



Board of County Commissioners
Hearing Date: July 15, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: SD2022-0023

APPLICANT/REPRESENTATIVE: Viktorija Martinaitis

PROPERTY OWNER: Giedrius and Viktorija Martinaitis

APPLICATION: Preliminary Plat – Martinaitis Estates: 3 residential lots and one (1) private road lot.

LOCATION: Parcel R27989, approximately 3.99 acres, is located at 1013 Sunny Valley Lane, Caldwell, in SW 1/4 Section 33, Township 4N, Range 3W, BM, Canyon County, Idaho.

PLANNER: Michelle Barron, Principal Planner

P&Z RECOMMENDATION: Approval with Conditions

SUMMARY:

The applicant, Viktorija Martinaitis, requests approval of a preliminary plat and irrigation plan for the Martinaitis Estates Subdivision. The 3.99-acre parcel is currently zoned “R-1” (Single Family Residential), and the 2030 Canyon County Comprehensive Plan designates the future land use as “residential”. The planned development will have three residential lots and one private road lot named Sunny Valley Lane. Each property will have its own well and septic and will receive irrigation water from Pioneer Irrigation District via a gravity irrigation system.

The Planning & Zoning Commission heard the case at a public hearing held on April 2, 2026. After deliberation, the Planning & Zoning Commission recommended approval, subject to conditions of approval (**Exhibits 1 & 2**).

The staff report packet dated April 2, 2026, and all supporting material are contained in **Exhibit 3**. Any additional agency comments received by the comment deadline can be found in **Exhibit 4**. There were no public comments added. A draft version of the Board’s Findings of Fact, Conclusions of Law & Order (FCO) may be found in **Exhibit 6**.

EXHIBITS:

- 1. Planning & Zoning Commission FCOs Dated: April 2, 2026**
- 2. Planning and Zoning Commission Minutes Dated: June 4, 2026**
- 3. Staff Report Packet Dated: January 22, 2026**
- 4. Agency Comments**
 - a. SWDH approval of SER; dated April 28, 2025
 - b. Caldwell Rural Fire; Received June 12, 2026
 - c. Highway District 4; Received June 22, 2026
 - d. City of Caldwell; Received July 2, 2026
- 5. Applicant Materials Received**
 - a. Applicant PowerPoint for BOCC Hearing
 - b. Fire Permit approval
- 6. Draft BOCC FCOs**

EXHIBIT 1
P&Z Signed FCOs



Planning and Zoning Commission
SD2022-0023 – Martinaitis Estates Subdivision
 Development Services Department

FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

1. The applicants, Giedrius & Viktorija Martinaitis, request approval of the Martinaitis Estates Subdivision preliminary plat, which consists of three residential lots (Attachment A). The 3.99-acre subject property is located at 1013 Sunny Valley Lane, Caldwell, also referenced as parcel R27989, is located in SW 1/4 Section 33, Township 4N, Range 3W, BM, Canyon County, Idaho.
2. The parcel is zoned “R-1” (Single Family Residential).
3. The parcel is located within the Caldwell area of impact. The city was notified on July 17, 2023, and February 26, 2026. The city of Caldwell submitted a letter stating that the proposed development is identified as Neighborhood 2 in the City’s Comprehensive Plan, and residential uses are compatible with this designation. While the density is below what the City of Caldwell would typically allow for this area, the lots appear to be consistent with the surrounding residential area, and no land use buffers would be required by the City. The city does, however, ask for the sidewalk to be extended across the development to match the sidewalk to the south consistent with CCCO 09-01-19. (Exhibit D6 of the staff report) The applicant is requesting a waiver per CCCO 09-01-19(6). *See Condition 9.*
4. The subdivision will be served by Pioneer Irrigation District. Irrigation will be delivered by the existing gravity irrigation system that is in place. (Exhibits B.4 and B.5.3 of staff report, Plat Note 3).
5. Per plat note 8 & 9, residential lots will be served by individual wells and septic systems (Attachment A). Southwest District Health (SWDH) approval and signature are required before final plat signing by the Board of County Commissioners. *See Condition 4.*
6. Per plat note 10, storm drainage shall be the responsibility of the Homeowners Association or property owners on which the storm drainage facility is constructed if no Homeowners Association exists. Responsibility for storm drainage facilities includes all maintenance, both routine and non-routine (Attachment A).
7. The development will take access from Dorman Avenue, a public road via a Private Road (Sunny Valley Lane). (Attachment A).
 - A Private Road frontage/easement reduction was amended on March 24, 2026 (AD2022-0121, Exhibit C.6 of the staff report)
 - Private road name Sunny Valley Lane was approved on October 18, 2022 (RD2022-0017, Exhibit C.5 of the staff report).
 - Right of Way (ROW) dedication of 15’ shall be dedicated to Highway District No. 4 (HD4). If the irrigation ditch is relocated, add an easement for the facility outside of the ROW Add a note or callout on the preliminary plat that the approach is to be improved per SD-106. Add note “No direct lot access to Dorman Avenue allowed.” (Exhibit D.2.1 of the staff report). *See Condition No. 3.*
8. The development is not located within a mapped floodplain (Flood Zone X).
9. The record includes all testimony, the staff report, exhibits, audio of the hearing, and documents in Case File No. SD2022-0023.
10. Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on February 26, 2026. Property owners within 600 feet of the subject property boundaries were notified on February 26, 2026. A newspaper notice was published on March 3, 2026. The subject property was posted with a notice on March 3, 2026.

Conclusions of Law

Section 07-17-09(4)A of the Canyon County Code of Ordinances (CCCO) states, “*The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the*

board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:

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

Upon review of the preliminary plat, the Planning and Zoning Commission finds that the plat is consistent with the following subject to conditions of approval:

- A. Idaho Code Section 67-6513 (Subdivisions),
- B. Idaho Code Sections 50-1301 through 50-1329 (Platting),
- C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2),
- D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation), and
- E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).

The preliminary plat was found to be consistent with the standards of review, subject to conditions. DSD Engineering and DSD Planning reviewed the preliminary plat and recommended approval (Exhibit C.7 and C.8 of the staff report).

Conditions of Approval

- 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - a. Construction plans/drawings shall be submitted per CCZO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
- 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 3) Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
- 4) Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
- 5) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
- 6) All exterior lighting shall be shielded downward and directed away from adjacent properties. A note shall be added to the final plat.
- 7) No secondary dwellings are permitted on Lots 2 and 3, Block 1. A note shall be added to the final plat.
- 8) Update Preliminary Plat with requirements noted on DSD Review (Exhibit C.8 of staff report) prior to Board of County Commissioners hearing.
- 9) Per CCCO 09-01-19(5), the County will require on the face of each final plat a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat or authorize the plat to be recorded prior to the city engineer's signing the plat.
- 10) Add a note or callout on the preliminary plat that the approach is to be improved per SD-106 and add a plat note "No direct lot access to Dorman Avenue allowed." to comply with HD4 requirements.

