



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, Suite 310 ▪ Caldwell, Idaho ▪ 83605 ▪ (208) 402-4164

zoninginfo@canyoncounty.id.gov

Replat of Sky Ranch Estates Subdivision Lots 16 and 17, Block 1 - Case No. SD2024-0012

Staff: Michelle Barron, Principal Planner

Request:

BOCC signature on the Final Plat for Replat of Sky Ranch Estates Subdivision Lot 16 and 17, Block 1

Development Data:

- Zoned "A" (Agricultural).
- Sky Ranch Estates Lots 16 and 17, Block 1 was platted in 1996 (Instrument # 9634979)
- Existing public road, Skyview Street
- Individual septic systems
- Community water system

Project Background:

The Minor Replat of Sky Ranch Estates Subdivision Lots 16 and 17, Block 1, SD2025-0005, was approved by a Director's Administrative Decision and signed by Dan Lister, Planning Supervisor on May 16, 2025 subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. The plat shall be submitted for recordation within one hundred twenty (120) calendar days of approval. If the director does not grant an extension, the approval is null and void, and a new application must be submitted (CCZO §07-17-21D).
 - a. Before the Board of County Commissioners signs the final plat, all signatures are required on the final plat per CCZO §07-17-13(6). The signing by the County surveyor, County Treasurer, local Highway District, and Southwest District Health ensures the plat meets applicable codes and standards before obtaining the Board's signature.
 - Staff Note: The minor replat decision was signed May 16, 2025. The applicant has submitted the plat mylar with signatures including property owner acknowledgement (7-17-25), Southwest District Health (5-27-25), Nampa Highway District #1 (7-10-25), County Surveyor (7-17-2025), and Canyon County Treasurer (7-24-25).

Recommendation:

The Minor Replat of Sky Ranch Estates Subdivision Lots 16 and 17, Block 1 Final Plat is in compliance with CCCO §07-17-13. Staff recommends that the Board of County Commissioners sign the Final Plat for Replat of Sky Ranch Estates Subdivision Lot 17, Block 1.

Exhibits:

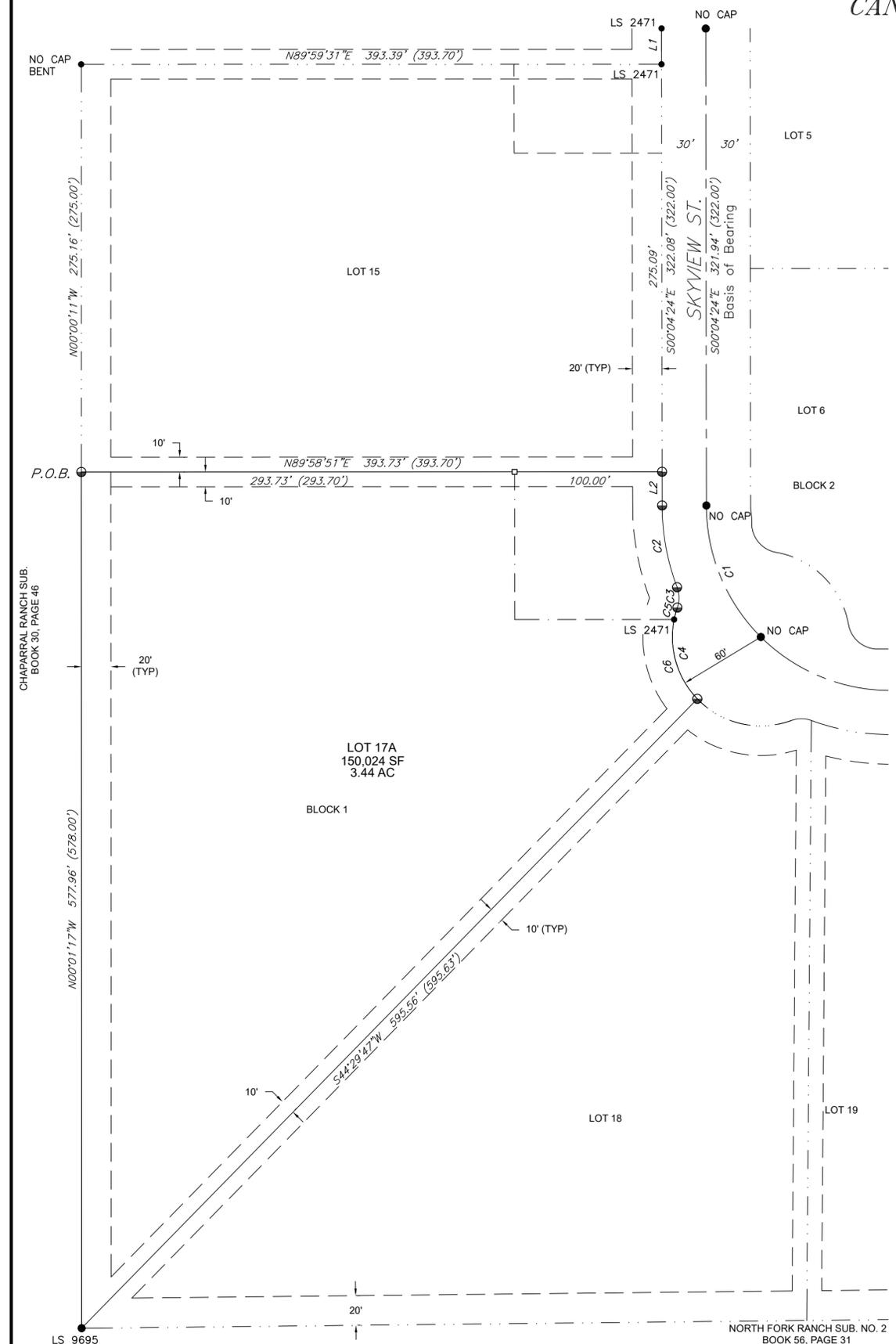
- **Exhibit A:** Final Plat
- **Exhibit B:** Director's Administrative Decision and Exhibits

A RE-PLAT SHOWING

LOT 17A, BLOCK 1, SKY RANCH ESTATES

ALL OF LOTS 16 AND 17, BLOCK 1, SKY RANCH ESTATES
 LOCATED IN THE SE 1/4 OF SECTION 14, T. 2 N., R. 3 W., B.M.,
 CANYON COUNTY, IDAHO

2025



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°04'24" E	24.21'
L2	S 00°04'24" E	22.73'

CURVE TABLE

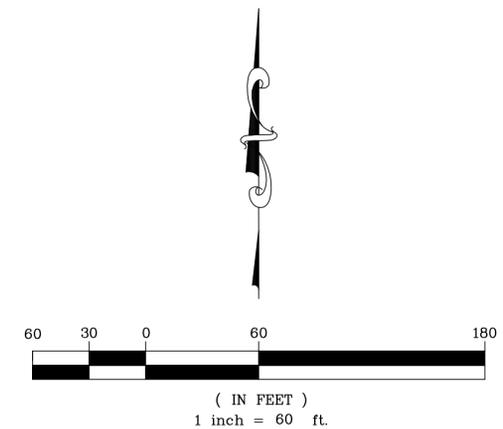
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	125.00'	98.72'	96.17'	S 22°35'40" E	45°14'52"	52.09'
C2	155.00'	56.46'	56.15'	S 10°24'23" E	20°52'19"	28.55'
C3	20.00'	14.02'	13.73'	S 00°45'51" E	40°09'23"	7.31'
C4	60.00'	66.41'	63.07'	S 12°23'37" E	63°24'54"	37.07'
C5	60.00'	8.31'	8.30'	S 15°20'50" W	7°56'01"	4.16'
C6	60.00'	58.10'	55.86'	S 16°21'37" E	55°28'53"	31.56'

NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- 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."
- SKY RANCH ESTATES HOA HAS PROVIDED AN IRRIGATION SYSTEM TO EACH LOT AND IS OWNED AND MAINTAINED BY THE SKY RANCH ESTATES HOA. PER IDAHO CODE 31-3805, THIS PROPERTY IS NOT LOCATED WITHIN ANY IRRIGATION DISTRICT AND DOES NOT HAVE SURFACE WATER RIGHTS.
- PER IDAHO CODE 50-1326 EACH LOT WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS. DOMESTIC WATER SYSTEM IS PROVIDED BY THE SKY RANCH ESTATES HOA.
- AN EXISTING 20 FOOT UTILITY AND DRAINAGE EASEMENT WILL BE LOCATED ALONG THE SUBDIVISION BOUNDARY, AND ALONG PUBLIC RIGHTS-OF-WAY. AN EXISTING 20 FOOT EASEMENT WILL BE CENTERED ON ALL INTERIOR LOT LINES UNLESS OTHERWISE INDICATED. THE EASEMENTS ARE SHOWN ON THE PLAT OF SKY RANCH ESTATES AS FILED IN BOOK 23 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO.
- NO PERMANENT STRUCTURES SHALL BE LOCATED ANY CLOSER THAN SEVENTY FEET (70') TO AN SECTION LINE OR QUARTER SECTION LINE WHICH IS PRESERVED FOR A FUTURE ROAD (ORD. 10-006, 8-16-2010).
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- PURSUANT TO I.C. 50-1306A(5), THE PROPERTY DRAINAGE EASEMENT ADJACENT TO THE INTERIOR LOT LINE COMMON TO LOTS 16 AND 17, BLOCK 1, SKY RANCH ESTATES AS FILED IN BOOK 23 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO IS HEREBY VACATED AND REPLATTED.
- LOT 16, BLOCK 1, SKY RANCH ESTATES AS FILED IN BOOK 23 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO IS BEING REMOVED AS A COMMON LOT PER DECISION BY THE SKY RANCH ESTATES HOA BOARD WITH VOTE BY MEMBERS ON THE _____ DAY OF _____, 2024.
- LOTS 5, 15 AND 28 OF BLOCK 1, LOT 3 OF BLOCK 2, AND LOT 1 OF BLOCK 3 ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOT 3 OF BLOCK 2 IS A DESIGNATED WELL REPLACEMENT LOT.

SURVEY NARRATIVE:

- See Sky Ranch Estates Subdivision for additional survey information.
- The purpose of this survey is to complete a minor re-plat consolidating Lots 16 and 17, Block 1, Sky Ranch Estates as filed in Book 23 of Plats at Page 42, records of Canyon County, Idaho at the request of the property owner.
- I found and held the monuments shown on the Sky Ranch Estates for the overall boundaries of Lots 16 and 17, Block 1.



LEGEND

- Found 5/8" rebar
- Found 1/2" rebar
- Calculated Point
- Found 1/2" rebar. Replaced with Set 5/8" rebar with plastic cap labeled "PLS 12220"
- () Record Distances
- P.O.B. Point of Beginning
- Boundary Line
- Platted Lot Line
- Platted Centerline
- Platted Easement Line
- Lot Line Vacated



EAGLE LAND SURVEYING, LLC.
 106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
 (208) 861-7513; pls12220@yahoo.com

SEC. 14, T. 2 N., R. 3 W., B.M.

DATE:	10-01-24	PROJECT:	24-116	SHEET	OF
DRAWN BY:	JBF	COPYRIGHT © 2025		1	3
CHECKD BY:	JBF	ALL RIGHTS RESERVED.			

REVISION DATE: 5-13-25

LOT 17A, BLOCK 1, SKY RANCH ESTATES

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENT: THAT WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THAT REAL PROPERTY SHOWN BELOW, AND THAT WE INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT. THE OWNER ALSO HEREBY STATE THAT THIS PLAT COMPLIES WITH IDAHO CODE 50-1334(1).

All of Lots 16 and 17, Block 1, Sky Ranch Estates Subdivision that is located in Section 14, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at the Northwest corner of Lot 17, Block 1, Sky Ranch Estates Subdivision that is located in Section 14, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence N89°58'51"E 393.73 feet along the North line of said Lot 17 to the Northeast corner of Lot 16, Block 1 of said Subdivision; thence S00°04'24"E 22.73 feet along the East line of said Lot 16 to a point of curve; thence Southerly 56.46 feet along said curve to the left (Curve data: Radius= 155.00', Delta= 20°52'19", Chord Bearing and Distance= S10°24'23"E 56.15 feet) to a point of reverse curve; thence Southerly 14.02 feet along said curve to the right (Curve data: Radius= 20.00', Delta= 40°09'23", Chord Bearing and Distance= S00°45'51"E 13.73 feet) to a point of reverse curve; thence Southerly 66.41 feet along said curve to the left (Curve data: Radius= 60.00', Delta= 63°24'54", Chord Bearing and Distance= S12°23'37"E 63.07 feet) to the Southeast corner of Lot 17, Block 1 of said Subdivision; thence S44°29'47"W 595.56 feet along the South line of said Lot 17 to the Southwest corner of said Lot 17; thence N00°01'17"W 577.96 feet along the West line of said Lot 17 to the Point of Beginning.

Parcel contains 150,024 square feet or 3.44 acres, more or less.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF: WE HAVE HEREUNTO SET OUR HAND:

BRUCE D. JOHNSON

LAURA G. JOHNSON

ACKNOWLEDGMENT

STATE OF IDAHO)
) S.S.
COUNTY OF CANYON)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRUCE D. JOHNSON AND LAURA G. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO SAID INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
(208) 861-7513; pls12220@yahoo.com

SEC. 14, T. 2 N., R. 3 W., B.M.

DATE:	10-01-24	PROJECT:	24-116	SHEET	OF
DRAWN BY:	JBF			2	3
CHKD. BY:	JBF	COPYRIGHT © 2024 ALL RIGHTS RESERVED.			

LOT 17A, BLOCK 1, SKY RANCH ESTATES

HEALTH CERTIFICATE

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.

SOUTHWEST DISTRICT HEALTH DATE

APPROVAL OF CANYON COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2025, BY THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO.

CHAIRMAN, CANYON COUNTY BOARD OF COUNTY COMMISSIONERS

SECRETARY, CANYON COUNTY BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

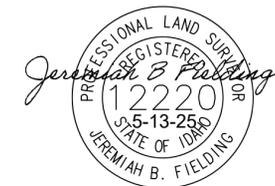
I, THE UNDERSIGNED, COUNTY TRESURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER DATE

APPROVAL OF HIGHWAY DISTRICT No. 1

HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS OF WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312.

CHAIRMAN DATE



SEC. 14, T. 2 N., R. 3 W., B.M.			
DATE:	10-01-24	PROJECT:	24-116
DRAWN BY:	JBF	CHECKED BY:	JBF
SHEET		OF	
3		3	



Director's Decision – SD2024-0012
Minor Replat
Canyon County Code of Ordinances §07-17-21
Canyon County Development Services Department

RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=11 LBERG \$40.00
MISC
BRUCE & GAIL JOHNSON

CASE NUMBER: SD2024-0012
PARCEL NUMBER: R26590513 & R26590524
PROPERTY OWNER: Bruce and Gail Johnson/Sky Ranch Estates HOA
APPLICANT/REPRESENTATIVE: Bruce Johnson
ANALYST: Michelle Barron, Principal Planner
DECISION: APPROVED

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1. REQUEST:

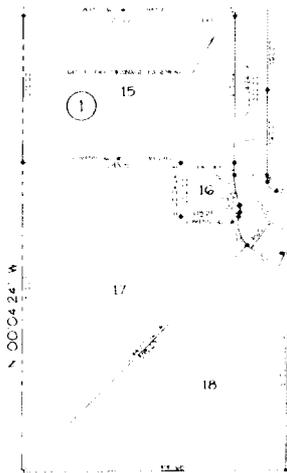
The applicant requests approval of a minor replat to a recorded plat to merge Lots 17 and 16, Block 1, of Sky Ranch Estates Subdivision (Parcels R26590513 & R26590524).

2. PROPERTY HISTORY:

The subject parcels are zoned "A" (Agricultural). The future land use designation per the 2030 Canyon County Comprehensive Plan is "Agriculture".

The subject parcels are Lots 16 and 17, Block 1, of Sky Ranch Estates Subdivision approved in 1996 (Instrument No. 9634979, Book 23 Page 42 of Canyon County Plats).

Lot 16 is a common lot that was noted to be a replacement well lot and owned by the HOA. The HOA has authorized the merging of Lot 16 into Lot 17. The Lot 17 owner currently utilizes Lot 16 as a portion of their driveway to serve Lot 17 as well as some landscaping features.



