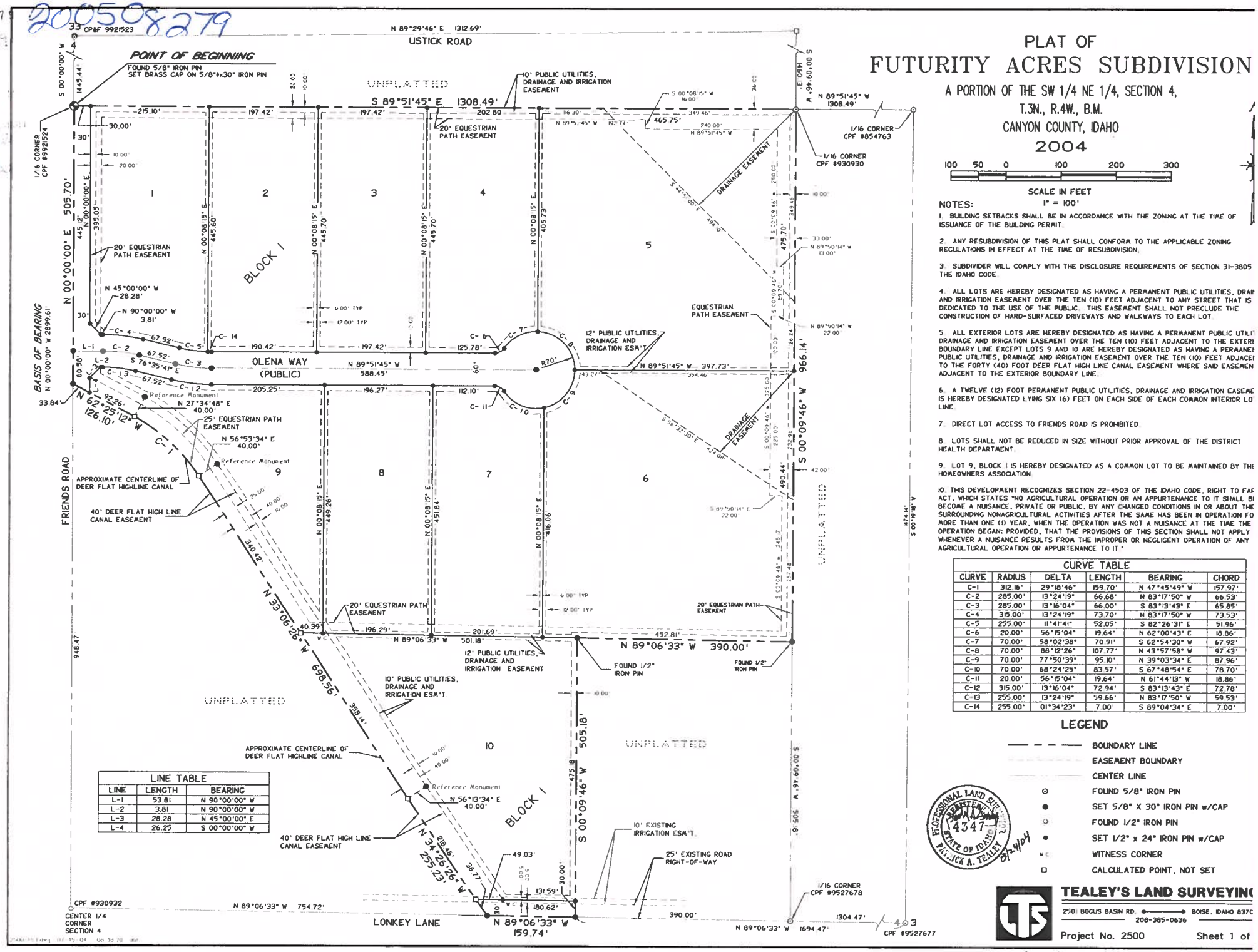
A & B ENGINEERING
836 LaCassia Dr., Boise, ID 83705
(208)-342-7751

Date of Preparation: July 25, 2003

2005008279

PLAT OF
FUTURITY ACRES SUBDIVISION

A PORTION OF THE SW 1/4 NE 1/4, SECTION 4,
T.3N., R.4W., B.M.
CANYON COUNTY, IDAHO
2004



LINE TABLE		
LINE	LENGTH	BEARING
L-1	53.81	N 90°00'00" W
L-2	3.81	N 90°00'00" W
L-3	28.28	N 45°00'00" E
L-4	26.25	S 00°00'00" W

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	312.16'	29°18'46"	159.70'	N 47°45'49" W	157.97'
C-2	285.00'	13°24'19"	66.68'	N 83°17'50" W	66.53'
C-3	285.00'	13°16'04"	66.00'	S 83°13'43" E	65.85'
C-4	315.00'	13°24'19"	73.70'	N 83°17'50" W	73.53'
C-5	255.00'	11°41'41"	52.05'	S 82°26'31" E	51.96'
C-6	20.00'	56°15'04"	19.64'	N 62°00'43" E	18.86'
C-7	70.00'	58°02'38"	70.91'	S 62°54'30" W	67.92'
C-8	70.00'	88°12'26"	107.77'	N 43°57'58" W	97.43'
C-9	70.00'	77°50'39"	95.10'	N 39°03'34" E	87.96'
C-10	70.00'	68°24'25"	83.57'	S 67°48'54" E	78.70'
C-11	20.00'	56°15'04"	19.64'	N 61°44'13" W	18.86'
C-12	315.00'	13°16'04"	72.94'	S 83°13'43" E	72.78'
C-13	255.00'	13°24'19"	59.66'	N 83°17'50" W	59.53'
C-14	255.00'	01°34'23"	7.00'	S 89°04'34" E	7.00'

LEGEND

- BOUNDARY LINE
- EASEMENT BOUNDARY
- CENTER LINE
- FOUND 5/8" IRON PIN
- SET 5/8" X 30" IRON PIN w/CAP
- FOUND 1/2" IRON PIN
- SET 1/2" x 24" IRON PIN w/CAP
- WC WITNESS CORNER
- CALCULATED POINT, NOT SET

SCALE IN FEET
1" = 100'

NOTES:

1. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE ZONING AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.

2. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.

3. SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3805 THE IDAHO CODE.

4. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAIN AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO ANY STREET THAT IS DEDICATED TO THE USE OF THE PUBLIC. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.

5. ALL EXTERIOR LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILI DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACENT TO THE EXTERI BOUNDARY LINE EXCEPT LOTS 9 AND 10 ARE HEREBY DESIGNATED AS HAVING A PERMANE PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT OVER THE TEN (10) FEET ADJACEI TO THE FORTY (40) FOOT DEER FLAT HIGH LINE CANAL EASEMENT WHERE SAID EASEMEN ADJACENT TO THE EXTERIOR BOUNDARY LINE.

6. A TWELVE (12) FOOT PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEME IS HEREBY DESIGNATED LYING SIX (6) FEET ON EACH SIDE OF EACH COMMON INTERIOR LO LINE.

7. DIRECT LOT ACCESS TO FRIENDS ROAD IS PROHIBITED.

8. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF THE DISTRICT HEALTH DEPARTMENT.

9. LOT 9, BLOCK 1 IS HEREBY DESIGNATED AS A COMMON LOT TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

10. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FAS ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BI BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FO MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."

PROFESSIONAL LAND SURVEYOR PATRICK A. TEALEY 4347 STATE OF IDAHO 8/24/04

TEALEY'S LAND SURVEYING
2501 BOGUS BASIN RD. BOISE, IDAHO 8370
208-385-0636

Project No. 2500 Sheet 1 of

Bk. 35 Pg. 39

BEFORE THE CANYON COUNTY PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION'S OF LAW AND ORDER

IN THE MATTER OF AN APPLICATION BY:)
)
DOUG BARTLETT) **CASE# CU2003-49**
)
TO AMEND A CONDITION) **PARCEL # R36544, R36541, R36542-013, & R36545**

I. APPLICATION PROCESS (CCC0 07-06-03)

1.1 LEGAL

Doug Bartlett is requesting to **amend** condition #12 of Case #986615L32-4N-4W which requires subdivision improvements of streets, sidewalks, asphalt paving, streetlights, fire hydrants, concrete curbs and concrete gutters in an "A" (Agricultural) zone. The subject property is located east of Van Slyke Road, south of Boehner Road, and north of Ustick Road, Greenleaf, Idaho, in a portion of the S ½ of Section 32, T4N, R4W, BM.

1.2 NOTIFICATION

On February 13, 2003, staff notified other agencies of this application and solicited their comments. On April 11, 2003 persons owning property within the set distance of the site were notified of the hearing by mail. On April 14, 2003 notice of the hearing was published in the Idaho Press Tribune. Notice of the public hearing was posted on the subject property on April 24, 2003.

II. PROPERTY REVIEW

2.1 PROPERTY HISTORY

On February 18, 1999 the Planning and Zoning Commission signed FCOs for the case #986615L32-4N-4W. This approved a request for a conditional use permit to establish a residential community on approximately 254 acres of approximately 95 individual lots of approximately ¾ acre each and a golf course with a clubhouse, a trail system, necktie parks, a soccer field, tennis court, basketball court, swimming pool, racquetball court, weight room, restaurant and snack bar, gift shop, and pro-shop. On January 4, 2001 an extension was given to the Conditional Use Permit. This extension allowed for an extension beyond

EXGHIBIT
B5

the "commencement within two (2) years of the date of the final decision by the Board and completed within five (5) years of the same date."

III. PUBLIC HEARING

The Canyon County Planning and Zoning Commission heard this case on May 1, 2003.

Planner for the Development Services Department, Carl Miller, reviewed the staff report and presented supplemental exhibits D.1 through D.3 into the record.

Chairman Atkeson entered the exhibits into the record.

3.1 WITNESSES SIGNED UP IN FAVOR: Michael Engebritson, Due Bullock, Tom Bartlett, Robert C. Brown, Susan Wildwood, Sarah Whitney, Lowell Hucks, Doug Bartlett, and Barbara Brown.

3.2 WITNESSES TESTIFYING IN FAVOR: Susan Wildwood and Mike Engebritson.

Susan Wildwood- Representative

- Stated that the same road sections used in Silver Spur I would be used in the proposed subdivision.
- Wanted waivers for curb, gutter, and sidewalk due to the rural nature of the area.
- The Highway District was in favor of the waivers for curb, gutter, and sidewalk.
- Stated that typical streetlights would not be appropriate for the area.
- Proposed a light sensitive light pole 4 to 5 feet high in each yard and lighted housing numbers to reduce light pollution.
- Concrete ribbons and grassy swails would be a better option for this area.

Michael Engebritson

- Mr. Engebritison discussed the development.
- Stated that he preferred barrow ditches as a method to dispose of storm water.
- Stated that he was the design surveyor for the proposed development.

3.3 WITNESSES SIGNED UP AS NEUTRAL: John Williamson.

3.4 NO NEUTRAL TESTIMONY.

3.5 NO WITNESSES TESTIFYING IN OPPOSITION.

Commissioner Nevill **moved**, seconded by Commissioner Scanlon to close public testimony.

The motion **carried** unanimously.

Commissioner Nevill **moved**, seconded by Commissioner Bowen, to **accept** the answers for each of the eight questions required by Canyon County Code of Ordinances 07-06-05, from the staff report with the following changes:

Commissioner Nevill modified the answer to question # 5 to reflect testimony from Ms. Wildwood in favor of concrete ribbons and grassy swails as an option.

The motion **carried** unanimously.

MOTION: Commissioner Nevill **moved**, seconded by Commissioner Scanlon to **approve** a request by Doug Bartlett to **amend** condition #12 of Case #986615L32-4N-4W to eliminate subdivision improvements of streets, sidewalks, concrete curbs, and concrete gutters.

- The wording shall be changed from "asphalt paving" to state: "paved public roads in accordance with standards set by the highway district including asphalt paving, concrete edge ribbons, and grassy swails."
- The wording shall be changed from "fire hydrants" to state: "a fire connection with at least one well that meets fire district fire suppression standards."

Commissioner Weitz, Nevill, Scanlon, and Chairman Atkeson voted in **favor.** Commissioner Bowen and Wallace were **opposed**.

The motion **carried** with a vote of four in **favor** and two **opposed**.

ITEM # 4 HOMESTEAD AT BARTLETT CREEK SUBDIVISION CASE # SD2002-27

A request by Bartlett Homes for **Preliminary Plat** approval of Homestead at Bartlett Creek Subdivision. Also requested is approval of an **Irrigation Plan**. The site is located south of Boehner Road, west of Tucker Road, north of Ustick and east of VanSlyke Road in the South Half of Section 32, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

Planner for the Development Services Department, Wendy Howell, reviewed the staff report and entered supplemental exhibit D.4 into the record.

Chairman Atkeson admitted the exhibit into the record.

WITNESSES SIGNED UP IN FAVOR: Michael Engebritson, Bob Walker, Tom Bartlett, Due Bullock, Susan Wildwood, Doug Bartlett, and Robert C. Brown.

WITNESSES TESTIFYING IN FAVOR: Susan Wildwood, Bob Walker, and Mike Engebritson.

WITNESSES SIGNED UP AS NEUTRAL: John Williamson, Mike McGown, and Bruce Lonks.

WITNESSES TESTIFYING AS NEUTRAL: John Williamson.

STAFF REPORT

Canyon County Hearing Examiner
CCZO 97-001
1995 Canyon County Comprehensive Plan

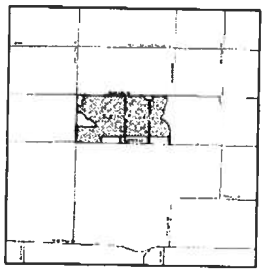
Status Corporation of Idaho
RFE2005-3
Parcel # R36544, R36541, R36542-013

Status Corporation of Idaho is requesting a **Land Use Time Extension (for Homestead at Bartlett Creek Subdivision), Case No. 986615L32-4N-4W to extend the completion date by one year to expire 12/4/07** The development is located south of Boehner Road, at the intersection of Van Slyke Road and Ustick Road., Caldwell, Idaho in the South ½ of Section 32, T4N, R4W, BM.

Hearing date: May 18, 2006

Applicant: Status Corporation of Idaho
4301 E. Garrity Blvd. #102
Nampa, ID 83687

Representative: Kerry Angelos
4301 E. Garrity Blvd. #102
Nampa, ID 83687



Property History

- In February 1999 the Planning & Zoning Commission granted Doug Bartlett a conditional use permit to subdivide approximately 254 acres into 95 residential lots subject to 13 conditions.
- In January 2001 there was a request for an extension of time that was granted by the Planning & Zoning Commission.
- In December 2002 the Development Services Department Subdivision Review Team reviewed the preliminary plat and determined that it satisfies the technical requirements of the Canyon County Subdivision Ordinance.
- In May 2003 the Planning & Zoning Commission considered and approved the preliminary plat with two (2) conditions and recommended approval of the irrigation plan.
- In September 2003 the Planning & Zoning Commission considered and approved the preliminary plat.
- In January 2005 a request for an extension (RFE2004-4) was heard and granted by the Planning & Zoning Commission.

Applicant's Rationale for Land Use Time Extension:

- Ownership change.

Applicant's Progress to Date (Per Application):

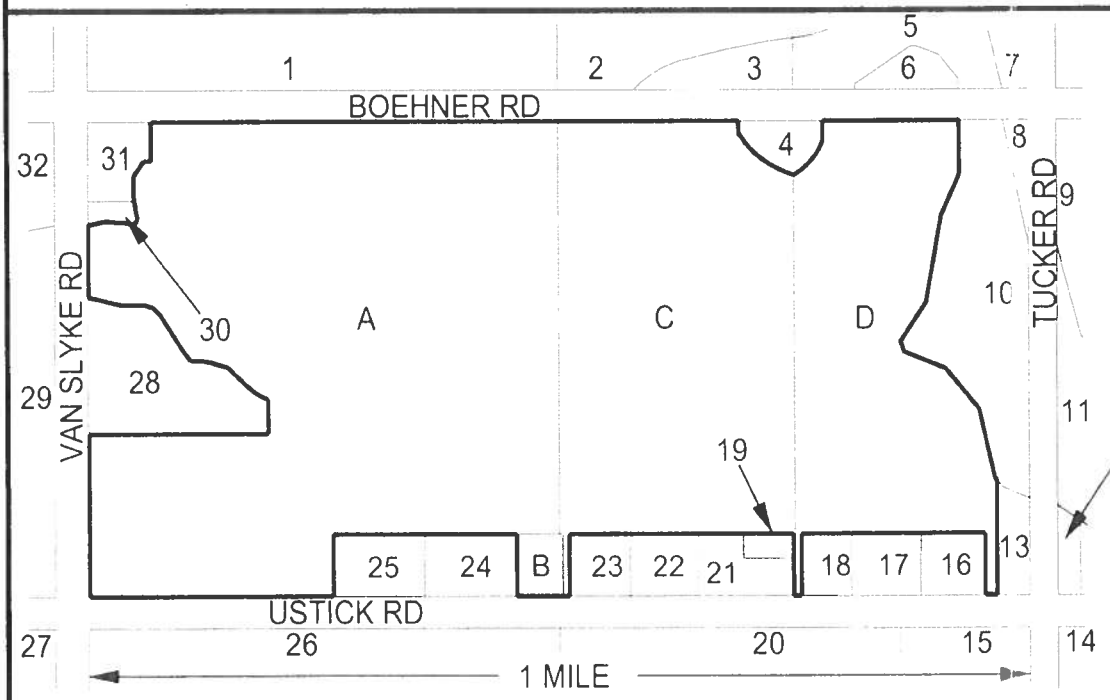
- Purchased and closed on the property effective December 1, 2005.
- Engineer of record has been contacted, to complete the engineering and bring the project up to date for final plat approval.
- 93 test pits dug
- Surveyed wells and well logs
- Completed preliminary engineering report for community water system waiting for DEQ approval

Case No.

CU2003-49

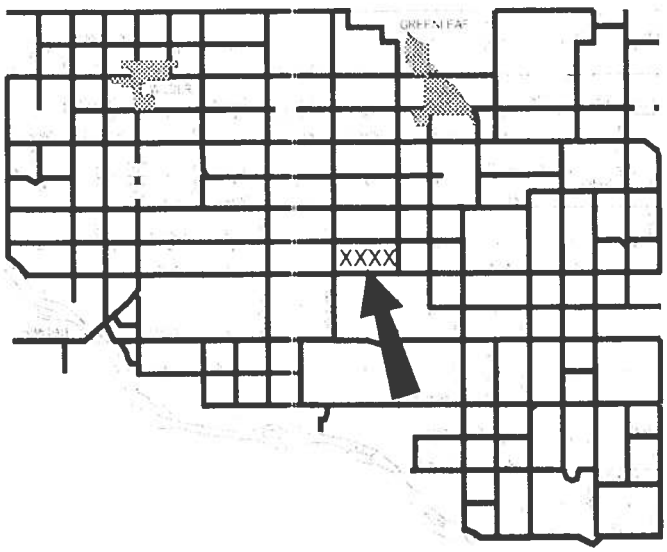
R#: 36544, 36545, 36541, 36542013
1/4 MILE NOTIFICATION DIST.
300' PROPERTY OWNERSHIP SHOWN

Doug Bartlett is requesting to amend condition #12 of Case #986615L32-4N-4W which requires subdivision improvements of streets, sidewalks, asphalt paving, streetlights, fire hydrants, concrete curbs and concrete gutters in an "A" (Agricultural) zone.



SUBJECT PROPERTY
OWNED BY:
A- BARTLETT
B- BROWN
C- BARTLETT
D- BARTLETT

1. CHRISTENSEN
2. BATT
3. ROESBERRY
4. HUME
5. KERNER
6. ROESBERRY
7. HARDING
8. JORDAN
9. HOLTZ
10. SYMMS
11. SYMMS
12. ALLEN
13. ALLEN
14. WILLIAMSON
15. WILLIAMSON
16. JAHN
17. JAHN
18. DANIELS
19. BENEDICK
20. WILLIAMSON
21. BENEDICK
22. YAMAMOTO
23. KELLY
24. PICKETT
25. OSBORN
26. WILLIAMSON
27. WILLIAMSON
28. CHRISTENSEN
29. VAN VLIET
30. JOHNSON
31. ROBLING
32. VAN VLIET



Date: 21 MAR 2003 Location: SH 32-4N-4W Zoning: A

All proportions and dimensions shown on this drawing are approximate

EXHIBIT
B.1
CU2003-49

STAFF REPORT

TO: **CANYON COUNTY HEARING EXAMINER**

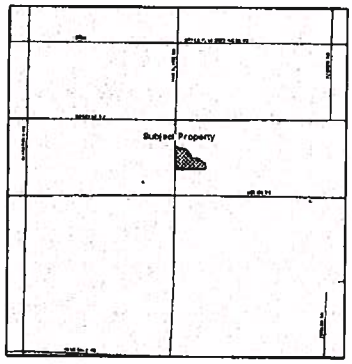
HEARING DATE: December 8, 2005

FILE NO.: CU2005-95

PARCEL NO.: R36544-011

APPLICANT: Dave & Sandy Christensen
18250 Van Slyke Rd.
Wilder, ID 83676

REPRESENTATIVE: Middleton Planning & Design
Mary Shaw Taylor
518 Meadow Ct.
Middleton, ID 83644



STATEMENT OF REQUEST

Dave & Sandy Christensen are requesting a Conditional Use Permit **to divide approximately 12.24 acres into 9 (nine) residential lots in an "A" (Agricultural) Zone.** The subject property is located on the east side of Van Slyke Road, approximately 850' north of the intersection of Ustick Road and Van Slyke Road, Wilder, Idaho, in a portion of the SW ¼ of "Section 32, T4N, R4W, BM.

PROPERTY HISTORY

The parcel went through an administrative lot split in 1997 (LS2004-398). It appears that the landowner did not pursue the division.

PROJECT DESCRIPTION

Proposed Use

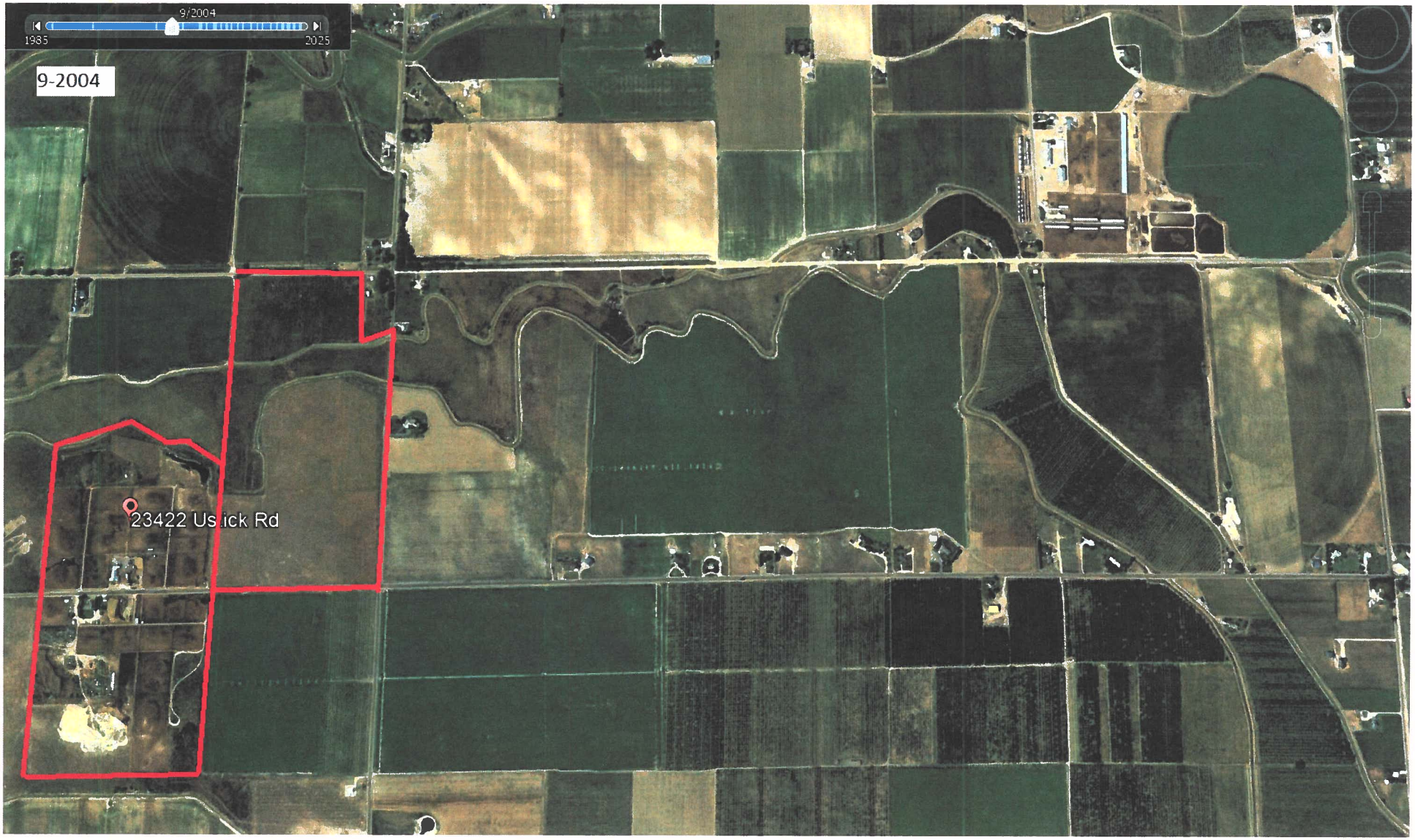
On **August 29, 2005** the Development Services Department accepted an application from **Mary Shaw Taylor of Middleton Planning and Design** and created file no. **CU2005-95**. **If this request is approved, platting will be required as per Canyon County Zoning Ordinance.**

Approved 12/8/05 by H.E.
1 acre lots
Final Plat
2011
Inst# 201100889



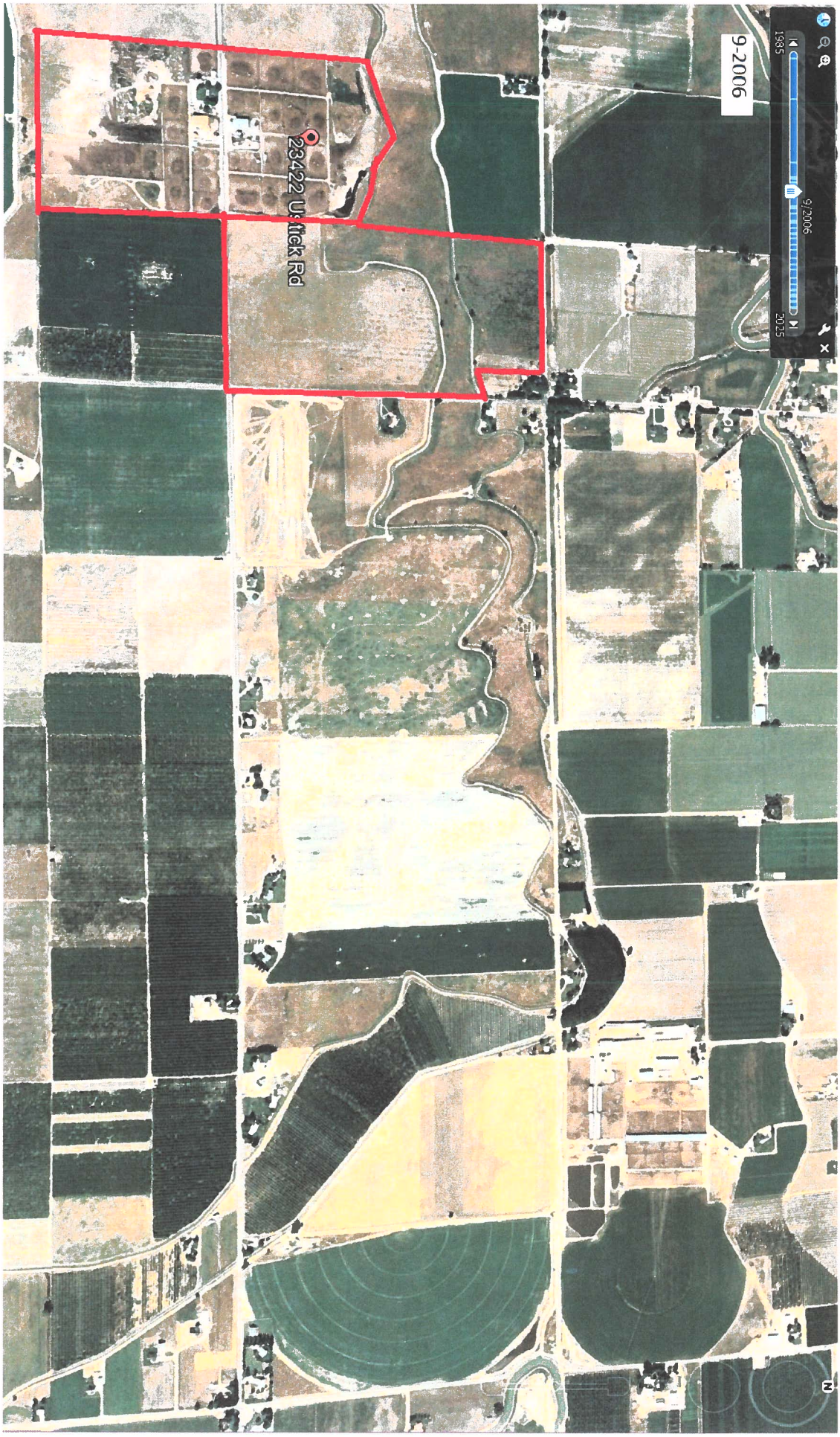
EXHIBIT
B6

2002

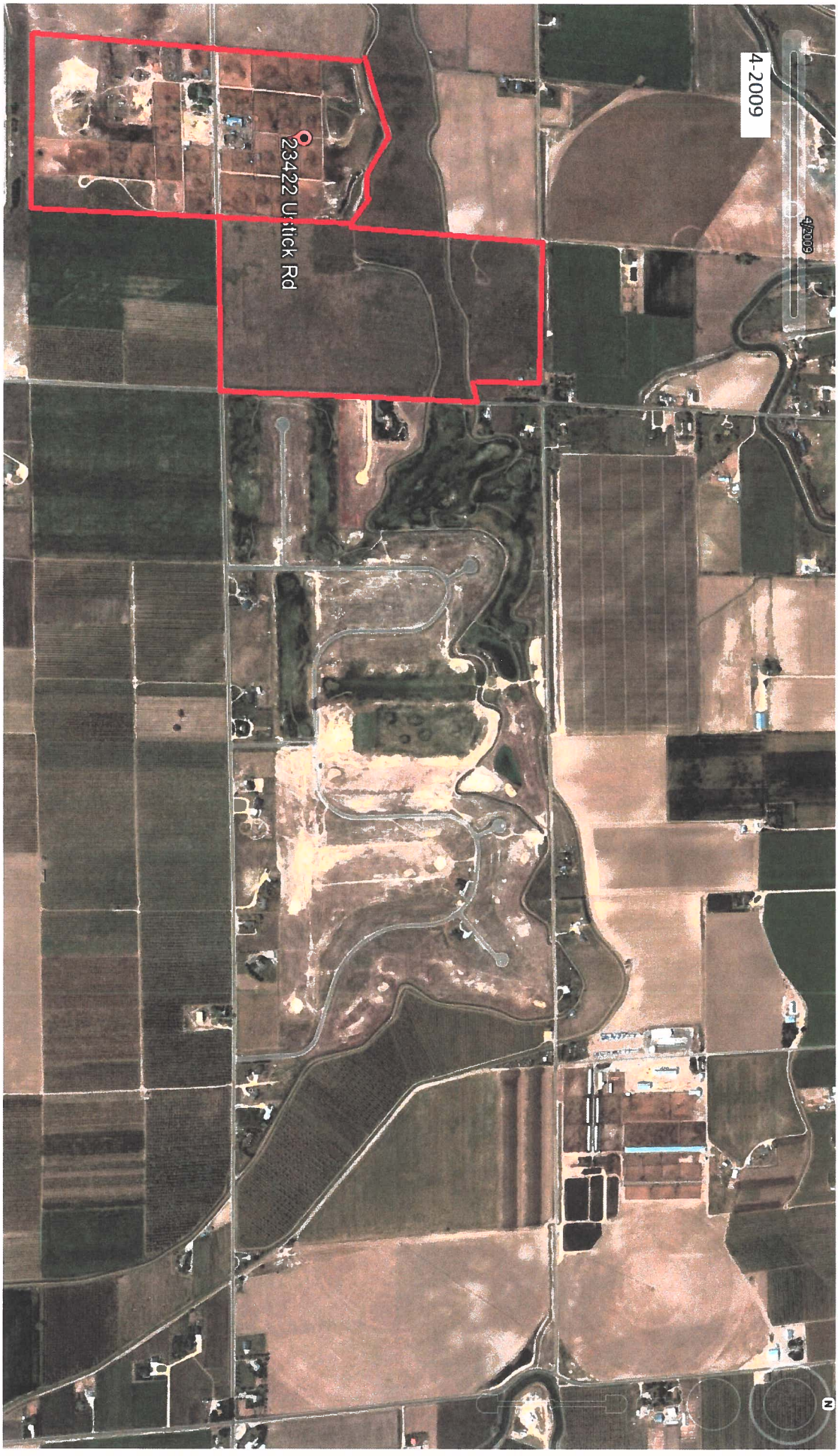


2004

2006



2009



2010



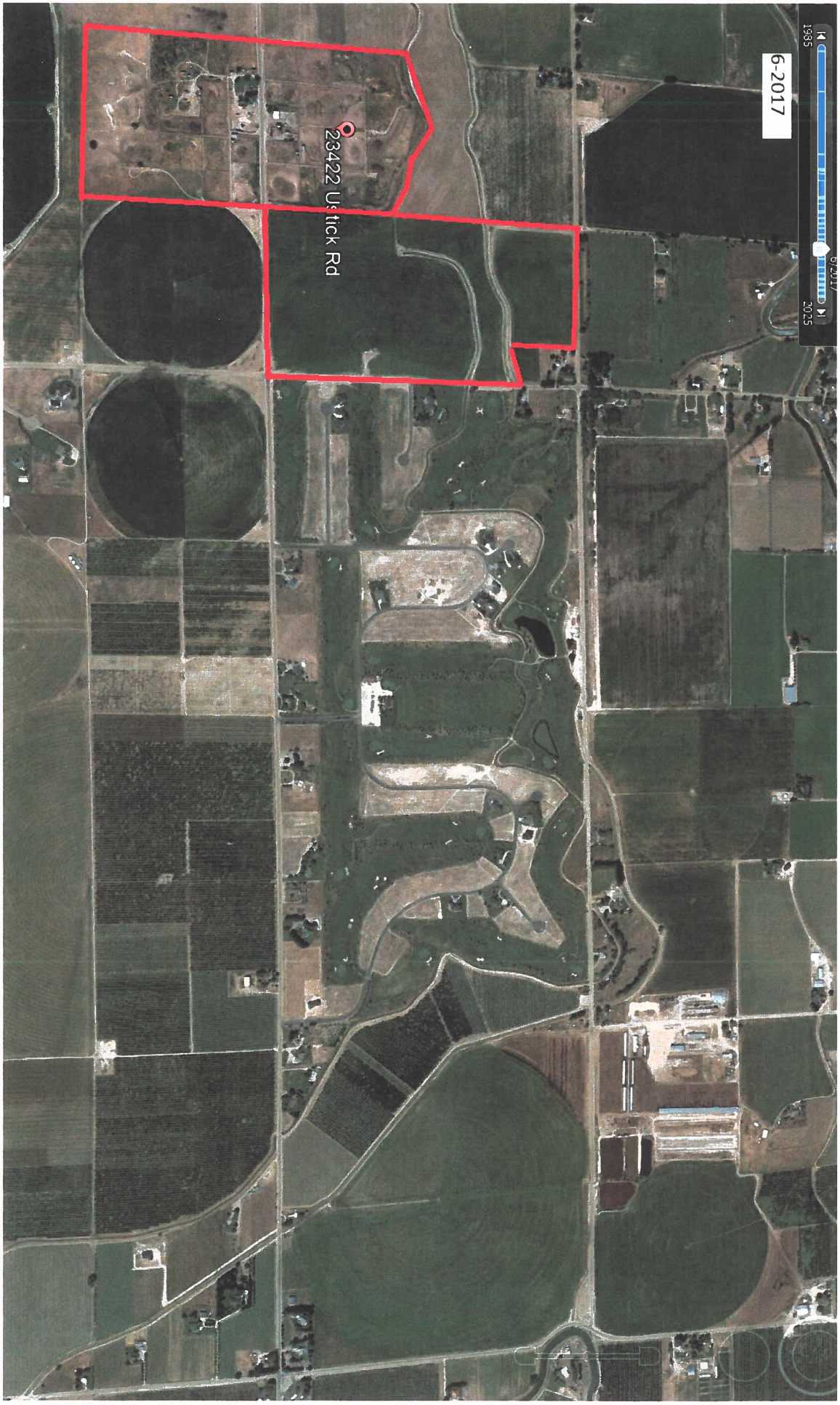
2011
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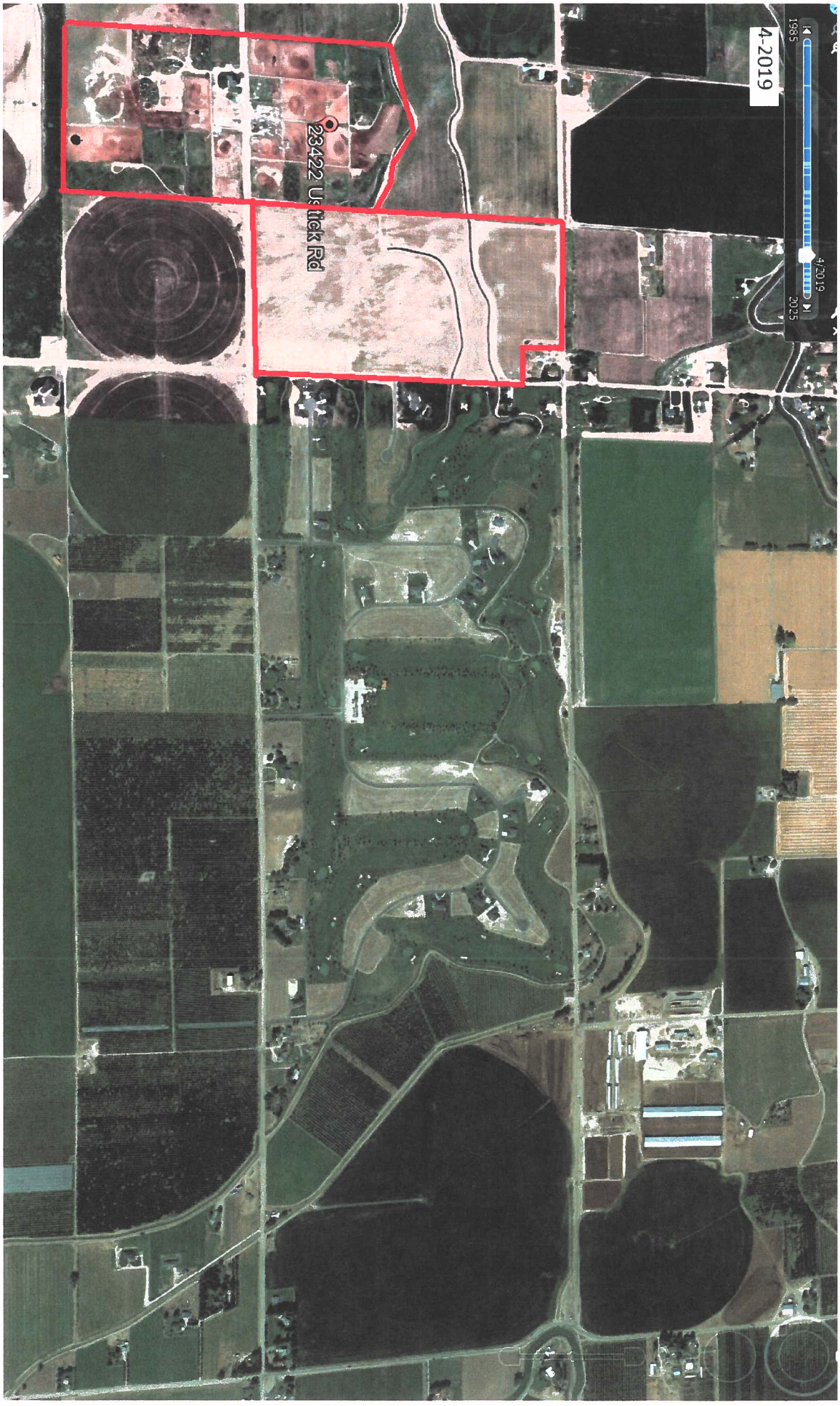
2015



2017



2019



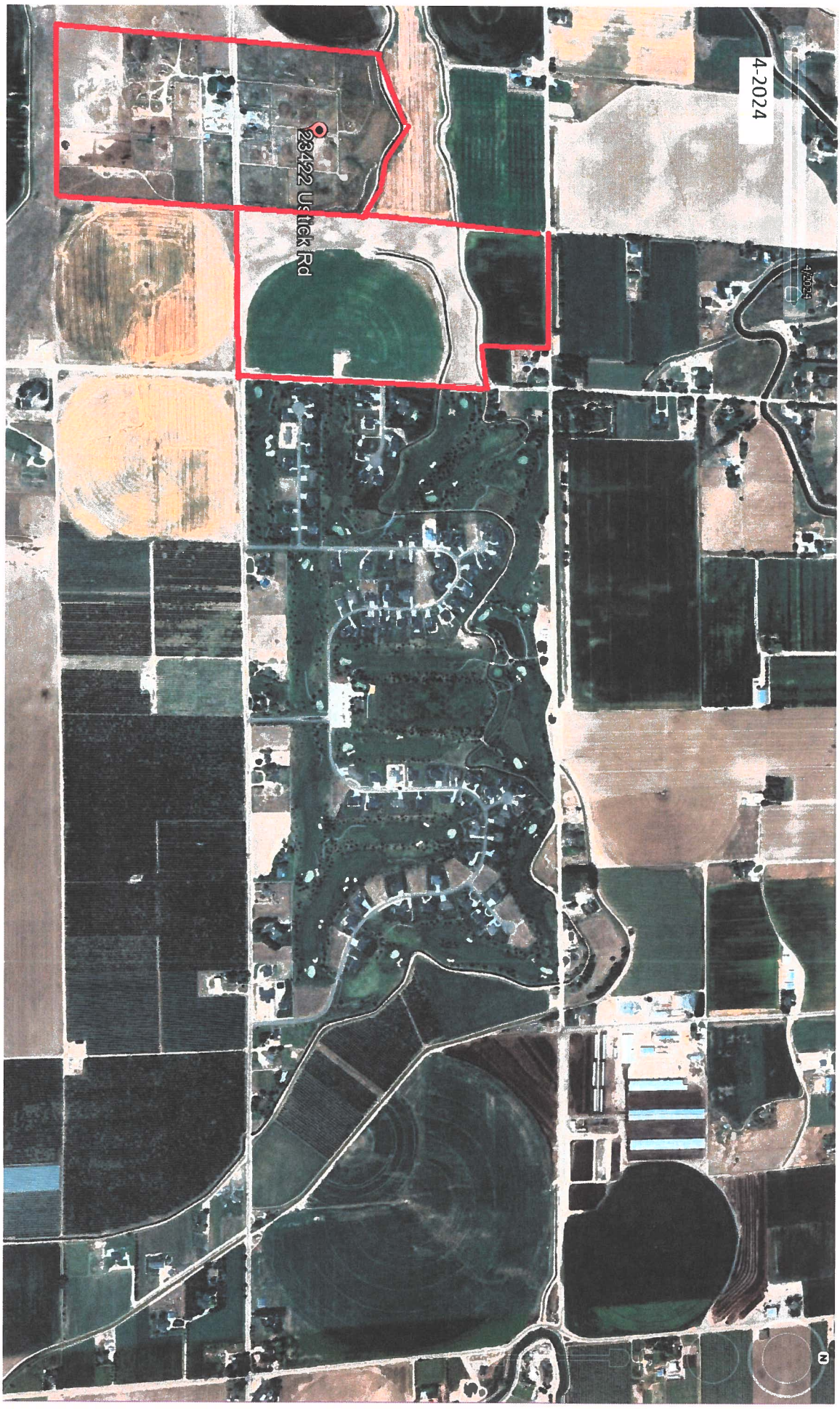
2021



2022



2024



Groundwater Quality in Western Canyon County

Presented on behalf of Van Slyke Farms, Inc.
to the
Canyon County Board of Commissioners

Terry Scanlan, P.E., P.G. – HDR Engineering

EXHIBIT
B7

June 23, 2025

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BACKGROUND

- Zoning approval is sought by Van Slyke Farms for a 14-lot residential subdivision.
- At the Canyon County Board of Commissioners hearing in May 2025, Shawna Kondo, a neighboring property owner, provided a water quality analysis from her domestic well showing a high concentration arsenic (ten times the drinking water standard).
- The hearing was continued until June 23 to allow applicant Van Slyke Farms to provide additional information regarding local groundwater quality for drinking water purposes.