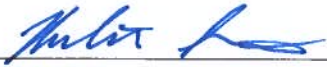
- 11) A Water Users Agreement shall be created for Lots 1, 2 and 3 of Block 1 of Martinaitis Estates subdivision prior to the Board's Final Plat signature.
- 12) The Road User's Maintenance Agreement for Sunny Valley Lane shall be amended to add Lots 1, 2 and 3 of Block 1 of Martinaitis Estates subdivision prior to the Board's Final Plat signature.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2022-0023, the Planning and Zoning Commission recommends **approval** of the Martinaitis Estates Subdivision preliminary plat, subject to the Conditions of Approval as enumerated herein.

DATED this 2 day of April, 2026.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 2nd day of April, in the year 2026, 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 (she) executed the same.



Notary: Caitlin Ross

My Commission Expires: 5/7/2031

EXHIBIT 2
P&Z Minutes



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, April 2, 2026
6:30 P.M.

Exhibit 2
Highlighted
area only

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
Holley Werhanowicz, Commissioner
Anita Johnston, Commissioner

Staff Members Present: Joshua Johnson, Assistant Director of Development Services
Michelle Barron, Principal Planner
Emily Bunn, Principal Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 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. CU2024-0023 – Burnett-Riverbend:** Approve FCOs
- B. **Case No's. OR2022-0002 & RZ2022-0022 – Christensen:** Approve FCOs

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

Item 2A:

Case No. OR2025-0023 – Granite Companies: The applicant, Granite Companies LLC, represented by KM Engineering, requests a Comprehensive Plan Map Amendment of Parcel R29892010 from an “agriculture” future land use designation to a rural residential future land use designation. The 46.5-acre property is located at 7044 Rim Road, Nampa.

MOTION: Commissioner Sheets moved to table Case No. OR2025-0023 to a date certain of May 7 , 2026, seconded by Commissioner Nevill. Voice vote, motion carried.

Item 2B:

Case No. CU2026-0002 – Maverick Towers: The applicant, Maverick Towers, requests a conditional use permit for an unmanned telecommunication facility within a 50' x 50' lease area on parcel R29515. The facility includes a single 120-foot-tall, galvanized Monopole tower in the “A” (Agricultural) zone. The subject property of 2.23-acres is located at 4306 S Happy Valley Road, Nampa, also referenced as Parcel R29515.

Chairman Sturgill affirmed the applicant to testify.

Josh Leonard – (Representative) IN FAVOR – 251 E. Front St. Ste. 310, Boise, ID 83701

Mr. Leonard stated the proposal is for a 110 ft. monopole and noted that the letter of intent mistakenly identified the pole as being 100 ft and the site plan shows a 120 ft. tower. In working with the radio frequency experts and Verizon's team, it was determined that the shortest tower would need to be 110 ft. Continuing growth, such as the Harvest Creek Subdivision, has resulted in a greatly increased network demand for in building wireless services in the area. The in building wireless needs of this area located southeast of Nampa are not currently adequately served by the existing network. Mr. Leonard referenced photos that displayed the opportunity to host three additional co-locations of other wireless companies, antennas and equipment. He noted that Verizon had first looked at whether it could fill its significant gap in coverage by locating antennas on an existing structure. That is typically the cheapest way for a wireless company to fill a significant gap in coverage. It was determined, however, that Verizon could not locate on an existing tower as shown on the propagation chart. Mr. Leonard stated that very few people have a landline anymore and in building coverage is now required for wireless companies to be able to provide adequate service to their subscribers. In particular, emergency 911 calls often come from within buildings. In addition to the needed coverage expansion, the proposed wireless communications facility will greatly increase wireless capacity in the area. If a facility is located far from a targeted coverage area, the area will not benefit from the improved coverage and service offered by the new wireless communications facility. There are Verizon sites 2.4 miles, 2.96 miles, and 3.08 miles away from this area. Ideally, spacing for Verizon's network on the bandwidth that it uses particularly in the Nampa metro area, would need spacings of about .05 to 1.0 miles. Mr. Leonard discussed the initial search ring that was developed by Verizon's radio frequency team. It denotes where a new tower must be located to provide the in building wireless service. The closer a new site is to the center of the search ring, the better it is for coverage because it won't have any bleed over into other sites. The selected site for the wireless communications facility meets all criteria required by Canyon County Code. Mr. Leonard discussed each of the criteria and how the requested Conditional Use Permit meets each.

Commissioner Sheets asked if the coverage maps only represent Verizon's area. Mr. Leonard stated that it is only Verizon but noted that the tower will be built for co-location. Commissioner Sheets asked if there will be additional ancillary construction such as utility cuts across the road or any additional telecommunication infrastructure above or below ground. Mr. Leonard stated that he was unsure but believed that power is available at the site. He suspected that fiber would need to be run from either within the public right of way or nearby.

Commissioner Nevill asked if Mr. Leonard was in agreement with the 11 recommended conditions of approval recommended in the staff report. Mr. Leonard had no concern with any of the conditions. Commissioner Nevill asked if this tower would be the tallest structure in the area. Mr. Leonard stated that depends on what the "area" is but believed it may be. Commissioner Nevill asked how close the property is to the airport. Mr. Leonard was unsure but noted that they did obtain an FAA determination of no hazard to air traffic. Commissioner Nevill asked if there would be a light at the top of the tower. Mr. Leonard stated that the FAA has said that this tower does not require lighting.

Chairman Sturgill asked if there would be sufficient elevation on the tower for other carriers. Mr. Leonard stated that he believed that there would be sufficient height for AT&T at this site. The lower elevations may be utilized for additional wireless / cellular services. Chairman Sturgill asked if the subject property was adjacent to city limits. Mr. Leonard replied, yes. Chairman Sturgill asked if there were any sites within the City of Nampa that would have been appropriate to locate the proposed tower. Mr. Leonard stated that the information received from Verizon's Frequency Engineers stated that this site served perfectly.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Commissioner Nevill asked if a condition could be placed that would require the applicant to improve the trees/plant more trees to create a better buffer between the pole and the residential development. Planner Lewter stated yes, but wanted to ensure the condition was very specific so it could be enforceable.