6. LOT 5, 15, 16, AND 28, BLOCK 1, LOT 3, BLOCK 2 AND LOT 1, BLOCK 3 ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

Sky Ranch Estates Book 225, page 42

UNOFFICIAL COPY

UNOFFICIAL COPY

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3. FINDINGS:

07-17-21: MINOR REPLATS AND AMENDMENTS:

This section establishes the procedure and requirements for making minor modifications to a previously recorded subdivision plat or portion of a plat, when the modification cannot be accomplished as a simple change to a recorded plat in accordance with section 07-17-19 of this article. A minor correction on a final plat or an amendment that does not create a new lot or alter the character or purpose of a subdivision may be made by application to the director, who shall determine the validity of the requested correction and record, at the applicant's expense, any approved change. A new mylar and signature page reflecting the correction or amendment shall be required. Minor modifications include insignificant changes in wording, corrections, adjustments between platted and unplatted parcels, consolidations, and lot line adjustments for up to five (5) lots where easements not utilized are adjusted with the lot line.

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-17-21(1)A	<p>A completed application must be submitted to the director with the following documents:</p> <ol style="list-style-type: none"> 1. Completed application form signed by the property owners whose land is included in the amended plat or replat, or a notarized letter of authorization by the property owners and a sufficient number of copies, as determined by the director, for each agency/organization reviewing the application, shall be submitted by the applicant. 2. Fees. 3. Preliminary title report for all lots to be replatted or amended. 4. A plat meeting the final plat requirements of section 07-17-13: of this article and Idaho Code, title 50, chapter 13. The title of the plat shall state that it is a replat or an amendment of the subdivision or the particular lots within the subdivision. 5. Narrative explaining the proposed changes to the plat.
			<i>Staff Analysis</i>	<p>An application was submitted on November 11, 2024, per CCCO 07-17-21 (A), accompanied by the appropriate fees and a preliminary title report for all lots. A narrative explaining the proposed changes to the plat was also included in the application packet.</p> <p>The final plat was reviewed and found to be consistent with the requirements of CCCO 07-17-013 (Exhibit 3.5).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-17-21(2)A	<p>The director shall provide a copy of the completed application packet to the affected agencies.</p>
			<i>Staff Analysis</i>	<p>Agencies were noticed on February 11, 2025.</p> <p>Agencies that responded were Nampa Highway District No. 1, DEQ, Southwest District Health, and DSD Engineering. <i>See Exhibits 3.1 – 3.5</i></p> <p>Nampa Highway District No. 1 had no objection, they did note that lot 15 should not be disturbed due to a subdivision drainage easement/facility on it. (Exhibit 3.1)</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-17-21(2)B	<p>Within thirty-five (35) calendar days of the acceptance of application, the director shall review the relevant evidence in the record and issue findings and an order of decision. The findings shall cite the applicable legal standards; state the evidence and conclusions on which the decision was based; explain any relevant</p>

				<p>contested facts and the evaluation of these facts; and, if the decision is denied, any action the applicant could take to gain approval.</p>
			<i>Staff Analysis</i>	<p>The application was deemed complete after receiving the affidavit of legal interest on January 16, 2025. The applicant worked with Southwest District Health to meet their conditions prior to the decision being drafted.</p>
			07-17-21(2)C	<p>To approve a minor replat or amendment, the director must make a finding that the proposed changes and the plat are in compliance with Idaho Code, title 50, chapter 13 and with the requirements of the county and other agencies; that the proposed changes are not substantial in nature; and that there will be no negative effects on public agencies and private corporations that provide services and facilities for the subdivision.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Staff Analysis</i>	<p>Agencies were noticed, and the following agencies provided comments for this application:</p> <p>Nampa Highway District #1 stated they didn't oppose the minor replat as long as the drainage easement on Lot 15, Block remained undisturbed. (Exhibit 3.1)</p> <p>The Idaho Department of Environmental Quality (DEQ) provided general information. (Exhibit 3.2)</p> <p>Southwest Health District stated on February 12, 2025, that the original approval letter from SWDH for Sky Ranch Estates stated any changes made to the subdivision will result in the re-engineering of Sky Ranch Estates Subdivision. (Exhibit 3.3) After discussion with staff and the applicant meeting with SWDH, an updated comment was submitted for approval, as long as Lot 3, Block 2 was designated as a future well replacement location. (Exhibit 3.4)</p> <p>The Development Services Department Engineer was asked to review the final plat after not receiving comments from that department. Approval with conditions was provided on April 25, 2025. (Exhibit 3.5)</p>

4. DECISION:

The application for the described simple change to record plat in accordance with CCZO §07-17-19 is **APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
3. The plat shall be submitted for recordation within one hundred twenty (120) calendar days of approval. If the director does not grant an extension, the approval is null and void, and a new application must be submitted (CCZO §07-17-21D).
 - a. Before the Board of County Commissioners signs the final plat, all signatures are required on the final plat per CCZO §07-17-13(6). The signing by the County surveyor, County Treasurer, local Highway District, and Southwest District Health ensures the plat meets applicable codes and standards before obtaining the Board's signature.

Per CCZO §07-17-21(3): Any affected person who is aggrieved by the director's decision may file a written notice of appeal in accordance with §07-05-07, "Appeal of Director Administrative Decision", of this chapter.

[Handwritten Signature]

5-16-25
Date

Dan Lister, Planning Supervisor

State of Idaho)
County of Canyon County) SS

On this 16th day of May, in the year of 2025, before me Pamela Dilbeck, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

Notary: Pamela Dilbeck
My Commission Expires: 10/14/2028

5. EXHIBITS:

- 1. Letter of Intent
- 2. Draft Final Plat with legal descriptions
- 3. Agency Comments
 - 3.1 Nampa Highway District No. 1; Received February 11, 2025
 - 3.2 DEQ; Received February 18, 2025
 - 3.3 Southwest District Health; Received February 20, 2025
 - 3.4 Southwest District Health; Received March 21, 2025
 - 3.5 DSD Engineering; Received April 25, 2025



Canyon County Development Services
111 North 11th Ave
Caldwell, ID 83605

Re: Minor Replat for Lots 16/17, Block 1, Sky Ranch Estates

To whom it may concern,

Mr. and Mrs. Bruce Johnson and the Sky Ranch HOA, Inc. would like to apply for a Minor replat by combining Lots 16 and 17, Block 1, Sky Ranch Estates into one parcel. This would not impact the current useage.

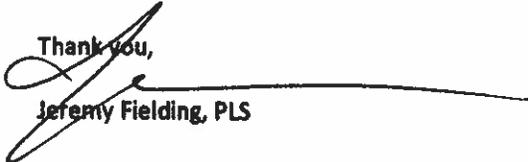
Lot 16 was originally designated as a future well lot but was never developed. Lot 17 has been developed out and includes a gravel turn around drive and landscaping that encroaches on Lot 16.

There are not installed utilities between Lots 16 and Lot 17 other than along the Skyview Street right-of-way and so the Lot line vacation would not impact utilities.