This presentation will discuss Canyon County groundwater quality, first in general terms and then specifically for the Van Slyke Farms area. Recommendations are provided.

QUALIFICATIONS

I am registered in Idaho as a professional engineer and a professional geologist, and I have worked extensively on groundwater quality issues in Canyon County since 1986. This experience includes:

- Long-term groundwater quality monitoring programs
- Investigation, design, or testing of dozens of public drinking water system water wells in Canyon County that have sought to optimize water quality through careful design.

DISCLAIMER

I am not a geochemist, a toxicologist, or a water treatment expert, but I have worked with experts in these fields for many years.

GROUNDWATER QUALITY CONCERNS IN CANYON COUNTY

Health-based water quality concerns and standards

- Coliform bacteria and E. coli bacteria – zero CFU/ml
- Nitrate – MCL = 10 mg/L
- Arsenic – MCL = 10 µg/L (0.010 mg/L)
- Uranium – MCL = 30 µg/L (0.030 mg/L)
- Fluoride – MCL = 4 mg/L

These contaminants are present in groundwater everywhere in Canyon County in concentrations that vary with depth.

MCL is EPA maximum contaminant limit
mg/l = parts per million (ppm)
µg/L = parts per billion (ppb)

GROUNDWATER QUALITY CONCERNS IN CANYON COUNTY

Aesthetic water quality concerns and secondary (non-enforceable) standards

- Iron - SMCL = 0.300 mg/L (300 µg/L)
- Manganese – SMCL = 0.050 mg/L (50 µg/L)
- Total Dissolved Solids (TDS) - SMCL = 500 mg/L
- Fluoride – SMCL = 2 mg/L
- Odor (typically hydrogen sulfide) – SMCL = 3 TON
- Aluminum - SMCL = 0.20 mg/L
- Hardness – subjective; <100 mg/L is “soft”, >200 mg/L is “hard”
- Iron bacteria, sulfate-reducing bacteria

SMCL is EPA secondary maximum contaminant limit
TON = Threshold Odor Number

GROUNDWATER QUALITY VARIES WITH LOCATION AND DEPTH

- As of 2004, the counties with the highest percentage of Idaho Statewide Monitoring Program wells containing an arsenic concentration above 10 µg/L were Owyhee County (72%), Washington County (50%), Twin Falls County (49%), Payette County (46%), Canyon County (42%) and Gem County (35%)[1].
- Arsenic concentrations may show trends horizontally, whereas uranium concentrations are more spotty[2]. Arsenic and uranium concentrations have consistent trends vertically[3].
- Well owners can construct wells to appropriate depths to avoid specific contaminants

[1]Hagan, E.F. (2004)

[2]Womeldorph, Gus, and Shawn Benner (2018)

[3]Womeldorph, L.A. (2019)

GENERAL PATTERNS OF WATER QUALITY WITH DEPTH

Groundwater chemistry is influenced by oxygen content, recharge sources, soil chemistry, sediment chemistry, and human activities. Common trends in Canyon County are:

- Coliform bacteria and E. coli bacteria are found near or at ground surface – presence indicates a well construction or plumbing problem
- Nitrate – nearly always decreases with depth
- Arsenic and uranium – typically decrease with depth
- Fluoride - increases with depth
- TDS and hardness – typically decrease with depth
- Manganese and sulfide – typically increase with depth
- Iron - difficult to predict, typically shallower than manganese

SOURCES OF CONTAMINANTS

- coliform bacteria – naturally occurring in soils
- E. coli bacteria – mammals (livestock, septic)
- Nitrate – fertilizer, manure, septic
- Arsenic and uranium – natural, mobilized by irrigation[1, 2]
- Fluoride – natural from deep geothermal aquifers
- TDS and hardness – natural, often irrigation influenced
- Manganese, iron, aluminum, and sulfide – natural, may be influenced by irrigation or organic matter

[1]Busbee, M. W., Kocar, B. D., & Benner, S. G. (2009)
[2]Hansen, B. (2011)

GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY



GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY

Kondo Domestic Well – 1/8 mile to the east

- 272-285 feet deep, 188-foot static water level
- Arsenic = 105 µg/L – ten times 10 µg/L MCL
- Uranium = 35 µg/L – slightly above 30 µg/L MCL
- Nitrate = 7.5 mg/L – nearing 10 mg/L MCL
- Hardness = 375 mg/L – very hard

GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY

TimberStone Public Drinking Water System Wells – 1/2 mile to the northeast

Initial Investigation 2006

- Poor water quality in data for seven nearby Statewide Program wells. Wells were 63 to 325 feet deep.
  - Arsenic 12 to 65 µg/L
  - TDS 375 to 747 mg/L
  - Iron and manganese low to very high
  - Fluoride moderate
- Two adjacent private wells were sampled (221 and 310 feet deep).
  - High arsenic (79 µg/L and 24 µg/L, respectively)
  - Nitrate and uranium elevated at 221 feet but not detectable at 310 feet

Conclusion from initial investigation – Avoid water-bearing zones above 300 feet due to high arsenic concentrations.

GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY

TimberStone Public Drinking Water System Wells – 1/2 mile to the northeast

Well drilling and testing - 2006

- Zone tests at 3 depth intervals
  - 310-355 feet
    - Arsenic 0.017 mg/L – not acceptable
    - High manganese
  - 380-425 feet
    - Arsenic <0.005 mg/L - acceptable
    - Sulfide odor, elevated manganese, low TDS
  - 670-715 feet
    - Arsenic 0.006 mg/L – acceptable
    - Sulfide odor, elevated manganese, lower TDS
    - Fluoride 2.28 mg/L (above SMCL but below MCL)

Conclusion – Construct permanent wells to depths below 350 feet.

GROUNDWATER QUALITY - VAN SLYKE FARMS VICINITY

TimberStone Public Drinking Water System Wells – 1/2 mile to the northeast

Well drilling and testing – 2006 (continued)

- Completed TimberStone wells were generally consistent with zone test results
    - Shallow well (385-460 feet) had acceptable arsenic (0.005 µg/L), no detectable uranium or nitrate, high manganese (0.25 mg/L) and moderate iron (0.13 mg/L), moderate hardness (165 mg/L), low fluoride (0.44 mg/L), and elevated aluminum (0.24 mg/L).
    - Deep well (632-705 feet) acceptable arsenic (0.009 µg/L), no detectable uranium or nitrate, no detectable iron or manganese, low hardness (33 mg/L), elevated fluoride (2.1 mg/L) and high aluminum (0.40 mg/L).

Overall Conclusion – The best water quality locally is found below 350 feet depth

WATER TREATMENT OPTIONS

- Depending on well depth, homeowners will find different water chemistries and will need to consider different water treatment or conditioning methods.
- Treatment can be whole-house (point-of-entry) or drinking water tap only (point-of-use), or both, depending on needs.
    - Point-of-entry treatment or conditioning is typical for water conditioning (hardness, iron, manganese, odor) and reduction of some contaminants (arsenic).
    - Point-of-use treatment typical for removal of contaminants (arsenic, nitrate, uranium, fluoride).

CONCLUSIONS

- High arsenic concentrations are common in many areas within Canyon County and Idaho.
- Arsenic in groundwater is from natural sources.
- Groundwater meeting health-based water quality standards (i.e., MCLs) is likely to be found below a depth of 350 feet in the Van Slyke Farms vicinity.
- Home water treatment systems can be used to improve the aesthetic quality of groundwater or to remove contaminants (including arsenic) if present. This is true throughout Canyon County.

RECOMMENDATIONS

- Well depths should consider water quality, with wells tapping zones above approximately 350 feet depth expected to have unhealthy concentrations of some contaminants. Lot buyers should be advised to drill deeper than 350 feet for optimum water quality.
- Wells should be constructed with full-length surface seals to prevent the comingling of aquifer zones.
- Wells should be properly disinfected following drilling and following pump installation/servicing to minimize the spread of bacteria.

RECOMMENDATIONS (continued)

- Following pump installation, well water samples should be collected and analyzed at a state-certified laboratory. At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum, and hardness.
- Well owners should contact reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.

REFERENCES

Busbee, M. W., Kocar, B. D., & Benner, S. G. (2009). Irrigation produces elevated arsenic in the underlying groundwater of a semi-arid basin in Southwestern Idaho. Applied Geochemistry, 24(5), 843-859.

Cosgrove, D.M. and Taylor, J. (2007). Preliminary assessment of hydrogeology and water quality in ground water in Canyon County, Idaho. Idaho Water Resources Research Institute Technical Report 07-001.

Hagan, E.F. (2004). Arsenic Speciation Results (2002 & 2003), Ground Water Quality Technical Brief, Statewide Ambient Ground Water Quality Monitoring Program, Idaho Department of Water Resources.

Hansen, B. (2011). Isotopic and geochemical investigation into the origin of elevated uranium contaminations in Treasure Valley ground and surface water, Idaho. Boise State University.

Womeldorph, L.A. (2019). The Spatial Distribution of Elevated Uranium in the Treasure Valley Aquifer System, Southwest Idaho, Year 3. Boise State University and Idaho Department of Water Resources.

Womeldorph, Gus, and Shawn Benner (2018). A Study of Uranium and Arsenic in the Treasure Valley Aquifer System, Southwest Idaho, Year 1. Boise State University and Idaho Department of Water Resources.

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REQUEST CANYON COUNTY
TYPE B/A FEE 0
BY
CANYON CNTY RECORDER
WILLIAM H. HURST
2008 SEP 24 AM 10 26
RECORDED
200805139

NO. 08-111

CANYON COUNTY/JOHN A. WILLIAMSON DEVELOPMENT AGREEMENT

THIS AGREEMENT, made and entered into this ____ day of September, 2008, by and between **Canyon County, Idaho**, a political subdivision of the State of Idaho, hereinafter referred to as "County," and **John A. Williamson and Estate of Evelyn M. Williamson,** hereinafter referred to as "Developer".

WITNESSETH

WHEREAS, Developer applied at the County to conditionally rezone, from an "A" (Agricultural) Zone to a "R-R" (Rural Residential) Zone, an approximately 311 acre parcel which is legally described in Exhibit "A" (attached hereto and incorporated herein by reference) hereinafter referred to as "Property";

WHEREAS, on August 25, 2008, the Canyon County Board of Commissioners voted to grant the Developer's request for a conditional rezone with conditions of approval, attached hereto as Exhibit "B", with a written approval agendized for signature on 9-24-, 2008;

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances § 07-06-07(2), Canyon County Zoning Ordinance No. 05-002, and to ensure the landowners will implement and be bound by the conditions of the conditional rezone Order issued by the Canyon County Board of Commissioners; and

WHEREAS, the County and Developer desire to formalize their respective rights and responsibilities as required by Canyon County Amended Resolution No. 95-232 entitled, "Rules Governing the Creation, Form, Recording, Modification, Enforcement and Termination of Written Commitments (Development Agreements)" and the Canyon County Code.

NOW THEREFORE, the parties do hereby agree to the following terms and conditions.

SECTION 1. STRUCTURE

Titles and subtitles of this Development Agreement, hereinafter referred to as "Agreement," are only used for organization and structure. The language in each paragraph of this Agreement should control with regard to determining the intent and meaning of the parties.

EXHIBIT
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SECTION 2. AUTHORIZATION

This Agreement is authorized by Idaho Code Section 67-6511A, and is required by Article 6 (Conditional Rezoning) of Canyon County Zoning Ordinance No. 05-002. Canyon County Amended Resolution No. 95-232 sets forth the rules governing the creation, form, recording, modification, enforcement and termination of written commitments (Development Agreements).

Pursuant to County Resolution 95-232, the Agreement must be approved by the Board of County Commissioners upon recommendation of the Planning and Zoning Commission, which recommendation may be accepted, modified or rejected. A preliminary, conditional rezoning approval becomes final when the conditions set forth in the recorded Agreement have been fully met as determined by the Director of the Development Services Department.

SECTION 3. PROPERTY OWNER

Developer is the owner of the Property, which is located in Canyon County, Idaho, more particularly described in Exhibit "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Developer represents that it currently holds the complete legal or equitable interest in the Property and that all persons holding legal or equitable interests in the Property or the operation of the business are to be bound by this Agreement.

SECTION 4. RECORDATION AND TERM

Pursuant to Idaho Code § 67-6511A and County Resolution 95-232, this Agreement will be recorded by the Clerk in the office of the Canyon County Recorder and will take effect upon the adoption, by the Board of County Commissioners, of the necessary amendment to the zoning ordinance. The County Clerk will provide a copy of the recorded Agreement to the Director of the Development Services Department, the Prosecuting Attorney, and each of the parties.

The Agreement will run with the land and bind the Property in perpetuity, only as in accordance with law, and inures to the benefit of, and is enforceable by, the parties and their respective legal representatives, heirs, successors, or assigns. 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 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

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death of the last survivor of the now living lawful descendants of George Walker Bush, 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 after complying with the notice and hearing procedures of Idaho Code § 67-6509. Pursuant to County Resolution 95-232, 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. APPLICABILITY OF OTHER LAWS TO THE PROPERTY

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

SECTION 7. COMMITMENTS

Developer will fully and completely comply with the following conditions of the approved conditional rezone of approximately 311 acres from "A" (Agricultural) to "R-R" (Rural Residential) zoning, attached hereto as Exhibit "B".

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

The density or intensity of use of the Property is specified in the Commitments of the previous section (section 7). The uses and maximum height and size of the buildings on the Property shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to an "R-R" (Rural Residential) zone and those provisions of law that are otherwise applicable to the Property.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY

A. County Review. Developer acknowledges and agrees that it shall not hold or attempt to hold the County liable, in any way, for any damages or injuries that may be sustained by Developer 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 do not, and shall not, in any way, be deemed to insure Developer, or any of its heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and at any time.

B. County Procedures. Developer acknowledges that notices, meetings, and hearings

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have been properly given and held by the County with respect to Developer's conditional rezone application in P&Z Case No. CPR2008-2 and any resulting development agreements, ordinances, rules, regulations, resolutions or orders of the Board of County Commissioners and agree not to challenge any of such actions.

C. Indemnity. Developer agrees to, and does 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 by Developer in any way connected 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 Property; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; and (iii) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements. Further, Developer agrees to, and does 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 by any party that arise from, or are in any way connected to, the negligence or other wrongdoing by the Developer.

SECTION 10. PERIODIC REVIEW

The Director of the 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.

SECTION 11. ENFORCEMENT

Unless terminated pursuant to this Agreement, the terms of this Agreement are enforceable by any party hereto, or their successors in interest, notwithstanding any subsequent change in any applicable law adopted by the County that alters or amends the laws, ordinances, resolutions, rules, or policies (hereinafter referred to as "laws") specified in this Section, except as provided in Section 6 of this Agreement.

All laws governing permitted uses of the Property, including, but not limited to, uses, density, design, height, size, and building specifications of proposed buildings, construction standards and specifications, and water utilization requirements applicable to the development of the Property, are those laws applicable and in force at the time this Agreement is executed (Ord. 05-002, as amended as of the effective date of this Agreement), notwithstanding any subsequent

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change in any applicable laws adopted by the County, which alter or amend the laws specified in this Section, except as provided in Section 6 of this Agreement.

Such subsequent change is void as applied to the Property to the extent that it changes any laws which any party to this Agreement has agreed to maintain in force as written at the time of execution, except as provided in Section 6 of this Agreement; provided that this Agreement does not prevent the Board from requiring the parties to comply with laws of general applicability enacted subsequent to the date of the Agreement if they could have been lawfully applied to the Property at the time of execution of the Agreement, provided the Board finds it necessary to impose the requirements, because a failure to do so would place the residents of a subdivision or of the immediate community, or both, in a condition perilous to the residents' health or safety, or both.

Enforcement of the rules will be according to the Canyon County Zoning Ordinance No. 05-002, and as amended, and/or any other remedy provided by law.

SECTION 12. REQUIRED PERFORMANCE

Developer shall comply with all commitments set out in this Agreement and shall timely and satisfactorily carry out all required performance to appropriately maintain, in the discretion of the County, all commitments set forth in this Agreement.

SECTION 13. 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 the manner deemed most reasonable by the non-breaching party. The time 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 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. Provided, however, that under no circumstances shall a party to this agreement be permitted to cure the same default or breach more than two (2) times.

SECTION 14. ZONING REVERSION

The execution of this Agreement is deemed written consent by Developer to change the zoning of the Property to its prior zoning designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and by this Agreement. No reversion

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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 in Idaho Code § 67-6509, if the property is not used as approved or is abandoned, or conditions are not met, or commitments not kept, the County Commissioners may cause the Property to revert to the zoning designation (and the allowed land uses of that zoning designation) existing immediately prior to the conditional rezone action, i.e., the Property conditionally rezoned from an "A" (Agricultural) Zone designation to an "R-R" (Rural Residential) Zone designation may revert back to the "A" (Agricultural) Zone designation.

SECTION 15. COMPLIANCE WITH LAWS

Developer agrees that it will comply with all federal, state, county, and local laws, rules and regulations, which appertain to the subject property, including the requirements of County Amended Resolution No. 95-232, which by this reference is fully incorporated herein. Developers' failure to comply with the above laws or the terms of this Agreement will subject it to an enforcement action by County in a court of competent jurisdiction.

SECTION 16. RELATIONSHIP OF PARTIES

It is understood that this Agreement between Developer and the County is such that Developer is an independent contractor and is not an agent of the County.

SECTION 17. 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, except as provided for in Section 11 of this Agreement.

SECTION 18. NOTICES

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) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid, certified or registered mail, return receipt requested, at the addresses set forth below.

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

Director

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Development Services Department
Canyon County Courthouse
1115 Albany Street
Caldwell, ID 83605

Notices and communications required to be given to Developer will be addressed to, and delivered at, the following address:

John A. Williamson
19692 Williamson Lane
Caldwell, Idaho 83607

Estate of Evelyn M. Williamson
c/o 19692 Williamson Lane
Caldwell, ID 83607

A party may change its address by giving notice in writing to the other party. Thereafter, notices and other communications will be addressed and delivered to the new address.

SECTION 19. 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 may be reversed, upon the failure of Developer, each subsequent owner, or person acquiring an interest in the Property, to comply with the terms of this Agreement, as provided in Section 4 of this Agreement.

If this Agreement is terminated, and the zoning designation is reversed, a document recording such termination and zoning reversal will be recorded by the Clerk in the office of the Canyon County Recorder and distributed to the same parties noticed above.

SECTION 20. EFFECTIVE DATE

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of an ordinance amending Canyon County Zoning Ordinance No. 05-002 to reflect the conditional rezone.

SECTION 21. TIME OF ESSENCE

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

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IN WITNESS WHEREOF, the parties hereto have hereunto set their hands.

BOARD OF COUNTY COMMISSIONERS CANYON COUNTY, IDAHO

Chairman, David J. Ferdinand, II

Commissioner Steven J. Rule

Commissioner Matt Beebe

Attest: WILLIAM H. HURST

By _____
Deputy

Date: 9-24-08

DEVELOPER

John A. Williamson

ESTATE OF EVELYN M. WILLIAMSON BY AND THROUGH HER CO-PERSONAL REPRESENTATIVES (see Canyon County Case No. CV08-08126)

Shirley A. Wentz

Roger L. Williamson

John C. Williamson

CANYON COUNTY IDAHO 1892

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STATE OF IDAHO)
ss.
County of Canyon)

On this 24 day of Sept., 2008, before me, a Notary Public in and for said State, personally appeared, DAVID J. FERDINAND, II, STEVEN J. RULE and MATT BEEBE known or identified to me to be the duly elected commissioners of the Board of County Commissioners of the County of Canyon, a political subdivision of the State of Idaho, that executed the said instrument, and acknowledged to me that such County of Canyon, State of Idaho executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year first above written.

CLAUDIA AMARAL NOTARY PUBLIC STATE OF IDAHO

Claudia Amaral
Notary Public for Idaho
Residing at: Caldwell, Id
My Commission Expires: 3-15-14

STATE OF IDAHO)
ss.
County of Canyon)

On this 22nd day of September, 2008, before me, a notary public, personally appeared John A. Williamson, known by me, or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written..

SHARON PENAS NOTARY PUBLIC STATE OF IDAHO

Sharon Penas
Notary Public for Idaho
Residing at: Nampa, Id
My Commission Expires: 04/03/10

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STATE OF IDAHO)
) ss
COUNTY OF)

On this 22nd day of September, 2008, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared John C. Williamson, Roger L. Williamson and Shirley A. Wentz known by me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within and foregoing instrument and acknowledged that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

SHARON PENAVS NOTARY PUBLIC STATE OF IDAHO

Sharon Penavs
NOTARY PUBLIC FOR IDAHO
Residing at: Kemp St
My Commission expires: 04-03/10

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EXHIBIT A

LEGAL DESCRIPTION
CASE NO. CPR2008-2

Parcel 1 R33200, R33202

Lots 1, 2, 3 and 4, all in Section 5, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho

Parcel 2 R33199

The North 710 feet of the East 750 feet of said Lot 1, Section 5, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho

Parcel 3 R33208

Lot 1, Section 6, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

Parcel 4 R33198

All that part of Lot 3 lying South and West of the centerline of the Mora Canal, Section 4, Township 3 North, Range 4 West, Boise Meridian, Canyon County Idaho; ALSO shown of record as lying West of the centerline of the Mora Canal.

Parcel 5 R33193

All that part of the South Half of the Northwest Quarter of Section 4, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, lying west of the centerline of the Mora Canal

Parcel 6 R33193-010

A portion of the Southwest Quarter of the Northwest Quarter of Section 4, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

BEGINNING at the brass cap marking the West Quarter corner of the said Section 4, also said point being the REAL POINT OF BEGINNING; thence
North 00° 52' 20" West 712.00 feet along the Westerly boundary of the said Southwest Quarter of the Northwest Quarter of Section 4 to an iron pin; thence
North 89° 39' 20" East 296.51 feet to an iron pin; thence

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South 00° 49' 45" East 713.77 feet to an iron pin on the Southerly boundary of the said Southwest Quarter of the Northwest Quarter of Section 4; thence
North 90° 00' 00" West 296.00 feet along the said Southerly boundary of the Southwest Quarter of the Northwest Quarter of Section 4 to the POINT OF BEGINNING.

Parcel 7 R33198

All of Lot 4 of Section 4, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho; EXCEPTING THEREFROM that part thereof lying Northeast of the centerline of the right of way of the Mora Canal; ALSO shown of record as lying East of the centerline of the right of way of the Mora Canal.

Parcel 8

TOGETHER WITH an Ingress-egress easement more particularly described as follows:

The West 30 feet of Government Lot 4 and the West 30 feet of the Southwest Quarter of the Northwest Quarter of Section 4, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, EXCEPT the South 712 feet of the said Southwest Quarter of the Northwest Quarter.

BEST ORIGINAL AVAILABLE

EXHIBIT B

CONDITIONS OF APPROVAL
CASE NO. CPR2008-2

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

2. The development shall be platted in accordance with CCZO 05-002, Article 17.

3. Any final plat for any phase shall bear plat notes referencing the following:

   a. "Right to Farm Statement" in accordance with CCZO 07-17-19 (3) and Idaho Code Section 22-4501 through 22-4504.
   b. Confined Animal Feeding Ordinance (CAFO) ordinance provisions referencing any dairies or feedlots and their proximity to the development.

4. All roads within the development shall be dedicated to the public and shall be constructed according to highway district standards.

5. As part of the submission for the preliminary plat for each phase, the developers shall comply with the respective highway jurisdiction requirements pertaining to any traffic study evaluating the impacts of the development of the Subject Property on the affected roads and fund an appropriate pro-rata share of any improvements necessitated by the development of any phase, including consideration of previous phases and background traffic from other developments. The mechanism for funding shall be determined between the developers and the respective highway jurisdiction.

6. Wastewater service shall be by individual treatment systems on residential lots meeting the minimum size acceptable to Southwest District Health. Residential lots smaller than the minimum lot size acceptable to Southwest District Health shall be served by shared systems, or if there are a sufficient number of residential lots, by a community wastewater treatment system developed in accordance with the requirements of the Idaho Department of Environmental Quality and Southwest District Health.

7. Domestic water service on residential lots shall be in accordance with the requirements of the Idaho Department of Water Resources and the Department of Environmental Quality including ownership and operation.

8. A site-specific Storm Water Pollution Prevention Plan (SWPPP) shall be in place prior to any construction on site.

BEST ORIGINAL
AVAILABLE

9. The developer shall submit a weed and gopher control plan to Canyon County Weed and Gopher Control Department, and obtain their written approval of said plan within 90 days of the signing of the FCOs by the BOCC.

10. The irrigation shall be by one or more pressurized irrigation systems except for residential lots that do not have water rights. The pressurized irrigation system(s) shall be owned and operated by private companies, the developer, or the respective homeowners' associations when established, unless the responsible irrigation entity agrees to own and operate the system(s).

11. A landscape plan meeting the then current subdivision requirements shall be submitted with the application for a Preliminary Plat. Common area landscaping shall be reasonably maintained in living condition.

12. The development shall contain not less than ten percent (10%) net common usable open space. Open space may differ from phase to phase so long as the total common open space equals net ten percent (10%) upon completion.

13. All open space/common lots shall be maintained by developer and/or one or more homeowners' associations.

14. The final plats for the development shall show provision for future roadway connectivity to adjoining developments.

15. All exterior illumination shall be low-wattage, downward facing, and directed away from adjacent properties.

SPF Water Engineering, LLC
water resource consultants

April 12, 2006

Mike Engebritson
Engebritson Land Surveying
2251 South Sumac Street
Boise, ID 83706

Subject: Water Supply Assessment for "SummerWind at Orchard Hills"

Dear Mike,

This letter transmits the results of our work to date on Tasks 1 and 2 of our scope of work dated January 6, 2006. This work includes a preliminary evaluation of project water requirements based on project information available to date and a ground water resource evaluation.

1. Site Description

The SummerWind at Orchard Hills (SummerWind) subdivision is located about 2.75 miles southwest of Greenleaf, Idaho, in the south ½ of Section 32, Township 4 North, Range 4 West (see Figure 1). This subdivision consists of three parcels of land with a total area of approximately 248.5 acres. Elevation of the project site ranges from about 2,520 feet to 2,600 feet above mean sea level. Site topography is relatively flat, generally sloping to the north at around 3.5%. Existing land use on the project site is primarily agricultural (see Figure 2). Surrounding land use is agricultural, rural residential, and livestock operations.

2. Preliminary Evaluation of Project Water Requirements

The anticipated service area of the public water system for SummerWind includes 92 residential lots occupying a total area of 68.75 acres located within the project boundary shown on Figure 1. The total development area is 248.5 acres, including 157.69 acres for total common space lot area, 22.06 acres for proposed and existing rights-of-way, and 68.75 acres for total residential lot area. The common space area includes land for ingress/egress, public utilities (includes well lot with an area of 0.4 acres), drainage, irrigation, and recreation (golf course).

The anticipated water demands are summarized in Table 1. Peak flows for water system design were estimated using methods endorsed by the Idaho Department of Environmental Quality (DEQ). Project water requirements were estimated without supplemental irrigation. It is our understanding that you will be constructing a separate pressurized irrigation system

800 East River Park Lane, Suite 105, Boise, Idaho 83706 Tel: 208-383-4140 Fax: 208-383-4156

EXHIBIT
B9

to use surface water supplied by Wilder Irrigation District and ground water from on-site irrigation wells. With this separate system, supplemental irrigation will be available from on-site wells. You have indicated that the Wilder Fire District has approved a tanker connection at the well site, so the water distribution system design will not include fire flows. For well design, we are assuming a fire flow requirement of 1,000 gpm.

Demand	Peak Hour (DEQ Method)	Peak Day (DEQ Method)
Domestic for 92 single-family homes	104 gpm	49 gpm
Fire flow	1,000 gpm	- - -
Total demand	1,104 gpm	49 gpm

Table 1. Preliminary estimate of project water requirements.

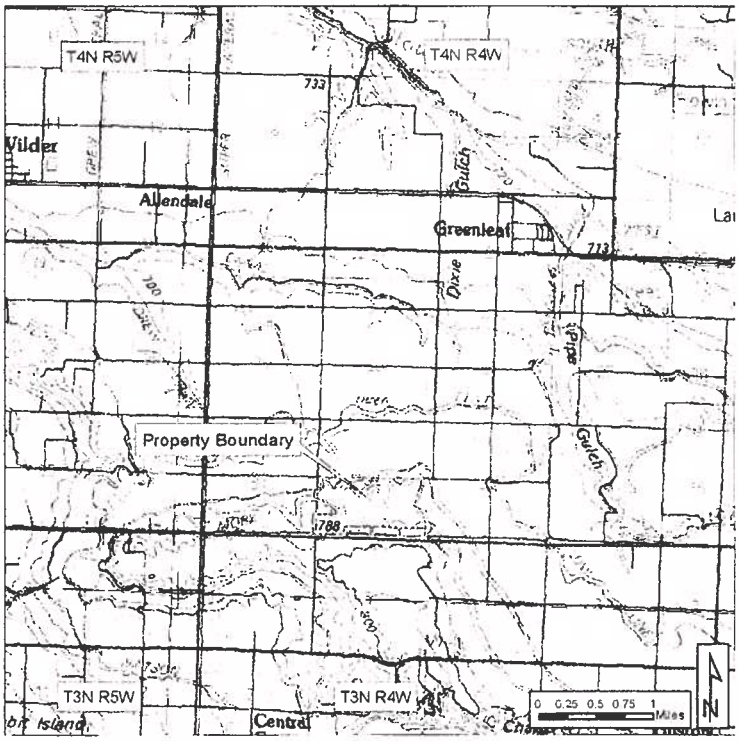


Figure 1. Area location map for SummerWind.

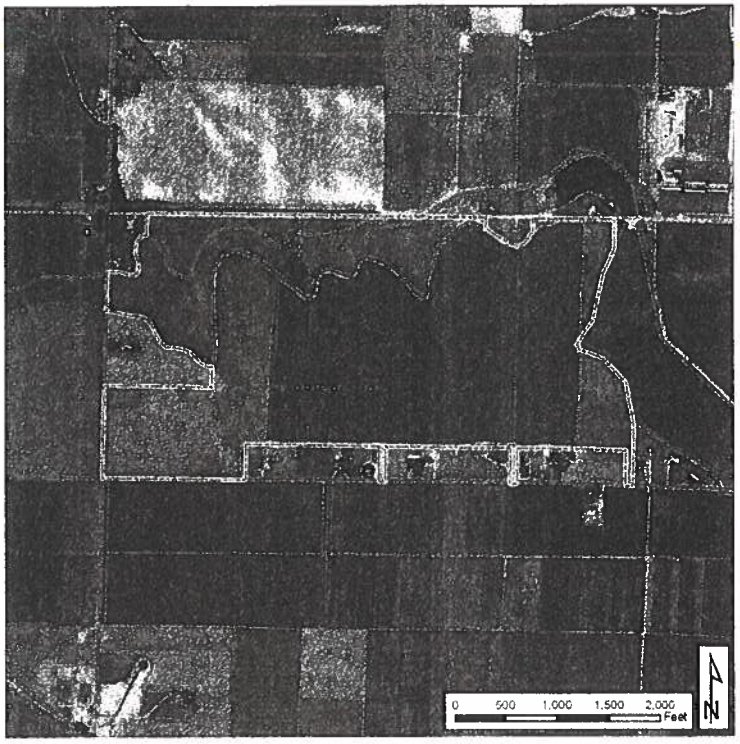


Figure 2. Site location map for SummerWind.

3. Ground Water Resource Evaluation

3.1. Geology

According to the Geologic Map of the Boise Valley and Adjoining Area, Western Snake River Plain, Idaho, prepared by Othberg and Stanford (1992). the SummerWind project site is underlain by the Glenns Ferry Formation (see Figure 3). The Glenns Ferry Formation is composed of Tertiary-age fine-grained sediments, primarily greenish gray poorly consolidated siltstone and fine sandstone. This formation is generally arranged in distinct thick beds (>1,000 ft). The majority of the sediments within the Glenns Ferry Formation are lacustrine in origin (Othberg 1994). In this bluffs south of the property, the Glenns Ferry Formation is overlain by coarse sand and gravel of the Tenmile Gravel (Othberg 1994).

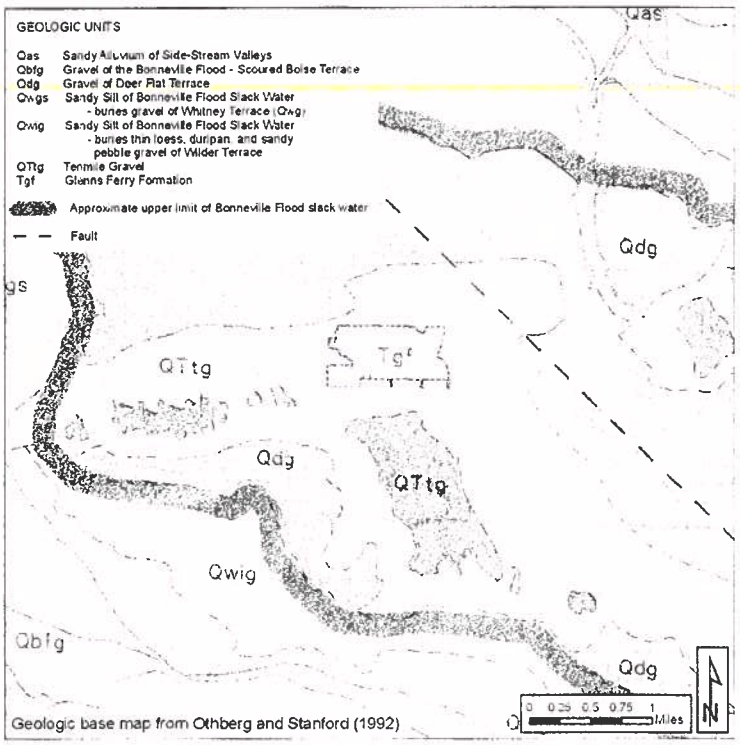


Figure 3. Geologic map of the SummerWind area.

3.2. Existing Wells

Wells with drillers' logs located within a ½ mile of the SummerWind property were identified from Idaho Department of Water Resources (IDWR) records. Based on these records, there are 90 wells within a ½ mile of the project site (see Figure 4). There are six wells with driller's reports actually located on the property. The locations of two of these (wells 17 and 19) have been confirmed in the field while the other four have been verified to be on the property by the former owners' son, Tom Bartlett. These wells are shown on Figure 5. There are also two other wells located on the property without drillers' reports. These are labeled the Bartlett and Caylor wells on Figure 5. A summary of all 90 well logs are provided in Attachment A, with those six wells located on the property highlighted. Of the 90 wells, 69 are domestic wells, 15 are irrigation wells, two are stockwater wells, and three wells are for other uses (injection, domestic/livestock, and multiple-residence domestic).

The 90 wells range in depth from 41 to 705 feet and had static water levels ranging from 7 to 200 feet below ground surface. Well 16 is listed as being artesian. Production reported on the drillers' logs ranged from 8 to 1,100 gallons per minute (gpm). Of these 90 wells, 40 are

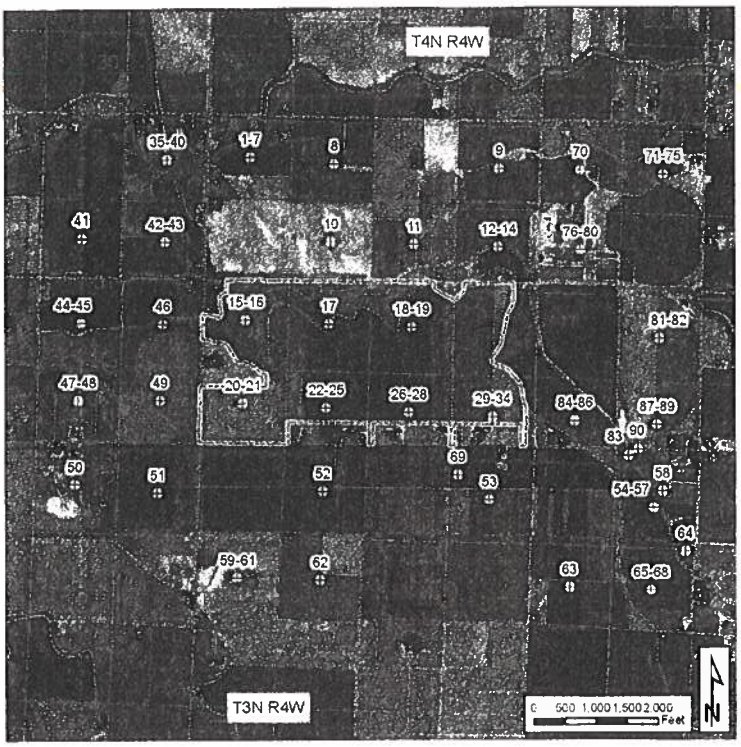


Figure 4. Wells with drillers' reports within ½ mile of SummerWind.

located within a ¼ mile of the project site. These 40 wells have depths ranging between 41 and 705 feet and static water levels between 8 and 200 feet below ground surface. These 40 wells include the aforementioned artesian. Production reported on the drillers' logs ranged from 8 to 450 gpm. These wells were constructed with either an open bottom or were perforated or screened from 5 to 240 feet of casing. Drillers' logs for the six wells located on the property are provided in Attachment B. Other drillers' logs of representative wells within a ¼ mile of SummerWind are provided in Attachment C.