Chairman Sturgill asked what the distance was from the base of the tower to the nearest occupied residence. Planner Lewter said it was approximately 175 ft.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Susan Hall – IN OPPOSITION – 4784 E. Sesame St., Nampa, ID 83683

Ms. Hall stated she is firmly opposed to the cell tower. She stated that the evidence provided regarding the benefits of the installation are far from being conclusively settled. For every study claiming there are no harms that can come from this there is equally credible evidence that suggest the contrary. The health issues, aesthetics, noise, and resale value are a concern. Ms. Hall asked that the Commission not make their community a test case and asked that the request be denied and the applicant find a less intrusive location. If Verizon is having problems finding a location that burden should not be on the neighbors. There are a hundred signatures from residents in the community petition demanding that the location be rejected. Ms. Hall stated the request would introduce a 110 ft. industrial utility structure in the heart of a quiet residential community. The proposal includes a generator, which the applicant claims will run only occasionally. Ms. Hall noted that the applicant refuses to measure the specific timeframe for occasionally nor have the specific decibel levels been provided. Ms. Hall stated that the generator is not a minor detail, and it is attached to the tower. The generator will be a significant disruption to the quiet neighborhood. The applicant claims the tower will improve emergency service aesthetics but there is no conclusive evidence to bear that out. The neighbors in the area are voicing concerns due to the serious nature of the potential irreversible effects. There are commercial zones and utility corridors nearby that can achieve the same technical goals without sacrificing a neighborhood.

Commissioner Nevill referenced Ms. Hall's testimony in regard to property values and asked if she believed they would go up or down. Ms. Hall replied that they would go massively down.

Megan Smalley – IN OPPOSITION – 4287 S. Chia Ave., Nampa, ID 83686

Ms. Smalley was opposed to placing the tower less than 500 ft. from her home as well as the neighbors' home. She noted that she had submitted her concerns via email as well as the opposition petition signed by 100 residents. The proposal would significantly change the character of the neighborhood. A large cell tower would be visibly intrusive and permanently alter the look of the neighborhood. The tower is planned within 300 ft. of the pond where ducks live as well as a basketball and volleyball court. Once the tower is constructed, there would be no way to undo it. Ms. Smalley is concerned about impacts on property values as placing a tall communication structure so close to a residence would make it less desirable for future buyers. She had spoken with a realtor who had told her that selling her home would become significantly more difficult if the tower was to be constructed. Ms. Smalley understands the importance of reliable communication infrastructure, she felt that reasonable alternatives have not been fully explored, such as locations farther way from homes, use of existing structures, or less invasive technologies.

Commissioner Johnston asked Ms. Smalley if she could provide examples of less invasive technologies. She noted they use Wi-Fi calling because there is fiber located in the Harvest Creek neighborhood.

Oscar Ciaz – IN OPPOSITION – 4327 S. Chia Ave., Nampa, ID 83686

Mr. Ciaz has the closest residence to the tower if it is approved. If approved, there will be a construction phase that will add traffic to the already busy road. The road is busy in the morning from 7 a.m. to 9 a.m. and there is a bus stop nearby. Mr. Ciaz stated that he is a first-time home buyer and didn't want to lose the value of his home due to the tower. He does not want to see a big cell tower nor have his kids hearing a generator when they are playing in the back yard.

Lawrence Newell – IN OPPOSITION – 4307 S. Chia Ave., Nampa, ID 83686

Mr. Newell stated that they will see the tower every time they go out into their backyard. The trees will cover very minimally a 110 ft tower. The trees are currently 60 ft. tall at most. He is extremely worried about his property value. His wife has had a real estate license for over 20 years and people indicate time and time again that they have no interest in being anywhere near a cell tower. Mr. Newell stated the neighborhood location is quiet, and he loves the rural ambiance, and now it will have a large tower in their backyard and where children play. He stated this tower would be an eyesore. Mr. Newell stated that when appraisals are done, they take the impact zone of how close the tower is and how it affects your property value. Mr. Newell felt that this tower does not belong in this area.

Commissioner Nevill asked Mr. Newell if the noise would be buffered if more trees were planted. Mr. Newell did not believe that it would buffer the noise.

Commissioner Sheets referenced diminution of value and asked if Mr. Newell had any numbers in regard to his testimony about property values. Mr. Newell stated he wished he had the specific numbers. However, he as well as the neighbors will be impacted by the decrease in property value.

Curtis Hall – IN OPPOSITION – 4874 E. Sesame St., Nampa, ID 83686

Mr. Hall stated that as a neighborhood they are asking the Commission to deny the permit for the cell tower. This is not just about reception; it's about their homes, health, and the integrity of the community. For most, the home is their largest financial asset. Real estate data consistently shows that proximity to a massive cell tower can significantly slash property values. Many of the residents here bought their homes specifically for the quiet residential character of the area; not to have generator noise. Trust is the foundation of any development and Maverick has broken it in their proposal packet to the Commission. Maverick has a picture of the neighborhood as being empty and undeveloped, but this is not the case. There are no empty lots on the street. Maverick claimed at the community meeting members expressed that the tower is welcome and needed, however, a news segment on the matter showed this was not true. Mr. Hall stated that within 300 ft. from the tower base are 130 homes. He stated that if a developer is willing to lie about public sentiment how can their data about safety be trusted? Mr. Hall questioned who benefits from this proposal. The neighborhood is not against technology, but they are opposed to the wrong project in the wrong place.

Commissioner Nevill noted that there are metal power poles across the road. Mr. Hall stated they are nowhere as near an eyesore.

Ted Kirkbride – IN OPPOSITION – 4943 E. Cotton Dr. Nampa, ID 83686

Mr. Kirkbride stated that most of his arguments had to do with health but understood that it is not a criterion. He reviewed the comprehensive plan and referenced goals and policies that he did not think were consistent with this proposal. Property Rights goal 1.01 to protect the integrity of individual property rights while safeguarding public health, safety and welfare. The County has a responsibility to protect the families as referenced in that goal. Land Use and Community Design goal 4.01 to support livability and high quality of life as the community changes over time. As a community member, this proposal does not support the quality of life. He would rather have slow cell service than a cell tower in his backyard. Policy 4.07 which deals with land uses that are compatible with the surrounding community. The community is telling the Commission that this is not compatible. Mr. Kirkbride stated that he did research, and the National Association of Realtors does say that there is around a 20% drop in value for homes after placement of a cell tower.