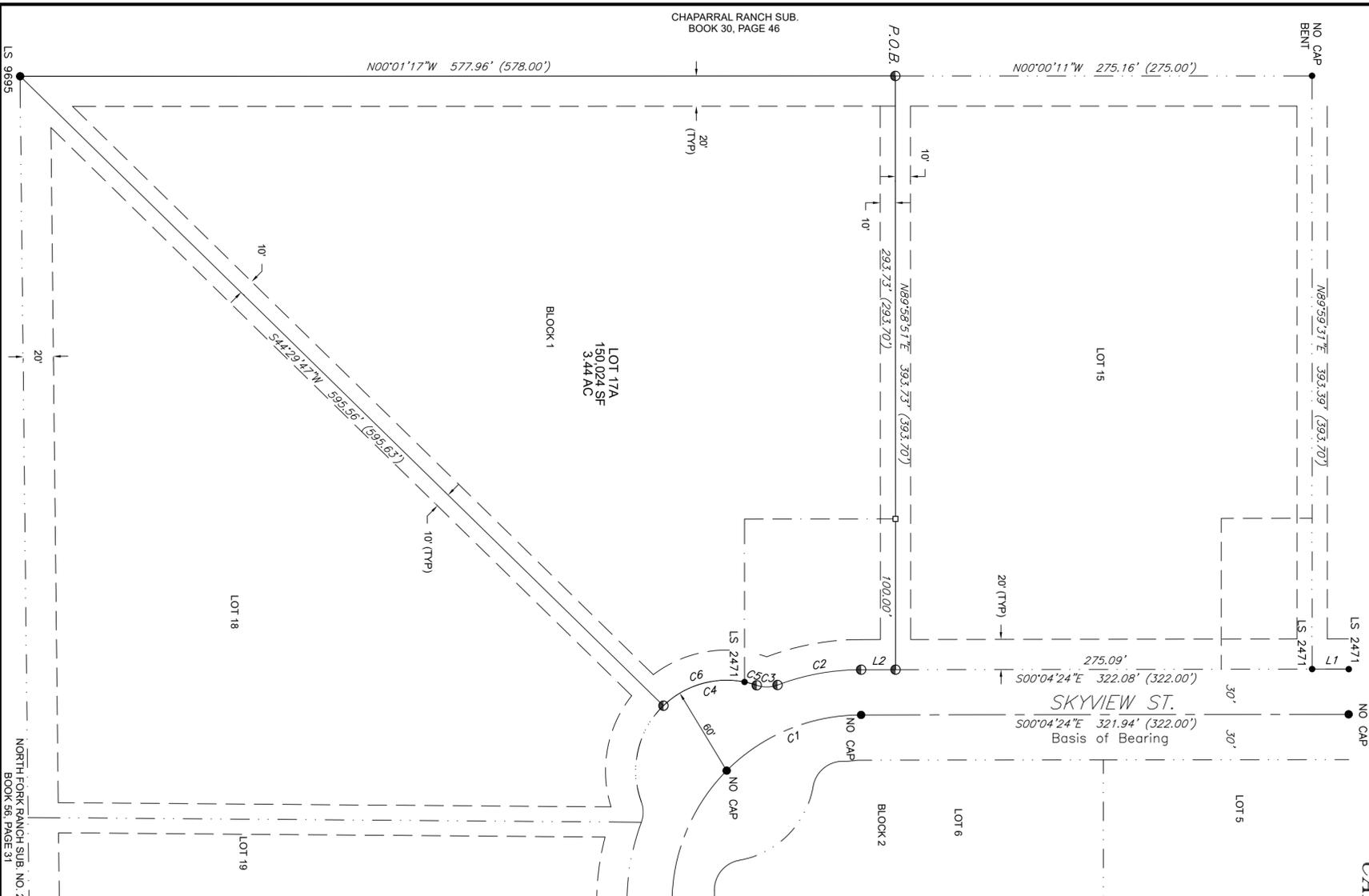
The community is on a community water system and Lot 17 has a septic drainfield. There are mature trees on Lot 17 but not Lot 16.

The parcels are not within a floodplain and are not on a hillside.

Thank you,


Jeremy Fielding, PLS

4 RE-PLAT SHOWING
LOT 17A, BLOCK 1, SKY RANCH ESTATES
 ALL OF LOTS 16 AND 17, BLOCK 1, SKY RANCH ESTATES
 LOCATED IN THE SE 1/4 OF SECTION 14, T. 2 N., R. 3 W., B.M.,
 CANYON COUNTY, IDAHO
 2025



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°04'24" E	28.21'
L2	S 00°04'24" E	22.73'

CURVE TABLE

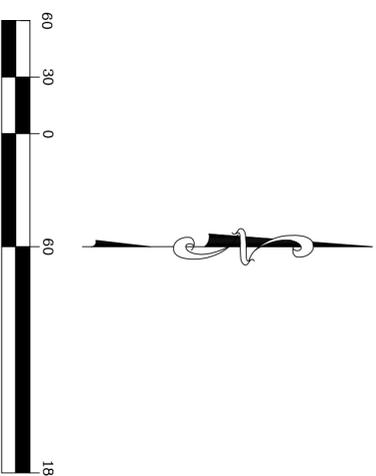
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	125.00'	98.72'	52.33	49°14'52"	52.09'	
C2	155.00'	56.46'	30.24	20°52'19"	28.55'	
C3	20.00'	14.02'	5.00	40°09'23"	7.31'	
C4	60.00'	66.41'	12.23	63°24'54"	37.07'	
C5	60.00'	8.30'	1.50	7°56'01"	4.16'	
C6	60.00'	58.10'	10.21	59°28'53"	31.56'	

NOTES

- MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS, OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- 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."
- SKY RANCH ESTATES HOA HAS PROVIDED AN IRRIGATION SYSTEM TO EACH LOT AND IS OWNED AND MAINTAINED BY THE SKY RANCH ESTATES HOA PER IDAHO CODE 31-3805. THIS PROPERTY IS NOT LOCATED WITHIN ANY IRRIGATION DISTRICT AND DOES NOT HAVE SURFACE WATER RIGHTS.
- PER IDAHO CODE 50-1326 EACH LOT WILL BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS. DOMESTIC WATER SYSTEM IS PROVIDED BY THE SKY RANCH ESTATES HOA.
- AN EXISTING 20 FOOT UTILITY AND DRAINAGE EASEMENT WILL BE LOCATED ALONG THE SUBDIVISION BOUNDARY, AND ALONG PUBLIC RIGHTS-OF-WAY. AN EXISTING 20 FOOT EASEMENT WILL BE CENTERED ON ALL INTERIOR LOT LINES UNLESS OTHERWISE INDICATED. THE EASEMENTS ARE SHOWN ON THE PLAT OF SKY RANCH ESTATES AS FILED IN BOOK 23 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO.
- NO PERMANENT STRUCTURES SHALL BE LOCATED ANY CLOSER THAN SEVENTY FEET (70') TO AN SECTION LINE OR QUARTER SECTION LINE WHICH IS RESERVED FOR A FUTURE ROAD (ORD. 10-006, 8-16-2010).
- THE HOMEOWNERS ASSOCIATION, UNDERLYING PROPERTY OWNER OR ADJACENT PROPERTY OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- PURSUANT TO I.C. 50-1306(5), THE PROPERTY DRAINAGE EASEMENT ADJACENT TO THE INTERIOR LOT LINE COMMON TO LOTS 16 AND 17, BLOCK 1, SKY RANCH ESTATES AS FILED IN BOOK 23 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO IS HEREBY VACATED AND REPLATED.
- LOT 16, BLOCK 1, SKY RANCH ESTATES AS FILED IN BOOK 23 OF PLATS AT PAGE 42, RECORDS OF CANYON COUNTY, IDAHO IS BEING RELOTTED AS A COMMON LOT PER DECISION BY THE SKY RANCH ESTATES HOA BOARD WITH A VOTE BY MEMBERS ON THE ____ DAY OF _____, 2024.
- LOTS 5, 15 AND 28 OF BLOCK 1, LOT 3 OF BLOCK 2, AND LOT 1 OF BLOCK 3 ARE COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT 3 OF BLOCK 2 IS A DESIGNATED WELL REPLACEMENT LOT.

SURVEY NARRATIVE:

- See Sky Ranch Estates Subdivision for additional survey information.
- The purpose of this survey is to complete a minor re-plat consolidating Lots 16 and 17, Block 1, Sky Ranch Estates as filed in Book 23 of Plats at Page 42, records of Canyon County, Idaho at the request of the property owner.
- I found and held the monuments shown on the Sky Ranch Estates for the overall boundaries of Lots 16 and 17, Block 1.



EAGLE LAND SURVEYING, LLC.
 106 W. MAIN ST., UNIT D, MIDDLETON, ID 83644
 (208) 861-7513, pla12220@eagle.com

SEC. 14, T. 2 N., R. 3 W., B.M.

DATE:	10-01-24	PROJECT:	24-116	SHEET	OF
DRAWN BY:	JBF	CHECKED BY:	JBF		3

CERTIFICATE OF OWNERS

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THAT REAL PROPERTY SHOWN BELOW, AND THAT WE INTEND TO INCLUDE SAID REAL PROPERTY, AS DESCRIBED BELOW, IN THIS PLAT. THE OWNER ALSO HEREBY STATE THAT THIS PLAT COMPLES WITH IDAHO CODE 50-1334(1).