Drillers' logs from wells within a ¼ mile of SummerWind indicate that the Glenns Ferry Formation in this area generally consists of layers of brown or yellow clay and brown sand up to 200 feet thick, within which are thinner layers of gravel. Water-bearing zones in these upper layers occur in clay/sand and sand/gravel layers up to 40 feet thick at various depths (generally greater than 50 feet deep). Generally at a depth of around 200 feet (actual depth varies between 50 and 300 feet), a layer of blue clay occurs with a thickness of between 15 and 70 feet. Below this blue clay layer there exists layers of blue or brown clay and brown or black sand. Water-bearing zones in these lower layers occur in sand and fractured clay/sand layers up to 75 feet thick.

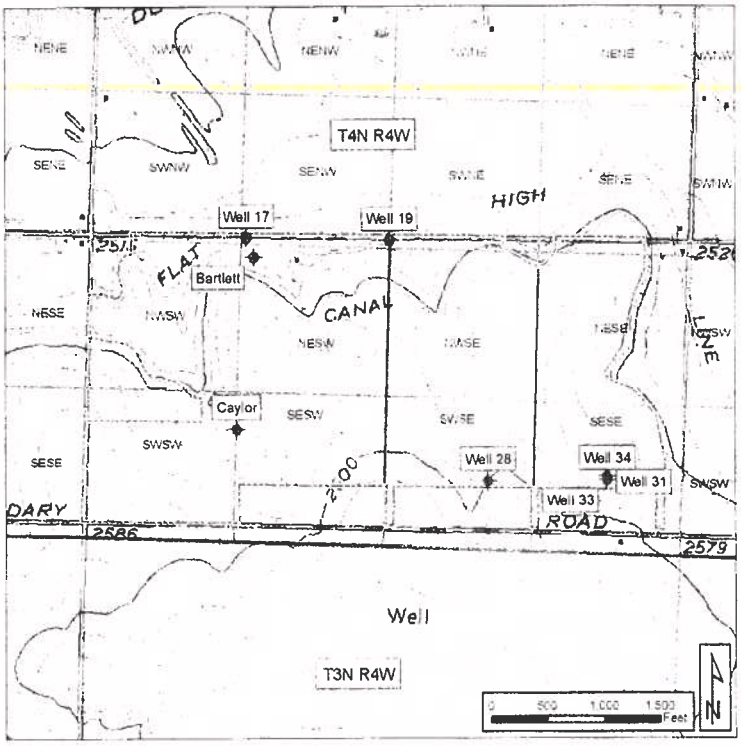


Figure 5. Wells located on the Summerwind property.

Wells completed in shallow clay/sand or sand/gravel layers above the blue clay layers (well depths between 41 and 160 feet) have reported yields usually in the range of 8 to 40 gpm. These shallow wells had static water levels ranging between 8 and 77 feet below ground surface. Well 33 had a depth of 160 feet, was completed in yellow clay with sand streaks, and produced 200 gpm. Well 28 was completed in the uppermost blue clay layer at a depth of 200 feet and was perforated between 168 and 176 feet. This well was tested at 360 gpm.

Wells completed in the deeper sand or fractured clay/sand layers (well depths between 155 and 690 feet) have reported yields of between 20 and 450 gpm. These deeper wells had static water levels ranging between 20 and 200 feet below ground surface.

If adequate water-bearing sand units are encountered at depth, it is anticipated that the projected domestic and fire flow water demands for SummerWind can be met with one small and one large well. The minimum required capacity of both wells in combination will be the fire flow plus peak hour demand of 1,104 gpm and the minimum required capacity of the smaller well will be the peak hour demand of 104 gpm.

Based on drillers' logs from nearby wells, the wells drilled for SummerWind may need to be relatively deep (i.e. at least 300 feet) to obtain enough water to meet the project demands. Wells in the area drilled into deeper sand layers have been test pumped at up to 1,100 gpm. It is anticipated that an efficiently constructed well greater than 300 feet deep would yield 500 to 1,000 gpm, assuming sufficient water-bearing sand units are encountered at depth.

3.3. Water Quality

Ground water quality data from the Idaho Statewide Ground Water Quality Monitoring Program was available for seven wells located within two miles of SummerWind. The location of these wells is shown in Figure 6. Selected data are summarized in Table 2, and all of the data is provided in Attachment D. Drillers' logs were found for six of these wells, and these are provided in Attachment E. Four of these water quality wells correspond with wells shown in Figure 4, and these are noted with their well number in Figure 6.

Water quality results from these wells reveal concentrations of arsenic, fecal coliform, nitrate, gross alpha radiation, iron, manganese, and total dissolved solids exceeding the primary or secondary maximum contaminant level (MCL) set by the U.S. Environmental Protection Agency. Primary MCLs are legally enforceable standards for public water systems to protect public health (domestic wells for individual homes are not considered public water systems). Secondary standards represent non-enforceable guidelines for substances that may cause cosmetic or aesthetic effects in drinking water.

The concentration of arsenic exceeded the primary MCL of 10 µg/l in every sample taken from the seven wells (total of 17 samples). These concentrations ranged from 12 to 65 µg/l. Nitrate exceed the primary MCL of 10 mg/l at only one well (04N 04W 30BBB2), but in three of the six samples taken from the well since 1990. This well is relatively shallow, with a depth of 71 feet. Elevated nitrate concentrations often indicate influence from agricultural fertilizers and/or septic systems. Gross alpha radiation exceeded the primary MCL of 15 pCi/l at one well (03N 04W 04BDA1). Three samples from two wells (04N 04W 33CDC3 and 04N 04W 30BBB2) tested positive for fecal coliform. The presence of coliform bacteria generally reflects local conditions or well construction factors, not regional aquifer characteristics.

Concentrations of iron, manganese, and total dissolved solids exceeded secondary standards in several wells. Regulatory levels for these constituents are established for aesthetic reasons (e.g, taste, odor, staining, or hardness). Iron concentrations exceeded the secondary MCL of 300 µg/l in two of the four samples taken from well 04N 04W 33CDC3. Manganese concentrations exceeded the secondary MCL of 50 µg/l in five samples collected from two wells (04N 04W 33CDC3 and 04N 04W 21DCD1). The concentration of total dissolved solids exceeded the secondary MCL of 500 mg/l in 10 samples taken from four wells. Water samples from these wells are classified as hard to very hard, with hardness values ranging from 186 to 420 mg/l

Well ID	Well Depth (ft)	Arsenic (µg/l)	Fecal Coliform (col/100 ml)	Fluoride (mg/l)	Nitrate (mg/l)	Gross Alpha (pCi/l)	Iron (µg/l)	Manganese (µg/l)	Total Dissolved Solids (mg/l)	Hardness (mg/l)
03N 04W 04BDA1	92	[illegible]	<1	0.7	7.99	[illegible]	<10	<3	426	240
03N 04W 05AAB1	325	[illegible]	<1	0.7 – 0.8	<0.05 – 7.9	13.9 – 15	<3 – <10	<1 – 49	[illegible]	390 – 420
04N 04W 33CDC3	270	[illegible]	<1 – [illegible]	0.6 – 0.7	<0.050 – 0.17	-1.2 – 1.9	150 – [illegible]	[illegible]	[illegible]	324 – 370
04N 04W 33CDC2	72	[illegible]	<1	0.4	9.9	10.2	<3	<1	466	263
04N 04W 28ACB2	63	[illegible]	<1	0.6	7.1	5.5	<3	<1	375	186
04N 04W 21DCD1	177	[illegible]	<1	0.6	<0.05	3.1	210	[illegible]	[illegible]	213
04N 04W 30BBB2	71	[illegible]	<1 – [illegible]	0.5 – 0.8	3.9 – [illegible]	3.9 – 6.7	<3 – 14	<1 – 4	412 – [illegible]	250 – 370
Primary MCL	---	10	0	4	10	15	---	---	---	---
Secondary MCL	---	---	---	2	---	---	300	50	500	---

Table 2. Selected ground water quality data from wells near SummerWind.

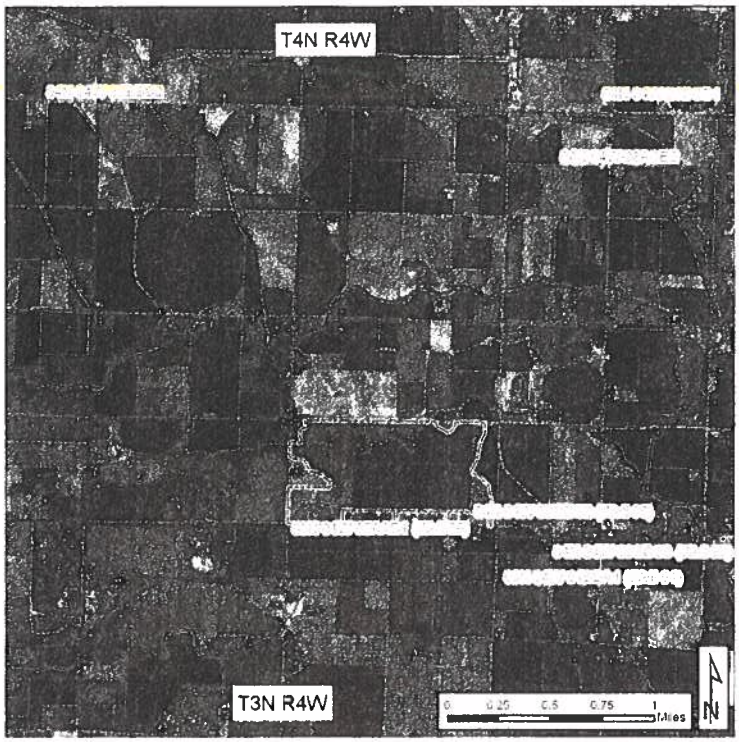


Figure 6. Ground water quality monitoring wells in vicinity of SummerWind.

These water quality monitoring wells have depths ranging from 63 to 325 feet deep. The deepest well (03N 04W 05AAB1) was perforated from 140 to 260 feet and from 270 to 322 feet. This well had arsenic concentrations in the range of 58 to 65 µg/l, well above the primary MCL of 10 µg/l. This well also had concentrations of total dissolved solids in the range of 706 to 747 mg/l, above the secondary MCL of 500 mg/l. Because this well was perforated from a depth of 140 feet down to 322 feet, it is possible that ground water with poor water quality only occurs at shallower depths and better water quality occurs at depths greater than 300 feet. It is also possible that even at well depths greater than 300 feet, arsenic and total dissolved solids may be present at levels exceeding their respective MCLs. Water quality data from well 04N 04W 33CDC3, which has an open-bottom casing down to 220 feet, indicates elevated levels of arsenic and total dissolved solids as well as iron and manganese occur at depths as great as 220 feet.

Preliminary water quality sampling for selected parameters should be conducted during drilling of the wells to evaluate water quality within the different water-bearing zones encountered, prior to installing well screens and casing. It may be necessary to drill wells at greater depths to reach an aquifer zone with better water quality. Elevated concentrations

of selected constituents are often associated with discrete aquifer zones, so one strategy for well construction in these areas is to seek aquifer zones having acceptable water quality characteristics. Another option is water treatment, and there are multiple point-of-use water treatment technologies available for these circumstances. For example, reverse-osmosis filtration can be used to remove arsenic. Pretreatment (e.g., water conditioning) may be necessary for water with elevated total dissolved solids when using reverse-osmosis.

3.4. Well Site

The wells must be located on a dedicated well lot that will provide a minimum 50-foot setback between the wells and other features such as property boundaries, roadways, sewer lines, and surface water. If possible, the wells should be located at least 200 feet from surface water to avoid meeting additional regulatory requirements associated with a ground water under direct influence of surface water evaluation (GWUDI). It is our understanding that a well lot has been identified on the property (Lot 15, Block 1, just north of Lot 14 and just west of Aura Vista Way). This well lot has an area of about 0.40 acres. Based on a review of the aerial photograph (Figure 2) and the preliminary site plans, it appears that required setback distances can be met at the proposed well lot location.

Sincerely,

Terry M. Scanlan, P.E., P.G.

References

Othberg, K.L., and L.R. Stanford. 1992. Geologic Map of the Boise Valley and Adjoining Area, Western Snake River Plain, Idaho. Idaho Geological Survey Press, Geologic Map Series, Scale 1:100,000, 1 plate.

Othberg, K.L. 1994. Geology and Geomorphology of the Boise Valley and Adjoining Areas, Western Snake River Plain, Idaho. Idaho Geological Survey Press, Bulletin 29, 54 pages.

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Development Services Department

Canyon County, 111 North 11th Ave. Suite 310, Caldwell, ID 83605
(208) 454 7458 ▪ Zoninginfo@canyoncounty.id.org

July 25, 2024

Corey Blaine
1164 E. Beacon Light Road
Eagle, Idaho 83616

Dave Christensen
18250 Van Slyke Road
Wilder, Idaho 83676

Phyllis Indart
23441 Ustick Road
Wilder, Idaho 83676

Todd Lakey
Borten-Lakey Law
141 E. Carlton Ave
Meridian, ID 83651

Alan Mills
Mills Realty Co.
PO Box 206
Middleton, ID 83644

RE: Case File Nos. OR2022-0002 & RZ2022-0002: R36546, R36523, R36525, R33209, and R33210 Comprehensive Plan Amendment and Rezone for potential development of Timber Ridge Subdivision a 376 residential lot development.

Applicants,

As you are aware, Canyon County has been working systematically to reduce the backlog of applications received during 2020, 2021, and 2022. As part of this continued effort, Development Services Staff have been reviewing the historic files to ensure completeness, and readiness to move through the hearing process. As your team has an application that was submitted in 2022, we wanted to document the history on this case, current status as we understand it, and establish a path forward to completion. To do this, we need your help with clear communication on status and intent.

On February 1, 2022 a Comprehensive Plan Amendment and Rezone, OR2022-0002 & RZ2022-0002, was applied for by Corey Blaine on behalf of *David Christensen, Rob Nash, Todd McCauley and Phyllis Indart.* The subject properties include five (5) parcels: R36546 (70.53 ac.), R36523 (73.06 ac.), R36525 (36.79 ac.), R33209 (41.21 ac.), and R33210 (0.50 ac.) containing approximately 222 acres at and near

23422 Ustick Road, Wilder and 18706 Van Slyke Road, Wilder. The properties lie within the Greenleaf Area of City Impact.

Each of the properties are currently zoned "A" (Agricultural). The application proposes a comprehensive plan amendment from Agriculture to Residential and a rezone from "A" (Agricultural) to "R2" (Medium Density Residential) providing for ½ acre residential lot sizes. The application proposes 376 residential lots with a community water system, community wastewater system, and public roads. Staff notes that the "R2" zoning district provides for multi-family dwellings and for the properties located within the Greenleaf area of city impact the lots could be reduced to a minimum of 12,000 square feet with community water/sewer provisions.

The current development team verbally indicated to staff differing intents on path forward over the past year, including a potential proposal for significant modifications to the original application, including a different development team, changing the requested zoning designation from R2 to RR, no provisions for community water and waste water, and removal of more than 80 acres of properties from the original plan.

The following is a timeline of discussions and reviews for the applications as submitted.

- On December 27, 2022, staff sent a letter to the Timber Ridge Development Team, Owners/Applicants identifying the status of the project and what items needed to be submitted to DSD for the project to continue to move forward to hearing. Staff strongly recommended the applicant revise the zoning application to a Conditional Rezone with a development agreement (DA).

- On December 30, 2022, staff met with Alan Mills to discuss the project and concerns with the lot sizes, R2 zoning, traffic impacts, and the ability to make affirmative findings for both the Comprehensive Plan amendment and the Rezone to medium density residential in this remote area of the county.

- On December 31, 2022, staff received from Mr. Blaine an email indicating the team was in favor of a conditional rezone and development agreement (DA), but did not submit a request to modify the application from "R-2" zoning (providing for average 0.5 acre lots) to "CR-R1" zoning with a development agreement, and DSD did not receive the required development agreement fee as discussed with the applicant.

- On June 26, 2023 staff followed-up with Mr. Blaine regarding the development agreement fees still outstanding (DSD administrative staff audit) and he indicated that he would review his records. No fees have been received to date.

- On March 24, 2023 during a review of the application, staff noted discrepancies in what was being proposed in the application letter of intent (inclusive of 376 lots) versus what the concept development plan was depicting and requested clarification from Mr. Blaine. Clarification or new concept drawings were not received at that time.

- On April 4, 2023, staff met in person with the developers including Rob Nash, Todd McCauley and Corey Blaine to discuss the project, concerns, opportunities, what would need to happen to move the case forward with staff proposed affirmative findings for the development as proposed, or modifications that could be made to better reflect compatibility with the existing conditions of the area.

- On June 13, 2023, staff followed-up with Mr. Blaine and the entire team via email on the status of the application post discussion with the development team. Mr. Blaine responded, "*The application is being amended per your recommendations from when we met in your office Tuesday April 4th.*" He indicated that Todd Lakey would be in touch shortly on the amended applications.

- On August 10, 2023, Todd Lakey reached out to schedule a meeting indicating that the investor group had restructured their business and were considering reducing the density of the project.

- On August 31,2023, staff met with Mr. Lakey, Mr. Mills, and Mr. Christensen to discuss the path forward with the developer proposing significant modifications to the application inclusive of the reduction of properties/acreage and proposing rural residential (RR) zoning. They indicated that they would not be proposing community water or waste water systems for this revised proposal. At this meeting, staff indicated due to the magnitude of the changes, they needed to withdraw the current applications, request a refund of unused fees, and reapply for what they are proposing.

- On September 26, 2023 staff also had similar discussions with Mr. Brent Orton who was brought on as part of the applicant team working to achieve development entitlements.

- On September 6, 2023 Alan Mills submitted a parcel inquiry requesting the originality and how many building permits were available to each parcel.

- On February 5-7, 2024, Mr. Orton reached out indicating that Christensen intended to ask for a few administrative land divisions to be placed outside of the current pivot sweep. He indicated that they were not withdrawing the applications for a plan amendment and rezone. Mr. Orton also sent via email several concept development plans with potential layouts for Christensen/Indart properties.

- To date, staff has not received further updates from the applicants/developers. The applications have not been withdrawn as recommended to the current development team at the August and September meetings, nor has the team resubmitted with the new development request and concept plan inclusive of new application documents reflecting the proposed revised plans.

It is still our understanding the applicant is planning to modify the applications significantly.

By August 25, 2024, Development Services must receive, in writing, responses to prior staff requests, and a revised and accurate letter of intent for the project. The letter of intent must also include an updated list of applicant representatives moving forward, their role and communication point of contacts. If it is still the intent to make significant modifications to the application, a proposed timeline for the withdrawal of

the current applications and re-submittal of the new concept with appropriate applications and documentation, must also be received by August 15, 2024. DSD staff will then review, and establish timelines and milestones for the case, to ensure all have the same expectations and accountabilities. If we do not receive the above required items by the due date, the case will immediately be processed as is, notifications will commence, and the project will proceed through the hearing process without affirmative findings.

Respectfully,

Deb Root, Principal Planner
Canyon County Development Services
208-455-6034
debbie.root@canyoncounty.id.gov

Attachments:
December 27, 2022 Review Letter
Master Application submitted 2-1-2022

CC: Sabrina Minshall, Director
Canyon County Development Services

original applicants/developers:
Todd McCauley
tmccauley@gmail.com
Rob Nash
rob.r.nash@gmail.com

Associate on Project:
Brent Orton
brentorton@ortonengineers.com

EXHIBIT C

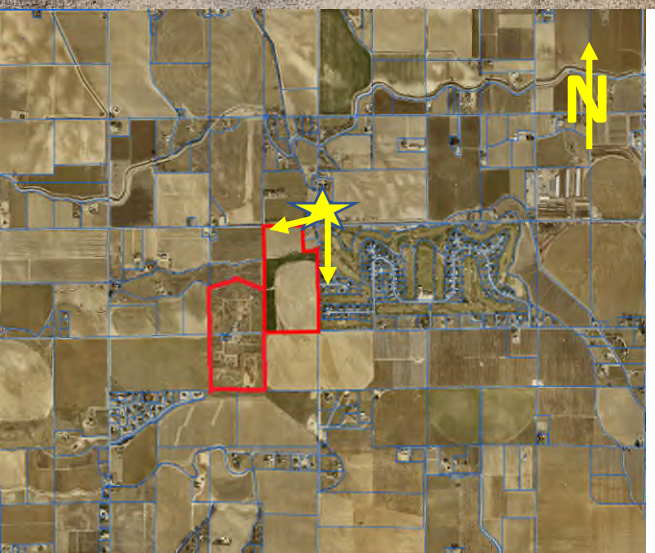
Site Visit Photos

EXHIBIT C

OR2022-0002 &
RZ2022-0002-CR

AREA PHOTOS 8-5-25







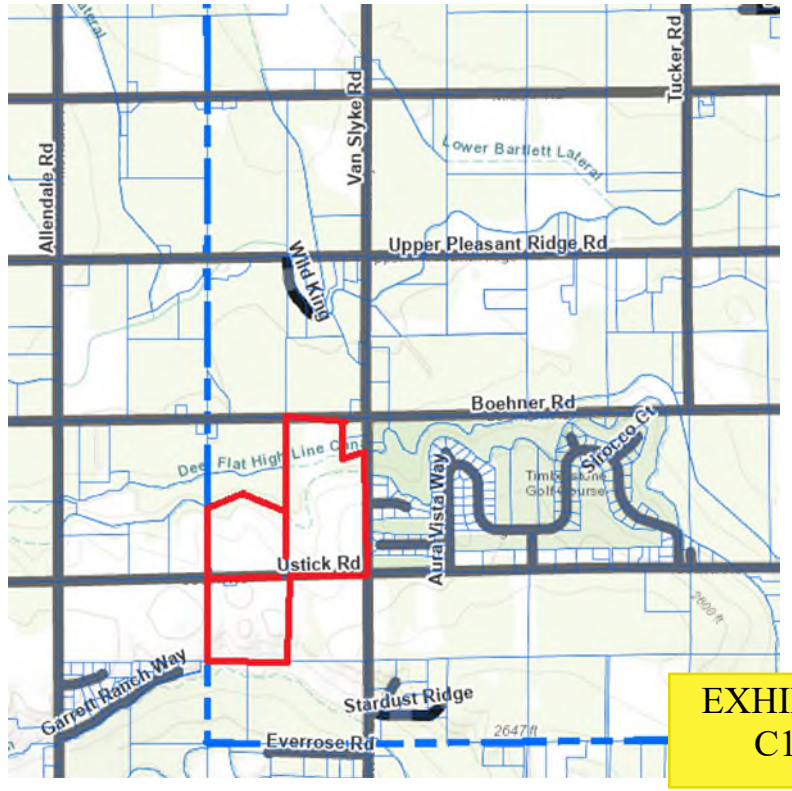
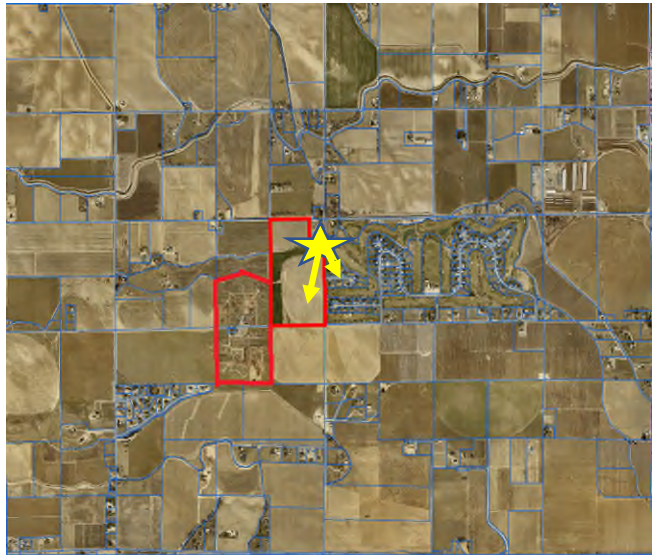


EXHIBIT
C1







Van Slyke southward from near Boehner Road intersection near northeast corner of property









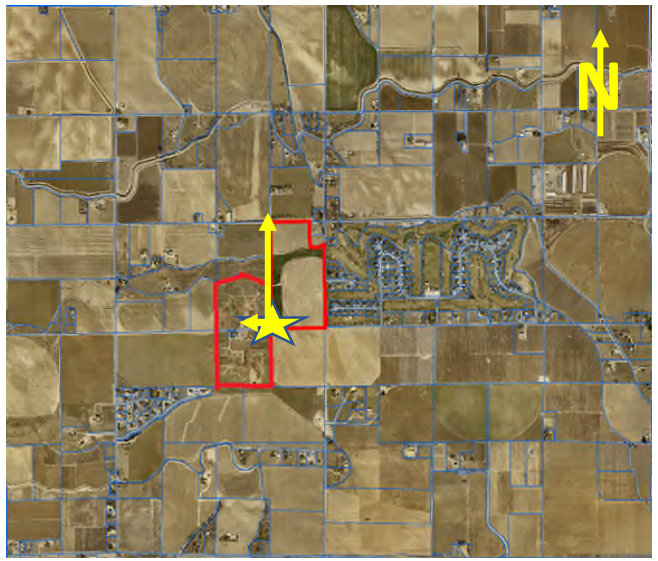
Intersection Ustick and Van Slyke
Photo taken 8-5-25

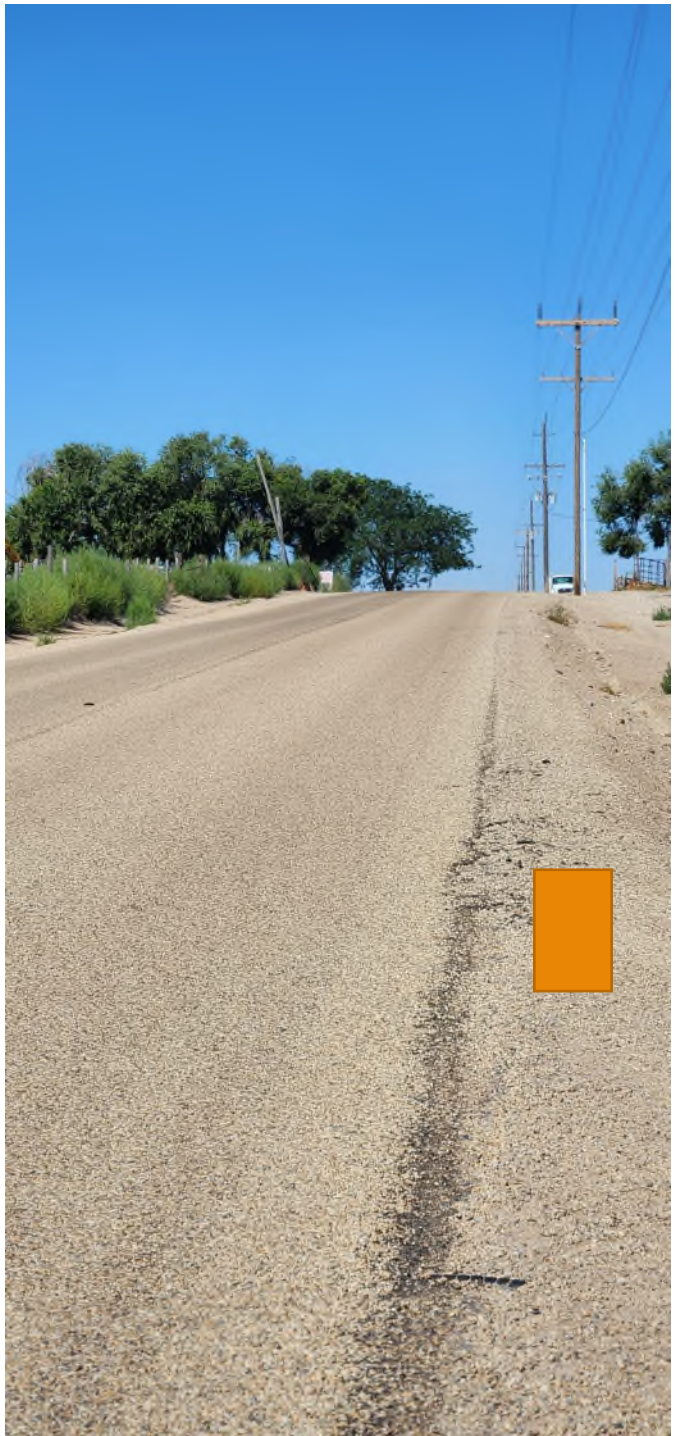


West on Ustick from Van Slyke



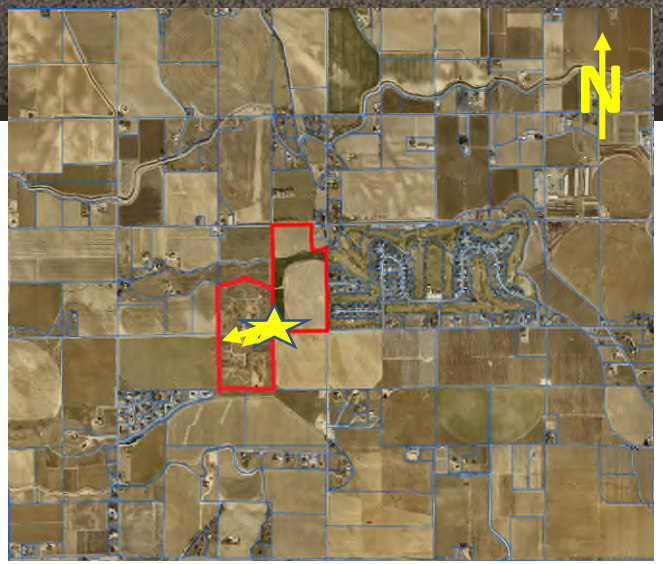
Photos from near property line between Christensen and Indart properties from Ustick Road (8-5-25 image) looking northward



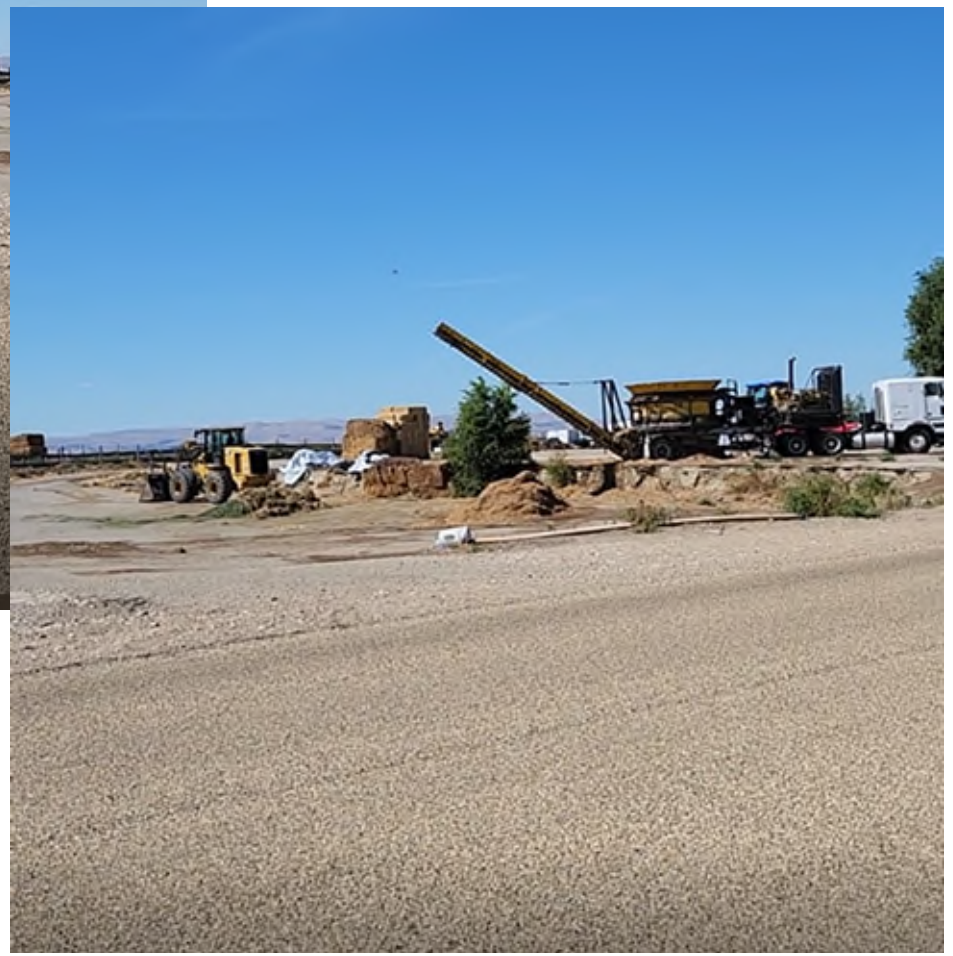


Looking west on Ustick. Feedlot accesses at top of rise



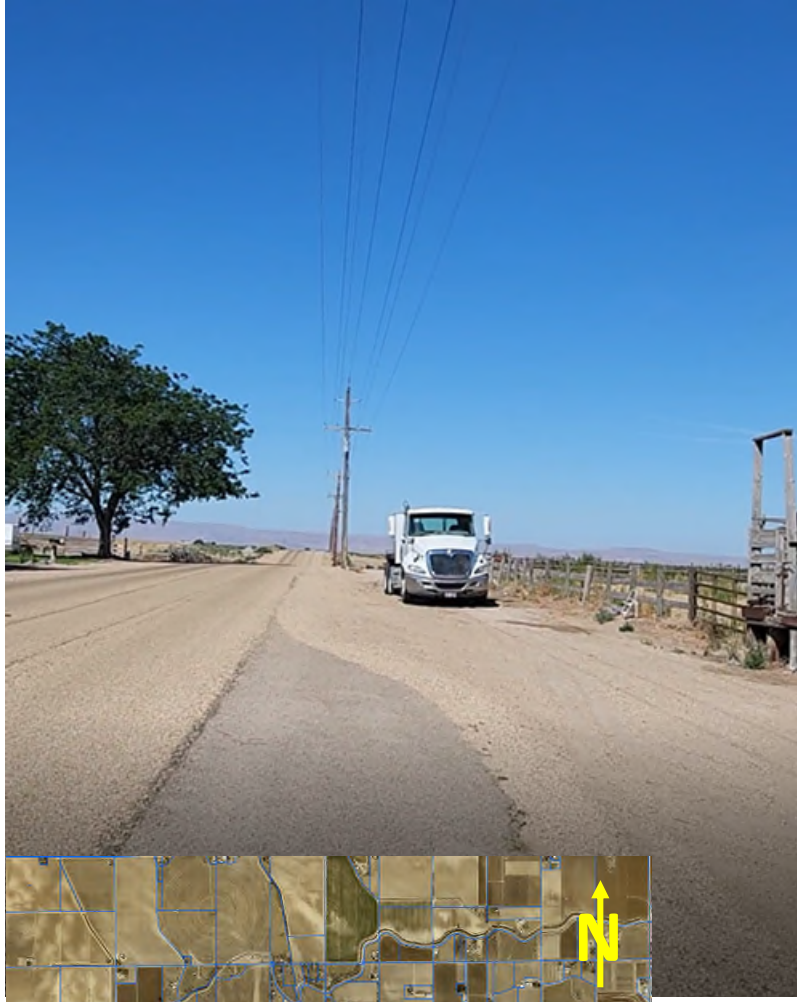


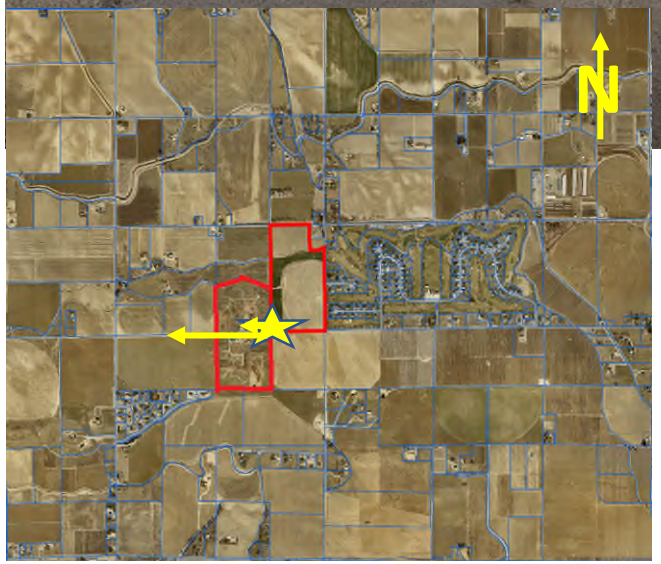
Feedlot south of
Ustick Road





Residence on south side of Ustick





West on Ustick

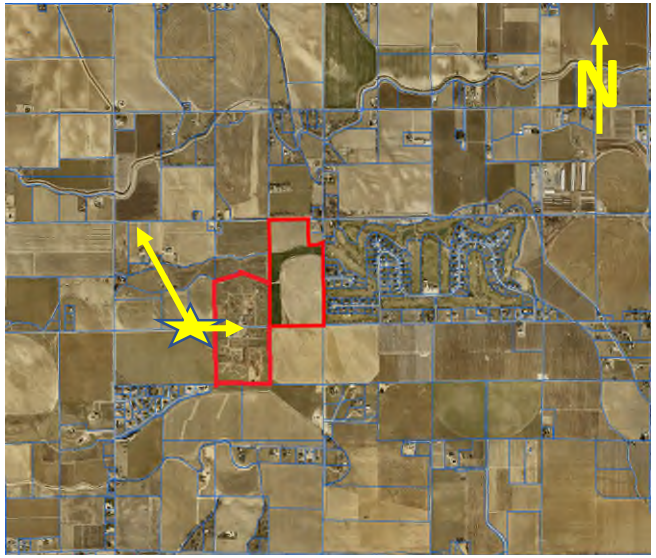


Feedlot facilities on north side of Ustick



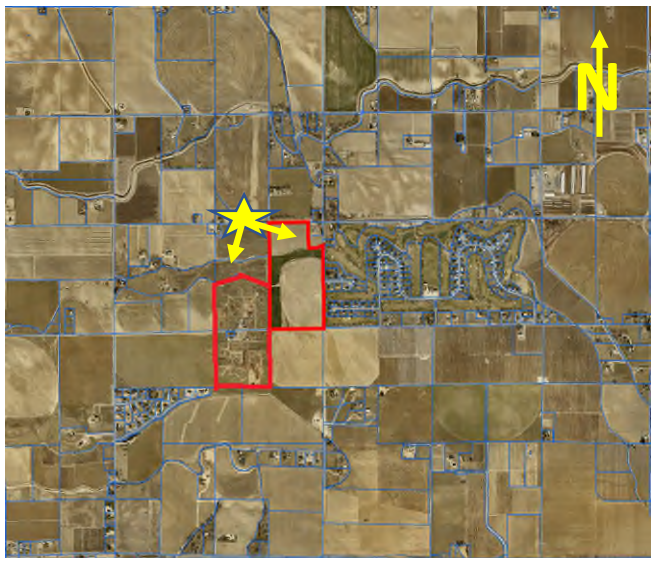
On Ustick from near west corners of Indart properties looking northwesterly Boehner and Allendale Roads in distance

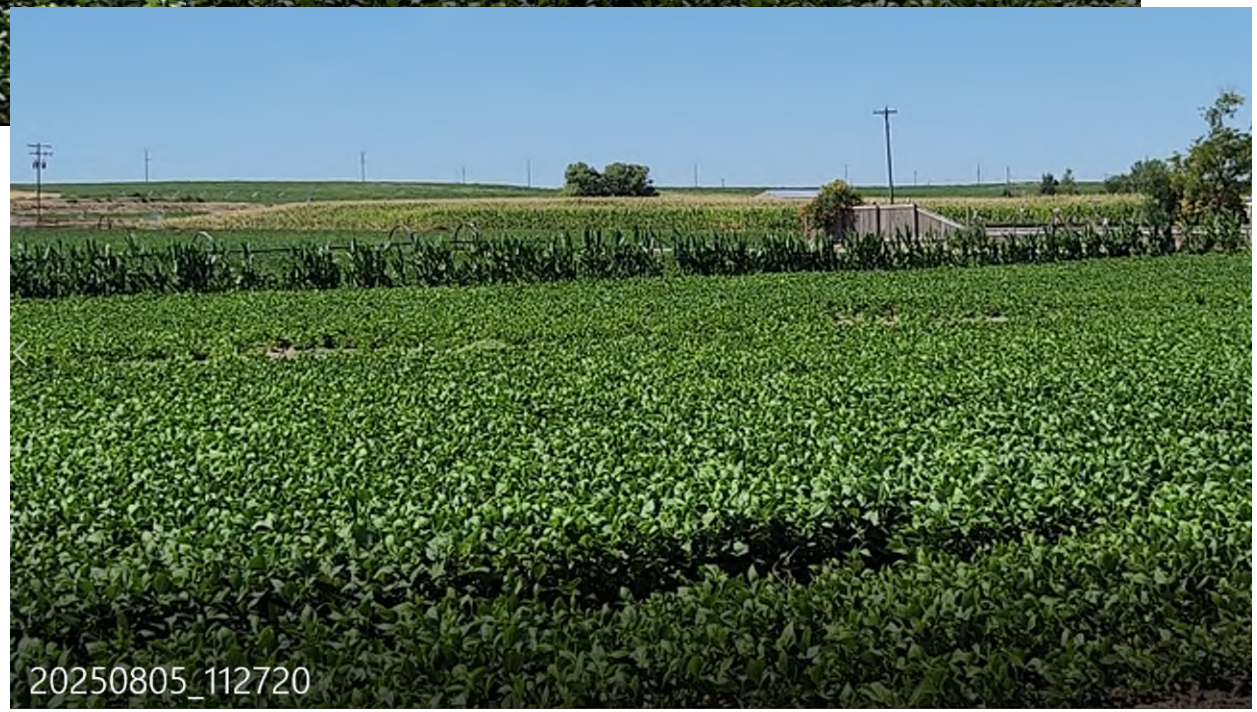
On Ustick from near west corners of Indart properties towards the feedlots and Indart residence at 23441 Ustick Road.