Molly Bell – IN OPPOSITION – 4325 S. Happy Valley Way, Nampa, ID 83686

Ms. Bell stated that her home is located directly across from the proposed tower site. They purchased their home based on the rural and open character of the area which includes its unobstructed views of the agricultural land and surrounding mountains. This was not shown in the pictures from Maverick. The proposed tower would introduce a prominent vertical structure that is inconsistent with the existing landscape. Ms. Bell's trees are approximately 30 ft. tall with the existing power lines. The existing power lines

do blend in well, they are weathered and brown, and they don't have a big fence around them. This tower would constitute a significant visual intrusion fundamentally altering the rural character that Canyon County zoning regulations are intended to preserve. Land use decisions are to promote orderly development while protecting the health, safety, and general welfare of the community as well as preserving the character of rural residential areas. The proposed tower is incompatible with the surrounding land use, which consists of primarily low-density properties on acreage. The scale, height, and industrial nature of the structure is not in harmony with the existing neighborhood and would create an adverse impact on nearby properties. The proximity of the proposed structure further intensifies the concerns. Ms. Bell's front door is approximately 158 ft. from the tower location. The adjacent residence to the south is approximately 105 ft. away from the tower location. In contrast, the landowner associated with the tower is approximately 260 ft from the tower and does not directly face it. The placement of the tower creates issues of visual dominance and the reasonable enjoyment of their property. The proposed artificial tree façade that is widely recognized as being coverup is ineffective at disguising the tower and does not adequately mitigate the visual impacts. Ms. Bell noted evidence that cell towers located within 1500 ft. of residential properties can negatively impact property values. Marketability industry research, including analysis by Wireless Equity Group, indicates that buyer demand may decrease due to aesthetic concerns and perceived risks. The US Department of Housing and Urban Development recognizes such structures as potential nuisances requiring consideration in property valuation. Reports associated with the National Association of Realtors and other studies have documented potential reductions in property values of up to 20% for homes located near cell towers. Ms. Bell noted that her property encompasses nearly four acres and represents a significant financial investment of approximately \$800,000. Based on available data, a reduction in their homes' value could reasonably approach \$160,000. This estimate does not account for the diminished value of neighboring properties to the north and south, which would also be impacted. Canyon County regulations and standard planning practices typically require applicants to demonstrate that no feasible and less impactful alternative sites are available. It is their understanding that other locations were evaluated, but this site was selected largely because it represents the least expensive option. Ms. Bell stated that cost alone should not outweigh the significant and disproportionate impacts imposed on established homes and rural communities.

Shane Crawford – IN OPPOSITION – 4247 S. Maize Ave. Nampa, ID 83686

Mr. Crawford stated that he submitted a four-page document to the Commission. He voiced a lot of medical concerns as a 100% disabled combat veteran with toxic exposure. He is very familiar with the effects of these types of things, although the Commission cannot consider that. Mr. Crawford stated that it was stated that several residents in the area provided positive feedback at the neighborhood meeting. Mr. Crawford stated that all contested the tower. He takes issue with misleading and making false statements to the Commission. The neighbors have dramatic concerns about the project. Mr. Crawford stated that there is fiber in the area, and everyone gets cell service. Mr. Crawford is familiar with steel construction, as he does it for a living. He is also familiar with the toxicity of galvanization and that can be during the process or outside the process. He also stated he can speak to hearing loss from generators, specifically the hum they put off that will deafen people over a period of time.

Commissioner Nevill asked Mr. Crawford if he thought that the proposed tower would make an improvement in 911 service. Mr. Crawford did not feel it would improve. He added that he is not concerned about any impedance of anyone getting medical attention in his neighborhood. Mr. Crawford stated he lived on property with cell phone towers and that was one of the reasons he moved. Some insurance companies consider you "high risk" if you live next to a tower.

Chairman Sturgill asked how often power is lost in the neighborhood. Mr. Crawford stated it has happened multiple times since they've lived there. Maybe, two or three times a year. Chairman Sturgill asked about the for more information about the testimony in regard to being "high risk" by insurance companies. Mr. Crawford stated every insurance company is different, but according to the research he did it is about a 20% increase if you live within what they consider to be the "danger zone." Chairman Sturgill asked if that was specifically an RF tower. Mr. Crawford stated that it was correct, 5 G signals are much more intense.

Daniel Fernandes – IN OPPOSITION – 4267 S. Maize Ave. Nampa, ID 83686

Mr. Fernandes stated he moved to this area to start a new life in a new city that was more tranquil and peaceful from where he grew up. His home is one of the homes closest to the proposed tower and is adjacent to a common area with basketball & volleyball courts. Children play in the common areas and there are also wild ducks and geese. He is concerned about the impact on his property value and negative health risks. If the tower was in place prior to him purchasing his home, he would not have bought it. Mr. Fernandez noted the petition with a hundred signatures in opposition and asked the Commission to deny the request.

Mike Bell – IN OPPOSITION – 4325 S. Happy Valley Rd., Nampa, ID 83686

Mr. Bell agreed with previous testimony in opposition. Mr. Bell questioned the validity of emergency services being impacted if the tower was not approved. He stated that he uses his phone regularly for Zoom meetings in his shop with no problems. He and his wife are teachers and worked hard for years and years to be able to purchase acreage where they can have cows. They also have children, and one bedroom window is approximately 110 ft. to the proposed tower. Mr. Bell stated that this request is based on greed from one landowner who wants to make a little money on the side. Verizon is going to look for the cheapest possible location. Mr. Bell questioned how it is okay for property owners to lose or risk \$160K on an investment because of greed. He stated there are other technologies and options that either haven't been researched. Nampa told them no four times for a reason. There are other areas they could locate the tower to. He knew the power poles where there when he purchased his home but did not know there would potentially be a tower.

Commissioner Nevill asked how Mr. Bell came up with the distance he noted in his testimony from his child's window to the tower. Mr. Bell stated it was done with a range finder.

Chairman Sturgill asked about the testimony in regard to Nampa denying this request four times. Mr. Bell stated that it was discussed at the neighborhood meeting. The representative from Maverik Towers said they had tried other locations, and the City of Nampa did not want it in their area.

Commissioner Mathews asked if the transmission line was on Mr. Bell's side of the street. Mr. Bell stated that it was. Commissioner Mathews asked if it was a 69 KV line. Mr. Bell stated he believed it was.

Josh Leonard – (Representative) REBUTTAL– 251 E. Front St. Ste. 310, Boise, ID 83701

Mr. Leonard stated that the 110-foot monopole would be engineered in accordance with ANSITIA-222 standards for 90-115 mile per hour wind gusts and what they call a survival wind event in the order of 120-140 miles per hour. Mr. Leonard stated that the distance to the airport is approximately 4.8 miles. The generator will only operate when power outages occur approximately once a week. It will be located within a sound attenuated enclosure, and it will be muffled at 20 ft from the generator. The decibel level will be approximately 50 decibels which is equivalent to a quiet neighborhood or the hum of a refrigerator across the room. It won't be heard by the neighbors, particularly from inside their homes. It was mentioned in opposition testimony that the tower will only serve Verizon subscribers who will be the only people with enhanced 911 services, which is incorrect. Although only Verizon subscribers will have typical access to regular phone calls, the FCC requires mobile devices to be able to dial 911 on any wireless carrier's network. Mr. Leonard stated that this site is not the least expensive option. Mr. Leonard has spoken with insurance adjusters about insurance premiums, and they are not rated by risk at the parcel level. He also added that there is not even a category for living near a cell tower. The tower itself will be about 48-inch diameter at ground level. Mr. Leonard stated that he is an attorney and represents Maverik Towers here in Idaho. He has not been told by the City of Nampa that it would not permit a tower that would serve this location at all. Mr. Leonard stated this request complies with all federal, state, and local standards and meets all setbacks. The tower is engineered and constructed to the latest standards and there is already public use infrastructure near the property. There is no right to a view in Idaho. In regard to the effect on property values Mr. Leonard referenced a study by Valbridge Property Advisers which studied four major markets throughout the