All of Lots 16 and 17, Block 1, Sky Ranch Estates Subdivision that is located in Section 14, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at the Northwest corner of Lot 17, Block 1, Sky Ranch Estates Subdivision that is located in Section 14, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence N89°58'51"E 393.73 feet along the North line of said Lot 17 to the Northeast corner of Lot 16, Block 1 of said Subdivision; thence S00°04'24"E 22.73 feet along the East line of said Lot 16 to a point of curve; thence Southerly 56.46 feet along said curve to the left (Curve data: Radius= 155.00', Delta= 20°52'19", Chord Bearing and Distance= S10°24'23"E 56.15 feet) to a point of reverse curve; thence Southerly 14.02 feet along said curve to the right (Curve data: Radius= 20.00', Delta= 40°09'23", Chord Bearing and Distance= S00°45'51"E 13.73 feet) to a point of reverse curve; thence Southerly 66.41 feet along said curve to the left (Curve data: Radius= 60.00', Delta= 63°24'54", Chord Bearing and Distance= S12°23'37"E 63.07 feet) to the Southeast corner of Lot 17, Block 1 of said Subdivision; thence S44°29'47"W 595.56 feet along the South line of said Lot 17 to the Southwest corner of said Lot 17; thence N00°01'17"W 577.96 feet along the West line of said Lot 17 to the Point of Beginning.

Parcel contains 150,024 square feet or 3.44 acres, more or less.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT. THE EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. HOWEVER, THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT, AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND:

BRUCE D. JOHNSON _____

LAURA G. JOHNSON _____

ACKNOWLEDGMENT

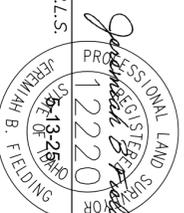
STATE OF IDAHO)
) S.S.
COUNTY OF CANYON)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED BRUCE D. JOHNSON AND LAURA G. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO SAID INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



 JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.

106 W MAIN ST., UNIT D, MIDDLETON, ID 83644
(208) 961-7313; pls:12220@eagle.com

SEC. 14, T. 2 N., R. 3 W., B.M.	
DATE: 10-01-24	PROJECT: 24-116
DRAWN BY: JBF	CONSULTING: 2024
CHECKED BY: JBF	ALL RIGHTS RESERVED
2	3

LOT 17A, BLOCK 1, SKY RANCH ESTATES

HEALTH CERTIFICATE

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.

SOUTHWEST DISTRICT HEALTH _____ DATE _____

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER _____ DATE _____

APPROVAL OF CANYON COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2025, BY THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO.

CHAIRMAN, CANYON COUNTY BOARD OF COUNTY COMMISSIONERS _____

SECRETARY, CANYON COUNTY BOARD OF COUNTY COMMISSIONERS _____

APPROVAL OF HIGHWAY DISTRICT No. 1

HIGHWAY DISTRICT NO. 1 DOES HEREBY ACCEPT THIS PLAT, AND THE DEDICATED PUBLIC STREETS, HIGHWAYS AND RIGHTS OF WAY AS ARE DEPICTED ON THIS PLAT, IN ACCORDANCE WITH THE PROVISIONS OF I.C. § 50-1312.

CHAIRMAN _____ DATE _____

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR, IN AND FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR _____



SEC. 14, T. 2 N., R. 3 W., B.M.	
DATE: 10-01-24	PROJECT: 24-116
DRAWN BY: JBF	CONSULTANT: JBF
CHECKED BY: JBF	ALL RIGHTS RESERVED
SHEET 3	OF 3



Job No. 2024-116
JBF
10-01-24

**BOUNDARY DESCRIPTION
FOR
BRUCE JOHNSON**

Overall Boundary

All of Lots 16 and 17, Block 1, Sky Ranch Estates Subdivision that is located in Section 14, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at the Northwest corner of Lot 17, Block 1, Sky Ranch Estates Subdivision that is located in Section 14, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence N89°58'51"E 393.73 feet along the North line of said Lot 17 to the Northeast corner of Lot 16, Block 1 of said Subdivision; thence S00°04'24"E 22.73 feet along the East line of said Lot 16 to a point of curve; thence Southerly 56.46 feet along said curve to the left (Curve data: Radius= 155.00', Delta= 20°52'19", Chord Bearing and Distance= S10°24'23"E 56.15 feet) to a point of reverse curve; thence Southerly 14.02 feet along said curve to the right (Curve data: Radius= 20.00', Delta= 40°09'23", Chord Bearing and Distance= S00°45'51"E 13.73 feet) to a point of reverse curve; thence Southerly 66.41 feet along said curve to the left (Curve data: Radius= 60.00', Delta= 63°24'54", Chord Bearing and Distance= S12°23'37"E 63.07 feet) to the Southeast corner of Lot 17, Block 1 of said Subdivision; thence S44°29'47"W 595.56 feet along the South line of said Lot 17 to the Southwest corner of said Lot 17; thence N00°01'17"W 577.96 feet along the West line of said Lot 17 to the Point of Beginning.

Parcel contains 150,024 square feet or 3.44 acres, more or less.



Michelle Barron

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, February 11, 2025 3:11 PM
To: Michelle Barron
Subject: [External] FW: Agency Notice for SD2024-0012 / Johnson
Attachments: Agency Response Requested Nofication.pdf

Good Afternoon Michelle,

Nampa Highway District #1 has no objection to merging Lot 16, Block 1, with Lot 17, Block 1, as shown on the recorded final plat.

Canyon County parcel data shows Lot 16 combined with Lot 15 on the mapping system. We would not support merging Lot 15 with this request as it has a subdivision drainage easement/facility on it.

If you have any questions or comments feel free to contact us.

Thank you,

Eddy

Eddy Thiel
 ROW
eddy@nampahighway1.com
 4507 12th Ave. Rd. • Nampa, id 83686
 TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, February 11, 2025 2:50 PM
To: 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziplay.com' <Contract.Administration.Bid.Box@ziplay.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Agency Notice for SD2024-0012 / Johnson

Dear Agencies:

Please see the attached agency notice regarding the Director's Decision Case. You are being notified as an affected agency and have 15 days from the date of this notice to submit comments.

Please direct your comments or questions to Planner **Michelle Barron** at michelle.barron@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.



February 18, 2025

Michelle Barron, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
michelle.barron@canyoncounty.id.gov

Subject: Agency Notice for SD2024-0012 / Johnson

Dear Ms. Barron:

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), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

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 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 plan 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 will be 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 ground water 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 plan 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 construction best 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 Conservation 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 releases 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,

A handwritten signature in blue ink that reads "Troy G. Smith". The signature is stylized and cursive.

Troy Smith
Regional Administrator

Michelle Barron

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Thursday, February 20, 2025 9:13 AM
To: Michelle Barron
Cc: Mitch Kiester
Subject: RE: [External] RE: Agency Notice for SD2024-0012 / Johnson
Attachments: Sky Ranch Subdivision - Approval Letter.pdf; ID3140221 Sky Ranch Estates Historical Engineering Report.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle,

Would you be available for a Team’s meeting to discuss this project? Per engineering, Lot 16 Block 1 is designated for a well.

Mitch and I are available at 4:00 pm today if that works for you.

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Tuesday, February 18, 2025 11:28 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice for SD2024-0012 / Johnson

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Anthony,

Could you please share the approval letter with me? This is a subdivision that was approved through a Conditional Use Permit in 1996.

Lot 16 is a common lot that is a no build lot. The lot is already being utilized by the neighboring lot 17 as part of a driveway and has landscaping on it. This minor replat is more of a Property Boundary Adjustment to reflect the assumed ownership of the 2 lots. The process has to be a Minor Replat because it is a property boundary adjustment of 2 platted lots.

According to the records that we have in this office, there was no requirement for re-engineering of the subdivision. It is also not reflected on the plat itself, which is typical to show such a requirement on the notes of a plat.

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458
Email: Michelle.Barron@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, February 12, 2025 3:46 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice for SD2024-0012 / Johnson

Hi Michelle,

Please have the applicant contact SWDH to discuss this replat of lots 16 & 17. Based on the approval letter from SWDH, any changes made to the subdivision will result in the re-engineering of Sky Ranch Estates Subdivision.

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Tuesday, February 11, 2025 2:50 PM

To: 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziplay.com' <Contract.Administration.Bid.Box@ziplay.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>

Subject: Agency Notice for SD2024-0012 / Johnson

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Dear Agencies:

Please see the attached agency notice regarding the Director's Decision Case. You are being notified as an affected agency and have 15 days from the date of this notice to submit comments.

Please direct your comments or questions to Planner **Michelle Barron** at michelle.barron@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **



Southwest District Health Department

1223 7th St. So. • Nampa, Idaho 83651 • (208) 465-8400

October 9, 1996

J.J. Howard, P.E.
2626 North 32nd Street
Boise, Idaho 83687

RE: Sky Ranch Subdivision Revised Engineering Report

Dear Mr. Howard:

I have reviewed the revised Subdivision Engineering Report for Sky Ranch Subdivision at T2N, R3W, Section 14. I hereby approve the plans.