N


20250805_112720



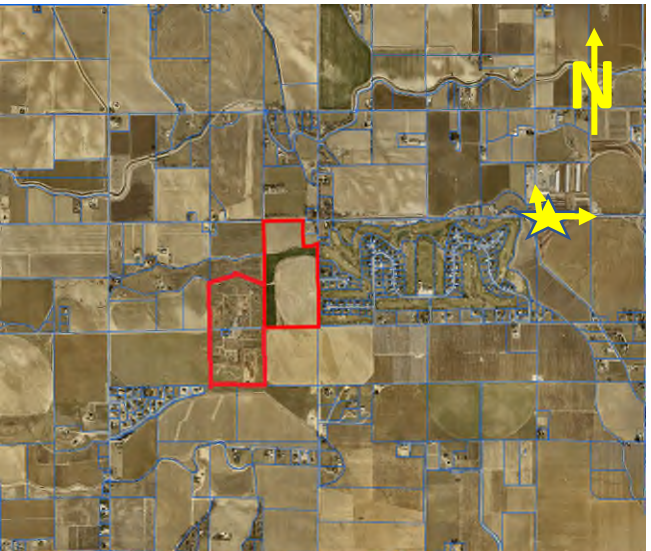


Friends Dairy CAFO:

- Intersection of Tucker Road and Boehner Road east of subject properties
- North from Boehner
- Easterly on Boehner
- Composting areas on both sides of road

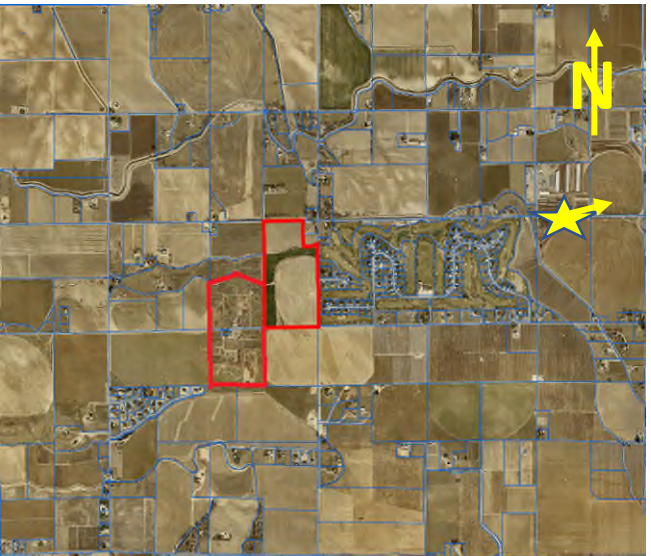






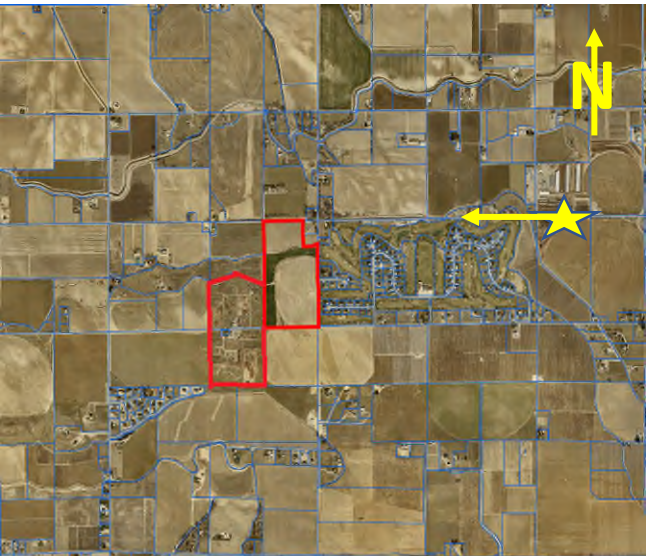


Friends Dairy settling pond and agricultural surroundings along Boehner Road northeast of golf course and subject properties.






Golf Course and Summerwind at Orchard Hills
20250805_113543


N





Video capture stills from Drone Video (3-28-25) provided by **Growing Together** for the Van Slyke Farms RZ2021-0027 case

Summerwind at Orchard Hills and Golf Course



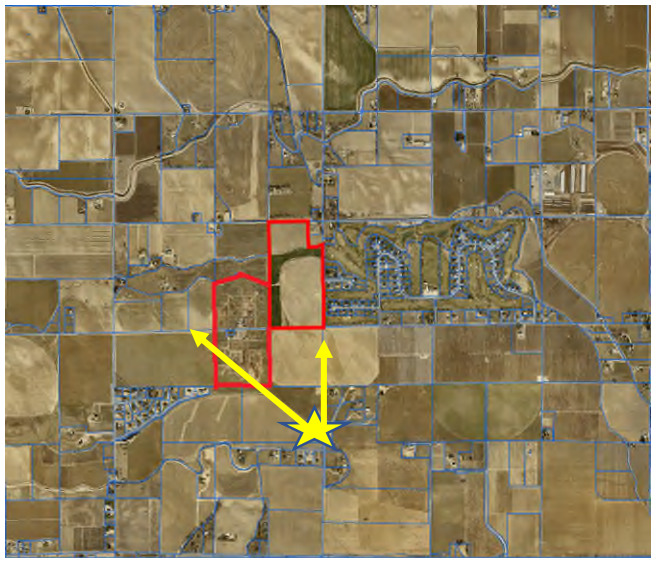
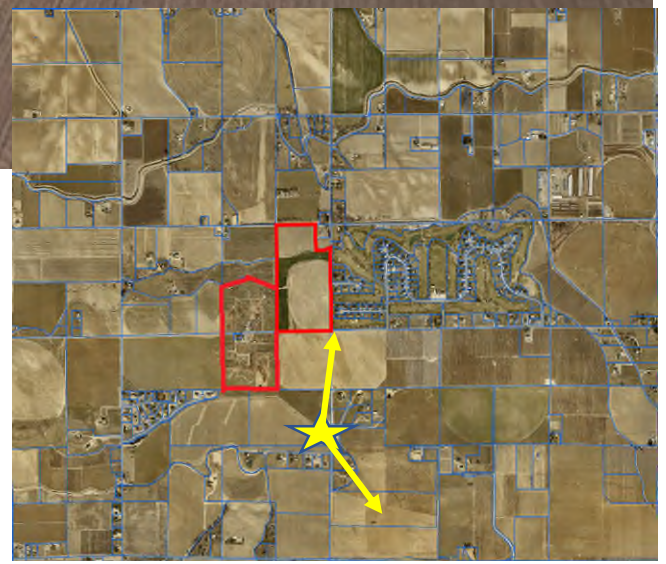


EXHIBIT C2

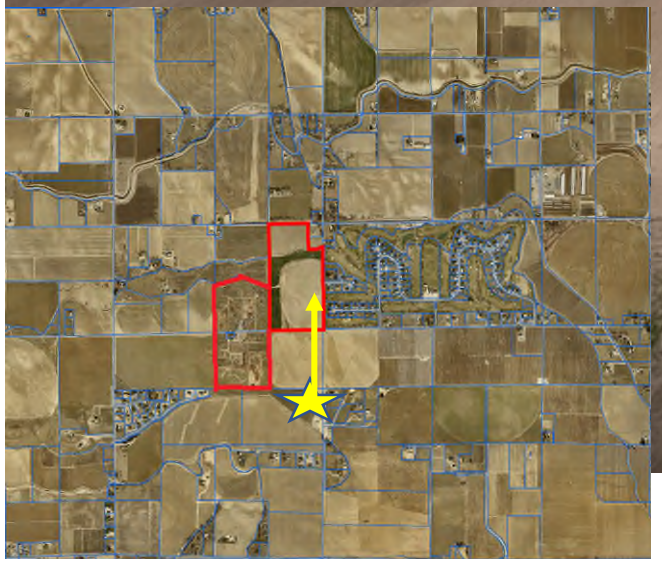




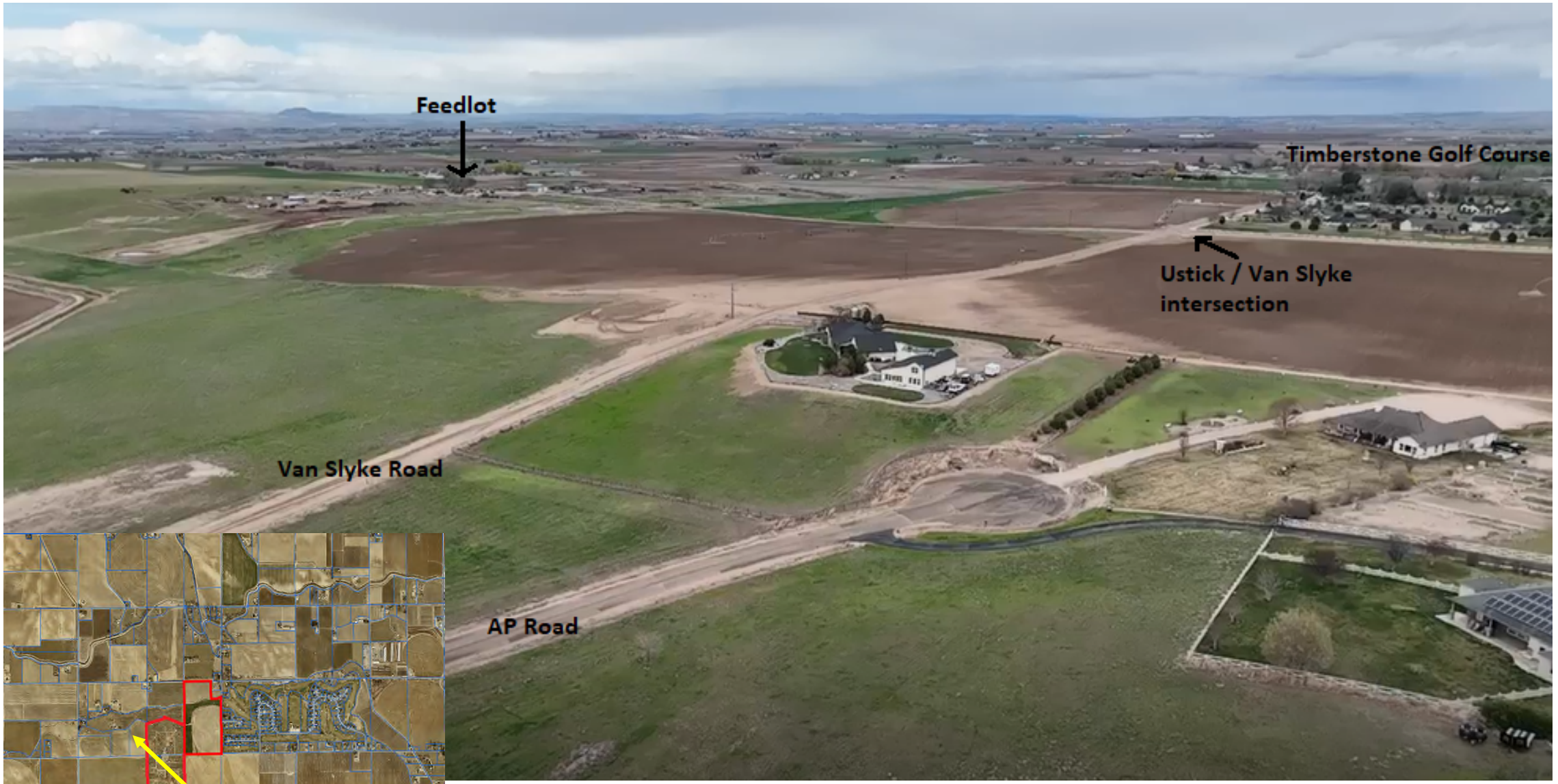
Video capture stills from Drone Video (3-28-25) provided by **Growing Together** for the Van Slyke Farms RZ2021-0027 case



Video capture stills from Drone Video (3-28-25) provided by **Growing Together** for the Van Slyke Farms RZ2021-0027 case



Video capture stills from Drone Video (3-28-25) provided by **Growing Together** for the Van Slyke Farms RZ2021-0027 case



Video capture stills from Drone Video (3-28-25) provided by **Growing Together** for the Van Slyke Farms RZ2021-0027 case

EXHIBIT D

Agency Comments Received by Materials Deadline

EXHIBIT D

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

13 December 2024

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: David Christensen **OR-2022-0002, RZ2022-002-CR**
Vanslyke and Ustick Rd, Wilder
Wilder Irrigation District W-743, 743-0-1
Mora Canal 22631+80
Deerflat Highline Canal 1058+80
Sec. 06, T3N, R4W, BM., Sec. 31, T4N, R4W, BM

RECEIVED
DEC 17 2024
RECEIVED

Amber Lewter:

The United States' Mora Canal and Deerflat Highline Canal lie within the boundary of the above-mentioned location. The easement for these canals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these canals. We assert the federal easement of 25 feet from the uppermost shoulder (water's edge) south and 20 feet out and parallel north of the lower toe of the embankment of these canals. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve any landscaping other than gravel within its easements, as this will certainly increase our cost of maintenance. No variances will be granted.

All fences, gates, pathways and pressurized irrigation lines, as may be required, must be just off the edge of all Boise Project easements. Easements must be left a flat drivable surface. No variances will be granted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

Storm drainage and/or street runoff must be retained on site.

Whereas this property lies within Wilder Irrigation District it is important that representatives of this development contact the WID office as soon as possible to discuss a pressure system prior to

EXHIBIT
D1

any costly design work if it is not owned and operated by the HOA. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Wilder Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements or get the proper consent to use agreement through the Bureau of Reclamation and Boise Project prior to any construction being done within said easement. All work within the easement must take place between October 15th and March 1st (the non-irrigation season).

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of the irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager BPBC

tbr/tr

cc:	Tony Avermann	Watermaster, Div. 4, BPBC
	Lisa Sweet	Secretary – Treasurer, WID
	File	



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

▪ Engineering Division ▪

01/15/2025
23422 Ustick Rd,Wilder
RE: Engineering Review Response: Case Nos. OR2022-0002 and RZ2022-0002

Ms. Deb

The Canyon County Engineering Department has reviewed the proposal for a Comprehensive Plan Amendment and Conditional Rezone for approximately 153.93 acres from 'Agriculture' to 'Residential' with a proposed zone change from “A” (Agricultural) to “CR-R2” (Medium Density Residential). Below are the primary concerns and considerations:

1. Traffic Impact

- **Concern:** The development's potential impact on traffic flow and safety along Ustick Road and surrounding areas.
- **Recommendation:** Coordinate with Highway District #3 to conduct a comprehensive Traffic Impact Study (TIS). Ensure ingress/egress points meet county and district road safety standards, addressing capacity and safety concerns for increased traffic volumes.

2. Emergency Access

- **Concern:** Adequate emergency access is vital for safety and compliance with fire district standards.
- **Recommendation:** Collaborate with Homedale and Wilder Fire District to ensure the provision of emergency access roads, fire hydrants, and other necessary infrastructure to support emergency response requirements.

3. Drainage and Stormwater Management

- **Concern:** A comprehensive stormwater management plan will be required to ensure adequate drainage and to mitigate potential impacts on neighboring properties.
- The presence of 15% or greater slopes on parts of the property poses challenges for runoff control, erosion prevention, and compliance with grading standards.

EXHIBIT
D2

- **Recommendation:** Work with the Boise Project Board of Control/Wilder Irrigation District to confirm that runoff will not affect nearby canals or agricultural land. Implement adequate stormwater control measures to mitigate any potential impacts.

4. Agricultural Impact

- **Concern:** The proposed development may affect neighboring agricultural properties and irrigation facilities.
- **Recommendations:**
  - Provide a buffer or setback between residential lots and agricultural lands to minimize land-use conflicts.
  - Preserve existing irrigation facilities or modify them to ensure continued agricultural productivity.

5. Flood Hazard Considerations

- **Concern:** Although the property is currently in Zone X (outside the floodplain and floodway), future FEMA Flood Insurance Rate Map (FIRM) revisions could affect flood risk classification.
- **Recommendation:** Monitor future FEMA FIRM revisions and assess any changes that may impact the development's flood risk classification.

6. Utilities and Services

- **Concern:** Utility capacity for water supply and wastewater disposal must be sufficient to support the proposed density.
- **Recommendation:** Coordinate with relevant utility service providers to confirm availability and capacity. Submit detailed utility plans for review.

7. Irrigation and Canal Rights-of-Way

- **Concern:** The development may affect canal operations and related rights-of-way.



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

▪ Engineering Division ▪

- **Recommendation:** Coordinate with the Irrigation District to address potential impacts on canal operations, maintenance road rights-of-way, and drainage easements. Ensure these features are preserved and protected.

We appreciate your attention to these matters. Please provide the required documentation and coordinate with the respective agencies to address the above considerations.

Sincerely,

Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

December 12, 2024

Re: OR2022-0002/RZ2022-0002-CR

Dear Canyon County Planning and Zoning Commission,

If approved, the students residing in the development that lands in the Vallivue School District boundaries would attend the following schools:

- West Canyon Elementary School
- Vallivue Middle School
- Vallivue High School

While the district will have additional capacity with the opening of two new elementary schools in the fall of 2025, projections indicate that by 2029, 7 out of Vallivue's 9 elementary schools will exceed capacity due to developments already approved. Currently, West Canyon Elementary has the lowest enrollment of all the elementary schools.

Sincerely,

Joseph Palmer
Assistant Superintendent

EXHIBIT
D3

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

July 28, 2025

Re: OR2022-0002/RZ2022-0002

Students from the proposed subdivision of approximately 135 units would attend West Canyon Elementary, Vallivue Middle School, and Vallivue High School.

While growth projections indicate that most elementary schools in the Vallivue School District will reach or exceed capacity by 2029, West Canyon Elementary would be the least impacted school. As a result, in an effort to manage enrollment and accommodate growth from previously approved but not yet constructed developments, the district has strategically added small boundary areas to West Canyon's attendance zone—even though other elementary schools may be geographically closer to the new homes.

We hope this information provides a clear understanding of the challenges the district faces and the thoughtful steps being taken to address them.

Sincerely,

Joseph Palmer
Assistant Superintendent

EXHIBIT
D3a

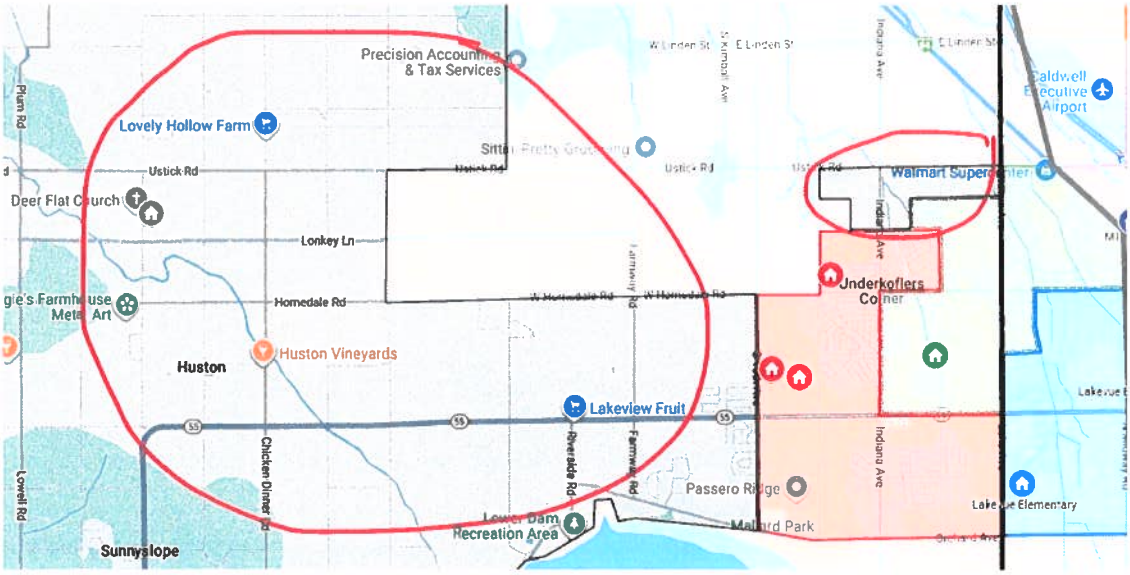
Debbie Root

From: Joseph Palmer <joseph.palmer@vallivue.org>
Sent: Friday, August 8, 2025 12:03 PM
To: Debbie Root
Subject: Re: [External] Re: Agency Notice OR2022-0002/RZ2022-0002 / Christensen

Hi Debbie,

Thank you for asking for clarification. I struggled to put into words the boundary description for West Canyon. To your question: Yes, the students would attend West Canyon.

My overall point was that even though West Canyon has space, it is also a school serving as a "relief valve" for future growth by designating future developments for West Canyon, too. Even though the new developments would be closer to other schools. I've copied and pasted a portion of our map. The gray section on the left is West Canyon, and disjointed from the West Canyon zone is another portion going to West Canyon for that future development. In other words, yes, West Canyon has space, but longterm...we cannot take that for granted.



On Thu, Aug 7, 2025 at 1:40 PM Debbie Root <Debbie.Root@canyoncounty.id.gov> wrote:

Joey,

I am not clear on what you are stating with regards to the "small boundary areas" .... If this application is approved and development occurs would students in the Vallivue district be attending West Canyon? Or is it unclear which school would be attended? A portion of this application property (42 acres south of Ustick Road) is located within the Homedale school district.

Respectfully,

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

July 21, 2025

Debbie Root, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
debbie.root@canyoncounty.id.gov

Subject: Agency Notice OR2022-0002RZ2022-0002 Christensen

Dear Ms. Root:

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.

EXHIBIT
D4

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

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

April 10, 2025

Deb Root
Canyon County Development Services
111 North 11th Ave. Ste. 310
Caldwell, Idaho 83605

VIA EMAIL

Development Application	**OR2022-0002/RZ2022-0002-CR**
Project Name	**Christensen Rezone**
Project Location	Approx 2.6 miles east of US 95 MP 35.91 & 2.5 miles south of SH-19 MP 11.7
Project Description	Proposed 135 residential lots on 153 acres
Applicant	Dave Christensen/Phyllis Indart Trust

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project does not abut the state highway system.
2. ITD reviewed the submitted Traffic Generation and Distribution (TG&D) number and have determined that minimal impact on the State Highway system.
3. If at any time during the application process this development proposes more than 150 residences, a Traffic Impact Study (TIS) will be required to review.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

EXHIBIT
D5

Debbie Root

From: Brent Orton <brentorton@ortonengineers.com>
Sent: Thursday, March 6, 2025 10:41 PM
To: Debbie Root; Niki Benyakhlef
Cc: David Christensen
Subject: Re: [External] Christensen/Indart

Hello Debbie and Niki,

We are getting back to you on the Christensen/Indart Subdivision - Timber Ridge.

There are 135 buildable lots proposed.

At the ITE, Trip Generation 9th Edition Rate of 9.52 trips/day per ITE, for single-family detached housing we estimate an ADT: 1,285.2 Trips per day.
We know that for this many trips, we will need to complete an official Traffic Study and submit it with the Preliminary Plat Application.

For Distribution we did traffic counts on 2/24/2025 during peak hour 4pm - 6pm on the Intersection of Van Slyke and Ustick Road, as well as on an existing example subdivision - Timberstone Subdivision, that is just East of the proposed Timber Ridge Subdivision.

Our percentages showed the following distributions:

Traffic Counts

Direction	Straight	Left	Right	Total Trips on Ustick
Eastbound on Ustick	91	4	0	257
Westbound on Ustick	144	3	15	

Direction	Straight	Left	Right	Total Trips on Van Slyke
Northbound on Van Slyke	8	0	2	39
Southbound on Van Slyke	16	11	2	

Please let us know if you need anything else!

Brent L. Orton, PE
(208)350-9422
brentorton@ortonengineers.com

On Mon, Feb 10, 2025 at 7:19 PM <brentorton@ortonengineers.com> wrote:

Nice to meet you Josh!

EXHIBIT D5a

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

January 16, 2025

Deb Root
Canyon County Development Services
111 North 11th Ave. Ste. 310
Caldwell, Idaho 83605

VIA EMAIL

Development Application	**OR2022-0002/RZ2022-0002-CR**
Project Name	**Christensen Rezone**
Project Location	Approx 2.6 miles east of US 95 MP 35.91 & 2.5 miles south of SH-19 MP 11.7
Project Description	Proposed 135 residential lots on 153 acres
Applicant	Dave Christensen/Phyllis Indart Trust

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. This project does not abut the state highway system.
2. Traffic Generation and Distribution (TG&D) numbers were not provided with this application. ITD needs more information to determine how this proposed use will impact the State Highway system. Depending on the findings of the TG&D a Traffic Impact Study (TIS) may be required.
3. If at any time during the application process this development proposes more than 150 residences, a Traffic Impact Study (TIS) will be required to review.
4. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other requested documents.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

EXHIBIT
D5b

J·U·B ENGINEERS, INC.

July 18, 2025

Canyon County Development Services Department
Attn: Debbie Root, Principal Planner
111 North 11th Ave., Ste. 310
Caldwell, ID 83605
Phone: (208)455-6034
Email: debbie.root@canyoncounty.id.gov

RE: Case Name: Christensen-Indart Comprehensive Plan Amendment & Conditional Rezone
Case Number: OR2022-0002 & RZ2022-0002-CR
Parcel(s) #: R36525, R33209, R33210, R36523, & R36523010

Dear Debbie,

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Comprehensive Plan Amendment and Conditional Rezone submitted to GGHD in an email dated July 16, 2025. The subject parcels are located at 23422 Ustick Rd and in the SE1/4 of Section 31, T4N, R4W and in the NE1/4 of Section 6, T3N, R4W, BM, Canyon County, ID.

The application requests to amend the 2020 Canyon County Comprehensive Plan for approximately 153.93 acres from 'Agricultural' to 'Residential' and requests a Conditional Rezone from an "A" (Agricultural) zone to a "CR-R2" (Medium Density Residential) zone for the purpose of developing the property as a residential subdivision. The draft concept plan proposes a minimum of 135 residential lots on the 153 acres with two (2) accesses proposed on the west side of Van Slyke Rd (one clubhouse access and one public road access) and two accesses proposed on Ustick Rd (one on the north side of Ustick Rd and one on the south side in line with the north access). According to the application, "The proposed accesses will reduce the total number of access points and will ensure safe placement of accesses based on necessary stopping sight distance as analyzed by the applicant and reviewed by the highway district.". Van Slyke Rd is a Minor Collector and Ustick Rd is a Minor Arterial according to the GGHD's 2024 Functional Classification Map.

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

1. Section 3110.010 Traffic Impact Studies of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. If a project has special circumstances associated with it, the District may require a TIS even if the aforementioned criteria are not met. Based on the information provided and proposed use, **a TIS *is* warranted**.
2. If the minimum intersection spacing requirements of Section 3061.010.A Rural Roadway Spacing and minimum driveway spacing requirements of Section 3061.020.A Rural Roadway Driveway Spacing of the ACCHD Standards cannot be met, a **Variance Application** is required.
3. A site visit by GGHD representatives is required to address possible site distance issues, if any.
4. A more detailed review of the proposed accesses will be performed by GGHD after a TIS is prepared and during the Preliminary Plat stage.

EXHIBIT D6

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

Respectfully,

Digitally signed by Christopher Pettigrew
Date: 2025.07.18 12:51:13-06'00'

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

CC: Bob Watkins, GGHD Director of Highways

Debbie Root

From: Bob Watkins <bobw@gghd3.org>
Sent: Tuesday, August 5, 2025 7:12 AM
To: brentorton@ortonengineers.com; 'Christopher Pettigrew'
Cc: Debbie Root; chhream@gmail.com
Subject: [External] RE: Timber Ridge Traffic Study Scope

Brent, looking at the possible scope of work for the proposed TIS for both subdivisions Timber Ridge and Williamson. Chris and myself have come up with what we think is the most logical at this point. I also added Beet and Pride as requested from HD4.

1. Ustick/Allendale
2. Ustick/Van Slyke
3. Van Slyke/Boehner
4. Van Slyke/Signature Pt
5. Van Slyke/Homedale Rd
6. Van Slyke/US 95
7. Van Slyke/US19
8. Ustick/Aura Vista
9. Ustick/Mariah Ridge
10. Ustick/Aura Vista
11. Ustick/Friends
12. Ustick/Beet
13. Ustick/Pride

Best,

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

From: brentorton@ortonengineers.com <brentorton@ortonengineers.com>
Sent: Thursday, July 31, 2025 1:02 PM
To: 'Christopher Pettigrew' <cpettigrew@jub.com>; Bob Watkins <bobw@gghd3.org>
Cc: 'Debbie Root' <Debbie.Root@canyoncounty.id.gov>; chhream@gmail.com
Subject: Timber Ridge Traffic Study Scope

Good afternoon Friends!

For the Scope on the Timber Ridge Traffic Study the intersections would be:

1. Ustick and Van Slyke
2. Van Slyke and Boehner
3. Ustick and Allendale

EXHIBIT D7

Debbie Root

From: Greenleaf City Clerk <clerk@greenleaf-idaho.us>
Sent: Monday, August 11, 2025 12:22 PM
To: brentorton@ortonengineers.com
Cc: Paul J. Fitzer; Amy Woodruff; Doug Amick; Carrie Huggins - Work; Debbie Root
Subject: [External] Re: Projects desiring to sewer to Greenleaf

Hi Brent!

Thank you for the written request below dated 21 July 2025. At the next available City Council Meeting, held 05 Aug 2025, Council had a policy discussion regarding making residential utility services available outside the city limits. Council is open to case-by-case consideration of proposals to provide potable water and sanitary sewer utility services outside the city limits, favoring well-designed development promoting sustainable home ownership, and with extra-terratorial agreement negotiated with the City Council.

To move forward, please submit a $375.00 'pre-application meeting & site visit' fee as a retainer for city application processing costs, along with dates available to meet with city staff for discussion and staff input on a written narrative application including draft extra-terratorial agreement to be scheduled for consideration at an upcoming City Council meeting.

Thank you,

Lee C. Belt
Greenleaf City Clerk
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

On 7/21/2025 12:44 PM, brentorton@ortonengineers.com wrote:

> Good afternoon Lee!
>
> Here are the proposed preliminary plats for the two subdivisions near Timberstone.
>
> These would want to connect to Greenleaf sewer and will be building public drinking water facilities that may be desirable to dedicate to Greenleaf as a satellite extension to the water system (or remain private).
>
> Thanks!!
>
> Brent
>
> **Brent L. Orton, PE, MSCE**
> Orton Engineering
> Phone: (208)350-9422
> Email: brentorton@ortonengineers.com
> Web: www.ortonengineers.com

EXHIBIT
D8

4. Ustick and Aura Vista
5. Ustick and Mariah Ridge
6. Van Slyke and Signature Pointe Ln.
7. Ustick and Friends

Williamsons have a variance hearing with the Board on the 13th – I think both developments should be considered in the study – we could have them done together even but would need the mitigation to be separate. We're putting in a variance application for Christensen's too to confirm the work we did on access locations and sight distance last year.

May I have your comments on the intersections to study?

Thanks so much!!

Brent

Brent L. Orton, PE, MSCE
Orton Engineering
Phone: (208)350-9422
Email: brentorton@ortonengineers.com
Web: www.ortonengineers.com



EXHIBIT E

Public Comments Received by Materials Deadline

EXHIBIT E

Debbie Root

From: Lucero Hopkins <lucerohhhop@gmail.com>
Sent: Tuesday, July 29, 2025 12:08 AM
To: Debbie Root
Subject: [External] Attn: Deb Root - Opposition to Case Nos. OR2022-0002 and RZ2022-0002 – Comprehensive Plan Amendment and Rezone Request

Dear Planning & Zoning Commission,

I am writing to formally oppose the proposed amendment to the 2020 Comprehensive Plan and the conditional rezone request for approximately 151.56 acres located at and near 23422 Ustick Road (Case Nos. OR2022-0002 and RZ2022-0002).

The following are significant concerns related to this proposed development:

1. Incompatibility with the Comprehensive Plan Goals
The current designation of "Agriculture" represents the longstanding rural vision for this area. Changing it to "Residential" would directly undermine the County's goals of preserving agricultural land, limiting sprawl, and supporting sustainable, community-guided growth.

2. Strain on Infrastructure and Public Services
The proposed density—at least 135 residential lots—is too great for an area not designed to support it.
• Transportation: Ustick and Van Slyke Roads are rural corridors not suited to handle the increase in traffic volume, posing risks to safety and increasing road maintenance costs.
• Schools: Vallivue and Homedale School Districts already face resource constraints. Additional students would stress existing facilities, staff, and transportation networks.
• Emergency Services: The area falls under rural fire districts (Homedale and Wilder) that are not equipped to provide timely emergency services to a high-density development.

3. Environmental and Topographical Challenges
Significant portions of this property contain 15% or greater slopes, which complicates site development. Erosion, runoff, and soil stability concerns must be taken seriously, especially in the absence of robust stormwater infrastructure. These concerns pose long-term risks to both the development and surrounding landowners.

4. Loss of Valuable Agricultural Land
Converting over 150 acres of productive farmland to residential use is short-sighted. Agriculture remains a cornerstone of Canyon County's economy, identity, and food systems. Approving this change invites irreversible land fragmentation and the slow dismantling of our rural heritage.

5. Harm to Existing Residents – Housing Costs, Taxes, and Way of Life
The introduction of this development will exacerbate the displacement of long-time residents who are already being priced out of the area. Residential growth like this often leads to increased property values and, subsequently, higher property taxes—burdens that disproportionately affect seniors, working families, and those on fixed incomes. Moreover, this type of suburban development shifts the character of the region from agricultural and rural to congested and commuter-oriented. Residents moved to this area for peace, space, and a rural lifestyle—not to be surrounded by cookie-cutter subdivisions with little regard for context or community cohesion.

6. Encouragement of Urban Sprawl

EXHIBIT
E1

Approving this rezone invites a pattern of fragmented, inefficient development. Rather than compact, strategically planned growth, we will see isolated pockets of residential development lacking necessary public services, requiring costly infrastructure expansions, and making transportation and public service delivery less efficient and more expensive for everyone.

Conclusion
We urge the Planning & Zoning Commission to deny the requests in Case Nos. OR2022-0002 and RZ2022-0002. The long-term costs to infrastructure, community, environment, agriculture, and affordability far outweigh any short-term development gains.
Thank you for your consideration.

Sincerely,
Lucero Hopkins

July 30, 2025

Canyon County Planning & Zoning Commission
111 North 11th Avenue, Suite 310
Caldwell, ID 83605

From:
Anita Turner
19601 Van Slyke Road
Greenleaf, ID 83626
208-713-4813

Subject: Formal Opposition to Timber Ridge Subdivision – Applications OR2022-0002 and RZ2022-0002

Dear Commissioners,

I am writing to formally oppose the proposed Timber Ridge Subdivision near Van Slyke and Ustick Roads. This opposition is based on multiple factors: insufficient water resources and declining groundwater quality; the negative impact of new wells on existing residents' wells; inadequate municipal infrastructure; increased traffic and safety concerns; loss of valuable agricultural land; and inconsistency with local, county, and state planning goals.

Water Resource Concerns:
- High nitrate and arsenic levels have been documented in the area (HDR 2025 study, Exhibits B2h and B2j). Many local wells already exceed safe EPA limits, and additional wells for the subdivision will exacerbate contamination and reduce water availability for existing residents.
- The City of Greenleaf's water system is already struggling with poor quality and limited capacity, serving fewer than 1,000 residents. Doubling demand for water and wastewater services without infrastructure upgrades risks significant public health impacts and service failures.

Infrastructure and Traffic Impacts:
- Traffic studies (Exhibit A7) estimate an additional 1,285 vehicle trips daily on Ustick and Van Slyke Roads—rural routes already used by farm equipment and school buses. No improvements are planned to mitigate safety hazards.
- Sewer and water infrastructure improvements are not funded or approved, yet the project relies on municipal connections.

Agricultural and Rural Preservation:
- Prime farmland (Exhibit B2k) would be permanently converted to residential use, contrary to the Canyon County Comprehensive Plan and Idaho's Right to Farm Act (Idaho Code §22-4503).
- This rezoning undermines rural character and invites incompatible land use conflicts.

EXHIBIT
E2

Conclusion:
For these reasons, I respectfully urge the Planning & Zoning Commission to deny the Timber Ridge Subdivision and associated rezone applications.

Respectfully submitted,

Anita Turner
19601 Van Slyke Road
Greenleaf, ID 83626
208-713-4813



Snake River Canyon Scenic Byway

Showcasing the beauty and agricultural heritage of the Snake River Canyon

To: Canyon County Planning and Zoning Commission
Fr: Board of Directors, Snake River Canyon Scenic Byway
Re: Cases No. OR2022-0002 and RZ2022-0002/Ustick and Van Slyke Rds
Date: August 1, 2025

The Snake River Canyon Board of Directors is opposed to this proposed change in the Comprehensive Plan designation and conditional rezone and development for the following reasons:

1. The request is within the viewshed of the Snake River Canyon Scenic Byway, and will negatively impact the "Agricultural nature" of the Byway's immediate surroundings. The Byway was approved by the Canyon County BOCC and ITD as Idaho's only "Agriculturally themed" Byway, and the proposed 135 lots (on 151 acres) do not in any way represent or protect the agricultural history, nature and value of the area as currently designated by the Plan. This proposal is less than a half of a mile from the Byway, and in the heart of production agriculture land, and will negatively impact the Byway's viewshed, which highlights agriculture, not residential subdivisions.

2. The insertion of a Single Family Residential zone in this area of the county will change the essentially "agricultural" character of the area. It will adversely affect the agricultural way-of-life of the neighbors who choose to live surrounded by production agriculture. In other words, it will negatively affect the neighbor's property rights.

Its' negative impact on traffic and the movement of farm equipment in the area provides a dangerous situation for current residents and farmers alike. Most traffic studies agree that for each new dwelling unit 8 to 10 trips per day will be generated. For this development that could represent 1,080 to 1,350 more vehicles per day on narrow county roads in a dense development located miles from any city limits.

3. The insertion of a Single Family Residential zone in the middle of an agricultural zone, is a "foot-in-the-door" for further development of residential housing in an Ag zone. This property is on the border of the designated ag transition zone. A Single Family zone, completely surrounded by agriculture, is the very opposite of protecting existing ag operations that are the economic backbone of our county. And we have seen over and over, once a residential zone is placed into the middle of Ag land, it is quickly joined by other residential zones. Residential development of any kind in the agriculture zone negatively affects the character of the area, and can lead to the complete destruction of production agriculture and the neighbor's agricultural way-of-life.