country, Boston, Dallas, Phoenix, and Raleigh. This study determined that there is a negligible to no effect on home sale values within the quarter mile radius sphere of influence of cell towers. Numerous studies also show that cell towers have no material impact on property values, including the Federal Communications Commission literature review. The belief that wireless sites cause devaluation persists and is often raised as an objection during Planning Commission, City Council, and Board hearings. The study took into account 11.68 million real estate transactions to determine that it does not affect property values. There is no evidence on the record that cell towers or small wireless installations depressed nearby home values. Mr. Leonard stated that in 2018 he was at a hearing in Ada County and staff wanted to know once and for all if there was any affect so they sent an email to the Ada County Assessor's office and received a response that said "in regards to the impact on property values, I would take the same view I had a few years ago. While it becomes very emotional for owners when they're installed, the overall effect in the market is very minimal. In fact, we have not been able to find any measurable adjustment in the market direct evidence."

Chairman Sturgill referenced testimony regarding galvanized metal being toxic and asked if Mr. Leonard knew what the surface finish would be? Mr. Leonard stated that he believed it would be galvanized but noted the Commission could impose a condition of approval in regard to a particular finish.

Commissioner Werhanowicz asked if the tower would be a tree or would it just be white finish. Mr. Leonard believed the finish would be galvanized. The "trees" are called stealth mono pines and what they've found is that over the course of time, people dislike them when they're in an area like this because they actually are more intrusive visually. They work great in mountain locations where there are other pine trees, but not in a neighborhood setting.

Chairman Sturgill invited staff to weigh in on any observations based on public testimony. Planner Lewter proposed condition no. 12 to state "A landscape buffer shall be installed along the proposed fence in exhibit B.5 containing a minimum 60% mix of evergreen trees, primarily of the Spruce or Fir variety and 40% mix of deciduous trees and shall be planted 15 feet apart from each tree base. A landscape and maintenance plan shall be submitted in the Development Services Director or their designee for review and approval prior to planting the landscape buffer." Assistant Director Johnson suggested also adding verbiage that the plan needs to be prepared by a licensed landscape architect, so the plantings are big enough at the time of planting.

MOTION: Commissioner Nevill moved to close public testimony on Case No. CU2026-0002, seconded by Commissioner Sheets. Voice vote, motion carried.

Deliberation:

Commissioner Sheets understood not wanting to have this in your community and understands that it's near a residential neighborhood on the outskirts of Nampa. There are pretty dense subdivisions here and the question is whether this goes with what's trending out there. Does a cell tower go with higher density residential? More housing requires more infrastructure and view shed can't be regulated, there's no right to views. He stated he is willing to condition the use, so it has the least impact as possible.

Commissioner Nevill stated that Commissioner Sheets had a good analysis but stated his concern is criteria no. 3. The comprehensive plan talks about property rights on both sides of the issue, and the Commission has heard testimony on both sides. He also noted the petition signed by 100 people in regard to their concerns and how their property rights would be impacted. Commissioner Nevill stated that condition no. 12 as noted by staff may help. He also suggested condition no. 13 that requires a brown powder coating on the pole. The conditions may help mitigate, but at the end with 100 people in opposition he was not sure he could vote for it, even with conditions.

Commissioner Mathews stated that they haven't heard any direct evidence as to the reduction of property value but have heard speculation to that effect. He stated that he does not see a way to deny the request, but rather to condition it.

Commissioner Johnston stated she agrees it is a tough place and there is a lot to it. She stated that although there are 100 signatures, there are multiple from the same household. She realizes everyone is important, but it reduces the number of properties affected.

Commissioner Werhanowicz stated that even with conditions, she did not feel she could vote to approve the request and there may be a better location for the tower with less people.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2026-0002, adopting the recommended FCOs and amending conditions of approval to add condition no. 12 requiring the aforementioned landscaping plan prepared and submitted to Development Services by a landscape architect and condition no. 13 requiring a powder coating in a neutral brown/earth tone color to match the surrounding area, and condition no. 14 to limit generator tests to happen between the hours of 9 a.m. to 5 p.m. Monday-Friday. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Sheets stated that he understood what people came and talked about tonight. It is difficult to apply what we have with what the law allows the Commission to do. It's difficult, and he doesn't enjoy disappointing people, however, he wouldn't be doing his job if he didn't apply the law to the facts. He expressed appreciation to the public for coming in and he appreciates their feedback.

Roll call vote: 4 in favor, 2 opposed, motion passes.

Item 2C:

Case No. SD2022-0023 – Martinaitis Estates Subdivision: The applicant, Giedrius and Viktorija Martinaitis, is requesting an approval of a preliminary plat and irrigation plan for the Martinaitis Estates Subdivision. The proposed development will be located on a four (4) acre parcel located at 1013 Sunny Valley Lane, Caldwell, Idaho, 83605, also known as parcel R27989. The proposed development will have 3 residential lots and one private road lot named Sunny Valley Lane.

Chairman Sturgill affirmed the applicant to testify.

Viktorija Martinaitis (Applicant) IN FAVOR –3607 Doorman Ave., Caldwell, ID 83607

Ms. Martinaitis stated that they care deeply about the area and the community around them. They want to continue living here long term. The request results in three total residential lots. They want to create options for their family while maintaining the character of the neighborhood. The intent is to sell one of the lots to family or friends and use the funds to invest into repairing the existing home and leave the second lot open for family. The current home is older and in need of significant repairs. The development fits within the neighborhood and the surrounding area contains a mix of one, two, and three acre lots. She understood that neighbors sometimes have concerns when land is divided. She wanted to reassure them that the subdivision will only add two additional homes. Because the project only creates two additional homes, the impact on traffic will be minimal at most.

Commissioner Matthews asked if Ms. Martinaitis would be opposed to a condition prohibiting secondary residences. She indicated they would like to leave that option open, although they have no plans to do so.

Commissioner Nevill asked if Ms. Martinaitis had any issue with the recommended conditions of approval. She voiced no concern about the conditions.

Commissioner Johnston referenced the criteria in regard to the area of city impact and sidewalk placement (D.6) and asked if the applicant would be amenable to the city's request. Ms. Martinaitis felt that would be an unreasonable request due to cost and the rural character of the area.

Commissioner Sheets asked if there was a proposed water sharing agreement for irrigation water. Ms. Martinaitis stated that they have not gotten that far yet but if it was required, they would absolutely do that.