Southwest District Health Department's (SWDHD) approval of the Sky Ranch Subdivision is based on the revised plat map and Subdivision Engineering Report submitted to this office on October 8, 1996. **If changes are made in the Subdivision, SWDHD's approval will become null and void, and the Sky Ranch Subdivision must be re-engineered.**

If you have any questions, please contact me at (208) 465-8402.

Sincerely,

Calvin W. Gillis
Environmental Health Specialist

cc: Jim Schelhorn
Ray Blue

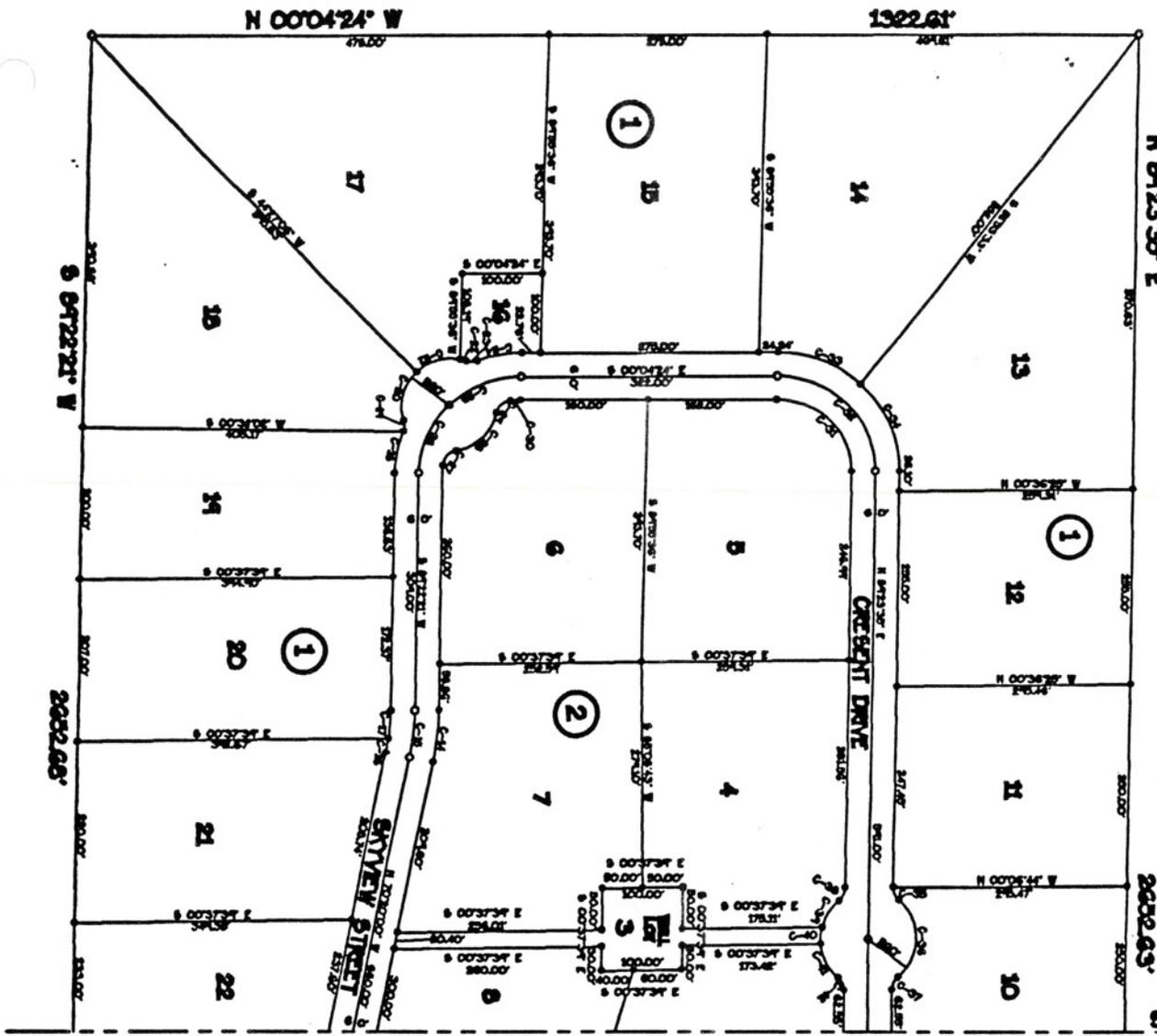
726N-172

Promoting and Protecting Health in . . .

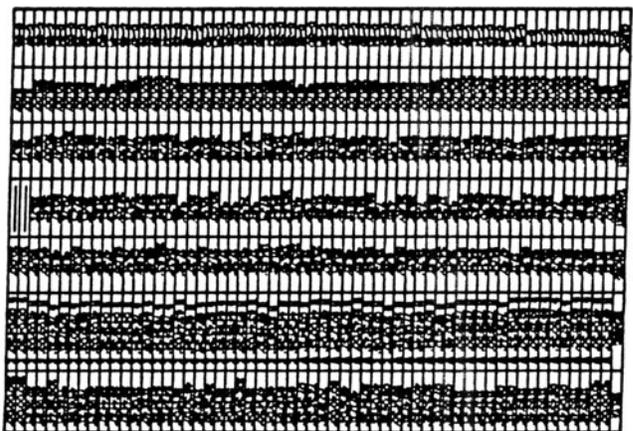
Adams, Canyon, Gem, Owyhee, Payette and Washington Counties

FLAT SHOWING
SKY RANCH ESTATES
 LOCATED IN THE SE 1/4 OF SECTION 14,
 12N, 23W, 84E, CANYON COUNTY, IDAHO
 8985

SHEET 2 OF 3
 SHEET 1 OF 3



- LEGEND
- ◊ PROPERTY BOUNDARY
 - FOUND BRASS CAP
 - SET 1/2" x 1/4" - 80N FN W/CAP
 - SET 5/8" x 1/2" - 80N FN W/CAP



DEVELOPERS:
 JI SCHUBERT
 5505 AVENUE CREEK
 CALDWELL, IDAHO 83406

BY BUYER:
 11 HOWARD - BIRCH
 8084 BIRCH
 HART 3 OF 3

October 13, 2000
Project No. 2063

Mr. Monty G. Marchus, P.E.
Division of Environmental Quality
1445 N. Orchard Street
Boise, Idaho 83706

Re: Sky Ranch Estates Water System– (Canyon County – PWS #3140221)

Dear Mr. Marchus:

Here is the report for the Sky Ranch Estates Water System in Canyon County, Idaho. I am trying to be complete and thorough yet somewhat sensitive to costs since the developers have incurred considerable consultant expenses previously without apparent success. The developers have been very cooperative and helpful in working through these issues as well as Dave Kubista representing the Homeowners Association.

I have discussed the water sampling issues again with Sandra A. Koch at Analytical Laboratories, Inc. Since November 23, 1999, Analytical Laboratories, Inc. has been contracted to provide all water quality testing consistent with DEQ requirements. According to Ms. Koch, all sampling either has been done or will be done in accordance with established protocol and all water quality tests meet the required Idaho standards. Provided this sampling is continued on a professional basis by a reputable firm and further provided that all water quality tests continue to pass, I believe water quality issues and sampling procedures are now resolved. Enclosed in the "Correspondence" section of this report is a letter dated October 6, 2000 from Sandra Koch at Analytical Laboratories, Inc. As reported in her letter, the coliform tests have been taken on a monthly basis at the locations stated in the letter. The Consumer Confidence Report is also completed and was submitted to DEQ on July 24, 2000. The lead and copper tests will be completed by year-end 2000. Further information regarding testing for asbestos, nitrite, nitrate, and arsenic is provided in the letter.

On August 5, 2000, Well No. 1 (Lot 28, Southeast corner of the project) was test pumped for 24 continuous hours and the results evaluated by Ed Squires, a hydro-geologist and water well consultant, used extensively by United Water of Idaho. Mr. Squires' August 29, 2000 report is enclosed in the "Well Test" section of this report. Well No. 1, after being retrofitted with a new pump (pump curve data sheet included in the "Well Test" section) and throttled back with a gate valve to simulate system pressure, can continuously produce at least 300 gpm for 18.5 hours, presumably longer, with stabilized drawdown. Please refer to Mr. Squires' report for details. The existing well and pump at Well No. 2 (Lot 5, Northeast corner of the project) can produce approximately 370 gpm, pumping to atmosphere, or approximately 300 gpm plus at system pressure. Total system capacity is now 600 gpm plus.