Feel free to contact Teri Ottens, Board Secretary/Treasurer at 208-869-6832 with any further questions.

EXHIBIT
E3

Debbie Root

From: Wade willson <diesel5906@gmail.com>
Sent: Wednesday, July 23, 2025 11:36 AM
To: Debbie Root
Subject: [External] Development and zoning

I'm writing you this letter and representing several of my neighbors, in short we do not want more development in our farmlands, we want to keep Idaho Idaho and the last thing we need is more Californians and out of staters moving to our state and destroying it like they did the state they left from, there is more than enough room to grow with inside the city of my meds we don't need a bunch of high-priced houses driving up our taxes and clogging up the roads, and closing keep it Idaho.

EXHIBIT
E4

Debbie Root

From: dine grandecuisine.net <dine@grandecuisine.net>
Sent: Monday, August 4, 2025 10:44 AM
To: Debbie Root
Subject: [External] proposed development off ustick and vanslike

Commisioner, I reside at 21631 Allendale, and I oppose this proposed developement. Allendale has become a highly traveled road in the last several years by both cars and farm trucks. There is a problem with excessive speed by both. Our fence has been crashed into several times, our trees mowed down by out of control drivers. Ustick is even worse for traffic. Our water table is shrinking significantly due to the developements on Allendale and farm use when the irrigation ditches are not available. Our farm land is dissapearing at a rapid rate which leaves us dependant on outside sources for our agricultural needs. I do not believe that our current infrastructure is adequate to support another residential development especially for 135 residential lots. In doing the math, that would be a minimum of 200 plus more cars on the road, thousands of gallons of fresh water every day, and tons of additional sewage and waste. These are just a few of the concerns I have.
Marianne Zinzer, Harold Fruitts and Joy Heighes

EXHIBIT
E5

Debbie Root

From: Louise Karther <louise.karther@yahoo.com>
Sent: Monday, August 4, 2025 11:26 AM
To: Debbie Root
Subject: [External] Proposed development at Ustick and Van Slike

Ms. Root, please convey to the commissioners my grave concerns re: the proposed residential development at Ustick and Van Slike. I am the owner of and reside at 18196 Allendale Rd., a very short distance from the proposed development. Three family members live with me.

Whereas I am concerned about the disruption of and increased amount of traffic on both Ustick and Allendale, I am even more concerned about the lack of water to support the building and maintenance of such a large development. Our water supply is already placed in jeopardy in the fall and spring when irrigation ditches are not in use.

Further, the land proposed for the development is farmland and should continue to be used for agriculture. We have already lost enough agricultural acreage in Canyon County. It is a travesty to continue to usurp this valuable natural resource for residential development.

Sincerely,
Louise F. Karther

EXHIBIT
E6

Board of County Commissioners
Canyon County
Caldwell, ID

Date: July 27, 2025
Dear Members of the Board of County Commissioners,

I am writing to strongly oppose the proposed development under Case # OR2022-0002 and RZ2022-002, located in the Treasure Valley Appellation. As a winemaker, vineyard owner, vineyard developer and wine business executive for over 30 years, I have witnessed firsthand the critical importance of preserving our agricultural land for its unique suitability to viticulture and other farming activities. This proposed development threatens not only the agricultural heritage of our region but also the environmental and economic sustainability of neighboring properties. Below, I outline several compelling reasons why this project should be denied, grounded in Canyon County's zoning criteria, environmental concerns, and precedent from successful opposition efforts elsewhere.

1. Inconsistency with the Comprehensive Plan and Agricultural Preservation
The Canyon County 2030 Comprehensive Plan emphasizes the preservation of agriculture, designating this area as agriculture with an intensive agriculture overlay. This designation reflects the region's unique suitability for farming, particularly for vineyards within the Treasure Valley Appellation, which is renowned for its ideal climate and soil conditions for wine grape production. The proposed development, with up to 135 residential lots averaging 0.82 acres, directly contradicts the plan's goals by converting prime agricultural land into residential use. According to the Canyon County Zoning Ordinance (07-06-03), a comprehensive plan amendment must align with the plan's purposes, goals, and policies. This project fails to meet this standard, as it undermines the preservation of viable farmland critical to the region's identity and economy.

2. Incompatibility with Surrounding Land Uses
The proposed development is incompatible with the surrounding agricultural landscape, which includes vineyards, farms, and rural residences. Introducing a dense residential subdivision with a minimum lot size as small as 0.68 acres will disrupt the rural character of the area and negatively affect neighboring agricultural operations. The Canyon County Zoning Ordinance (Section 06-03) requires that a conditional rezone be compatible with surrounding land uses and not negatively affect the area's character. The scale of this project, with an estimated 1,285 average daily vehicle trips at full buildout, will introduce noise, traffic, and urban pressures that are detrimental to the quiet, rural environment essential for agriculture.

3. Threat to the Water Table and Neighboring Wells
The proposed community well system raises significant concerns about the impact on the local water table. The Treasure Valley relies heavily on groundwater, with private wells typically drilled between 60 and 100 feet deep, fed by the rain cycle and agricultural watering. A development of this scale, with up to 135 households drawing from a community well, risks depleting the water table, which could force neighboring property owners to redrill existing wells at significant expense. In California, similar concerns about groundwater depletion led to successful opposition against large-scale developments in agricultural areas, where vineyard owners and farmers argued that housing projects threatened their water access and agricultural viability. The uncertainty surrounding the applicant's plans for sewer (either connecting to Greenleaf's system or using a community waste system) further exacerbates concerns about environmental impacts, as mismanaged wastewater systems could contaminate groundwater, affecting both agriculture and residential wells.

4. Insufficient Infrastructure and Traffic Concerns
The applicant has not yet completed a traffic impact study, which is critical given the projected 1,285 daily vehicle trips generated by the development. Without this study, it is impossible to assess the adequacy of road

EXHIBIT
E7

improvements on Ustick and Van Slyke Roads, which are already narrow and ill-equipped for significant traffic increases. The Canyon County Zoning Ordinance (Section 06-03) requires that a conditional rezone ensure adequate access and minimize interference with existing or future traffic patterns. The lack of clarity on road widening or turn lanes, combined with the potential for additional traffic from nearby developments (e.g., the Williamson properties), suggests that this project will overburden local infrastructure. In a similar case on Martha's Vineyard, a proposed 100-unit development was opposed due to its excessive traffic impact, with residents citing 140 heavy truck trips and increased wear on roads as reasons for denial. The Board should demand a comprehensive traffic study before considering approval, as premature approval risks unmitigated impacts on public safety and road maintenance.

5. Strain on Public Services and Facilities
The development will place significant demands on public services, including schools, police, fire, and emergency medical services, without clear mitigation measures. The Canyon County Zoning Ordinance (Section 06-03) requires evaluation of impacts on essential public services and facilities. With an estimated 225 new residents (based on average household sizes), this project will strain already limited rural services, which are not designed to accommodate such rapid population growth. The applicant's failure to propose community spaces, such as parks or playgrounds, further indicates a lack of commitment to supporting the needs of new residents, leaving existing infrastructure to bear the burden.

6. Economic and Cultural Loss of Agricultural Land
As a former vineyard owner and developer, I can attest that the Treasure Valley Appellation is uniquely suited for viticulture, contributing to Idaho's growing wine industry and agritourism economy. Converting this land to residential use eliminates opportunities for sustainable agricultural businesses, which provide long-term economic benefits through jobs, tourism, and local commerce. In Pennsylvania's Lehigh Valley, vineyard owners successfully argued against development by highlighting their role in preserving farmland and preventing urban sprawl, emphasizing that "once it's gone, it's gone." The economic benefits of vineyards, which can generate higher returns per acre than other crops due to value-added products like wine, far outweigh the short-term gains of housing development.

7. Precedent from Successful Opposition Efforts
Across the country, landowners have successfully opposed similar developments by emphasizing agricultural preservation and environmental impacts. In California, a vineyard owner's lawsuit against a county for restrictive land-use policies gained traction by highlighting the importance of rural land for agriculture over housing. Similarly, in West Virginia, community opposition to a bottling plant cited concerns about traffic and environmental degradation, leading to significant public pushback. These cases demonstrate that well-organized, fact-based opposition, supported by written testimony and community participation, can sway decision-makers. I urge the Board to consider these precedents and prioritize the long-term sustainability of Canyon County's agricultural heritage.

8. Lack of Community Benefits and Speculative Development
The proposed development offers no community amenities, such as parks, playgrounds, or community centers, which are critical for integrating new residents into the rural fabric. Furthermore, the applicant's reliance on a potentially modifiable development agreement raises concerns about speculative development, where initial promises (e.g., lot sizes or infrastructure plans) may change post-approval. The Canyon County Zoning Ordinance requires that amendments be more appropriate than current designations, but this project prioritizes developer profit over community benefit, risking overdevelopment similar to that seen in California's Solano County, where large-scale land purchases led to public outcry over housing-driven sprawl.

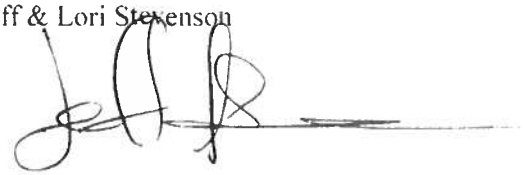
9. The Slippery Slope of Granting Variances
Allowing variances or approvals for this development sets a dangerous precedent, creating a slippery slope that could cascade across Canyon County. Granting concessions to one developer invites others to seek similar exemptions, eroding the protections of the 2030 Comprehensive Plan and undermining the agricultural zoning

that preserves our rural character. Once exceptions are made, it becomes increasingly difficult to deny future proposals, leading to unchecked urban sprawl and the irreversible loss of farmland. This incremental weakening of zoning standards threatens the long-term sustainability of our community and its agricultural heritage.

Call to Action
I respectfully urge the Board to deny the comprehensive plan amendment and conditional rezone for Case # OR2022-0002 and RZ2022-002. This development threatens the agricultural integrity of the Treasure Valley Appellation, risks depleting the water table, overburdens local infrastructure, and disregards the Canyon County 2030 Comprehensive Plan's emphasis on agricultural preservation. I encourage the Board to follow the example of other communities that have successfully protected their rural character by rejecting similar proposals. I will be submitting written testimony and attending public hearings, and I urge my neighbors to do the same, as recommended by Debbie Root of Canyon County Development Services. Together, we can ensure that this land remains a vibrant part of our agricultural heritage, supporting vineyards and other sustainable farming practices for generations to come.

Sincerely,

Jeff & Lori Stevenson



18900 Van Slyke Rd
Wilder, ID 83676
(208)800-2691
Concerned Resident, Former Winemaker and Vineyard Developer & Owner

Debbie Root

From: CJ & Janet Northrup <famiciwine@gmail.com>
Sent: Tuesday, August 5, 2025 1:59 PM
To: Debbie Root
Subject: [External] Cases No. OR2022-0002 and RZ2022-0002/Ustick and Van Slyke Rds

HI Debbie,

Please see the letter below and accept it as my formal opposition to the proposal to Cases No. OR2022-0002 and RZ2022-0002/Ustick and Van Slyke Rds.

Janet Northup
16085 Plum Rd.
Caldwell, Idaho, 83607
208-283-7910
August 5, 2025

Jay Gibbons, Director - Canyon County Planning and Zoning
111 North 11th Ave. #310
Caldwell, Idaho 83605
RE: Opposition to Cases No. OR2022-0002 and RZ2022-0002 – Ustick and Van Slyke Roads

Dear Canyon County Planning & Zoning Commissioners,

I am writing to express my strong opposition to the proposed Comprehensive Plan amendment and conditional rezone and development under Cases No. OR2022-0002 and RZ2022-0002, located at Ustick and Van Slyke Roads.

This proposal - to insert a Single-Family Residential zone into the heart of our county's prime agricultural land - represents a serious threat to the long-term viability of agriculture in Canyon County and undermines both the letter and spirit of the newest Comprehensive Plan.

When the Agritourism Overlay was adopted within the new Comprehension Plan, Commissioner Leslie Van Beek wisely recommended that the next step be the formation of a committee to develop a clear, collaborative vision for agritourism in the county - identifying what types of businesses would be supported and how to protect agricultural operations. Unfortunately, that follow-through has yet to happen. Without such a framework in place, approving residential developments like this one only accelerates the fragmentation of farmland and erodes the very economic and cultural fabric we claim to protect.

The insertion of a residential subdivision (135 lots on 151 acres) into the middle of an agriculturally zoned area will dramatically alter the character of the surrounding community. This development would be surrounded by farms, not city infrastructure. The transition from open farmland to dense residential lots creates a ripple effect: it increases conflict between agricultural operations and new residents, invites further incompatible

EXHIBIT
E8

development, and compromises the property rights of those who chose to live in a rural, production-focused landscape.

Furthermore, traffic safety is a significant concern. The proposed development could generate over 1,000 additional vehicle trips per day on narrow county roads already heavily used by farm equipment. This introduces dangerous conditions for both farmers and residents and places a burden on infrastructure not yet designed for such volume.

This project also conflicts with the vision of the Snake River Canyon Scenic Byway. Idaho's only agriculturally themed byway (one of five in the Nation) is approved by both the Canyon County Board of Commissioners (BOCC) and the Idaho Transportation Department (ITD). The proposed subdivision sits less than half a mile from this byway and would irreversibly degrade the natural scenery and agricultural feel of the surrounding community. The Byway was created to highlight the region's agricultural beauty, not obscure it with sprawling residential development.

In short, approving this request would undermine the intent of the Comprehensive Plan, contradict the purpose of the Agritourism Overlay, and place agriculture—our county's economic backbone—at risk. Before we consider rezoning farmland for residential use, we must first establish the promised agritourism committee and work together to create a vision that truly supports and protects the future of the Sunnyslope area.

I respectfully ask that you vote **against** Cases No. OR2022-0002 and RZ2022-0002. Additionally, I would welcome the opportunity to meet with the three of you to discuss how we can collaboratively develop a long-term plan that balances growth with agricultural preservation and sustainable agritourism.

Thank you for your time and consideration.

Best Regards,

Janet Northrup

August 7, 2025

RECEIVED
AUG 08 2025
BY: Nathan Olacher

Canyon County Planning & Zoning Commissioners
Canyon County Development Services Department
111 North 11th Ave, Suite 310
Caldwell, ID 83605

Dear Commissioners:

We are writing in response to the proposed development under Case #OR2022-0002 and RZ2022-002, located near our home in the Treasure Valley Appellation.

As we have considered our response to this proposal, we are mindful that Dave and Sandra Christensen and Phyllis Indart are neighbors, whose needs and interests we respect. We are also aware that the convictions of others in our neighborhood may conflict with one another. In light of this, we submit the following thoughts with the hope that you as our Commissioners will have wisdom to chart a course that will contribute to the greatest common good.

Our concerns include the following:

1) Prioritizing land use according to the Canyon County 2030 Comprehensive Plan—This Plan places a priority on the preservation of prime agricultural land. The current proposal takes this into account, at least to an extent, and is a great improvement on the initial proposal made in 2021.

   However, looking at the bigger picture, utilizing current ag ground for low density housing which is separate from urban areas seems to do little to address the housing needs for the majority of our Valley's residents. Rather than setting precedents for even more such developments in the future, we urge you to *consider focusing on housing developments closer to urban areas on lots more affordable for the majority of your constituents*. This would not only preserve good farm ground, but would also not disrupt the rural environment we currently enjoy.

2) Protection of the water table—Having studied the proposal we are not satisfied that the real and tangible threat to the area water table has been satisfactorily addressed. We are very concerned that the proposed community well servicing up to 135 residences will seriously jeopardize the level and quality of the existing aquifer.

   If you choose to approve this plan, might we suggest a possible means of mitigating this concern? The water quality studies provided indicate that the best quality of water will be found at depths below 350+ feet. If the community well was drilled at least that deep, would it not protect the shallower aquifer where most neighboring wells have been drilled? If so, *it seems prudent to require a deeper community well*.

EXHIBIT
E9

In addition, it would seem wise to *require that sewage disposal be restricted to the proposed use of Greenleaf's disposal plant* and not allow local residential systems which would increase the chances of contaminating our shallower aquifer.

3) Traffic and infrastructure—It appears that a traffic impact study has not been completed. For the wellbeing of farm equipment that frequently traverses these roads, not to mention the safety of residents, it is *imperative that you require this study, along with adherence to its concomitant recommendations.*

4) Public services overloaded—It seems clear that the effective capacities of area public services, including schools, police, fire and emergency medical support, are under significant strain due to our ever-expanding population. Each new development only adds to their burden.

Solutions to these challenges are indeed complex and require leaders such as yourselves to take a long-range approach to their resolution. *Are we at a point in this area where a pause in development needs to be put in place, (such as the City of Greenleaf instituted a few years ago in relation to sewer capacity), in order to allow time for attention to be given to reinforcing these crucial services?*

We are grateful for your willingness to assume the responsibilities you bear as a Board of Commissioners. We support you as you seek wisdom to weigh and balance the perspectives and desires of all parties concerned.

Sincerely,

Richard & Barbara Irish

Richard and Barbara Irish
18688 Van Slyke Rd.
Wilder, ID 83676
208-901-4558

August 9, 2025

Canyon County Development Services Department
Attn: Deb Root
CASE No. OR2022-0002 & RZ2022-0002

Dear Deb,

Regarding Case OR2022-0002 & RZ2022-0002 requesting a rezone from agriculture to rural residential of Parcels R36525, R36523, R33209 & R33210, approximately 151.56 acres, to amend to County zoning map from an "A" (Agricultural) Zone to a "CR-R1" (Single Family Residential) Zone.

CONCERNS/NEGATIVE IMPACT:

- **County Recourses**: Sherriff, Fire & Ambulance are currently spread thin in Canyon County and this will have an addition demand of another 135 residential homes. (Developers have no financial responsibility in this matter to provide for much needed resources.)
- **Roads/Schools:** The roadways are still under developed & overcrowded schools are not funded by the developers. Taxpayers will continue bearing the increased financial burden. The roads will see an increase of 270 cars (est. 2 cars per household).
- **Agriculture**: The loss of 151.56 acres of viable ag land that could be utilized for farming, horse ranches or other agri based tourism; not to another residential development. Canyon County is one of the top seed growers in the nation. A multimillion dollar business.

I oppose the request to develop a minimum 135 residential lots in light of losing viable agriculture land. It's a sad note that our current commissioners are not upholding the 2030 overlay and not protecting our rich land recourses.

Sincerely,

Anne Delgado
15451 Syrah Ct
Caldwell, ID 83607

EXHIBIT
E10

From the Desk of Nancy Thomas

August 9, 2025

Canyon County Planning & Zoning Commission
111 North 11th Avenue, Suite 310
Caldwell, ID 83605

From:
Nancy Thomas
22946 Middle Road, Greenleaf, ID 83626
208-863-1802

Subject: Formal Opposition to Timber Ridge Subdivision – Applications OR2022-0002 and RZ2022-0002; Christensen/Indart

Dear Planning and Zoning Board Members,

I am writing with concerns about the Christensen/Indart planned development in the area of Van Slyke and Ustick Roads in Canyon County. I do understand that growth is inevitable and will continue in Canyon County. However, we have an opportunity to be smart about how, when, and under what circumstances development occurs, and thereby insure less of a negative impact on our homeowners and citizens.

The Christensen/Indart proposal, Timber Ridge, has 135 home sites proposed, which exceeds all previous developments in this area combined. It is one and a half times the number of homesites that exist in Summerwind/Timberstone. Given an average population of 4 persons per home, this would potentially bring the population in this small area to 1032 people, which is well over the population of the city of Greenleaf.

Smaller developments have popped up in recent years, based on information from public records:

- Garrett Ridge Ranch homes have been built over the last several years, however, a comprehensive plan map amendment related to Garrett Ranch Ridge was approved in 2022. There are 21 homes/lots in this subdivision.
- Recently Van Slyke Farms was approved for 13 sites on 26 acres.
- Summerwind/Timberstone/Signature Point to the east of this proposed development collectively has 89 home parcels. It appears only 1 lot remains unsold at this time and nearly all of the lots have homes.

The Christensen/Indart developers are using these subdivisions to justify even more residential development; however their rezone request and plan are much different due to the proposed density, and the large agricultural acreage that is in use that would be lost to homes.

My primary concerns are regarding:

1/ The Canyon County 2020 Comprehensive Plan not being followed.
2/ Water: Irrigation water, wells, water quality and quantity, and waste water.
3/ Highways: Quality of roads, traffic/congestion, noise, vehicle pollution, policing, presence of farm vehicles.

EXHIBIT
E11

1/ The Canyon County 2020 Comprehensive Plan. A comprehensive plan is of little value if not implemented and used to guide the nature of development. "The Plan is the written will of the people of the County and to be used to assist governing bodies in moving in the direction that the community has determined is the most orderly and beneficial. See Idaho Code Title 67-6508." (page 1)

The Christensen/Indart request for rezoning and development goes against many of the goals and policies of this plan. These are just a few:

- Property Rights Component: Policy 11. Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods. (page 16)
- Population Component: 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. (page 18)
- Economic Development Component: In terms of agricultural cash receipts, …. "Since 1999, it (Canyon County) has fallen to 4th place behind Gooding, Jerome, and Cassia Counties. The cause of this decline may have several causes such as the rise of the dairy industry in Idaho in other counties, changes in the composition of agriculture production, *and from residential development* in Canyon County." (page 32)
- Economic Development Component: Goal 2. To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities. (page 34)
- Economic Development Component: Policy 5. Canyon County should not overdevelop and should retain agricultural lands/uses and control environmental impacts through conditions placed on subdivision plats and conditional use permits. (page 34)
- Land Use Component: Goal 1. To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services. (page 38)
- Land Use Component: Policy 6. Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.
- Land Use Component, Agriculture: Policy 1 Encourage the protection of agricultural land for the production of food. (page 40).

Much of the acreage of this development in not only viable farm ground, it is thriving farm ground, as evidenced by the current corn crops that exist on the Christensen land, and infact three corners of Van Slyke and Ustick. The Indart cattle farm was in existence for many years, and fairly recently closed down. This agriculturally zoned ground is still suitable for a feed lot, or a variety of farm animals, if not crops. It did not just become non-viable because the owners choose not to farm any longer.

2/Water. From the Comprehensive 2020 Plan, Natural Resources Component: Recognize the importance of surface water and groundwater resources of the county, in accordance with the Article XV, Section 3, of the Idaho Constitution.

Water issues in the area of this development have been heavily documented. The water quality, amount, impact to surrounding wells, irrigation water, the new Idaho Law that went into effect July 1, 2025 (Senate bill 1083) has to be carefully considered.

Developers claim that they will provide "community water and waste water systems," for these 135 properties, "through the extension of city services from the City of Greenleaf." In a letter to the community of Greenleaf, city officials acknowledge their difficulty in providing good water quality. (dated September 6, 2024). Is the city of Greenleaf on board with providing these systems to an additional 135 households?
Watering is already restricted for the homes around the Timberstone Golf Course.
Several residents in the nearby Garrett Ridge have had to re-dig their wells.

3/ Highways. I am going to focus my comments primarily on Van Slyke Road, as I have had acreage property fronting this road for 25 years. The section impacted would be from Highway 19 to Homedale Road.

- The planners are grossly underestimating the additional traffic brought about by this development. They "counted" traffic at the Van Slyke/Ustick intersection in February of 2025. At that time of year, the truck and farm vehicle traffic are nonexistent. Developer counts grossly underestimate use of Van Slyke Road, which people will take to get to Highway 19, the fastest route to Caldwell and Interstate 84. Summer also brings people towing boats, and an influx of motor homes, and trailers.
- The condition of this road is not safe now, and cannot handle the additional traffic that would be added by this development.
    - It is a narrow country road. In many sections it drops off sharply at the edge of the pavement.
    - There are no speed limit signs in either direction from Hwy 19 to Homedale Road.
    - The presumed speed limit (people are supposed to know that it's 50 mph) is too high for the volume and type of traffic currently using the road. I would contend that many of the current truck drivers on this road do not have drivers' licenses, and would not know about the 50-mph speed limit.
    - On much of this road there are not any, or inadequate shoulders.
    - There are line-of-sight issues is several areas, as is now evidenced by the amount of solid single and double yellow lines.
    - People try to drive around slow-moving farm vehicles regardless of passing zones.
    - This road is one of the last to be plowed in the winter, if it is plowed at all.
- This road is not adequately patrolled by the Canyon County Sheriff's Office, so there is inadequate speed enforcement. There have been several accidents caused by speed and the condition of the road. The CCSO has yet to complete a public records request I submitted on 7/28/2025, asking for the number of citations over the last 5 years. My guess is zero.

In addition, the growth resulting from this development will negatively impact the existing infrastructure and rural lifestyle of those who moved to this area specifically for this lifestyle.

- Law Enforcement, Emergency Medical: Response times are already longer than other areas that have similar numbers of people.
- Schools: Vallivue School District, the second largest district by enrollment, experienced the highest rate of growth at (58%) in the last fifteen-year period. This development would put further burden on this district.
- Noise pollution: The sound from traffic on Van Slyke and Ustick roads is already noted by those that live in this area. What used to be a few slow-moving farm vehicles is now multi-ton trucks and many more residents at a constant stream, often moving too fast.
- Light and population pollution: We want to see the stars! Many citizens have moved away from community centers to have views of the sky and the surrounding agricultural landscape. We don't want a sea of houses.

Because of the recent application for rezoning and development of Van Slyke Farms Ridge, which lies to the south of this property, and Garrett Ridge to the west, a great deal of information has already come forth that would also apply to this application. My hope is that letters from the Division of Environmental Quality and Department of Water Resources will be provided, as well as the USDA Canyon County Soil Survey from 2018.

Respectfully,

Nancy R Thomas

Debbie Root

From: NANCY THOMAS PRICE <zederkamme@msn.com>
Sent: Sunday, August 10, 2025 10:06 PM
To: Debbie Root
Subject: [External] Letter regarding Christensen/Indart development.
Attachments: Letter to PZ commissioners Nancy Thomas.pdf

Please see attached.

There are the most beautiful corn crops on 3 of the corners of Van Slyke/Ustick. All the Williamson property, Dave's, and even all the Van Slyke Farms area... Looks like good AG land!

Nancy

Nancy Thomas
Zeder Kamme German Shepherds & Cedar Crest K9 Academy
www.zederkamme.com "Boldness, Beauty, & Brains"
Breeding, training, and showing exceptional German Shepherds for over 25 years!

Debbie Root

From: Tracie Tackett <tracie.tackett@gmail.com>
Sent: Sunday, August 10, 2025 9:40 PM
To: Debbie Root
Subject: [External] case nos. OR2022-0002 & RZ2022-0002;

My comment is to oppose this rezoning I live on boehner road have been here since 1978 the roads in this area boehner and ustick road are not wide enough for that much traffic an farm equipment. Also nobody brings up the ground water issue. How many wells can be drilled before all the people in surrounding area loose there water What will happen then.I vote no on this project.

EXHIBIT
E12

Debbie Root

From: Sonja Graber <sonjagraber123@gmail.com>
Sent: Monday, August 11, 2025 12:54 AM
To: Debbie Root
Subject: [External] Ustick Van Slyke and Boehner Rd PROPOSED development

To whom this may concern,

We are writing to express our extreme concern over this proposed subdivision located between Ustick Rd and Boehner Rd., West of Van Slyke Rd.
We live in this area, At 24771 Ustick Rd.
We find it extremely concerning that "agriculture only", farming ground, would be used to create this 135 house, housing project. Not only is this a concern, but also the fact that Ustick Road and Van Slyke Rd. are definitely in their current state, not able to deal with the increased traffic needs and concerns. Water is also a huge problem. We are already experiencing a drop in the water table in our area because of increased housing and farming needs.
This is a rural farming area/community... Many of us want it to stay that way.
Current infrastructure CANNOT handle this growth!

My husband and I own 112 acres west of Allendale Road, with property on both the north and south sides of Ustick Road. The majority of our property is currently being farmed and has cherry trees on it. A 5 acre section of our property is separated from the rest of our property because of the large, Deer Flat low line canal... We have recently split 1.5 acres off for our children... But wanted to split this 5 acres into possibly one or two other large lots. Mainly because this property is completely separate from the rest of our property because of the canal, with NO easy access to the rest of our farm. This 5 acres is also on somewhat of a slope and part of it has a natural spring running through it so it is a bit marshy on the east side.
The county wanted to give us all sorts of grief and reasons why this property was zoned agriculture "only"... But yet some huge project like this can even be a consideration! This absolutely blows our minds!! It seems you have to be the right person, with the right name, with lots of money, and the right lawyer, who is an Idaho senator! Then you can do whatever you want with your own property but others CANNOT!
We have owned our property since 2003, and it's been owned by Graber family since the late 40's or early 50's. We are very much opposed to this large development!! A few additional houses here and there on existing building lots or those with conditional use permits is one thing, but splitting up 150+ acres into 135 housing lots is nuts and violates the existing development codes and "agricultural only" restrictions. We are OPPOSED to this development!!
We would most definitely like to attend the public hearing meeting, but we are currently in Alaska for the month of August!!
Sincerely,
Dan and Sonja Graber
24771 Ustick Rd
Wilder Idaho
83676
208-989-0211
Sent from my iPhone

EXHIBIT
E13

CHRISTENSEN / INDART

OR2022-0002/RZ2022-0002-CR

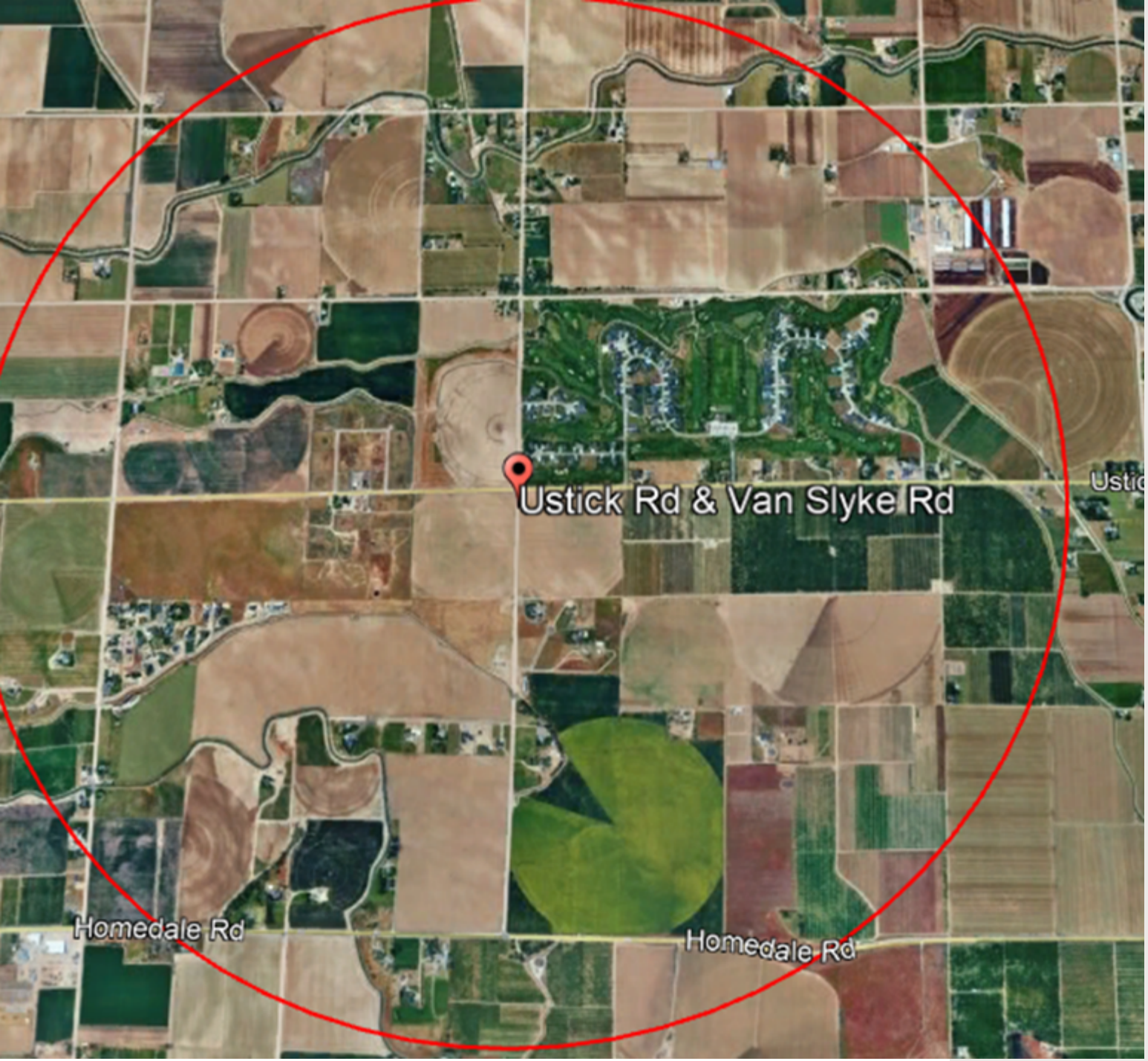
GROWING TOGETHER DRONE VIDEO 8-11-25: The link is located at

https://www.canyoncounty.id.gov/land-hearings/

August 21, 2025 Planning and Zoning Commission

Exhibit E14

EXHIBIT
E14



Existing Land Uses within 1.3 Mile of the Subject Property

EXHIBIT
E15



Land Use: Corn



Land use: Pasture



Land Use: Wheat



Land Use: Alfalfa



Land Use: Feedlot/Cattle



Land Use: Grapes



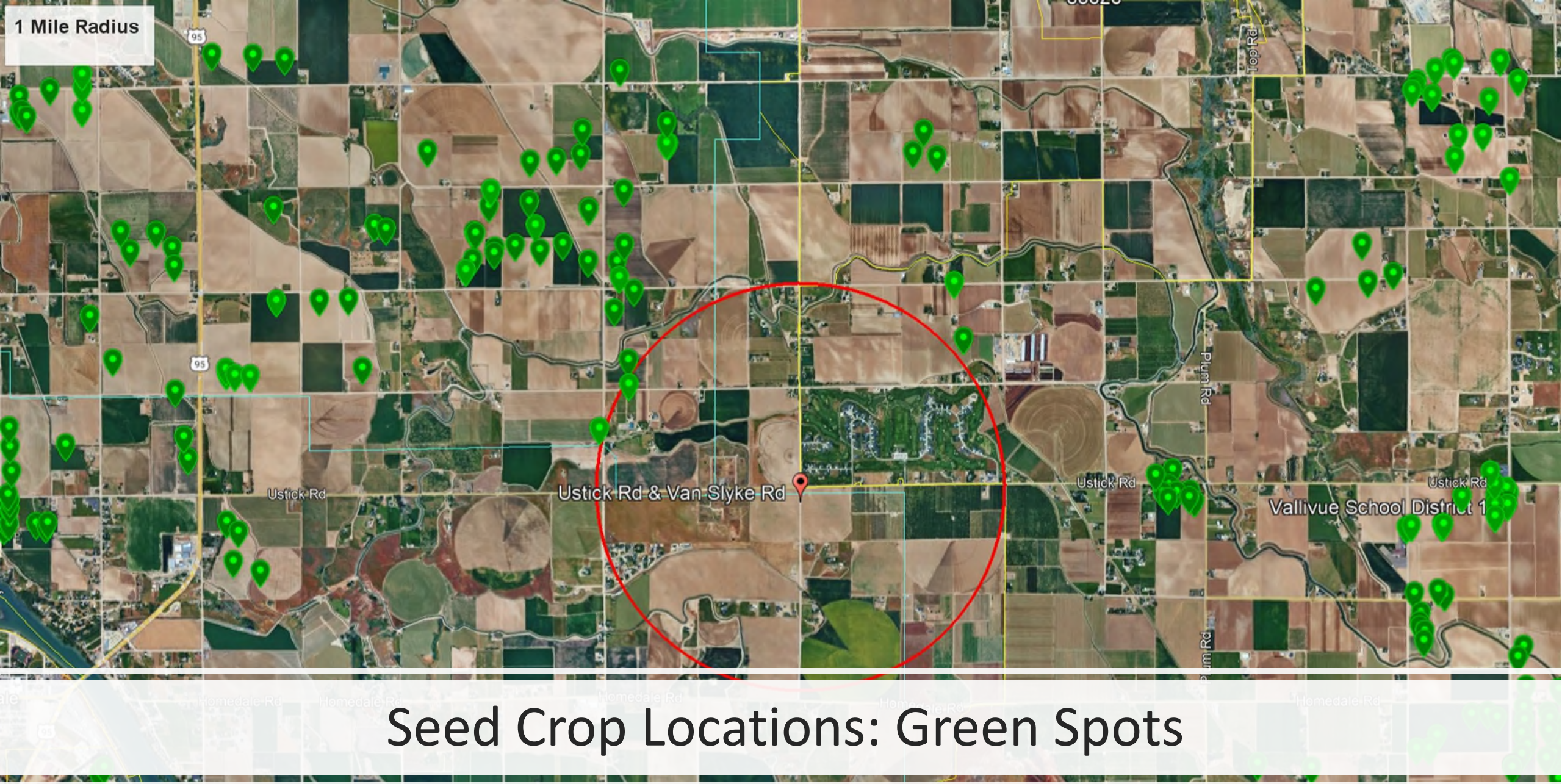
Land Use: Beans



Land use: Orchards



Land Use: Dairy



Seed Crop Locations: Green Spots

Proposed Elementary Boundaries for Fall of 2025

EXHIBIT
E16

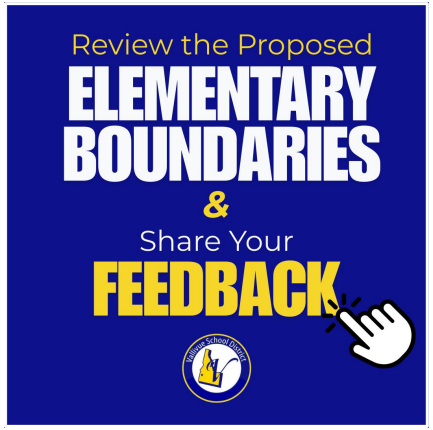
Quick Recap on Elementary Boundary Goals:

1. Balance enrollments among nine elementary schools based on each building's capacity and the projected 11,000 homes to be built in the next five years.

2. Revise proposed boundaries based off of the of feedback submitted by the community.

Community Awareness & Feedback Efforts

1. School meetings
2. Newsletter with map and Oct 31st Survey Feedback. (survey was bilingual)
3. Map available with QR code for Oct 31st survey at all Elementary schools through the 31st.
4. 1,032 letters sent to all parents/guardians of students who would be moving due to the boundary changes. The letter also included a link to the November 15th survey. (letter and survey was bilingual)
5. November 15th survey and map posted to the district home page and shared via district newsletter.