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

Commissioner Sheets asked if there was an existing sidewalk to the south. Planner Barron stated, yes, across the irrigation canal.

Commissioner Nevill asked if a Road User's Maintenance Agreement would be required. Planner Barron stated that is already in place because the private road was approved but noted that the agreement can be updated to add the additional two lots. Commissioner Nevill asked if a secondary residence would be able to share water and irrigation. Planner Barron replied yes.

Chairman Sturgill asked hypothetically if a condition could constrain the secondary residences when city services are available. Planner Barron stated that the condition could be broken out.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Attila Csikos – IN FAVOR – 6619 Settlement Ranch Ct., Star, ID 83669

Mr. Csikos stated he assisted the applicant when they purchased their home. The home is a single story with an unfinished basement. They would like to finish the basement downstairs to make it a habitable area. The sale of one of the lots will allow them to do this. Mr. Csikos stated that the property to the south of the canal with the sidewalk is a much larger 30-40 lot subdivision and more funds were available to put the sidewalk in. The next sidewalk would be half a mile away. Installing sidewalk would be difficult when you consider highway district dedication, slope, burying irrigation, etc. He questioned who this would benefit.

Commissioner Mathews asked if code allows basement bedrooms that aren't walkout basements. Mr. Csikos stated that bedroom basements are allowed as long as there are ingress/egress windows.

Commissioner Nevill stated that this proposal is not guaranteed to be family. Mr. Csikos stated no, it's not a guarantee but a high likelihood and that is their plan. Commissioner Nevill asked if the applicant could come back up to the podium as he had a few questions based on testimony.

Viktorija Martinaitis (Applicant)–3607 Doorman Ave., Caldwell, ID 83607

Commissioner Nevill asked Ms. Martinaitis if she was okay with the proposed conditions discussed. She indicated that she was ok with proposed conditions 10, 11, & 12.

MOTION: Commissioner Sheets moved to close public testimony on Case No. SD2022-0023, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Sheets stated that the familial aspects don't come into consideration of the request. The request is essentially allowing two additional dwellings. The applicant already has the ability to put an ADU on the property. Commissioner Sheets did not have any issues with the proposed additional conditions. He added that he does not see the need to extend the sidewalk.

Commissioner Nevill asked why the secondary dwelling restriction shouldn't be added.

Commissioner Sheets stated that it already has the entitlement to a secondary dwelling and didn't feel it is necessary.

MOTION: Commissioner Sheets moved to **recommend approval** of Case No. SD2022-0023 to the Board of County Commissioners, adopting staff's Findings of Fact, with the addition of condition 10, regarding access restriction to Doorman and access only to be from the new private road. The addition of condition 11, requiring a water user's maintenance agreement and the addition of condition 12, requiring a road user's maintenance agreement to add the additional lots. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 6 in favor, 0 opposed, motion passes.

Item 2D:

Case No. CR2024-0001 – Mad River Development LLC: The applicant, Mad River Development LLC, is requesting a conditional rezone of approximately 2.13 acres from the "RR" (Rural Residential) zone to the "CR-C-1" (Conditional Rezone-Neighborhood Commercial) zone. The subject property is located at 6213 Airport Rd, Nampa, ID 83687, also referenced as Parcel R27927.

Chairman Sturgill affirmed the applicant to testify.

Darin Barnes– (Applicant) IN FAVOR – 6213 Airport Rd., Nampa, ID 83687

Mr. Barnes stated the request is to get the property zoned correctly. He has been approached by people wanting to buy it. Everywhere else around the freeway has businesses located on it.

Chairman Sturgill asked if the applicant had reviewed the staff report in which the request was recommended for denial. Chairman Sturgill asked the applicant to speak about what he felt was incorrect in staff's recommendation.

Mr. Barnes stated he purchased the property a couple of years ago. He felt there was more of a focus on what is happening in the shop than the 10 acres on the corner. He held meetings with the neighbors and completed all of the due diligence. He has received no complaints. Chairman Sturgill suggested that the applicant review the analysis of the criteria during rebuttal testimony.

Commissioner Nevill asked Mr. Barnes if he agreed with the recommended conditions of approval, should this request be approved. Mr. Barnes stated that the proposed uses are just uses that may be utilized by potential buyers.

Commissioner Sheets asked what the property was being used for currently and what the plans are for the future. Mr. Barnes stated that he built a shop for himself to store some equipment and products that he uses. He is a public works contractor, and his family is into baseball. There is a baseball simulator in the shop. Future uses may be a machine shop, welding shop, storage, etc. The home on site was built in the 60s and there has been a lot of cleanup on the property. Commissioner Sheets asked if there were any uses that could have been requested as a conditional use permit rather than a rezone. Mr. Barnes stated that for the shop yes that could have been a conditional use permit.

Planner Bunn clarified that there's no conditional use permit for any of the uses that he could apply for, and the applicant may have been confused about the question being asked.

Principal Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Nevill asked about the current code violation on the site. Planner Bunn stated that there was an accessory personal use only applied for, so it's the type of building permit. Commercial businesses / use requires a higher building standard. When baseball training began on site there was now a business located in the shop which was a violation of the building code. In addition, the building permit expired and there was never a final inspection completed on the building.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Barbara Jensen – IN NEUTRAL– 6124 Airport Rd., Nampa, ID 83651

Ms. Jensen lives across from the property and have been here for 25 years. They have watched their neighborhood evolve from one to three-acre parcels with a home and pastures to numerous shops, rentals, service trucks, vans and trailer parking, indoor baseball practice. She added that this is the first time she's heard that this property is being used for a convenience store. The subject property had a dirt berm at one time, and they've driven over it. She would like to see more defined driveways off Airport and Robinson and would also like to see a privacy barrier along Airport. She has no problem with the indoor batting facility.

Kim Williams – IN OPPOSITION – 108 N. Brent Ave. Nampa, ID 83687

Ms. Williams is concerned about the potential use of a fueling station/convenience store. She felt it did not make sense to locate a gas station here when there were many nearby. There are quite a few mom-and-pop businesses in the area and adding a large traffic generating use did not fit. She questioned a lot about the proposed uses and how much traffic they'd generate. Ms. Williams is concerned about the proposed use not being appropriate for the area.

Darin Barnes– (Applicant) REBUTTAL – 6213 Airport Rd., Nampa, ID 83687

Mr. Barnes stated that he wants everything to be nice, and he doesn't like the way it looks now either. He wants to meet everyone's needs and people are coming to him to want to purchase the land to do that. Mr. Barnes stated that these things take time and does not happen overnight. They are doing their due diligence to do the right thing at the right time and get the information to make everyone happy. He noted that someone purchased the property to the west of them. They're buying it up and flattening it out for parking lots.