On August 30, 2000, I observed a flow test of the fire hydrants at the project. After a short stabilization period, all hydrants can produce approximately 600 gpm at a system pressure of at least 20 psi and coincidentally all hydrants produced substantially the same flow. In fact, the fire hydrant located near Lot 17, Block 1, which is fed by two (2) four (4) inch water mains (instead of the required six (6) inch water main) also flow tested at greater than 600 gpm at 20 psi. This is interesting to note since it is located the furthest from the sources and fed by two (2) four (4) inch lines. A fire hydrant fed by two separate four (4) inch water mains has practically the same hydraulic capacity as a fire hydrant fed by one (1) six (6) inch main. I realize this configuration does not meet standards. I propose relocating this hydrant to the Southwest corner of Lot 6, Block 2 or the Northwest corner of Lot 19, Block 1 and constructing a six (6) inch feed line to serve the relocated hydrant. After our recent discussion, I asked Randy Dearden to re-do the fire hydrant test at Sky Ranch Estates to determine system performance. His letter detailing his findings dated October 10, 2000 is attached in the "Correspondence" section of this report.) A flow test was performed at the hydrant located near Lot 8, Block 2 of the project. The hydrant valve was slowly opened until a flow rate of 575 gpm was measured by a pitot tube. At this 575 gpm flow rate, the hydrant valve was not fully open. The system pressure measured nearby at the high point of the project was 43 psi at this flow rate. This field test of pressure and flow correlates very closely to the results of a hydraulic simulation which is also enclosed.

Also in the "Correspondence" section of this report, you will find a copy of the Planning & Zoning Commission minutes for the August 3, 1995 meeting. The Conditional Use Permit allows the subdivision to be constructed provided the development includes a community water supply system.

Also enclosed in the "Well Test" section is the pump curve data sheet for the pump recently retrofitted in Well No. 1.

Dale Sayers of the Deer Flat Fire District now requires a fire flow of 450 gpm at 20 psi. (Please refer to the attached June 1, 2000 letter in the "Correspondence" section of this report.) If the two wells and pump stations are now capable of producing a combined flow of 600 gpm, and disregarding irrigation demand for the time being, there is 150 gpm of flow available for peak hour domestic use during a fire flow condition. Average daily domestic consumption is estimated at 275 gallons per day, per residence, exclusive of irrigation. The project contains 32 buildable lots so the average daily domestic consumption is 8,800 gallons per day. Average daily domestic flow then is calculated to be 6.1 gpm for the project. Using a conservative peaking factor of 12, then peak hourly domestic flow is estimated at 73 gpm. After subtracting fire flows (450 gpm), 150 gpm is now available (whereby 73 gpm is required) for domestic use during a fire flow condition if irrigation requirements are disregarded.

I propose placing adjustable low pressure cutoff valves into the individual irrigation feed lines. These are high quality valves and are adjustable with a pressure range of 0 – 75 psi. The valves will open and close within very close pressure limits. The pressure valves would be owned, serviced and maintained on a regular basis by the Homeowners Association to assure that they remain in place and are fully functional. The pressure cutoff valves would be placed only in the irrigation tee-off from each domestic water service immediately downstream of the backflow preventer. I recommend that all irrigation systems have a backflow preventer immediately after the tee from the domestic service line. The pressure shut-off valves would be set at approximately 40 psi and therefore programmed to close when system pressure drops below 40 psi as would occur in a fire flow condition.

The system would function as follows: During a fire flow condition, system pressure will drop below 40 psi and all irrigation water (but not domestic water) will be shut off by the pressure valves closing. At least 450 gpm, at a residual pressure of 20 psi, is then available for fire protection with an additional 150 gpm available for domestic use.

The revised Water Use Agreement (attached) requires the residents to irrigate during non-peak hours. Peak hours are generally thought to be 6:00 am to 8:00 am and 5:00 pm to 7:00 pm daily. Average non-peak domestic consumption is estimated at 50 gpm. During "normal" conditions, approximately 550 gpm would then be available for irrigation purposes during non-peak periods although this flow rate exceeds the diversion rate allowed by the water permit. Under this hypothetical scenario however and at the 550 gpm flow rate, this would provide a maximum of 17.2 gpm per residence (32 houses) if all irrigation water is used on all of the lots at the same time which is not recommended. Also, under this hypothetical scenario and utilizing the mandated even/odd irrigation water management program, which is required by the revised Water Use Agreement, the irrigation available to each residence is 34.4 gpm. This scenario however is presented just to demonstrate the capacity available in the wells, pumps, and distribution system. The revised Water Use Agreement limits total irrigation consumption and also limits the flow rate to 14.33 gpm per residence to conform to the water right. The revised Water Use Agreement however also mandates even/odd irrigation use which under that program allows each residence to consume only at a flow rate of 28.66 gpm.

As previously stated, the revised Water Use Agreement limits irrigation consumption to 14.33 gpm per lot, per day, or a continuous flow rate of 460 gpm for the project. During the hot summer months in this area, the irrigation requirement averages 0.25 to 0.30 inches of water per day. This is supported by a water monitoring program performed by the Idaho Parks and Recreation Department in 1994 from July 3rd to July 9th. It is my understanding that this irrigation water consumption value did take into account wind, evaporation and minor system losses.

The revised Water Use Agreement also limits the irrigation area to no more than 1.75 acres per lot. Therefore, for 32 lots times 1.75 acres per lot, this yields 56 irrigateable acres for the entire project. At a water application rate of 0.3 inches per day, the daily irrigation water requirement is 60,984 cubic feet per day or a continuous flow rate of 317 gpm. Computed on a lot by lot basis, the irrigation requirement would be as follows: an irrigation flow rate of 14.33 gpm per lot (mandated by the revised Water Use Agreement) for a 24 hour time period is 20,635 gallons per day which is 2,759 cubic feet. With a maximum of 1.75 irrigateable acres per lot, this equates to an irrigation application rate of 0.43 inches per day which exceeds the expected mid-summer average of 0.3 inches per day.

The revised Water Use Agreement provides for all water to be metered and each resident pays based upon consumption. There is also a graduated rate provision that escalates the cost as consumption increases beyond the allowable water quantity. The revised Water Use Agreement also provides police powers to the Homeowners Association to take other action as appropriate to keep consumption within allowed limits. The system is currently metered and residents will now pay based upon actual consumption.

Based on my discussions with Dave Kubista, the homeowners' representative, current and future homeowners will understand and abide by this revised Water Use Agreement. The homeowners, present and future, must and do understand that they cannot consume more water than allowed by the water right and further that the water right does allow adequate water for reasonable irrigation provided they follow good management practices. If you review the revised Water Use Agreement, you will see that the consumption issue is explained in detail as well as an example of how the individual irrigation systems should be designed.

When the water distribution system for this project was being constructed, Butch Ryals of the Nampa Highway District, had concerns that un-compacted utility trenches would undermine the public streets. Because of this concern, he required that an Idaho Professional Engineer investigate the waterline installation and report the findings to the Nampa Highway District.

Reese Leavitt, P.E. of Leavitt & Associates in Nampa, was retained by the developers to provide this inspection. I have discussed this investigation with Mr. Leavitt and obtained copies of his file notes which are embedded in an electronic CAD drawing. As a part of his work for the Nampa Highway District, Mr. Leavitt's firm verified the utility trench compaction as well as the pipe size, type, and location. I have also reviewed the invoices for the water pipe delivered to the site from W 3 Company dated June 12, 1998. Those invoices represent that Class 150 PVC C-900 water pipe was delivered to the site. This is consistent with the findings of Mr. Leavitt. Based on my investigations, I believe the project is constructed with Class 150 C-900 water pipe and is of the diameter and at the locations shown on the enclosed Sky Ranch Estates Central Water System drawing (located under the "Distribution System" section.)

Based upon my review of this drawing, which I believe to be correct, and a review of the recorded plat of Sky Ranch Estates, it is apparent that all water distribution main lines as well as pump houses and well sites are either located in the public street rights-of-way, a separate platted lot, or on public utility easements created by the plat. There are no water main distribution lines or any other water system appurtenance on private property anywhere on the project.