Results from Information Sessions and Post Surveys

Elementary School	Parents in Attendance	Feedback Cards Submitted	Oct 31st Bilingual Survey Results	Bilingual Letters sent to families moving school	Nov 15th Bilingual Survey Results
Lakevue	62	7	31	187	11
Central Canyon	12	3	40	206	7
Desert Springs	7	0	38	93	1
Skyway	27	5	16	153	4
East Canyon	24	8	88	302	2
Migrant Family Meeting	35	11	0		
Birch	N/A	N/A	0	28	10
West Canyon	N/A	N/A	16	63	2

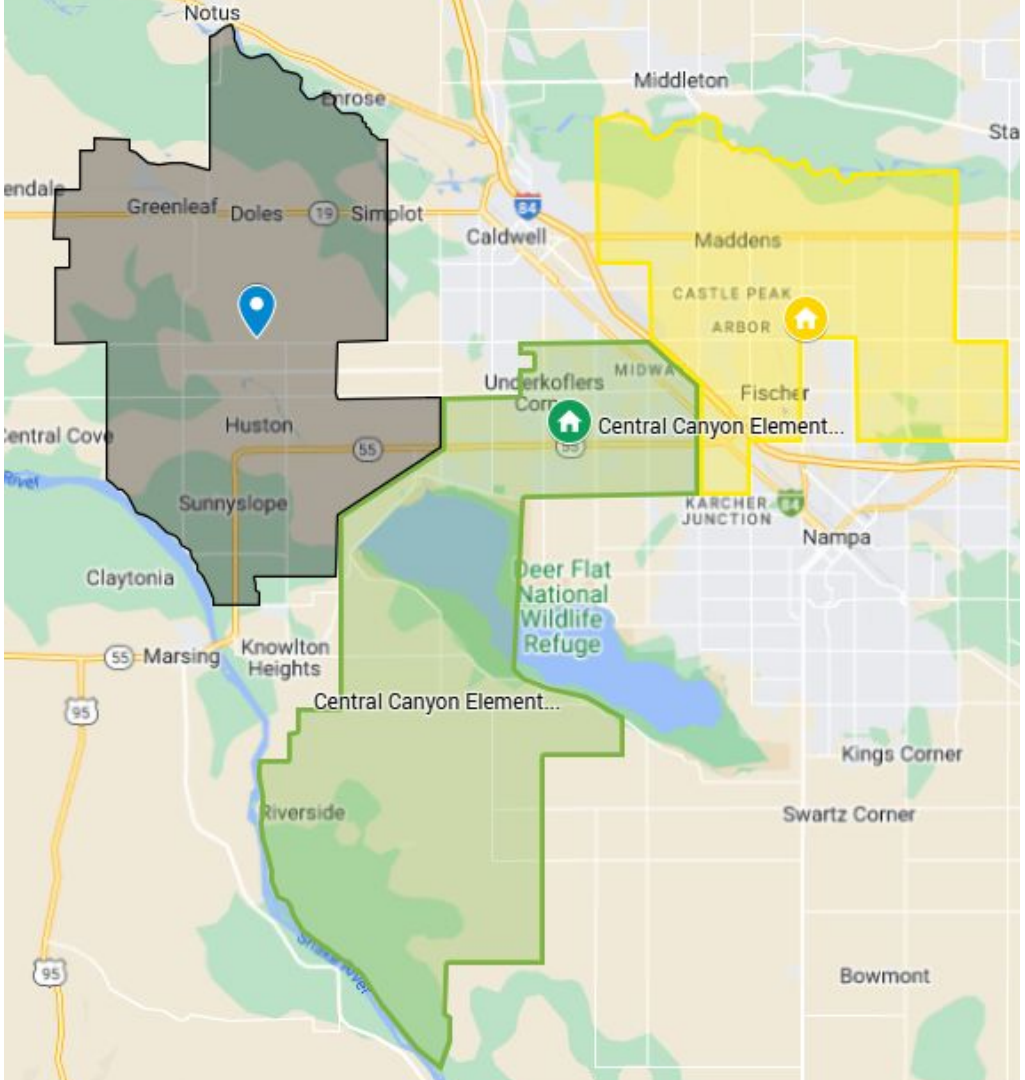
A History of Elementary Boundary Changes

1992

West Canyon

Central Canyon

East Canyon



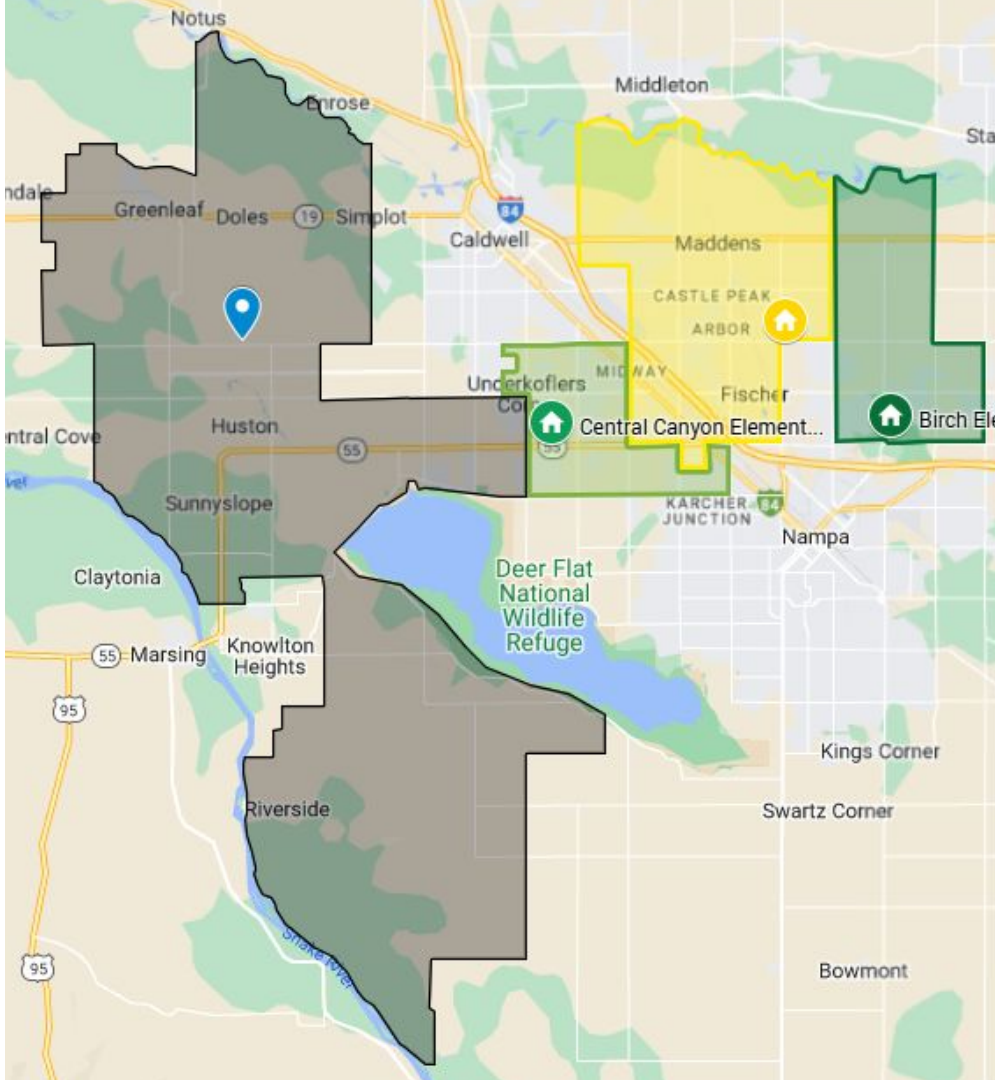
2002

West Canyon

Central Canyon

East Canyon

Birch



2008

West Canyon

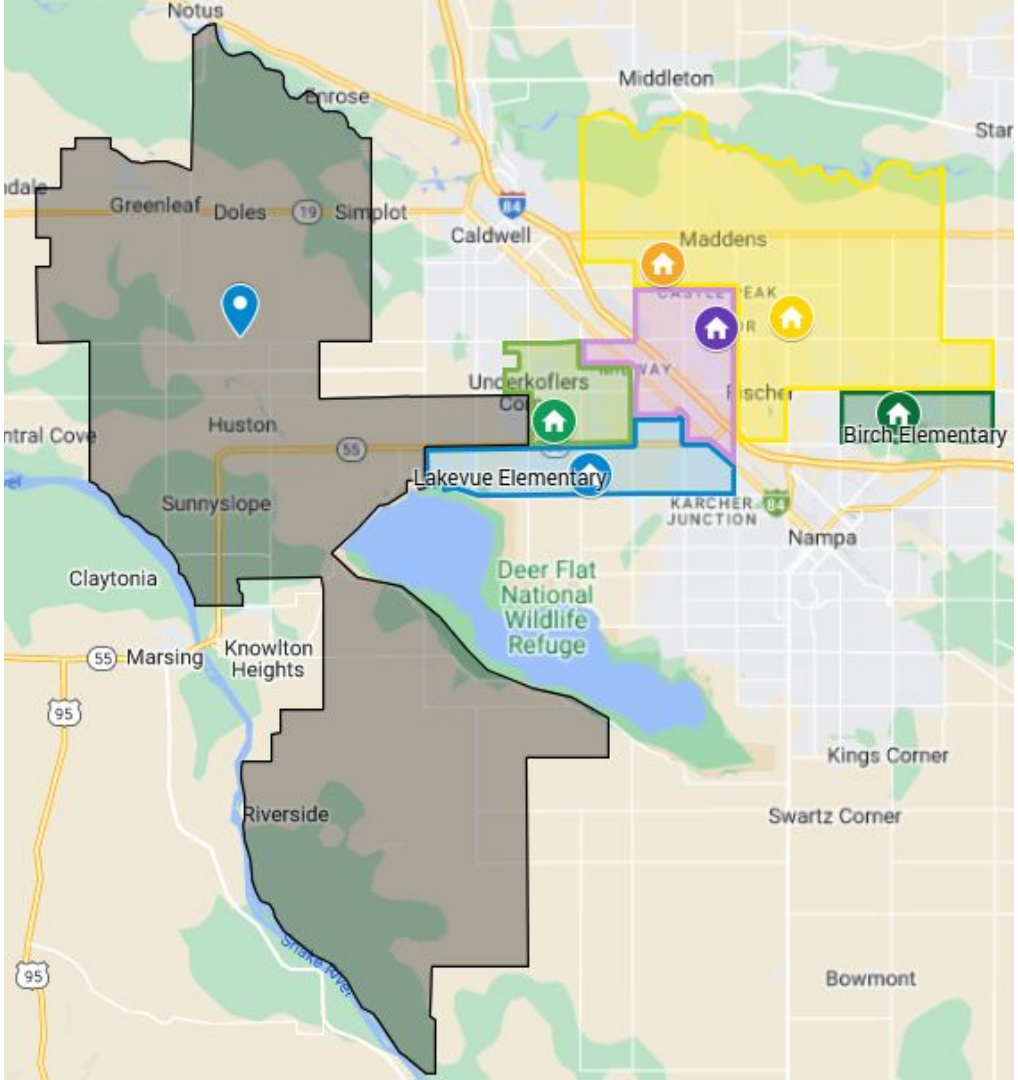
Central Canyon

East Canyon

Birch

Desert Springs

Lakevue



2024

West Canyon

Central Canyon

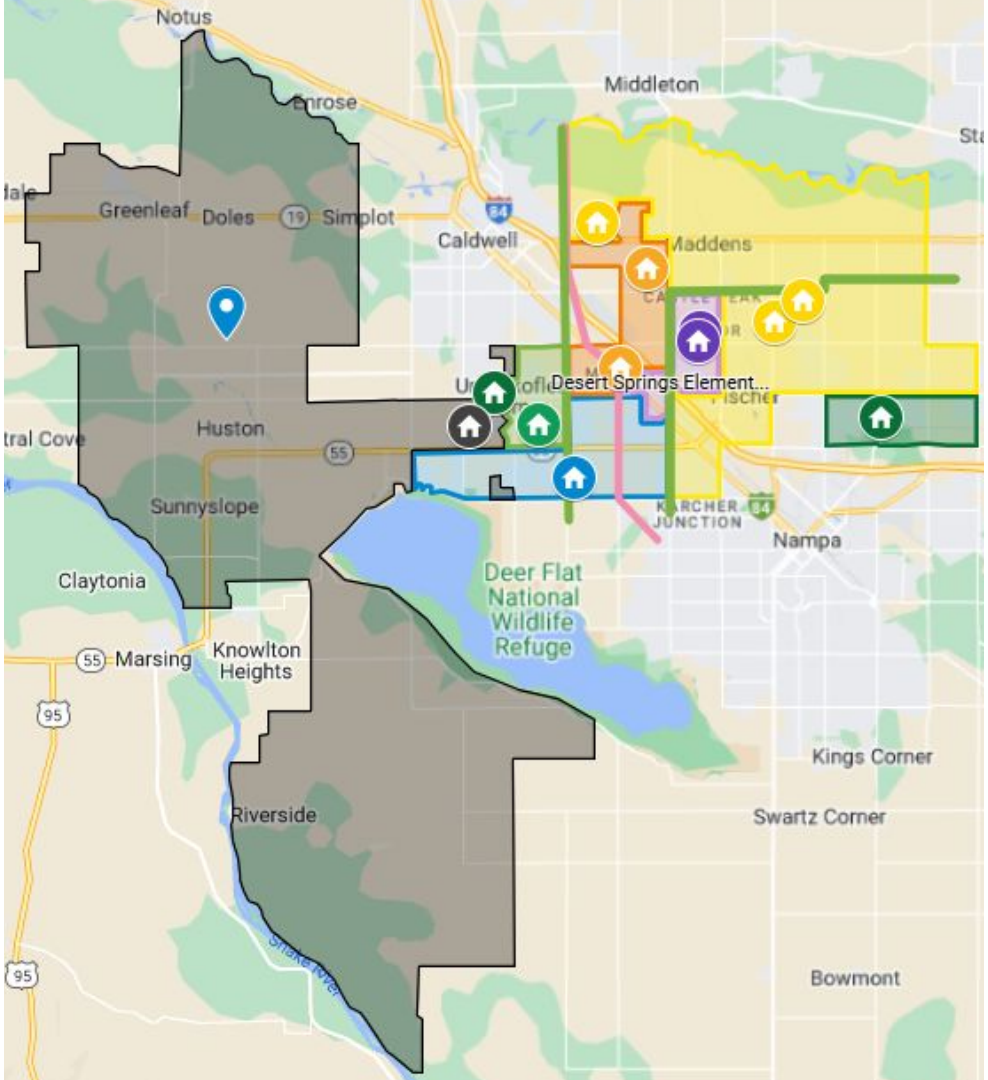
East Canyon

Birch

Desert Springs

Lakevue

Skyway



Proposal for Fall 2025

West Canyon

Central Canyon

East Canyon

Birch

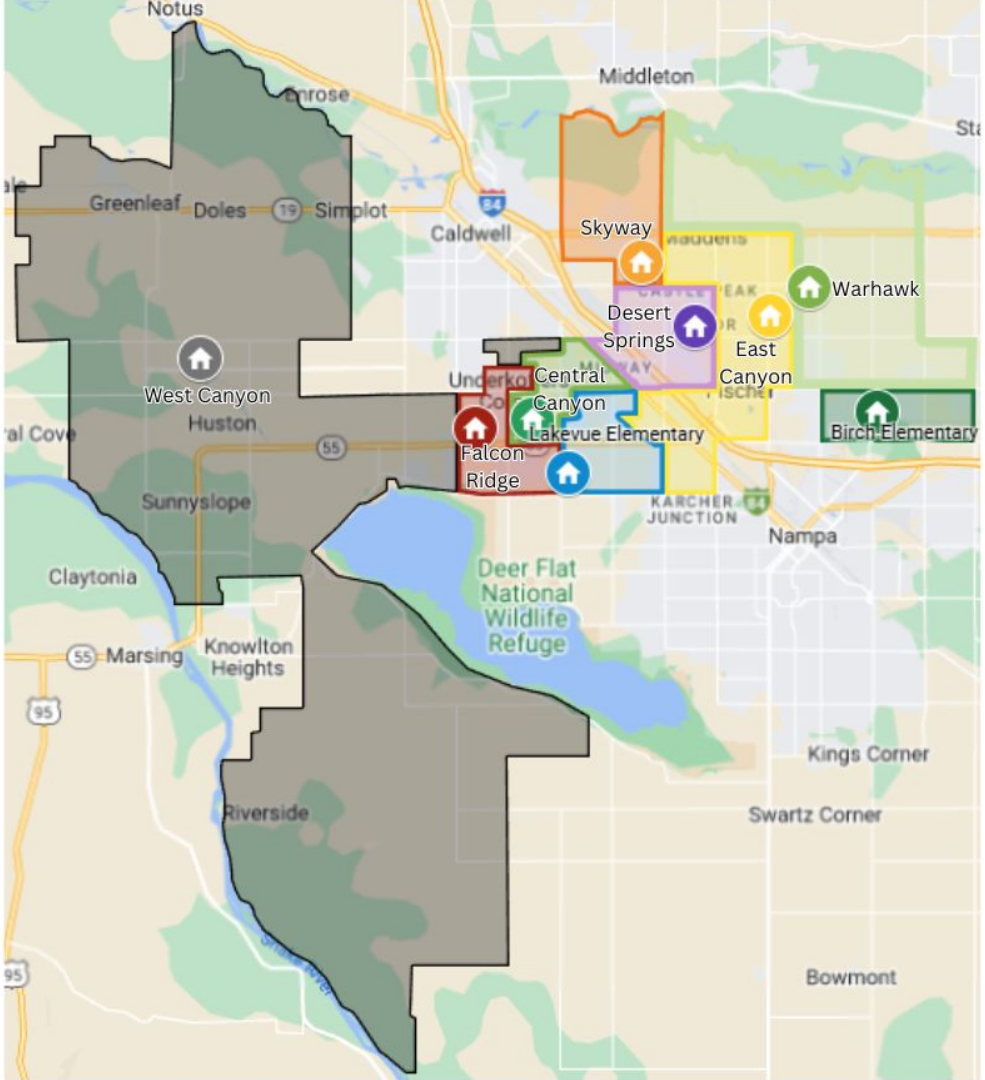
Desert Springs

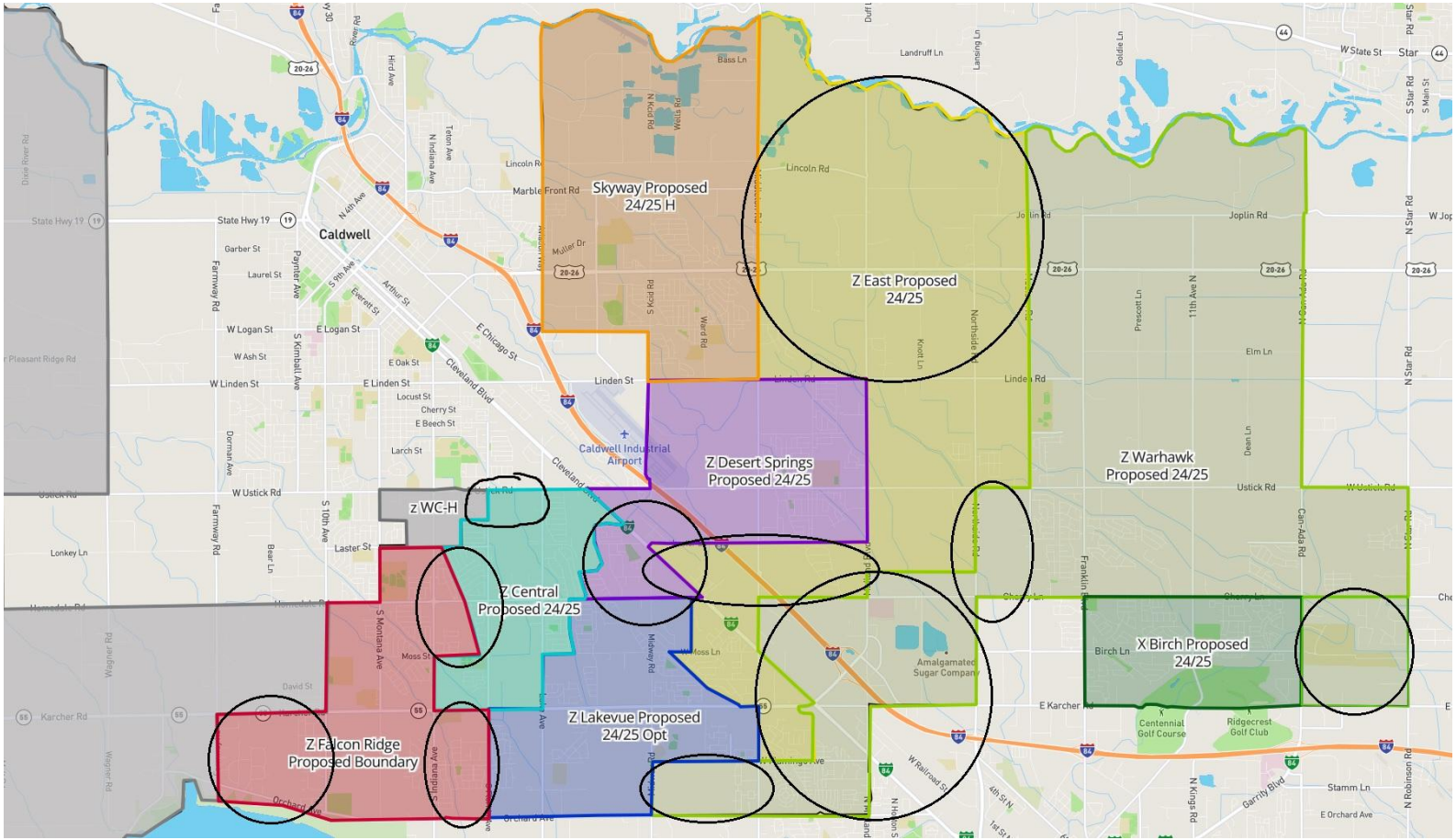
Lakevue

Skyway

Falcon Ridge

Warhawk




Skyway Proposed
24/25 H
Z East Proposed
24/25
Z Desert Springs
Proposed 24/25
Z Warhawk
Proposed 24/25
z WC-H
Z Central
Proposed 24/25
X Birch Proposed
24/25
Z Lakevue Proposed
24/25 Opt
Z Falcon Ridge
Proposed Boundary
Caldwell
Caldwell Industrial
Airport
Lincoln Rd
Linden St
Ustick Rd
Joplin Rd
Cleveland Blvd
E Chicago St
Centennial
Golf Course
Ridgecrest
Golf Club
Amalgamated
Sugar Company

Projected Enrollments:

SCHOOL	CAPACITY	2025-2026	2029-2030
West Canyon	625	351	537
Falcon Ridge	700*	604	819
Central Canyon	625	518	904
Lakevue	725	675	1103
Desert Springs	625	566	871
Skyway	800	696	1059
East Canyon	625	481	735
Warhawk	800	404	685
Birch	625	590	590

November 15th Feedback Survey Results

Process for Rezoning Elementary Boundaries

Updating Boundaries for Nine Elementary Schools

EXHIBIT
E17

Objectives When Considering Boundary Changes:

1. Balance enrollments among nine elementary schools based on each school's respective building capacity.

2. Account for more than 11,000 homes that will be built within the next five years.

3. Review feedback from the Brown Bus Company, parents, staff, and students to help improve upon the boundary proposal.

The Process So Far:

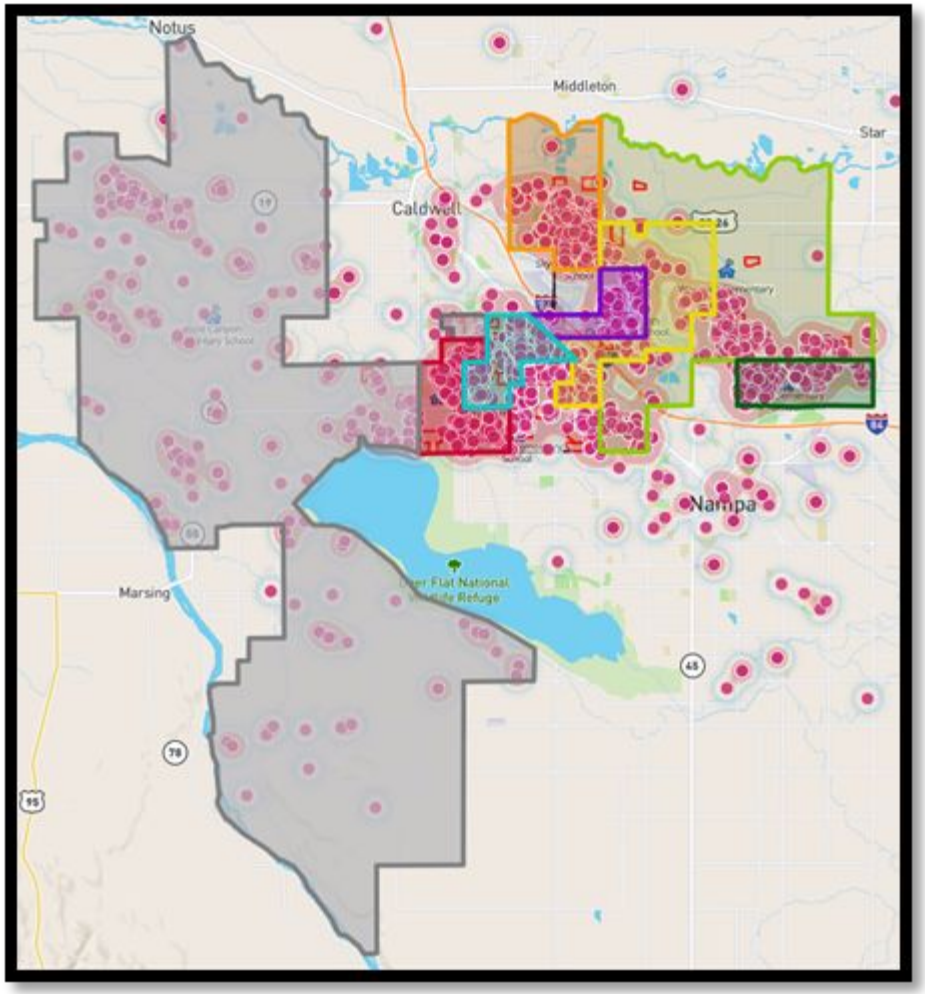
1. Contracted with PowerSchool's Projective Enrollment Analytics.

2. Uploaded enrollment data and city development data from Caldwell, Nampa, and Canyon County.

3. Reviewed the data and developed boundary proposals with a five year projection model (SY 2025 to SY 2029).

Visual Model Example

- Each dot represents a family with K-5 student(s).
- Red outlines represents 11,000 newly approved developments.



After 9 drafts...

District leadership received feedback from:

- Brown Bus Company
- Elementary Principals

Principals invited parents to attend an information session to:

- review the boundary draft for their school
- to ask questions
- to provide feedback

Results from September Information Sessions...

Elementary School	Parents in Attendance	Feedback Cards Submitted
Lakevue	62	7
Central Canyon	12	3
Desert Springs	7	0
Skyway	27	5
East Canyon	24	8
Migrant Family Meeting	35	11
Birch	N/A	N/A
West Canyon	N/A	N/A

Sample of What Parents Reviewed

East Canyon Proposed Boundaries

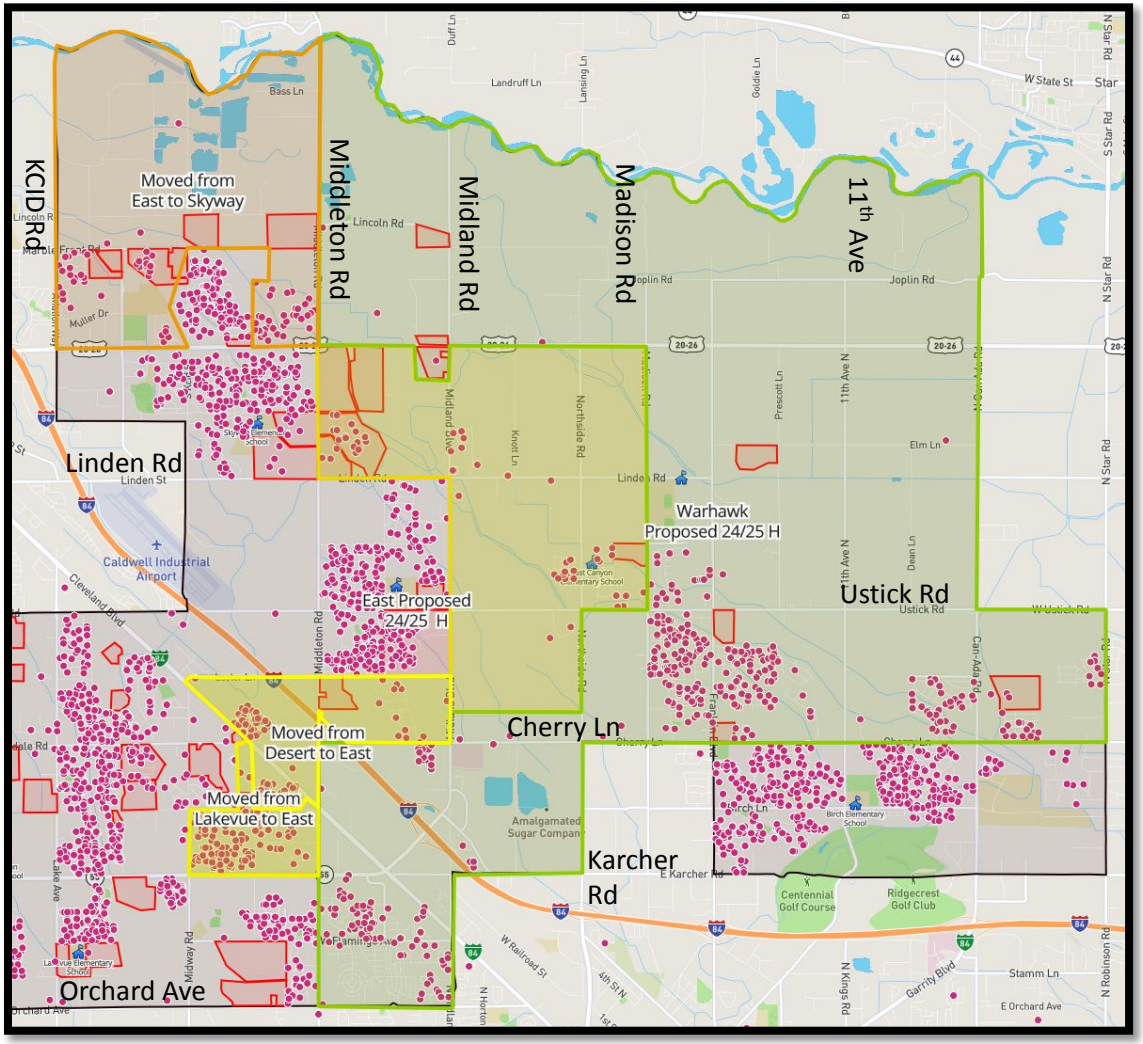
Building Capacity: 625

Projected Enrollments

2025 SY: 441

2026 SY: 609

2029 SY: 771



For Parents that Could Not Attend the Information Session...





Dear Vallivue Community,

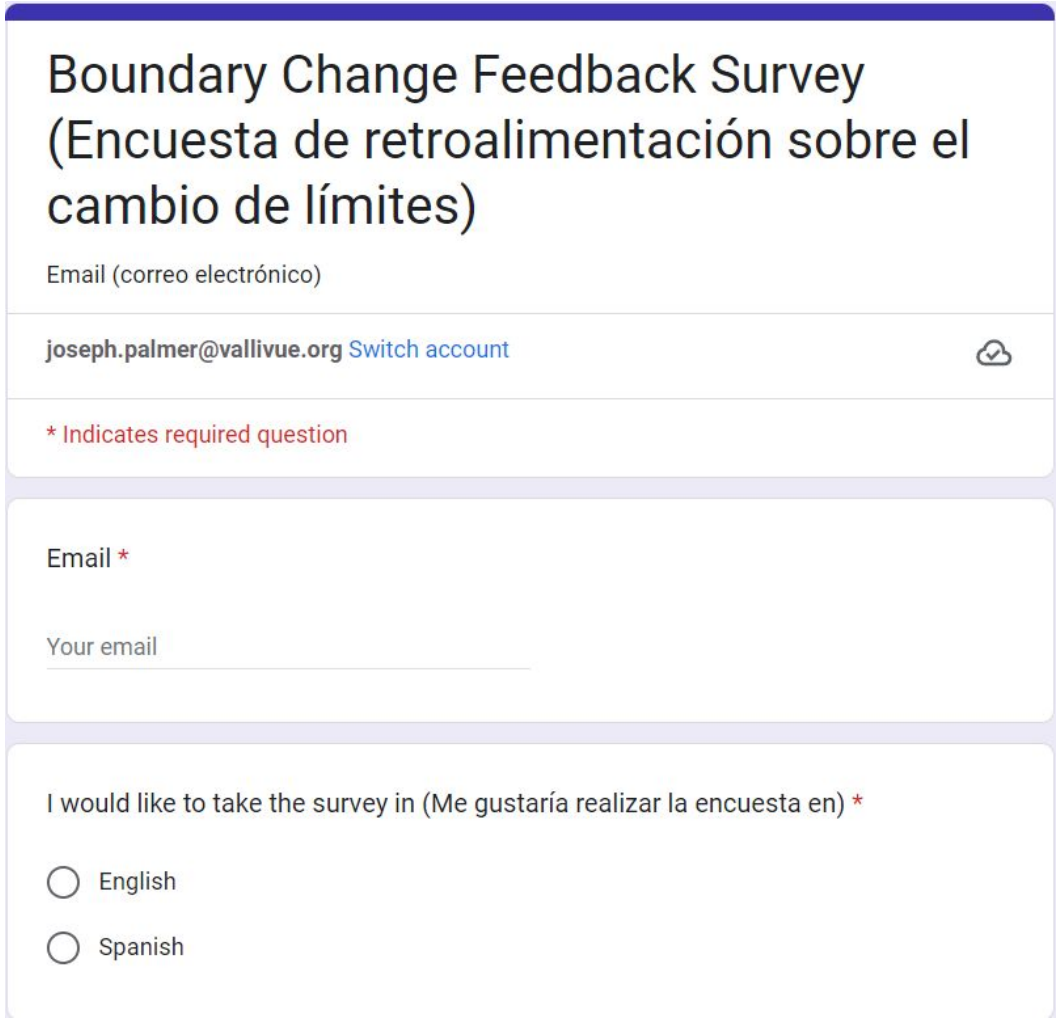
Adjusting elementary boundaries is never easy, and we're grateful for your input. If you haven't yet, please review the draft and share your feedback via the link below. Your thoughts will guide us as we work toward improvements. We'll share the next draft for further input soon, with a goal of school board approval at the December board meeting.

Sincerely, Joey Palmer, Assistant Superintendent

Review the Draft of Elementary Boundary Changes

For Parents that Could Not Attend the Information Session...

Survey open until October 25.



Boundary Change Feedback Survey (Encuesta de retroalimentación sobre el cambio de límites)

Email (correo electrónico)

joseph.palmer@vallivue.org Switch account

* Indicates required question

Email *

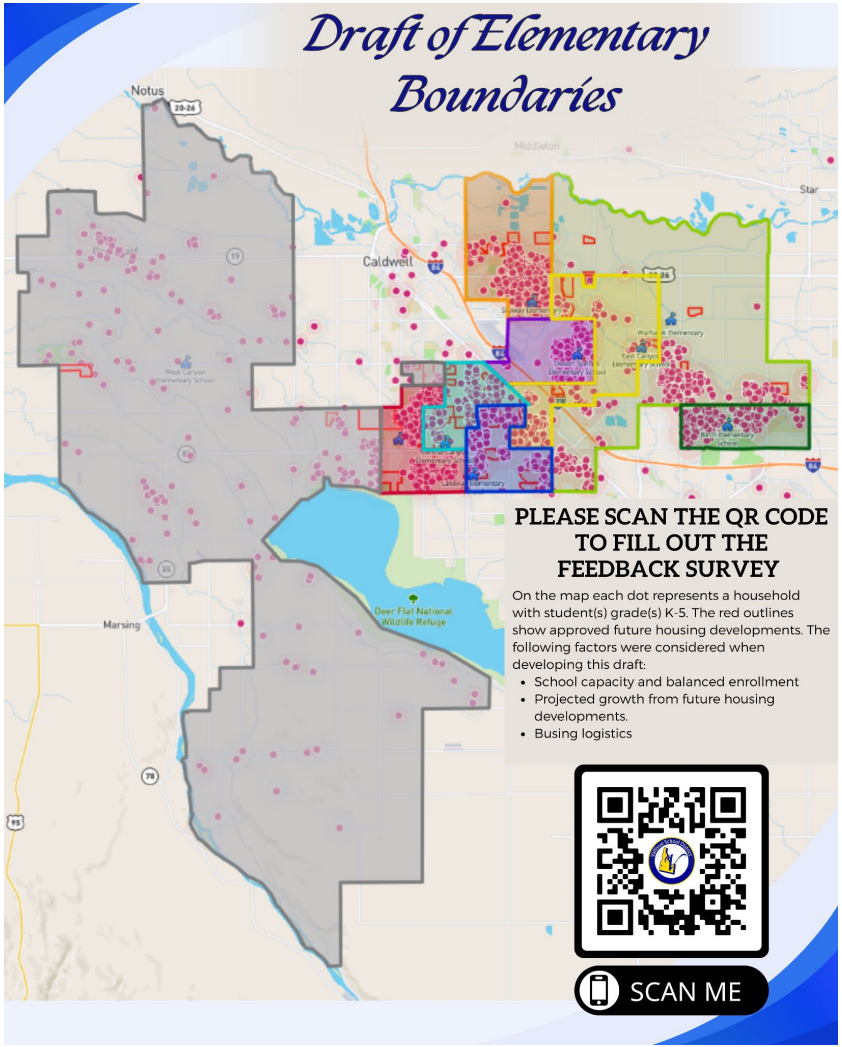
Your email

I would like to take the survey in (Me gustaría realizar la encuesta en) *

- English
- Spanish

For Parents that Could Not Attend the Information Session...

Survey open until October 25.



Results from Digital Survey to date...

Elementary School	Parent Feedback Submitted
Birch	25
Central Canyon	48
Desert Springs	28
East Canyon	52
Lakevue	56
Skyway	39
West Canyon	28

Experimenting with Parent Feedback...



Next Steps:

1. Review all the feedback and see if improvements can be made.

2. Release the proposed boundaries by November 1st. Families shifting to a different school will receive a letter as an additional communication effort.

3. Collect feedback from November 1st - November 30th.

4. Present the proposed boundaries and feedback to the board for approval or denial during the December board meeting.

5. If the board approves the boundaries, multiple communication efforts from December 2024 to Fall of 2025 will be sent to notify families.



Timber Ridge Development

What the property looks like today.

EXHIBIT
E18

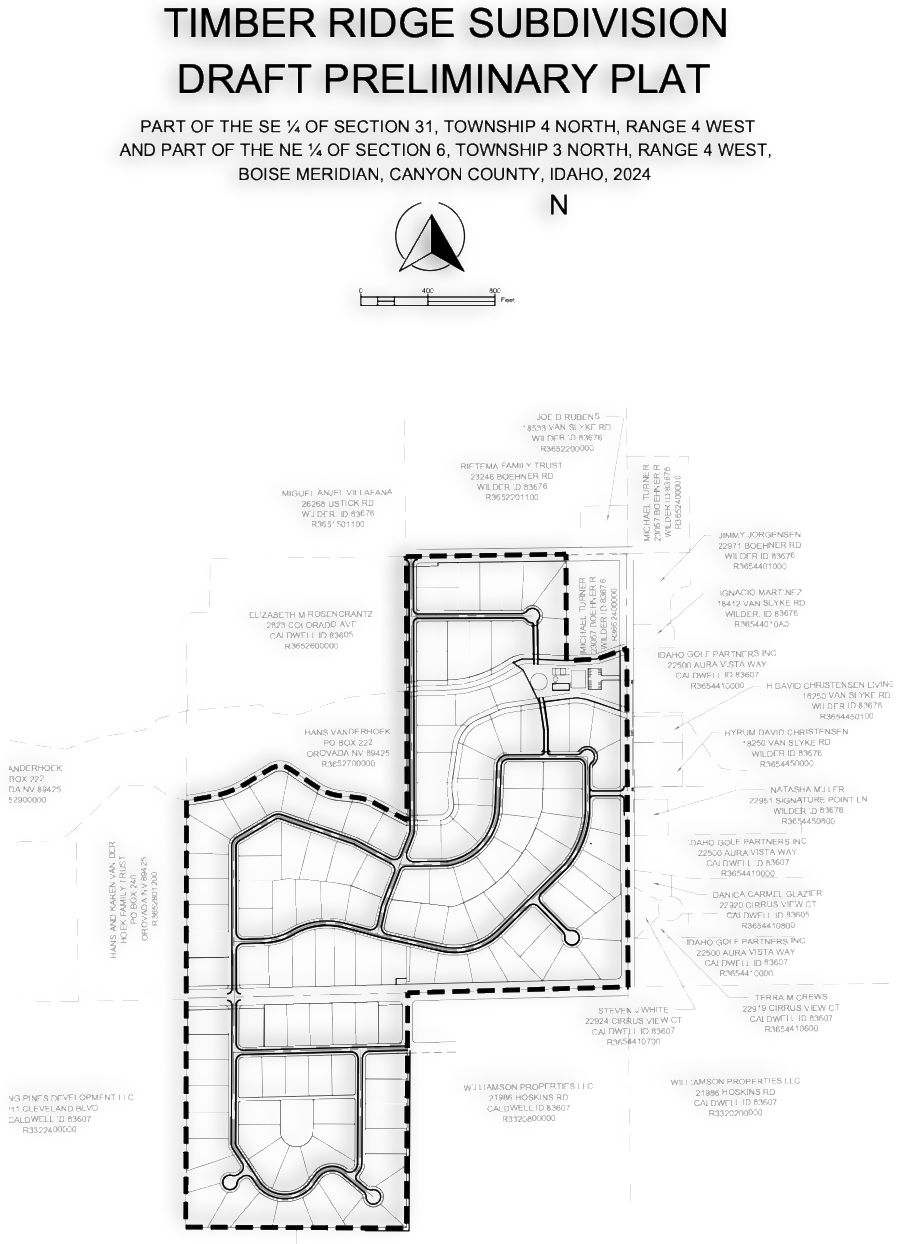


Legal Criteria for Conditional Rezone

Why the Proposal Fails Canyon County’s 8 Rezone Standards

Executive Summary

- The proposed R-1 rezone directly conflicts with both Canyon County and Greenleaf's adopted plans, disregards the agricultural character of the area, and lacks critical data on traffic, infrastructure, and public service impacts. Approval would set a precedent for leapfrog development, intensifying rural sprawl and eroding farmland.