Commissioner Nevill asked Mr. Barnes if he had a chance to review the eight conditions of approval, should this request be approved. Mr. Barnes stated that he had. He referenced Southwest District Health's condition, but this rezone has to be approved first as well as utilities. Commissioner Nevill asked Mr. Barnes to review the proposed uses. Mr. Barnes stated that he would not be doing a fueling station and agreed that it could be taken off.

Commissioner Sheets referenced the criterion that staff found could not be met. Mr. Barnes was unsure how they should be worded. Commissioner Sheets asked what role Dr. Pipeline, LLC played in the process. Mr. Barnes stated none, and that he had just stored equipment while the other shop was being built off of Victory Rd. Commissioner Sheets asked if it was one of Mr. Barnes' enterprises to which Mr. Barnes stated, yes. He noted that Eliese was helping him through this process.

Commissioner Johnston stated that if this would to be continued, Mr. Barnes could be better prepared. Mr. Barnes stated yes.

Planner Bunn added that she has been working with Elise, Jenna Barnes, and Darin Barnes. It has been a long process and there has been a lot of back and forth. She was not in favor of a continuance. She suggested meeting with the applicant after this hearing and getting them better prepared for the Board hearing. Planner Bunn also added there has been a lot of discussion about the Highway 16 interchange. She talked with Idaho

Transportation Department about extension of Highway 16 south. They may in the future but there's no funding at the moment. Planner Bunn noted an exhibit from Nampa Highway District, in which expansion of Robinson Boulevard is discussed.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2024-0001, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Chairman Sturgill suggested that if the applicant wishes to do something different with the property, he should sit down with a land development professional to have a discussion about what can be done with the property while making it consistent with the area. Chairman Sturgill stated he is sympathetic and understands this can be a very complex and difficult process to go through, but the application does not appear complete. He was concerned that if changes happen between now and the Board's hearing it's likely it could be remanded back.

Commissioner Sheets stated that this would be an island of commercial development within a residential zone. This does not match with the comprehensive plan at all for current or future land use.

MOTION: Commissioner Sheets moved to **recommend denial** of Case No. CR2024-0001, and adopt staff's Findings of Fact, Conclusions of Law. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Nevill stated that the applicant will have an additional hearing before the Board of County Commissioners and suggested that the applicant work with Planner Bunn to get some of the items addressed because the Board would likely have the same questions.

Roll call vote: 6 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Commissioner Nevill reminded the Commission and staff that he would be absent the second meeting in May and the first meeting in June.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 10:04 P.M.

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

Approved this 4th day of June, 2026


Robert Sturgill, Chairman

ATTEST


Jennifer Almeida, Office Manager

EXHIBIT 3

Staff Report Packet



Planning and Zoning Commission
Hearing Date: April 2, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: SD2022-0023

APPLICANT/REPRESENTATIVE: Viktorija Martinaitis
PROPERTY OWNER: Giedrius and Viktorija Martinaitis

APPLICATION: Preliminary Plat – Martinaitis Estates: 3 residential lots and one (1) private road lot.

LOCATION: Parcel R27989, approximately 3.99 acres, is located at 1013 Sunny Valley Lane, Caldwell, in SW 1/4 Section 33, Township 4N, Range 3W, BM, Canyon County, Idaho.

PLANNER: Michelle Barron, Principal Planner

STAFF RECOMMENDATION: Approval

REQUEST:

The applicant, Viktorija Martinaitis, requests approval of a preliminary plat and irrigation plan for the Martinaitis Estates Subdivision. The 3.99-acre parcel is currently zoned “R-1” (Single Family Residential), and the 2030 Canyon County Comprehensive Plan designates the future land use as “residential”. The planned development will have three residential lots and one private road lot named Sunny Valley Lane. Each property will have its own well and septic and will receive irrigation water from Pioneer Irrigation District via a gravity irrigation system.

PARCEL INFORMATION REPORT: *See Exhibit C.1 for information*

APPLICABLE CODE:

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 §07-17-09 (Preliminary Plat Criteria); Idaho Code §67-6513; and CCCO §09-01-25, (Area of Impact Agreement).

BACKGROUND:

The parcel was originally platted as a portion of Lots 13 and 14 of Woods Acreage in 1959. The parcel was later divided by the Phyllis Canal and the Karndell Subdivision in 1975 on the southern boundary. The parcel in its current configuration appears to date to a tax deed dated in 2000, and references a split in 1983.

HEARING CRITERIA:

Table 1. Preliminary Plat Standards of Evaluation – CCCO §07-17-09

County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	1	<u>Application:</u> The applicant shall file with DSD a copy of the completed subdivision application form as prescribed by the director and a copy of the preliminary plat with data as required in this section, including, but not limited to, preliminary irrigation plans, the availability of irrigation water to the property, and a preliminary drainage plan. All applicable fees shall be paid at this time.

Analysis	On April 22, 2022, the applicant submitted a preliminary plat application (Exhibit B). Preliminary plat summary and consistency review per CCCO §07-17-09(1)A through F were completed (See Exhibit C.7.2 and C.8 for details): Summary of Review – Martinaitis Estates Subdivision: • <u>Total Acreage</u>: 3.99 acres; 1.18-acre average residential lot size. • <u>Total Number of Lots</u>: Three (3) residential lots, one (1) road lot. • <u>Zoning</u>: “R-1” (Single Family Residential, one-acre average minimum lot size). The parcel has been zoned “R-1” since the original Canyon County Zoning Maps from 1979. • <u>Roads/Access</u>: The development will take access from Dorman Avenue, a public road via a Private Road (Sunny Valley Lane). (Exhibit B.5.3). - o A Private Road frontage/easement reduction was amended on March 24, 2026 (AD2022-0121, Exhibit C.6) - o Private road name Sunny Valley Lane was approved on October 18, 2022 (RD2022-0017, Exhibit C.5). • <u>Area of City Impact</u>: The City of Caldwell submitted a letter stating that the proposed development is identified as Neighborhood 2 in the City’s Comprehensive Plan, and residential uses are compatible with this designation. While the density is below what the City of Caldwell would typically allow for this area, the lots appear to be consistent with the surrounding residential area, and no land use buffers would be required by the city. They do, however, ask for the sidewalk to be extended across the development to match the sidewalk to the south. (Exhibit D6) • <u>Water/ Sewage Disposal</u>: Per plat note 8 & 9, residential lots will be served by individual wells and septic systems (Exhibit B.5.3). Wells and septic systems will require Idaho Department of Water Resources (IDWR) and Southwest District Health (SWDH) approval before final plat signing by the Board of County Commissioners. • <u>Irrigation</u>: The land within this lot is served by Pioneer Irrigation District. Irrigation will be delivered by the existing gravity irrigation system that is in place. (Exhibits B.4 and B.5.3, Plat Note 3). • <u>Drainage</u>: Per plat note 10, storm drainage shall be the responsibility of the Homeowners Association or property owners on which the storm drainage facility is constructed if no Homeowners Association exists. Responsibility for storm drainage facilities includes all maintenance, both routine and non-routine (Exhibit B.5.3).	
	Criteria Met?	2
Yes	Acknowledgment: Upon receipt of the application, preliminary plat, and applicable fees, DSD shall acknowledge, sign, and date the application and deem it accepted.	
Analysis	On April 27, 2022, the application and plat were accepted by DSD (Exhibit A).	
Criteria Met?	3	Agency Review: The DSD shall transmit one copy of the preliminary plat to county departments and any such other agencies that may have jurisdiction or an interest in the proposed subdivision for their review and recommendation. B. If no written reply is received from any of the various departments or interested agencies within thirty (30) calendar days from the date of notification, approval of the preliminary plat by such department or agency will be considered to be granted.
Yes		
Analysis	A. Affected agencies were notified on July 17, 2023 (courtesy notice) and February 26, 2026 (hearing notice). The following agency comments were received: 1. DSD Engineering Department (Exhibits C.7.1, C.7.2 and C.8) • Martinaitis Estates Subdivision was found to comply with Chapter 7, Article 17 of the county code. See Exhibit C.7 and C.8 for review details. 2. Department of Environmental Quality (Exhibit D.5)	