The official plat of Sky Ranch Estates was recorded on October 25, 1996 in Book 23, Page 42, Records of Canyon County, Idaho. The four (4) well lots are currently platted as separate lots currently owned by the developers and will ultimately be conveyed to the Homeowners Association. In addition to the 60 foot wide public street right-of-way, there is a 20 foot wide permanent easement for public utilities, irrigation, and drainage contiguous to and paralleling all public road rights-of-way. Between the public road right-of-way (60 feet) and a 20 foot wide public utility easement on each side abutting the roads, there is actually a 100 foot wide corridor centered on the streets in which to install public utilities.

The well lot located on Lot 3, Block 2, in the approximate center of the project, also has 20 foot wide corridors extending out to both public streets. The four (4) inch water distribution main, installed and centered in this corridor, is within the boundaries of Lot 3 which is the well lot. I recommend that the developers and ultimately the Homeowners Association, retain ownership of the remaining two (2) well lots (Lot 3, Block 2 and Lot 16, Block 1) for use as future well sites or for other future facilities.

Enclosed is the required documentation of technical, managerial, operational and financial feasibility for this public water system. Although I have reviewed and edited portions of this document, it was prepared by Randy Dearden and Tom Mehiel who have been retained by the developers to assist in the day-to-day maintenance and operation of the system. Mr. Dearden has 21 years of experience with public water systems and is a certified operator. He holds a Water Treatment III Certification as well as a Water Distribution III Certification. Tom Mehiel has 13 years of experience managing public water systems and holds a Water Distribution III certificate. Although I have had numerous discussions with Mr. Kubista regarding the revised Water Use Agreement and other issues, I have not been privy to the meetings where financial and managerial issues are discussed and resolved among Mr. Dearden, the homeowners, and the developers. The Homeowners Association has participated in this process and has approved the current budget and fee schedule.

The Operation and Maintenance Manual for the public water system is also enclosed.

Also included as a part of this report is miscellaneous correspondence pertaining to the water system, the revised Water Use Agreement that will be ratified by the current residents after DEQ approval, water permits and correspondence from the Department of Water Resources pertaining to the water rights, a copy of the CC&R's, a vicinity map, a map depicting the distribution system as it exists today, water quality information, and the applicable DEQ checklists.

Given my late involvement on the project, I have been as thorough as possible on the checklists realizing that the wells, the pumps, the pump house, and associated equipment, was done prior to my involvement.

I have had several discussions with Sandy Hemenway at DEQ to discuss the results of the last sanitary survey of the water system. After I fully understand those concerns, I will work with Sandy and the developers to resolve outstanding deficiencies.

Summary and Conclusion

- Water system flows for domestic use, irrigation and fire protection, is proposed by wells and pumps without a storage tank as previously proposed. Well No. 1, where the pump retrofit occurred, was flow tested and evaluated by Ed Squires and his report is attached.
- The Fire Department requires 450 gpm of flow for fire protection. The water system can now supply a flow of 600 gpm plus at a minimum pressure of 20 psi.
- Based on a hydrant flow test, the system can supply a flow of 575 gpm at a system pressure of 43 psi measured at the high point of the system.
- Water quality testing requirements are current and meet State standards and this sampling program will continue and be provided by Analytical Laboratories, Inc.
- The enclosed revised Water Use Agreement will be signed by the Homeowners Association (all current homeowners) after DEQ approval.
- The signed revised Water Use Agreement will be recorded and provided to future lot buyers who will be bound by the revised Water Use Agreement at the time of lot purchase.
- The wells and pump house facilities are located on platted lots that will be deeded to the Homeowners Association. There are also two (2) remaining well sites on platted lots for future well development if necessary.
- All water distribution lines to include the fire hydrants and all other appurtenances are located in public road rights-of-way or platted utility easements. No part or component of this water system is located on private property unless within a properly recorded easement or within a public road right-of-way.
- The developers and homeowners have collectively developed an operating budget, fee schedule, and procedures to assure adequate capital to operate the system.
- The system is now metered and the residents are charged based upon actual consumption.
- The rate structure has financial consequences for users that exceed the consumption allowed by the Water Use Agreement and the water right.
- The Homeowners Association has police powers to enforce the revised Water Use Agreement and to adjust water rates as appropriate to cover operating costs and also develop a contingency fund for system maintenance and replacement.

- The Homeowners Association as well as the developers have access to qualified technical consultants to assist with water system maintenance and upgrades. Randy Dearden will provide day-to-day assistance to assure the system functions properly. Mr. Dearden also provides water meter readings and assists in the billing procedures. Roylance & Associates P.A. can provide engineering assistance and services. It is my understanding that Ed Squires will be retained to design and assist with future well development should a new well become necessary. Analytical Laboratories, Inc. will continue to provide all water testing as required by the Division of Environmental Quality.
- Canyon County has approved this project utilizing a central water system.

After you have reviewed this information, I suggest a meeting to resolve any remaining concerns or deficiencies.

Please call me if you have any questions.

Sincerely,

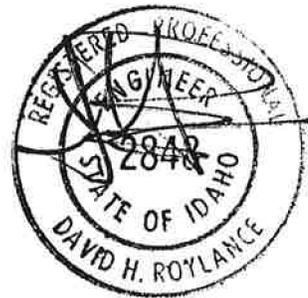
ROYLANCE & ASSOCIATES P.A.



DAVID H. ROYLANCE, P.E., P.L.S.

DHR/pap

Enclosures



10/13/00

Michelle Barron

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, March 21, 2025 3:53 PM
To: Michelle Barron
Subject: RE: [External] RE: Agency Notification CR2022-0003 LWD

Hi Michelle,

Yes, that is the correct agency notification number SD2022-0012.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Friday, March 21, 2025 3:21 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: Agency Notification CR2022-0003 LWD

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Anthony,

Just checking on this. I filed this under the case that is noted in the subject line, but after speaking with Mrs. Johnson regarding Sky Ranch Estates Minor Replat, she said that you were going to contact me. I looked at the body of the email and I think you are speaking to SD2024-0012 Sky Ranch Estates in this email, correct?

Thanks,

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458

Email: Michelle.Barron@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Thursday, March 13, 2025 1:20 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: RE: [External] RE: Agency Notification CR2022-0003 LWD

Hi Michelle,

Per the request for comments, the applicant must have Lot 17 surveyed, and Lot 16 removed as an option for the future well location. A note on the final plat must specify that Lot 3 be designated as a future well location and will need approval from the Department of Environmental Quality before drilling a new well.

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Tuesday, September 3, 2024 1:37 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: Agency Notification CR2022-0003 LWD

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Anthony,

Thanks for the response. I will let the applicant know they need to get the pre-development meeting in.

Michelle Barron
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6033
DSD Office Phone: 208-454-7458

Email: Michelle.Barron@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, August 28, 2024 9:09 AM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] RE: Agency Notification CR2022-0003 LWD

Hi Michelle,

Will adequate sewer systems be provided to accommodate the use? Test holes have not been conducted on site to determine site suitability for this development.

The applicant/developer will need to schedule with SWDH a pre-development meeting to discuss this project.

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, August 27, 2024 1:54 PM
To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'Iriccio@hwydistrict4.org' <Iriccio@hwydistrict4.org>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <eIngram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb

<Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>
Subject: Agency Notification CR2022-0003 LWD

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Please see the attached agency notice. You are invited to provide written testimony or comments by **September 17, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm 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.

Please direct your comments or questions to Planner **Michelle Barron** at michelle.barron@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631
Fax: 208-454-6633
Email: amber.lewter@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

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

▪ Engineering Division ▪

4/25/2025

Engineering Review Comments

Re: Minor Replat – Lots 16 & 17, Block 1, Sky Ranch Estates

Dear Michelle,

Engineering has no objection to the proposed minor replat at this time, based on the information provided.

Please note the following general conditions:

1. Access, drainage, and utility infrastructure must remain consistent with county standards and existing easements.
2. All future development on the lots must comply with applicable county codes related to grading, drainage, utilities, and site access.
3. The replat must meet all applicable requirements of the Southwest District Health (SWDH), especially related to septic systems and well separation distances.
4. Final approval is subject to verification that no public infrastructure or easements are impacted.

This is a general review only. A more detailed review may be required at the time of future development or building permit application.

Respectfully,
Dalia Alnajjar
Engineering Supervisor