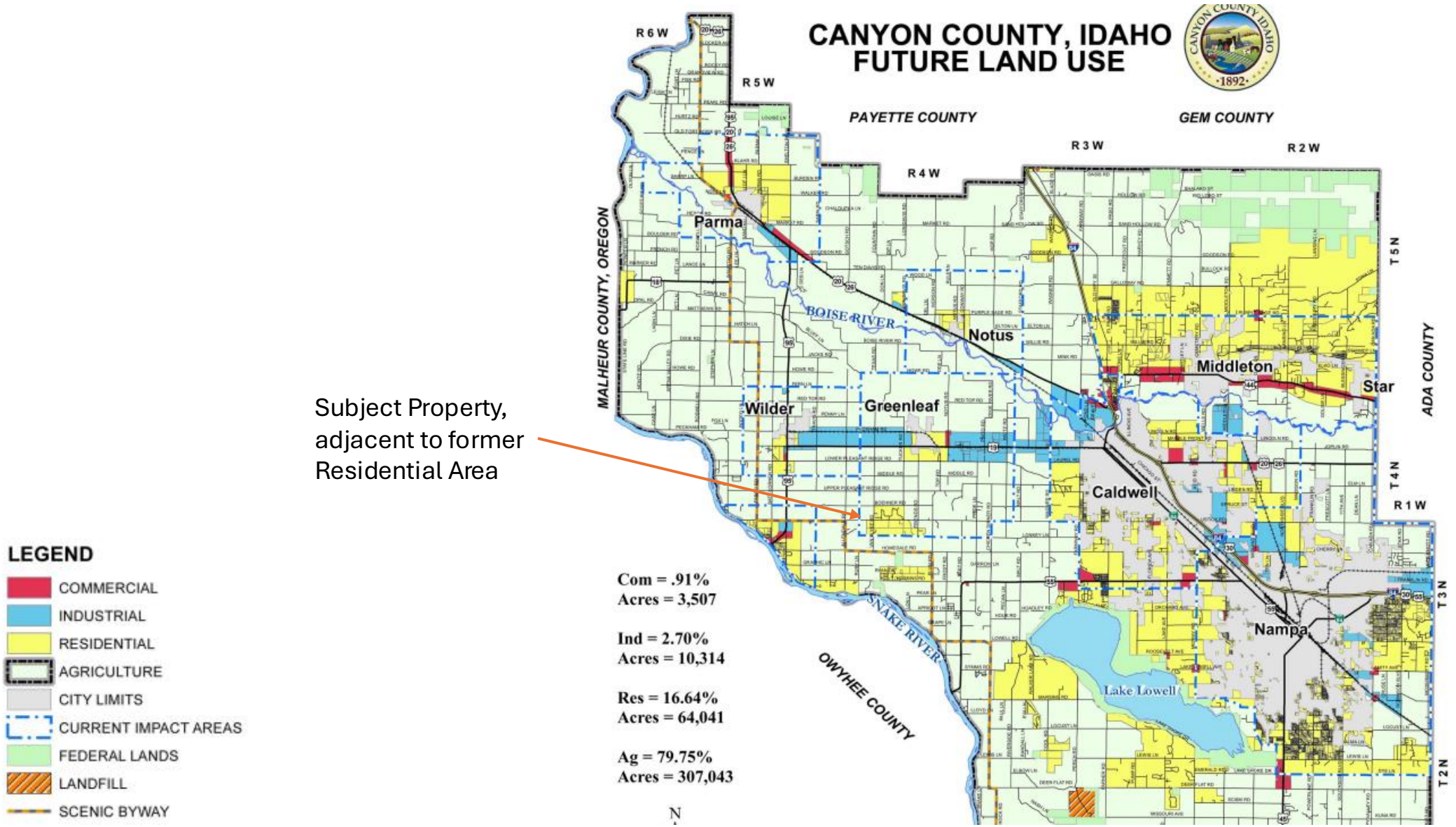
Criterion 1: 2020 Comprehensive Plan Consistency

- The proposal is inconsistent with the Canyon County Comprehensive Plan and Greenleaf's Future Land Use Map, which designate the site as Agriculture. Both plans prioritize farmland preservation and rural character in this location—no urban densities are planned or supported. Approval would directly contradict these policies.

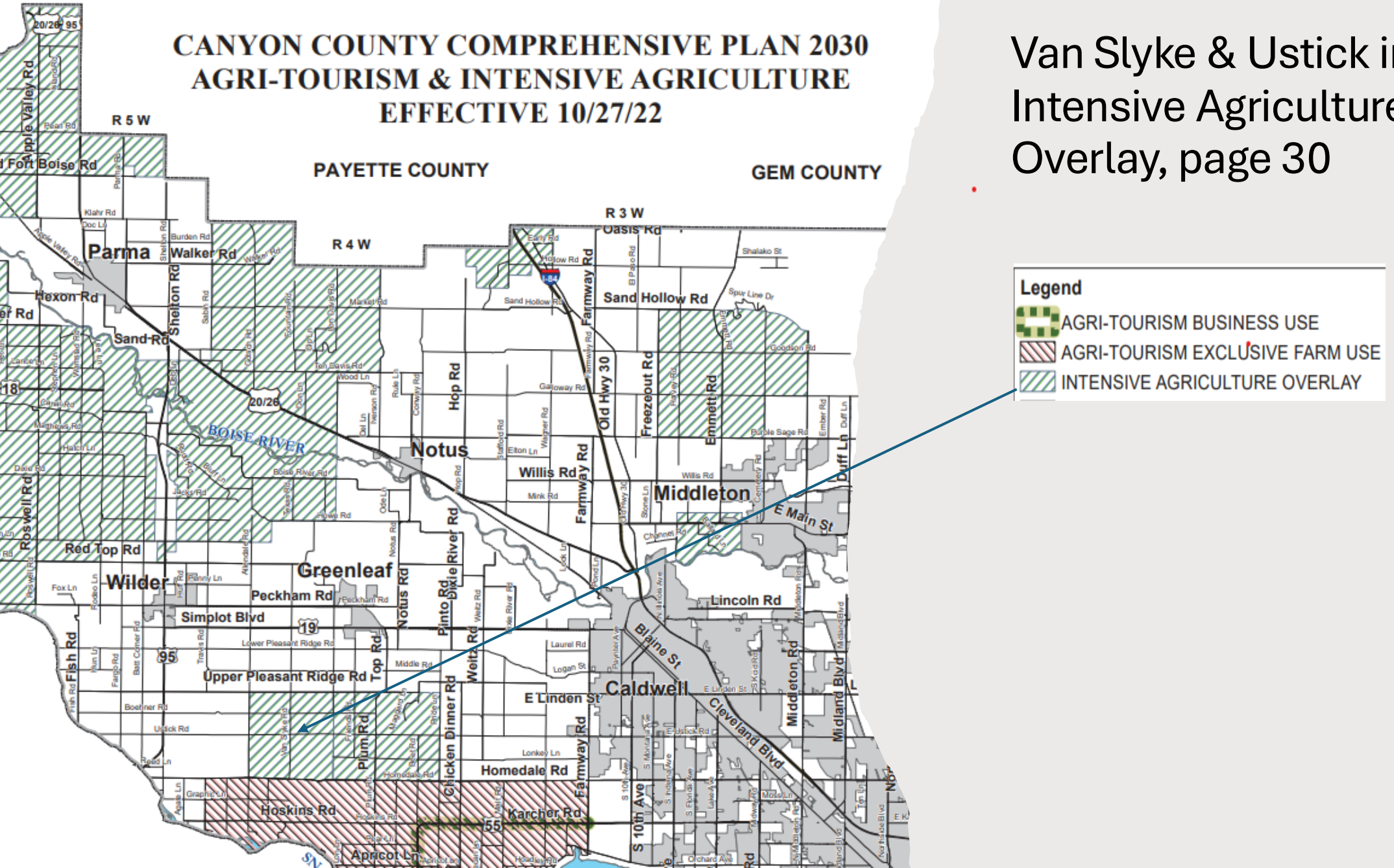




https://www.canyoncounty.id.gov/wp-content/uploads/2023/02/2020-CANYON-COUNTY-COMPREHENSIVE-rev-map-1-5.pdf (page 93)



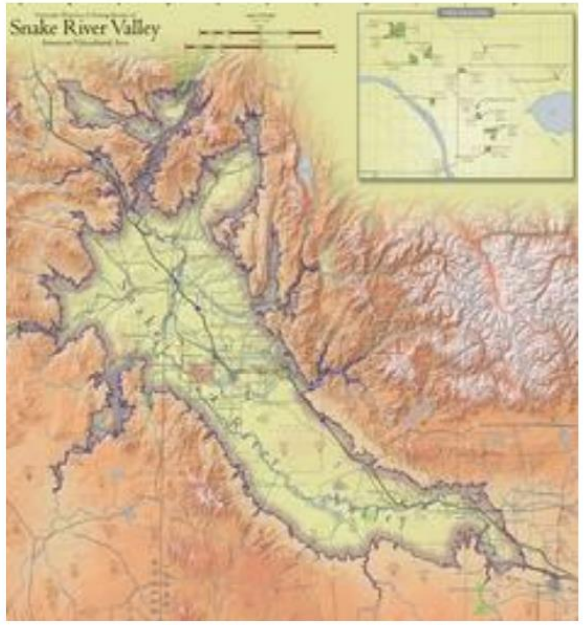
Subject Property, adjacent to former Residential Area



Van Slyke & Ustick in Intensive Agriculture Overlay, page 30

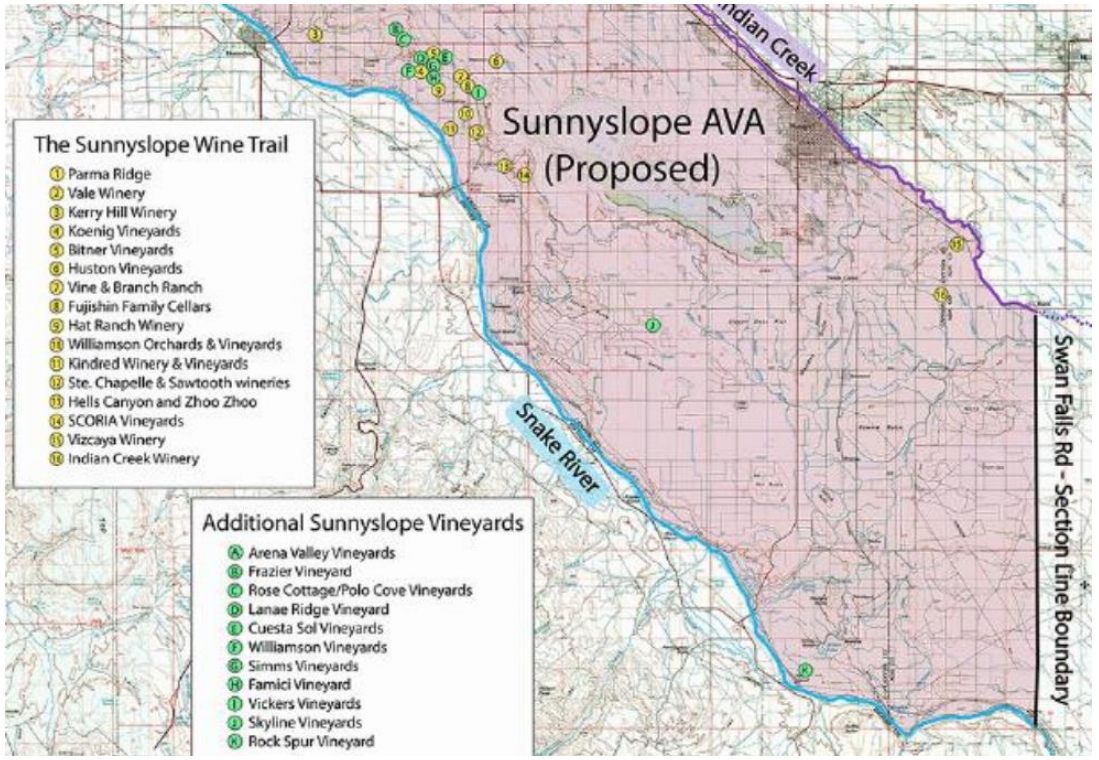
Comprehensive Plan pages 76-77

American Viticultural Area (AVA)
An AVA is defined as "delimited grape-growing region with specific geographic or climatic features that distinguish it from the surrounding regions and affect how grapes are grown. Using an AVA designation on a wine label allows vintners to describe more accurately the origin of their wines to consumers and helps consumers identify wines they may purchase".[1]



Snake River Valley AVA
As shown in the image to the right[2], the Snake River Valley AVA is an 8,263-square mile area in southwestern Idaho and southeastern Oregon. The boundary encompasses seventeen wineries, forty-six vineyards, and 1,107 acres of commercial vineyard production.[3]

Sunnyslope AVA
The Sunnyslope AVA is a proposed AVA in the region, as shown in the image on the next page. The Sunnyslope AVA will sit within the larger Snake River Valley AVA and highlight the heart of Idaho wine country located in Canyon County. Like other world class wine producing areas, the Sunnyslope AVA has a warm dry climate, light sandy well-drained soils, and sloping topography that make it an ideal location for growing high quality wine grapes.[4]



Is the proposed rezone in conformance with the Comp Plan?

No!

The location of the proposed subdivision is in a designated Agriculture area as described by the Comprehensive Plan

As displayed on Google Earth and submitted Drone Footage, the Timber Ridge area is surrounded by farmland and orchards.

Criterion 2: More Appropriate Than Current Zoning?

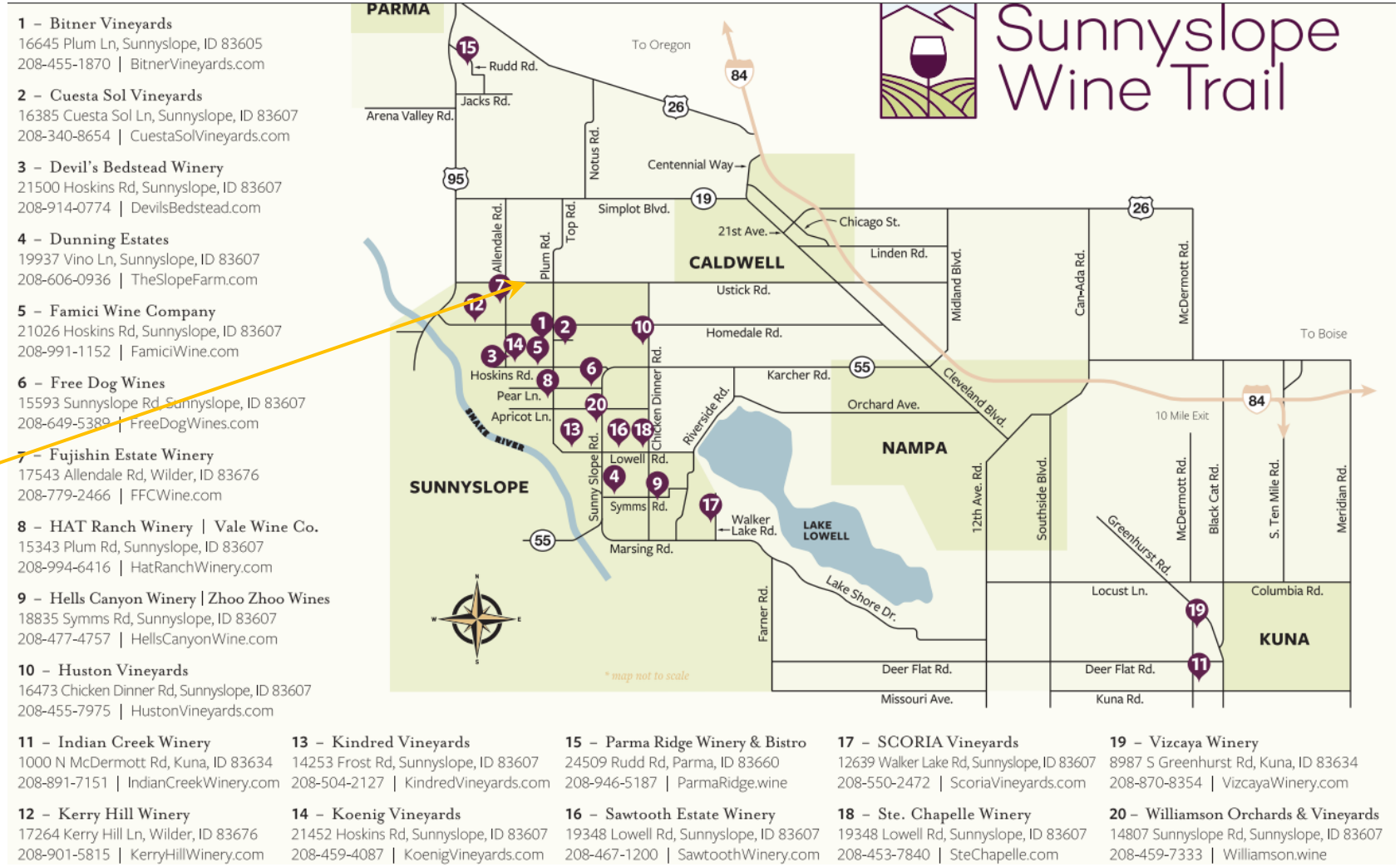
No. Surrounding land uses are all active farms or large-lot subdivisions like Summerwind (2.6 and 2.1-acre averages). Agricultural zoning better reflects the area's intended rural transition zone. The applicant's justification—covering infrastructure costs—is a private financial concern, not a planning reason.

Criterion 3: Compatibility with Surrounding Land Uses

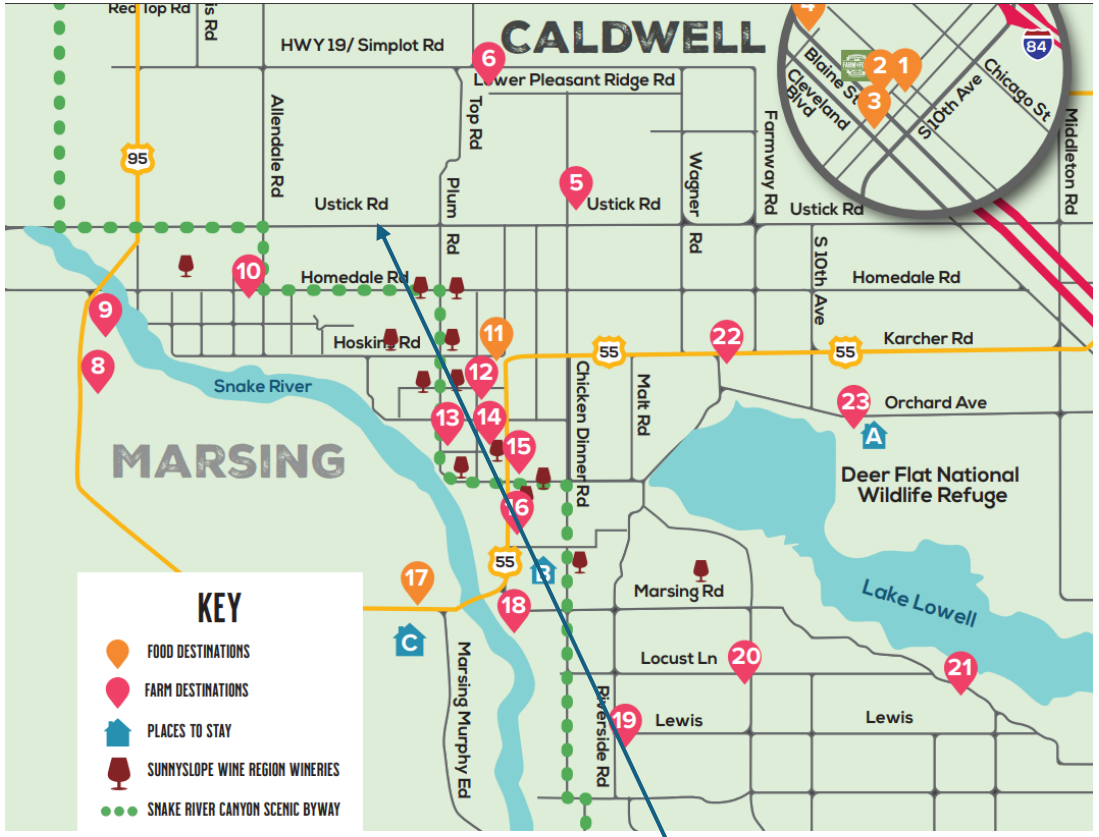
The proposed 0.82-acre average lots are incompatible with adjacent farms, some rural residential living and golf course uses. Without buffers or strict right-to-farm protections, conflicts over dust, odors, pesticide drift, and farm traffic are inevitable. This density is unlike any subdivision nearby, creating an urban pocket in a rural/agricultural landscape.

Sunnyslope Wine Trail

Approx Van Slyke & Ustick



Agventure Trail Map



Approx Van Slyke & Ustick

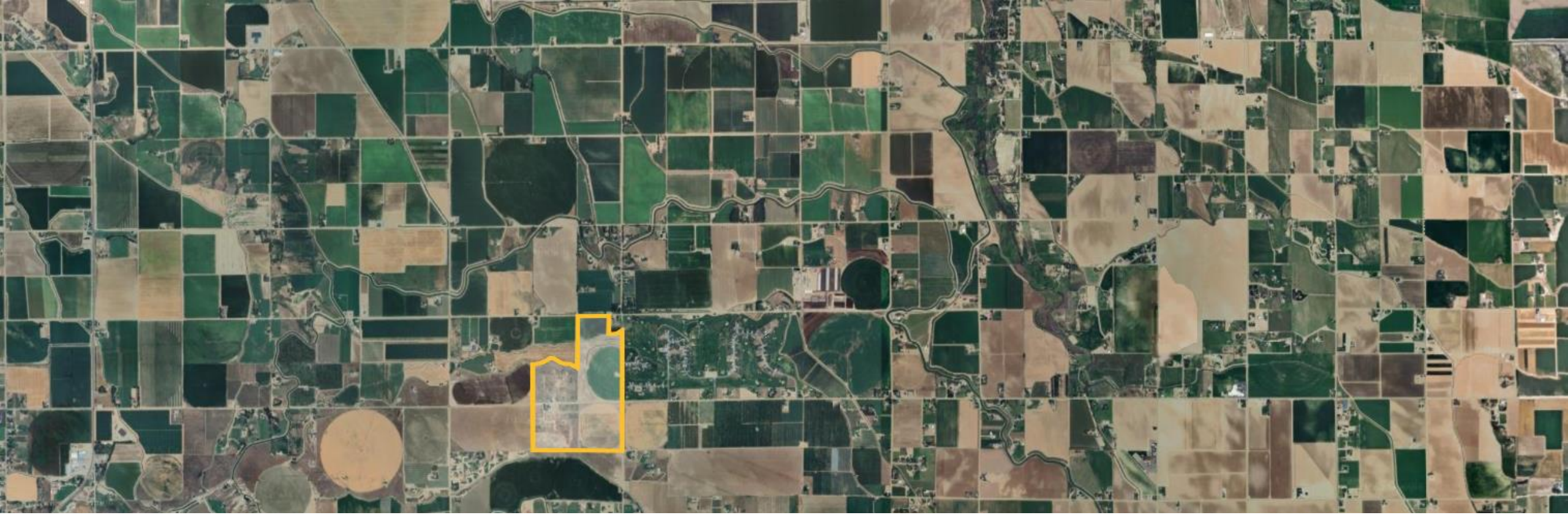
What is the Agventure Trail?

Here on the AgVenture Trail, you'll experience the simple life in the heart of Idaho's Snake River Valley. The trail begins and ends in Downtown Caldwell, taking you on country roads through Marsing, Homedale, and Wilder. Along the way, you'll visit local farms and orchards, where you can pick fresh produce, dine on world-class farm-to-fork meals and engage with the local community. You'll learn from the farmers and ranchers who experience this life every day. It's a unique experience for group activities, family outings, and romantic adventures – all within a 30-minute drive of Boise, Idaho.

Explore more of the trail online!

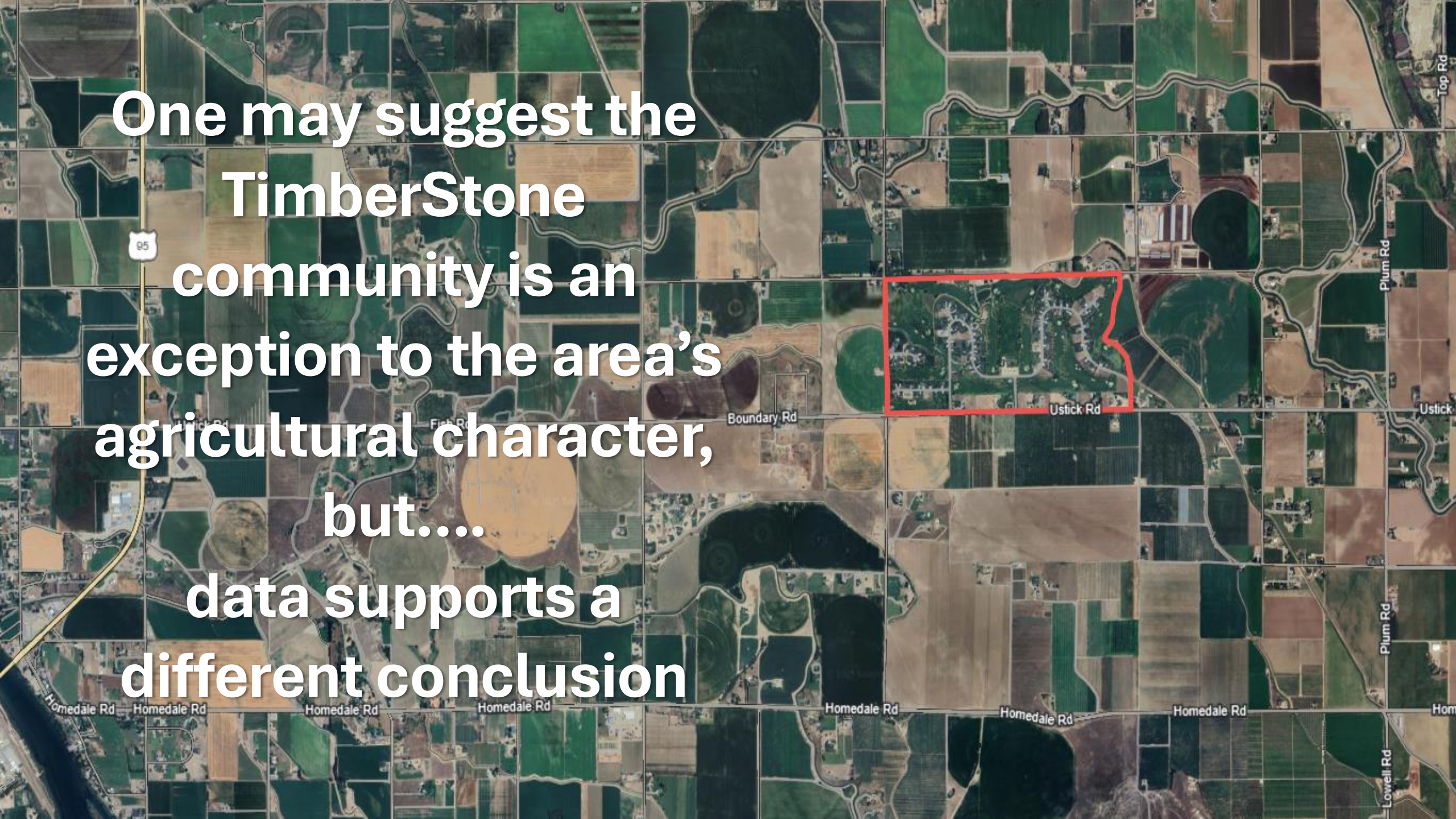


Criterion 4: Impact on Character of the Area



Criterion 4: Impact on Character of the Area

The subdivision will erode rural character by replacing open farmland with urban-density housing. Unlike Summerwind, which integrates open space buffers, Timber Ridge offers no visual or agricultural transition — just abrupt, high-density lots bordering farms and the golf course.


One may suggest the TimberStone community is an exception to the area's agricultural character, but.... data supports a different conclusion
95
Boundary Rd
Ustick Rd
Plum Rd
Top Rd
Homedale Rd
Lowell Rd

The TimberStone community & golf course occupies approximately 290 acres*



*Google Earth

Residential lots, plus the golf course pro shop, parking lot, and training building occupy ~125ac*

*Google Earth





The TimberStone community contains
~57%* predominantly turf-covered OPEN SPACE

*Google Earth



- The high-percentage open-space of the TimberStone neighborhood set the standard for residential developments melding with the character in this part of Canyon County

- Unless the proposed development is substantially revised, it will negatively affect the character of the area

Criterion 5: Adequate Facilities & Services

The plan lacks a proven, regulated water and wastewater provider if Greenleaf does not extend service. Known groundwater hazards (arsenic, uranium, nitrates) could threaten public health without enforceable, centralized treatment—placing the burden entirely on future homeowners.

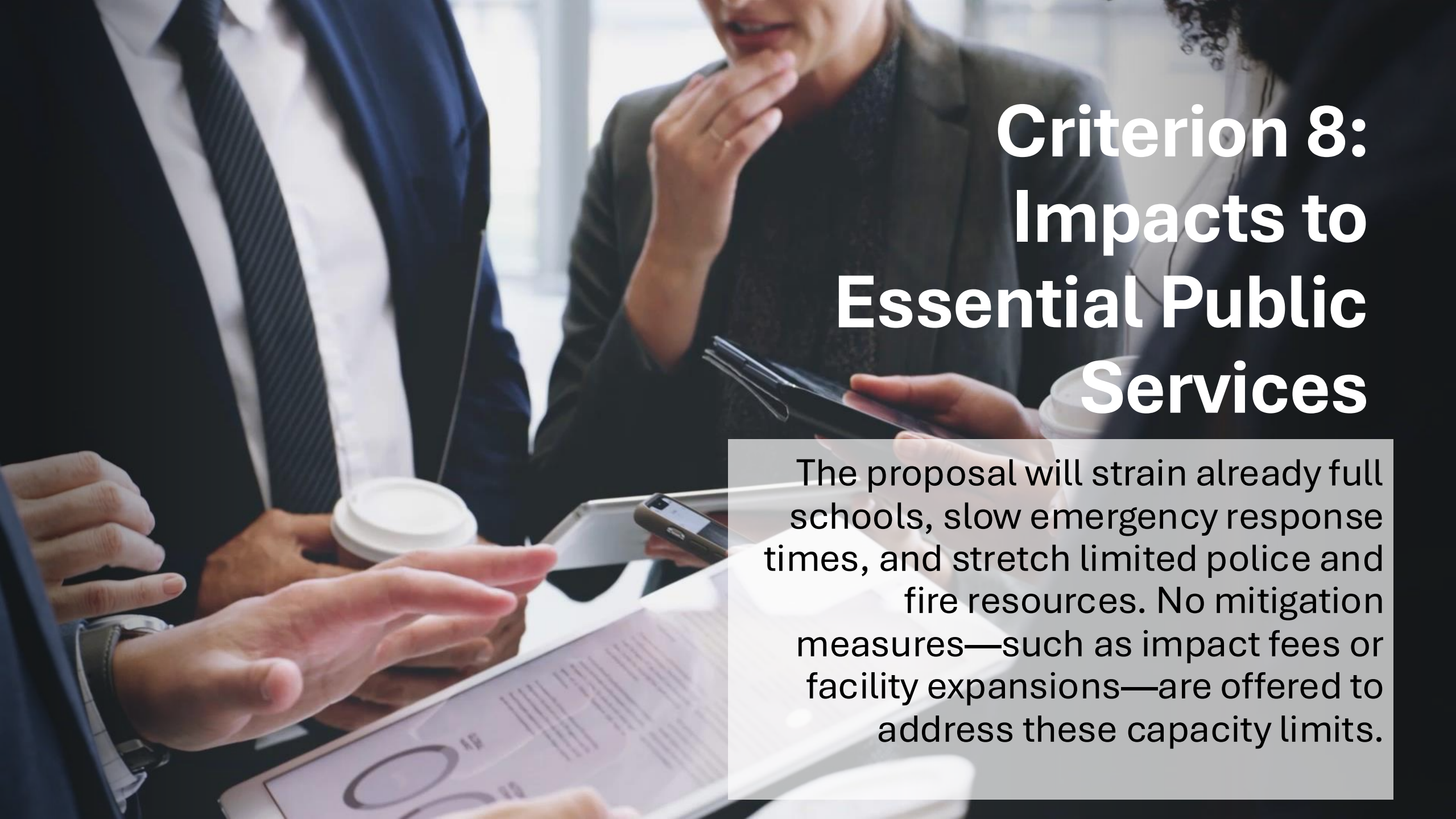
Criterion 6: Public Street Improvements / Traffic Impacts



No Traffic Impact Study has been provided. Without it, the County cannot assess cumulative effects on Ustick and Van Slyke Roads, golf cart crossings, or agricultural equipment routes. Unknown impacts risk shifting future road costs to taxpayers through higher levies.

Criterion 7: Legal Access

While legal access exists, adequacy for projected traffic volumes is unverified. Without a TIS, there is no evidence the roads can safely accommodate the added traffic while preserving existing traffic flow and safety.



Criterion 8: Impacts to Essential Public Services

The proposal will strain already full schools, slow emergency response times, and stretch limited police and fire resources. No mitigation measures—such as impact fees or facility expansions—are offered to address these capacity limits.

Vallivue School District





Agenda Overview

- Current enrollment challenges and new school openings
- Impact of rapid growth on school capacity
- Proposed funding solutions and impact fees
- Community and local government responses
- Future projections and concerns about voter fatigue

Idaho Ed News

July 14, 2025

https://www.idahoednews.org/top-news/vallivue-to-open-two-schools-but-projections-suggest-they-are-a-temporary-fix/#:~:text=Vallivue%20School%20District%20at%20a,Math:%2035.3%2C%20IRI:%2071.5

- **Vallivue to open two schools, but projections suggest they are a temporary fix**
- Warhawk Elementary School
- Falcon Ridge Elementary School
- Assistant Superintendent Joey Palmer: "Skyway Elementary, which was brand new in 2016-17, we were thrilled that we were able to build that school and alleviate the overcrowding at that time," Palmer said. "But guess what? Skyway Elementary is overcrowded, so we're repeating history all over again, or we're building two elementary schools, and then we're going to say at least we're sitting pretty for now.“

Idaho Ed News

Assistant Superintendent Joey Palmer

- Palmer is grateful to be able to open two new schools to adequately serve Vallivue students, **but the estimation that the district's schools will reach capacity before 2030 hangs heavy in his mind.**
- Palmer favors changing the law in Idaho to allow school districts to collect impact fees from developers, similar to policies in other states, to help fund new construction.
- As an alternative, Palmer supports local ordinances from both the city of Caldwell and Nampa to pass something like the city of Middleton did in 2024, which prohibits developments that would push schools over certain capacity levels.
- "If they did something, it doesn't have to be exactly what Middleton is doing, but if they did think creatively outside of the box, short of legislation saying, hey, impact fees need to be a thing for school districts, for developers to pay, it would be great," Palmer said.

Idaho Ed News (continued)

- **Nampa Councilman Sebastian Griffin** said in a statement to KTVB:

  “In regard to recent reports from Vallivue SD, I believe we are approving too much, too fast, and it’s time to take a breath.

  It is clear that growth is no longer paying for itself, and the effects of growth are being felt across the Valley.

  For me personally, I would absolutely be willing to consider a similar ordinance, especially if it helped bring all stakeholders to the table. It is crucial for us to have all relevant data and information regarding the effects of growth, especially on our schools, prior to any further approval of development.”

Idaho Ed News (continued)

Caldwell Councilwoman Diana Register in a statement to KTVB

- *"The Vallivue School District has made it clear they expect to be full again by 2029, even with the addition of new schools. That's a serious concern. If we continue to approve growth at the current pace without fully understanding the strain on infrastructure, we risk putting unnecessary pressure on the schools—and by extension, the community. If the district's only option becomes another bond, that cost ultimately falls on the taxpayers. That's not how growth is supposed to work. We often hear that growth should pay for growth, but if we're relying on bonds to fill those gaps, it's the current residents footing the bill time and time again*

The 208: Vallivue School District opens 2 new elementary schools amid rapid growth

- July 21, 2025
- https://www.ktvb.com/article/news/local/208/vallivue-school-district-opens-2-new-elementary-schools-amid-rapid-growth-idaho/277-a25e554a-e1c0-4485-94ff-b77a4ddcf26b
- As developers convert farmland into developments, enrollment has surged beyond the capacity of the district's existing facilities.
- District Assistant Superintendent Joey Palmer:
  - Palmer said continued growth makes him concerned about voter fatigue if the district were to seek additional funding from them for future construction projects.
  - "Voters are feeling the burnout," he said. "Although we got 72% voter approval to build these two schools, we also receive a lot of feedback at the district office saying, 'Hey, how come developers aren't paying their fair share?'"

The 208: Vallivue School District opens 2 new elementary schools amid rapid growth (continued)

- District Assistant Superintendent Joey Palmer:
  - "You want to take care of your community, but it's also difficult whenever it seems like the growth… does it have any end in sight?" he said.
  - The district is already projecting capacity issues at the high school level soon as housing developments continue to expand around existing campuses.

Managing growth in a way that aligns with existing infrastructure and ensures every student has the space, resources, and support needed to succeed is a responsibility.



Rural Sprawl Concern

Extending city services more than two miles from Greenleaf's boundary to serve this subdivision would fuel additional rural sprawl. Once extended, sewer lines would encourage higher-density requests in surrounding farmland, compounding infrastructure and service burdens.

Conclusion

The proposal fails multiple mandatory criteria under Canyon County Code §07-06-07. It conflicts with adopted plans, is incompatible with the area, and lacks essential impact studies. The County should deny the rezone to protect public health, safety, and the rural character of Greenleaf’s impact area.

Scale Comparison: Timberstone Open Space vs. Christensen Common Lot

Timberstone Open Space
~165 acres

Christensen/Indart Common Lot
~0.96 acres

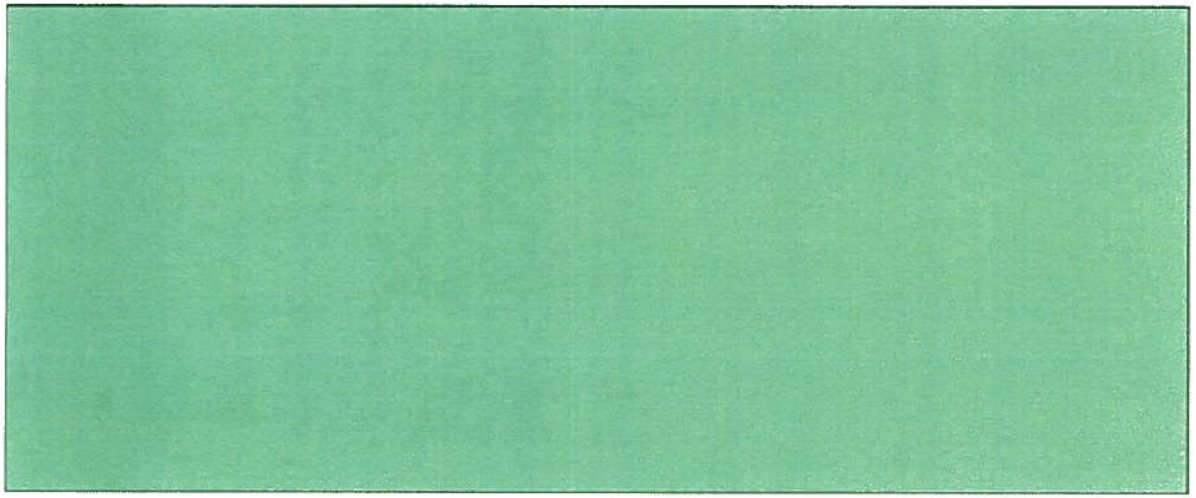




EXHIBIT
E19

Debbie Root

From: Kelly Rietema <kellyrietema@gmail.com>
Sent: Monday, August 11, 2025 10:43 PM
To: Debbie Root
Subject: [External] case nos. OR2022-0002 and RZ2022-0002

We live at 23246 Boehner Rd, Wilder. We have 35 farm acres and a house directly across the street from the planned residential development. At first we were assured that this development would consist of large parcels, as in 2-3 acres each. Now we are told that there will be a minimum of 135 homes. **There is no maximum number of lots mentioned** and 135 minimum is a lot more than what they made this sound like at the beginning (50-70 homes or so). **Would the investor please consider returning to the 2 -3 acre lots as first discussed rather than the minimum 135 with no maximum? Not stating a maximum is not being very forthcoming.**

The way of life out here is pretty quiet and slow. We farm our little 35 acres and move equipment in and around on Boehner and Van Slyke.

One of our concerns is with the **traffic** that this will produce on Van Slyke Road and Boehner Rd. **Van Slyke Rd. curves to the east right at the intersection with Boehner Rd**. When heading east on Boehner, we have to pull out a little into the intersection to see to the north when we are turning onto Van Slyke. There have been several close calls since we've lived here (about 8 years). Cars do not have a stop there and are not always aware of the slight curve. They can not be seen until inching out into the intersection. I mentioned this to one of the representatives over a year ago and suggested that he drive it himself. Unless you drive this route frequently, you probably would not be aware of the problem that this will create with the tremendous increase in traffic. With the minimum 135 homes, and probably at least two cars per home, that is a **huge increase of traffic on our quiet country roads. Would the owner consider putting in a 4 way stop here or some other plan to reduce the danger?**

Another concern is the **noise and the lights** that a large neighborhood like this will produce. Part of the reason that people like to live in the country is for the quiet, the darkness, the lower number of people, and less traffic. (I'm sure that is how this new subdivision will be marketed... "quiet, country living..."). A subdivision of this size is sure to bring a lot more noise, a lot more lights, a lot more people, and a lot more traffic.

We are out here because we don't want all of the wi-fi, the noise, the lights, the "city" feel, the conveniences and the traffic that this many homes bring. If we did, we would have chosen to live in town, in a subdivision. We like knowing who our neighbors are and the commaradere that is out here. We also like our privacy and keeping to ourselves. With this many new neighbors, **the whole culture of this area will be completely changed**.

We are also concerned about **the water that this many houses will demand**. Some years our well shows signs of stress. Our well is not very old and is fairly deep. **We do not want to be faced with the personal large expense of putting in a new well on account of someone else's investment project. Would the developer consider paying for neighbors wells that go out because of their project?**

Finally, we do not like the placement of the road into and out of the subdivision that will be pointing toward our house on Boehner Rd. When headlights are shining toward our home, it will disturb our personal peace and sleep. Our dog will most likely alert us that someone is coming onto our property since the lights will be shining toward our house. If it could be located further east, past where our driveway and house are and not on the far west side of the project, in line with our driveway, that would be less disturbing for us. I spoke with a representative about this about a year ago and he said he would check with the owner. I never heard anything else. **Would the owner consider moving the road?**

EXHIBIT
E20

We believe that adding all of these homes to the area will make our property less desirable and less valuable. We also do not think that we will enjoy living here long term anymore, and this project will make us want to relocate. Currently we do not want to move.

We would prefer that it not be built at all, but if you must proceed, we are asking for considerably less parcels, as originally presented, a stop sign, moving the Boehner entrance road east of our house, and financial assistance for a new well if needed due to the larger demand for water.

Thanks for your time and consideration,
Marc and Kelly Rietema

Don and Janet Ford
23909 Applewood Way
Wilder ID 83676-5027

RECEIVED
AUG 12 2025
RECEIVED

We are against this subdivision due to the water level in this area.

Don Ford

Janet L. Ford

CANYON COUNTY
DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, Suite 310 • Caldwell, Idaho • 83605
Phone (208) 402-4164

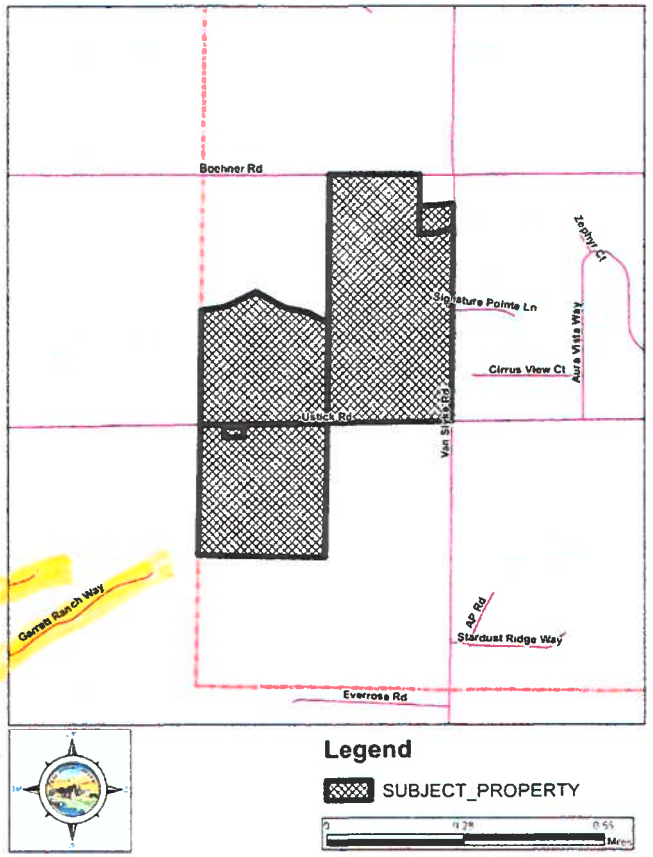
Greetings Property Owner:

NOTICE IS HEREBY GIVEN that the Canyon County Planning & Zoning Commission is scheduled to hold a public hearing on **August 21, 2025** beginning at 6:30 p.m. on the following case. The hearing will be held in the Public Meeting Room on the 1st floor of the Canyon County Administration Building, located at 111 North 11th Avenue, Caldwell, Idaho.

Case Nos. OR2022-0002 & RZ2022-0002: The developer is requesting to amend the 2020 Comprehensive Plan designation for approximately 151.56 acres from **'Agriculture' to 'Residential'** and concurrently requesting a Conditional Rezone from an **"A" (Agricultural) zone to an "CR-R1" (Single Family Residential)** zone for the purpose of developing the property as a residential subdivision. The draft concept plan proposes a minimum of 135 residential lots on the 151.56 acres. The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as parcels R36525 and R36523 (4N-4W-31 SE), R33209, and R33210 (3N-4W-06-NE) Boise-Meridian, Canyon County, Idaho. These properties lie within the Homedale and Wilder Fire Districts and the Vallivue and Homedale School Districts. The property lies within the Greenleaf area of city impact. The development properties contain areas of 15% slope or greater.

Public comments are very important in evaluating this case. You are invited to provide written testimony by **August 11, 2025**, or oral testimony at the hearing. If the comment deadline is on a weekend or holiday, it will move to close of business 5 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet – allowing the hearing body adequate time to review the submitted information. **Materials submissions must be received on or before the deadline. All written testimony or exhibits received after the deadline will need to be brought to the public hearing and read into the record by the person submitting the information.**

If you have questions, please contact the Case Planner, **Deb Root** at debbie.root@canyoncounty.id.gov. In all correspondence concerning this case, please refer to the case number noted.



Assistance is available for persons with disabilities. Please call the Development Services Department at 208-454-7458 at least two weeks prior to the hearing so that arrangements can be made.

Copies of all documents concerning public hearing items can be obtained from the county website https://www.canyoncounty.id.gov/land-hearings as they are available.

EXHIBIT F

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

EXHIBIT F

PLANNING & ZONING COMMISSION
Christensen/Indart – Comprehensive Plan Amendment –OR2022-0002

DRAFT FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of Christensen/Indart – Case No. OR2022-0002 The Canyon County Planning and Zoning Commission consider the following:

A Comprehensive Plan Amendment changing the Future Land Use designation from "Agriculture" to "Residential" for approximately 151.56 total acres including the following parcels R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres). The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as being a portion of 4N-4W-31 SE and 3N-4W-06-NE, Boise-Meridian, Canyon County, Idaho.

Summary of the Record:

1. The applicant is requesting a Comprehensive Plan Amendment to amend the future land use designation from "Agriculture" to "Residential" for approximately 151.56 total acres including the following parcels: R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres). The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as being a portion of 4N-4W-31 SE and 3N-4W-06-NE, Boise-Meridian, Canyon County, Idaho.
2. The application was filed February 2022. The applicable Comprehensive Plan is the 2020 Plan. The subject properties are designated as "Agriculture" on the 2020 Canyon County Future Land Use Map.
3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject properties as "Agricultural" within the City's Comprehensive Plan.
4. The subject property is located within Golden Gate Highway District, Wilder and Homedale Fire Districts, Vallivue and Homedale School Districts, and Wilder Irrigation District along with the Boise Project Board of Control.
5. The neighborhood meeting for the revised application was held on August 15, 2024 pursuant to CCZO §07-01-15. The revised application and draft concept plan was submitted on August 23, 2024.
6. Notice of the public hearing was provided on in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on December 10, 2024 and July 17, 2025. A full political notice was provided on July 22, 2025. Newspaper notice was provided on July 22, 2025. Property owners within 300 feet were notified by mail on July 22, 2025. The property was posted on July 22, 2025.

7. The record herein consists of exhibits provided as part of the public hearing staff report, public testimony, and all information in case file OR2022-0002 and RZ2022-0002-CR.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment), CCCO §09-03 Greenleaf Impact Area, Title 67 Chapter 65 §67-6537(Use of Surface and Groundwater), (CCCO §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).

    a. Notice of the public hearing was provided per CCCO §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* CCCO §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* CCCO §07-05-01

2. §07-06-01(3): Comprehensive Plan Changes: Requests for comprehensive plan changes and ordinance amendments may be consolidated for notice and hearing purposes. Although these procedures can be considered in tandem, pursuant to Idaho Code section 67-6511(b), the commission, and subsequently the board, shall deliberate first on the proposed amendment to the comprehensive plan; then, once the commission, and subsequently the board, has made that determination, the commission, and the board, should decide the appropriateness of a rezone within that area. This procedure provides that the commission, and subsequently the board, considers the overall development scheme of the county prior to consideration of individual requests for amendments to zoning ordinances. The commission, and subsequently the board, should make clear which of its findings relate to the proposed amendment to the comprehensive plan and which of its findings relate to the request for an amendment to the zoning ordinance.

3. The commission 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, including subdivision permits. *See* I.C. §67-6504, §67-6511.

4. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

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

6. 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. CCCO 07-05-03(1)(I).

The application, OR2022-0002, was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 21, 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 Planning and Zoning Commission decides as follows:

Conclusions of Law

For Case File OR2022-0002, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Comprehensive Plan Amendment (§07-06-03 CCZO):

07-06-03: COMPREHENSIVE PLAN AMENDMENT CRITERIA:

(1) The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals and policies

A. Is the requested type of growth generally in conformance with the comprehensive plan?

CONCLUSION: The requested type of growth is not in conformance with the comprehensive plan. The 2020 Comprehensive Plan designates the properties as Agriculture on the Future Land Use Map. The Plan generally "…*encourages the protection of agricultural lands and land uses for the production of food and fiber*…" The Commission acknowledges that there is residential development in the area but that this area of the county consists primarily of agriculture and intensive agricultural operations and the Plan does not support residential growth in this area of the county.

FINDING:

1. The Future Land Use Map designates the properties as 'Agriculture' (Exhibit B2e).
2. The property lies within the City of Greenleaf area of city impact. The property is designated agricultural on the Greenleaf future land use map (Exhibit B2f).
3. The properties are currently and have historically been in agricultural production including crops and livestock (B2a, C1).
4. The area is not trending toward residential development. There are some residential developments in the area created through conditional use permit approvals from 1998-2011. Those developments are zoned agricultural. There are conditionally zoned properties in the area, CPR2008-2, subject to a development agreement DA#08-111 recorded as instrument #2008051339. The properties have been and remain in agricultural crop production including corn and orchards (Exhibit B2a & Exhibit C).

5. The request is inconsistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

    - Property Rights Policy #8: "*Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."*
    - Population Goal No. 1: *"Consider population growth trends when making land use decisions."*
    - Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
    - Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
    - Land Use – Residential Policy #2: *"Encourage residential development in areas where agricultural uses are not viable."*
    - Agricultural Policy #1: *"Preserve agricultural lands and zoning classifications."*
    - Agricultural Policy #3: "*Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."*
    - Natural Resources Goals #1: *"To support the agricultural industry and preservation of agricultural land."*
    - Natural Resources Policy #3: *"Protect agricultural activities from land use conflicts or undue inference created by existing or proposed residential, commercial or industrial development."*

B. When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation;

CONCLUSION: The proposed land use amendment is not more appropriate than the current comprehensive plan designation of Agriculture. Although there are pockets of development in the vicinity, inclusive of the Timberstone Golf Course, the subject properties and the surrounding land uses are predominantly agricultural consistent with the Comprehensive Plan designation of Agriculture.

FINDING:

1. The subject parcels are zoned "A" (Agricultural). The land use is predominantly agricultural. Properties within the immediate vicinity are predominantly zoned "A" with the average lot size of 19.13 acres for properties within the 600 foot notification area (Exhibits B1, B2a, B2c, B2d, B6, C1, and C2).

2. The golf course associated and nearby developments have an average lot size of 2.28 acres for 146 lots on 311 acres. Summerwind at Orchard Hills has greater than 50% of the developed property in open space providing a natural barrier between the residential uses and agricultural lands. The developments in the area are not urban

density subdivisions. The properties to the north, south and west are agricultural and designated agricultural on the future land use map.

3. The property consists of moderately-suited soils and that are considered prime farmland and farmland of statewide importance, if irrigated. An approximate 9 acres of parcel R33209 is not considered prime farmland (Exhibits B2k).

4. Within the vicinity, the following residential zones have been approved or pending final approval:

   - CPR2008-2 (Williamson): Comprehensive Plan Amendment to "Residential" and conditional rezone to a "CR-RR" (Rural Residential) Zone of 311 acres approved in 2008 subject to development agreement DA#08-111 (Exhibit B8). Although 311 acres was conditionally zoned "CR-RR", the 311 acres remains in agricultural use. The development agreement included landscaping, exterior lighting, open space and subdivision requirements which have not been met; and therefore, it is unknown if the zone and agreement are vested or expired which would revert the 311 acres back to an agricultural zone (Exhibit B2c Zoning Map)
   - OR2021-0012 and RZ2021-0027-CR (Van Slyke Farms): *[pending final signature on FCOs and Development Agreement]* Comprehensive Plan Amendment to "Residential" for approximately 4.66 acres (the balance of the 26 acres was identified as Residential in 2020 Plan) and a conditional rezone of 26 acres from "Agricultural" to "CR-Rural Residential" with a minimum lot size of two (2) acres and no secondary residences. Due to water quality and safety concerns, wells must be drilled, cased and sealed to a minimum depth of 350 feet.

4. The subject property is located within a one-mile radius of eight residential subdivisions, 146 total lots on a total of 333.38 acres with an average lot size of 2.28 acres (Exhibit B2d). The applicants are proposing 135 residential lots on 151 acres with an average lot size of 0.82 acres. All of the existing subdivisions are zoned agricultural and were approved under a different ordinance and comprehensive plan; and therefore, do not reflect current goals and policies. These development final plats were recorded from 1998 with the most recent being 2011. A replat of a common lot to adjust for setback requirements was completed in 2022.

C. Is the proposed comprehensive plan amendment compatible with surrounding land uses;

CONCLUSION: The proposed comprehensive plan amendment is not compatible with surrounding land uses. The predominant zone and land use is agricultural. Although there is residential development in the area the predominant land use is agricultural with an average lot size of 19.3 acres within the 600 foot notification area. The proposed 135 residential lot development will nearly double the current residential development (146 platted lots) in the area with urban transition sized lots of 0.82 acres and very little planned open space or transition areas. The current average lot size of 2.28 in this area of the county, doubling the residential units in an intensive agricultural area has the potential for conflict with agricultural operations and traffic. Creating further development sprawl may have the devasting affect of encouraging additional

creep of residential development in an area that currently does not have planned urban services now or into the future.

FINDING:

1. The subject properties are zoned "A" (Agricultural) (Exhibit B1 and B2c).
2. There are eight platted subdivisions within one mile of the development with an average lot size of 2.28 acres (Exhibit B2d). The majority of the subdivision development is immediately within or surrounding the Timberstone Golf Course located adjacent to the subject properties and east of Van Slyke Road. All of the platted developments are zoned agricultural and created through the former conditional use process.
3. In 2008 a conditional rezone to "CR-Rural Residential" of 311 acres was approved (Williamson properties). To date the properties have not been developed and are in agricultural production including crops and orchards. (Exhibit B2a, B2c, and C2) No development plan has been submitted or approved for these properties.
4. The predominant use of the properties in the area is agricultural crop production with sporadic ag-residential homes on farms. (Exhibits B2a, C1, C2)
5. The property is located within the Greenleaf area of city impact but is located more than two (2) miles from the Greenleaf city limits (Exhibit B2p.)
6. Friends Dairy CAFO is located just over one mile to the north and east of the subject properties at Tucker Road and Boehner Road intersection. The dairy has a large composting operation and also applies nutrients to area fields. (Exhibit B2l, C1).

D. Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted;

CONCLUSION: The development trends in the general area have not changed to support the requested comprehensive amendment from an "Agriculture" designation to a "Residential" designation.

FINDING:

1. The future land use map within the 2020 Canyon County Comprehensive Plan designates the subject property as "Agriculture". Most of the residential designation came from the 2008 approval (CPR2008-2, Williamson).
2. The properties and surrounding area are not growth areas. The parcels are located within Traffic Analysis Zones (TAZ) #2718 comprising an area of 616 acres and #2731 comprising an area of approximately 2,012 acres. The forecasted household growth for TAZ #2731 is for two households and for TAZ #2718 no additional household growth is forecasted (Exhibit B2g). COMPASS (Community Planning Association of Southwest Idaho) maintains and uses the data as part of the Communities in Motion Regional Transportation Plan which uses future population, households and jobs forecasts to determine future transportation needs for the Treasure Valley. COMPASS forecasts do not indicate a population or household growth in the area due to large farmlands and agricultural uses and lack of infrastructures and amenities necessary to support residential growth.
3. The property is located within Greenleaf's Area of City Impact which designates the property as "Agricultural" (Exhibit B2f).

4. There has been one recent approval (pending signature) of a comprehensive plan amendment to residential for 4.66 acres on the Van Slyke Farms properties to the south. No other amendments to the 2020 Plan have been submitted or approved for this area of the county. The conditional rezone was changed from requested "CR-R1" (Single Family Residential) with a one acre average minimum lot sizes to "CR-RR" (CR-Rural Residential) with a minimum lot size of two (2) acres with no secondary residences allowed (pending BOCC signature on FCOs and Development Agreement).
5. The majority of lots created through the subdivision approvals 1998- 2011 remained generally undeveloped through 2019. Residential construction primarily occurred in the last five to six years (Exhibit B6 Google review and GIS imagery2020/2025).

E. Will the proposed comprehensive plan amendment impact public services and facilities. What measures will be implemented to mitigate impacts? (Ord. 11-003, 3-16-2011)

CONCLUSION: The proposed comprehensive plan amendment may impact public services or facilities. Golden Gate Highway District will require a traffic impact study specific to the proposed development to determine impacts if any (Exhibit D6 and D7). No traffic study has been completed for this development proposal. Vallivue School District expressed concerns with adding development because projections indicate that existing and new schools will reach or exceed capacity by 2029 considering currently approved but not yet constructed development in their district (Exhibit D3 and D3a). Longer response times are expected from all services including police, fire and EMS.

FINDING:

1. Agencies were notified of the application through a full political notification 07-17-25 and specific requests for comment were sent to affected agencies 12-10-25 (see case file OR2022-0002).
2. The following agencies commented: Idaho Department of Environmental Quality, Southwest District Health, Golden Gate Highway District, Vallivue School District, Idaho Transportation Department, DSD Engineering, and the Boise Project Board of Control (Exhibits D1-D6).
3. For the Comprehensive Plan Amendment the notified agencies providing comment did not provide comments that indicate significant concerns regarding impact on public services and facilities. However, Vallivue School District did express concerns with continued growth on school capacity (Exhibit D3 and D3a). Golden Gate Highway District requires a traffic study, accesses may require a variance due to sight distance concerns due to topography of the road ways and required access spacing (D6).
4. Mitigation through conditions of approval regarding traffic, access, irrigation, water and sanitary services could potentially be addressed at the time of future development if the Comprehensive Plan Amendment and Conditional Rezone are approved.

F. Idaho Statutes: Title 67 Chapter 65 §67-6537 USE OF SURFACE AND GROUNDWATER: (4) "When considering amending, repealing, or adopting a comprehensive plan, the local governing board shall consider the effect the proposed amendment, repeal, or adoption of the

comprehensive plan would have on the source, quantity, and quality of groundwater in the area."

CONCLUSION: The proposed amendment would allow for the use of the property for residential uses. Any uses allowed or conditionally permitted in accordance with CCZO, must comply with all applicable federal, state, and local laws with regard to water quantity and quality. The development application proposes and shall be subject to conditions of approval to install community well(s) for potable water and connection to the City of Greenleaf waste treatment system (Exhibit A2). The property has irrigation water available and shall be conditioned to provide pressurized irrigation system to all lots should the Comprehensive Plan Amendment and Conditional Rezone be approved.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Planning and Zoning Commission forwards this case with a **recommendation of denial** for Case No. OR2022-0002, a **Comprehensive Plan Amendment** for parcels R36523 (73.06 acres), R36525 (36.79 acres), R33509 (41.21 acres) and R33210 (0.50 acres) from "Agriculture" to "Residential".

RECOMMENDED FOR DENIAL this ____ day of _____, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)
) SS
County of Canyon County)

On this _____ Day of _____ in the year of 2025, before me _____, a notary public, personally appeared _____ personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary: _____

My Commission Expires:

_____

DRAFT FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of Christensen/Indart – Case No. RZ2022-0002-CR The Canyon County Planning and Zoning Commission consider the following:

A Conditional Rezone from "A" (Agricultural) to "CR-R1" (Single Family Residential) for approximately 151.56 total acres including the following parcels R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres). The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as being a portion of 4N-4W-31 SE and 3N-4W-06-NE, Boise-Meridian, Canyon County, Idaho.

Summary of the Record:

1. The applicant is requesting a Conditional Rezone to amend the zoning from "A" (Agricultural) to "CR-R1" (Single Family Residential) for approximately 151.56 total acres including the following parcels: R36523 (73.06 acres), R36525 (36.79 acres), R33209 (41.21 acres) and R33210 (0.50 acres). The properties are located at and adjacent to 23422 Ustick Road along Ustick and Van Slyke Roads and are further described as being a portion of 4N-4W-31 SE and 3N-4W-06-NE, Boise-Meridian, Canyon County, Idaho.

2. The application was filed February 2022. The applicable Comprehensive Plan is the 2020 Plan. The subject properties are designated as "Agriculture" on the 2020 Canyon County Future Land Use Map (Exhibit B2e).

3. The property is located within the Greenleaf Area of City Impact. Greenleaf designates the subject properties as "Agricultural" within the City's Comprehensive Plan.

4. The subject property is located within Golden Gate Highway District, Wilder and Homedale Fire Districts, Vallivue and Homedale School Districts, and Wilder Irrigation District along with the Boise Project Board of Control.

5. The neighborhood meeting for the revised application was held on August 15, 2024 pursuant to CCZO §07-01-15. The revised application and draft concept plan was submitted on August 23, 2024.

6. Notice of the public hearing was provided on August 21, 2025 in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on December 10, 2024 and July 17, 2025. A full political notice was provided on July 22, 2025. Newspaper notice was provided on July 22, 2025. Property owners within 300 feet were notified by mail on July 22, 2025. The property was posted on July 22, 2025.

7. The record herein consists of exhibits provided as part of the public hearing staff report, public testimony, and all information in case file OR2022-0002 and RZ2022-0002-CR.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment), CCCO §09-03 Greenleaf Impact Area, Title 67 Chapter 65 §67-6537(Use of Surface and Groundwater), (CCCO §07-06-07 (Conditional Rezones), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).
    a. Notice of the public hearing was provided per CCCO §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* CCCO §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* CCCO §07-05-01
2. §07-06-01(3): Comprehensive Plan Changes: Requests for comprehensive plan changes and ordinance amendments may be consolidated for notice and hearing purposes. Although these procedures can be considered in tandem, pursuant to Idaho Code section 67-6511(b), the commission, and subsequently the board, shall deliberate first on the proposed amendment to the comprehensive plan; then, once the commission, and subsequently the board, has made that determination, the commission, and the board, should decide the appropriateness of a rezone within that area. This procedure provides that the commission, and subsequently the board, considers the overall development scheme of the county prior to consideration of individual requests for amendments to zoning ordinances. The commission, and subsequently the board, should make clear which of its findings relate to the proposed amendment to the comprehensive plan and which of its findings relate to the request for an amendment to the zoning ordinance.
3. The commission 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, including subdivision permits. *See* I.C. §67-6504, §67-6511.
4. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
5. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
6. 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. CCCO 07-05-03(1)(I).

Conclusions of Law

For Case File RZ2022-0002-CR, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for a Conditional Rezone from "A" (Agricultural) to "CR-R1" (Single Family Residential) (§07-06-07 CCZO):

07-06-07: CONDITIONAL REZONE CRITERIA:

(1) The commission shall review the particular facts and circumstances of each proposed conditional rezone and make a recommendation regarding the same to the board. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

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

CONCLUSION: The requested type of growth is not consistent with the comprehensive plan. The 2020 Comprehensive Plan designates the properties as Agriculture on the Future Land Use Map. The Plan generally "…*encourages the protection of agricultural lands and land uses for the production of food and fiber*…" The Commission acknowledges that there is residential development in the area but that this area of the county consists primarily of agriculture and intensive agricultural operations and the Plan does not support residential growth in this area of the county.

FINDING:

1. The Future Land Use Map designates the properties as 'Agriculture' (Exhibit B2e).
2. The property lies within the City of Greenleaf area of city impact. The property is designated agricultural on the Greenleaf future land use map (Exhibit B2f).
3. The properties are currently and have historically been in agricultural production including crop and livestock (B2a, C1).
4. The area is not trending toward residential development. There are developments in the area created through conditional use permit approvals from 1998-2011. Those developments are zoned agricultural. There are conditionally zoned properties in the area, CPR2008-2, subject to a development agreement DA#08-111 recorded as instrument #2008051339. The properties have been and remain in agricultural crop production including corn and orchards (Exhibit B2a & Exhibit C).
5. The request is inconsistent with, but not limited to, the following goals and policies of the 2020 Canyon County Comprehensive Plan:

    - Property Rights Policy #8: "*Promote orderly development that benefits the public good and protects the individual with a minimum of conflict."*
    - Population Goal No. 1: *"Consider population growth trends when making land use decisions."*

- Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and do not pose an incompatible land use to other land uses."*
- Land Use Goal No. 2: *"To provide for the orderly growth and accompanying development of the resources within the County that is compatible with their surrounding area."*
- Land Use – Residential Policy #2: *"Encourage residential development in areas where agricultural uses are not viable."*
- Agricultural Policy #1: *"Preserve agricultural lands and zoning classifications."*
- Agricultural Policy #3: "*Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial or industrial development."*
- Natural Resources Goals #1: *"To support the agricultural industry and preservation of agricultural land."*
- Natural Resources Policy #3: *"Protect agricultural activities from land use conflicts or undue inference created by existing or proposed residential, commercial or industrial development."*

B. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation;

CONCLUSION: The proposed Conditional Rezone from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) is not more appropriate than the current zoning designation of "A" (Agricultural). The Commission acknowledges that there is residential development in the area, inclusive of the Timber Stone Golf Course; however, the subject properties and the surrounding land uses are predominantly agricultural consistent with the Comprehensive Plan designation of Agriculture.

FINDING:

1. The subject property is currently zoned "A" (Agricultural). Per CCCO 07-10-25(1), the purposes of the "A" (Agricultural) Zone are to:
    A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations;
    B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan;
    C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65;
    D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and
    E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan
2. The land use in this region of the county is predominantly agricultural. Properties within the immediate vicinity are predominantly zoned "A" (Agricultural) with the average lot size of 19.13 acres for properties within the 600 foot notification area (Exhibits B1, B2a, B2c, B2d, B6, C1, and C2).

3. The golf course and associated nearby developments have an average lot size of 2.28 acres for 146 lots on 311 acres. Summerwind at Orchard Hills/Timber Stone has greater than 50% of the developed property in open space providing a natural barrier or transition between the residential uses and agricultural lands. The existing developments in the area are not urban density type subdivisions. The properties to the north, south, and west are agricultural and designated agricultural on the future land use map.

4. The property consists primarily of moderately-suited soils, designated as Class 3 and Class 4, that are considered prime farmland and farmland of statewide importance, if irrigated. An approximate 9 acres of parcel R33209 is not considered prime farmland (Exhibits B2k).

5. Within the vicinity, the following residential zones have been approved or pending final approval:

   - CPR2008-2 (Williamson): Comprehensive Plan Amendment to "Residential" and conditional rezone to a "CR-RR" (Rural Residential) Zone of 311 acres approved in 2008 subject to development agreement DA#08-111 (Exhibit B8). Although 311 acres was conditionally zoned "CR-RR", the 311 acres remains in agricultural use. The development agreement included landscaping, exterior lighting, open space and subdivision requirements which have not been met; and therefore, it is unknown if the zone and agreement are vested or expired which would revert the 311 acres back to an agricultural zone (Exhibit B2c Zoning Map)
   - OR2021-0012 and RZ2021-0027-CR (Van Slyke Farms): *[pending final signature on FCOs and Development Agreement]* Comprehensive Plan Amendment to "Residential" for approximately 4.66 acres (the balance of the 26 acres was identified as Residential in 2020 Plan) and a conditional rezone of 26 acres from "Agricultural" to "CR-Rural Residential" with a minimum lot size of two (2) acres and no secondary residences. Due to water quality and safety concerns, wells must be drilled, cased and sealed to a minimum depth of 350 feet.

6. The subject property is located within a one-mile radius of eight residential subdivisions, 146 total lots on a total of 333.38 acres with an average lot size of 2.28 acres (Exhibit B2d). The applicants are proposing 135 residential lots on 151 acres with an average lot size of 0.82 acres. All of the existing subdivisions are zoned agricultural and were approved under a different ordinance and comprehensive plan; and therefore, do not reflect current goals and policies. These development final plats were recorded from 1998 with the most recent being 2011. A replat of a common lot to adjust for setback requirements was completed in 2022.

C. Is the proposed conditional rezone compatible with surrounding land uses;

CONCLUSION: The proposed conditional rezone is not compatible with surrounding land uses. The predominant zone and land use is agricultural. Although there is residential development in the area the predominant land use and zoning is agricultural with an average lot size of 19.3 acres within the 600 foot notification area. This

is an intensive agricultural area with large farm equipment and trucks traversing the roadways. There are multiple hills and valleys creating site distance challenges at intersections and driveway approaches. Most of the intersections in the area are only two way stops. There is a dairy CAFO approximately 1.25 miles to the northeast of the properties at Boehner and Tucker Roads. The proposed 135 residential lot development will nearly double the current residential development (146 platted lots) in the area with proposed urban transition sized lots of 0.82 acres and very little planned open space or transition areas. The current average lot size of the platted subdivisions within one mile of the property is 2.28 acres. Doubling the residential units in an intensive agricultural area has the potential for conflict with agricultural operations and traffic. Creating further development sprawl could have the effect of encouraging additional creep of residential development in an area that currently does not have planned urban services now or into the future.

FINDING:

1. There are eight platted subdivisions within one mile of the development with an average lot size of 2.28 acres (Exhibit B2d). The majority of the subdivision development is immediately within or surrounding the Timber Stone Golf Course located adjacent to the subject properties and east of Van Slyke Road. All of the platted developments are zoned agricultural and created through the former conditional use process.
2. In 2008, a conditional rezone to "CR-Rural Residential" of 311 acres was approved (Williamson properties). To date the properties have not been developed and are in agricultural production including crops and orchards. (Exhibit B2a, B2c, and C2) No development plan has been submitted or approved for these properties.
3. The predominant use of the properties in the area is agricultural crop production with sporadic ag-residential homes on farms. (Exhibits B2a, C1, C2)
4. The property is located within the Greenleaf area of city impact but is located more than two (2) miles from the Greenleaf city limits (Exhibit B2p.)
5. Friends Dairy CAFO is located just over one mile to the north and east of the subject properties at Tucker Road and Boehner Road intersection. The dairy has a large composting operation and also applies nutrients to area fields. This is an intensive agricultural operation. (Exhibit B2l, C1).

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

CONCLUSION: The proposed conditional rezone for the purpose of creating urban density in a rural agricultural area will negatively affect the agricultural character of the area. The predominant land use and general character of the area is agricultural. The developer is proposing to establish 135 residential lots with a gross average lot size of 0.82 acres. The average lot size of the existing platted developments within one mile is 2.28 acres. The developer proposes to utilize a community water system and to connect to the City of Greenleaf sewer system or to provide a central wastewater system or clustered on-site septic systems to mitigate impacts. The draft concept plan provides for one approximate three

(3) acre multi-purpose lot as community space. There is no provisions in the draft plan for rural transition to the adjacent agricultural lands surrounding the properties.

FINDING:

1. The subject properties are agricultural operations. The applicant letter of intent indicates that feedlot operator has abandoned the use however there were cattle in the feedlot in the fall of 2024 as evidenced in aerial GIS photos including Exhibit B2a.
2. There are eight platted subdivisions within one mile of the development with an average lot size of 2.28 acres (Exhibit B2d). The majority of the subdivision development is immediately within or surrounding the Timber Stone Golf Course located adjacent to the subject properties and east of Van Slyke Road. All of the platted developments are zoned agricultural and created through the former conditional use process.
3. In 2008, a conditional rezone to "CR-Rural Residential" of 311 acres was approved (Williamson properties). To date the properties have not been developed and are in agricultural production including crops and orchards. (Exhibit B2a, B2c, and C2) No development plan has been submitted or approved for these properties.
4. The predominant use of the properties in the area is agricultural crop production with sporadic ag-residential homes on farms. (Exhibits B2a, C1, C2)
5. The property is located within the Greenleaf area of city impact but is located more than two (2) miles from the Greenleaf city limits (Exhibit B2p.)
6. Friends Dairy CAFO is located just over one mile to the north and east of the subject properties at Tucker Road and Boehner Road intersection. The dairy has a large composting operation and also applies nutrients to area fields. (Exhibit B2l, C1).

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

CONCLUSION: As proposed and conditioned, the developer proposes to utilize a community water system and to connect to the City of Greenleaf sewer system or to provide a central wastewater system or clustered on-site septic systems to mitigate impacts. The draft concept plan provides for one approximate three (3) acre multi-purpose lot as community space. If approved, the development will require platting as a residential subdivision and the developer will be required to meet the subdivision code requirements, state statutes, and agency requirements as well as all conditions of approval as enumerated in a development agreement with Canyon County.

FINDING:

Sewer: As conditioned the development will require a community wastewater system or connection to the City of Greenleaf municipal sewer. This is a nitrate priority area with area wells that have tested with elevated nitrates and other contaminants that exceed safe drinking water levels of arsenic and uranium. Individual septic systems are not proposed or approved in this application findings.

Water: As conditioned the development will require a community water system for potable water in compliance with Department of Environmental Quality approvals for a public drinking water system in conformance with IDAPA 58.01.08 (Exhibit D4). This is a nitrate priority area with area wells that have tested with elevated nitrates and other contaminants that exceed safe drinking water levels of arsenic and uranium. Private wells are not proposed; however, for safety of the public and aquifer, staff recommends that a condition be added to ensure that if private wells are constructed on any of the properties, that well construction standards as recommended by Terry Scanlan, PE in Exhibit B7 (slide set for Van Slyke Farms water quality testimony). *Proposed condition: A plat note shall be placed on both the preliminary and final plat as follows: Individual wells are required to be constructed at a minimum depth of 350 feet and shall be constructed cased with full length surface seals to prevent comingling of aquifer zones. Following pump installations, well water samples should be collected and analyzed at a state-certified laboratory. At a minimum, analyze for coliform bacteria, nitrate, arsenic, uranium, fluoride, iron, manganese, aluminum and hardness. Well owners should contact reputable water treatment vendors to discuss treatment and conditioning options specific to their well water quality.*

Irrigation: The Christensen property, R36523, has irrigation water rights. The applicant states that the Indart properties, R36525, R33209, and R33210 do not have irrigation water rights. The development proposes that all lots will be irrigated with a pressure irrigation system. A condition should be placed requiring that the developer secure adequate water rights to service the entirety of the development with both community potable water as well as surface irrigation water and ground water rights to meet the irrigation requirements for a pressurized irrigation system for all lots within the proposed development.

Drainage: If approved for development, All stormwater drainage shall be retained on the subject properties. A grading and drainage plan will be required for the subdivision development. The development shall also be required to meet the hillside development code §07-17-33(1) where applicable on slopes exceeding 15%.

F. 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: It is unclear if street improvements will be required. A traffic impact study is warranted but has not been completed at the time of this hearing (Exhibit D6). There are identified sight distance concerns at access standard locations which could also require variance(s) from Golden Gate Highway District.

FINDING:

1. Golden Gate Highway District indicates that a traffic impact study is warranted for the proposed project (Exhibit D6).

2. The topography of this area is rolling hills creating sight distance hazards at driveway approaches, intersections, and with vehicle traffic, both farm equipment, trucks and residential traffic.
3. No speed controls are posted on area roadways.

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

CONCLUSION: The subject properties have road frontage on Ustick Road, Van Slyke Road and Boehner Road. There are currently agricultural approaches to the properties and a residential access to R33210. Access will be available to the properties in accordance with the requirements of Golden Gate Highway District (GGHD).

FINDING:

1. Subject Parcels R36525, R33210, R33209 and R36523 have road frontage on Ustick Road.
2. Parcel R36523 also has road frontage on Van Slyke Road and Boehner Road.
3. GGHD requires that a traffic impact study be completed and that variances may be required for approaches that do not meet spacing requirements due to sight distance concerns.

H. 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 proposed conditional rezone may impact essential public services and facilities. Vallivue School District expressed concerns with adding development due to projections indicating that existing and new schools will reach or exceed capacity by 2029 considering currently approved, but not yet constructed, development in their district (Exhibit D3 and D3a). Longer response times are expected from all services including police, fire and EMS (Exhibit A2, page 9). The sheriff's office, fire departments and emergency medical services were notified of the application but no responses or concerns with the proposed development were received by staff.

FINDING:

1. Agency notification: Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Greenleaf notice was provided on December 10, 2024 and July 17, 2025. A full political notice was provided on July 22, 2025. Newspaper notice was provided on July 22, 2025. Property owners within 300 feet were notified by mail on July 22, 2025. The property was posted on July 22, 2025 as evidenced in case file no. OR2022-0002 & RZ2022-0002-CR.
2. The following agencies responded to the agency notifications: Boise Project Board of Control noting facilities and required easements on the subject properties, DSD Engineering, Vallivue School District, Department of Environmental Quality, Idaho Transportation Department, Golden Gate Highway District, and a brief email from City of Greenleaf. The responses and exhibits are attached in Section D: Exhibits D1-D8.

3. An agency request for comment was sent December 10, 2024 to the following agencies: City of Greenleaf, City of Homedale, City of Wilder, Homedale and Vallivue School Districts, Southwest District Health, Homedale and Wilder Fire Departments, Centurylink, Intermountain Gas, Idaho Power and Ziply, Boise Project Board of Control, Wilder Irrigation, COMPASS, Idaho Transportation Department, Valley Regional Transit, Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Homedale City Ambulance, CC Assessor's office, CC DSD Engineering, Building Dept., and Code Enforcement, Bureau of Reclamation, Dept. of Environmental Quality, Environmental Protection Agency, and Idaho Department of Water Resources/water rights. These agencies also received a notice on July 17, 2025. All political subdivisions received the full political notice on July 22, 2025.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Planning and Zoning Commission forwards this case with a **recommendation of denial** for Case No. RZ2022-0002-CR, a **Conditional Rezone** of approximately 151.56 acres including parcels R36523 (73.06 acres), R36525 (36.79 acres), R33509 (41.21 acres) and R33210 (0.50 acres) from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential).

DENIED this ____ day of _____, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)
) SS
County of Canyon County)

On this _____ Day of _____ in the year of 2025, before me _____, a notary public, personally appeared _____ personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Notary: _____

My Commission Expires:

_____

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 4:

AGENCY COMMENTS

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 5:

PUBLIC COMMENTS

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 5:

PUBLIC COMMENTS

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 6:

NEW/REVISED APPLICATION MATERIALS