	• Provided general requirements for subdivisions.
	3. DSD GIS (Exhibit C.8) • Add book and page numbers to surrounding subdivisions, update property owner names, and show access as a private road.
	4. Southwest District Health - SWDH (Exhibit D.3) • A pre-development meeting was held. Development is in a designated nitrate priority area. A Nutrient Pathogen (NP) Study isn't required. City services are more than 200 feet from the development. Hardpan may be encountered in the test holes. <i>See Condition No. 4</i>
	5. Pioneer Irrigation (Exhibit D.1) • Noted that the easement along the Torbett lateral along Dorman Ave is 16' from the top of bank. Pioneers Phyllis canal runs along the South edge of the property, and the easement is 20' from the top of bank.
	6. Highway District No. 4 (Exhibits D.2 and D.2.1) • Right of Way (ROW) dedication of 15' shall be dedicated to Highway District No. 4 (HD4). If the irrigation ditch is relocated, add an easement for the facility outside of the ROW Add a note or callout on the preliminary plat that the approach is to be improved per SD-106. Add note "No direct lot access to Dorman Avenue allowed." They had comments for the Final Plat, but that isn't being heard at this time.
	7. City of Caldwell Fire – Caldwell Rural Fire (Exhibit D.4) • Requests that the applicant submit the water and access permits, along with the necessary plans and supporting documents, to the Caldwell City CitizenServe system to begin the plan review and processing. <i>See Condition No. 5.</i>
	8. City of Caldwell (Exhibit D.6) • The City's Comprehensive plan shows residential uses compatible with this development. The lot size for this development is consistent with lots in the area. They do request that the sidewalk be extended from the south across their frontage. <i>See Condition No. 9.</i>

Table 2. Commission Review – CCCO §07-17-09(4)

Commission Review: A. The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for the action taken shall specify:		
County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	1	The ordinance and standards used in evaluating the application.
Analysis	A. Idaho Code Section 67-6513 (Subdivisions), B. Idaho Code Sections 50-1301 through 50-1329 (Platting), C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2), D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation), and E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).	
Criteria Met?	2	Recommendations for conditions of approval that would minimize adverse conditions, if any.
Yes		
Analysis	<i>See the Recommendation and Decision Option Section of the Staff Report.</i>	
Criteria Met?	3	The reasons for recommending the approval, conditional approval, modification, or denial.
Yes		

Analysis	See the Recommendation and Decision Option Section of the Staff Report.	
Criteria Met?	4	If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.
Yes		
Analysis	See the Recommendation and Decision Option Section of the Staff Report.	

Table 2. Area of City Impact

CCCO §09-01-01: Caldwell Area of Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Caldwell area of city impact, the following ordinances apply, but the city of Caldwell ordinances are subject to the waiver provisions in subsection (6) of this section:		
County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	09-01-25	09-01-25: APPLICATION PROCEDURES: The following procedures shall be adhered to in processing applications within the Caldwell area of city impact: 3. Subdivision Plat Applications: All subdivision plat applications shall be processed as provided for in this code, and as provided for in subsection 09-01-17(3) of this article. • CCCO §09-01-17(3) Comprehensive Plan Amendment Proposals: Notice of all proposals to amend the county comprehensive plan, which may pertain to the Caldwell area of city impact but which do not originate from the city of Caldwell, shall be given to the city of Caldwell community development director at least thirty (30) calendar days prior to the first county public hearing at which such proposal is considered by the county, and the city of Caldwell may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Caldwell at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Caldwell, the recommendation shall be given consideration by the county, provided it is factually supported. Such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Caldwell.
Analysis	Area of City Impact: The City of Caldwell submitted a letter stating that the proposed development is identified as Neighborhood 2 in the City's Comprehensive Plan, and residential uses are compatible with this designation. While the density is below what the City of Caldwell would typically allow for this area, the lots appear to be consistent with the surrounding residential area, and no land use buffers would be required by the City. The city does, however, ask for the sidewalk to be extended across the development to match the sidewalk to the south consistent with CCCO 09-01-19. (Exhibit D6) The applicant is requesting a waiver per CCCO 09-01-19(6).	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on February 26, 2026. Property owners within 600 feet of the subject property boundaries were notified on February 26, 2026. A newspaper notice was published on March 3, 2026. The subject property was posted with a notice on March 3, 2026.

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

AGENCY COMMENTS

All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

PUBLIC COMMENTS

Staff received one (1) written public comment in opposition received by the materials deadline of March 23, 2026. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Preliminary Plat for Martinaitis Estates is compliant with Canyon County Ordinance 07-17-09. A full analysis is detailed within the staff report.

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

- 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - a. Construction plans/drawings shall be submitted per CCZO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
- 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 3) Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
- 4) Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
- 5) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
- 6) All exterior lighting shall be shielded downward and directed away from adjacent properties. A note shall be added to the final plat.
- 7) No secondary dwellings are permitted on Lots 2 and 3, Block 1. A note shall be added to the final plat.
- 8) Update Preliminary Plat with requirements noted on DSD Review (**Exhibit C.8**) prior to Board of County Commissioners hearing.
- 9) Per CCCO 09-01-19(5), the County will require on the face of each final plat a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat or authorize the plat to be recorded prior to the city engineer's signing the plat.

DECISION OPTIONS

- **Approval of the Application:** "I move to approve SD2022-0023, Martinaitis Estates Subdivision, finding the application **does** meet the criteria for approval under Article 07-17-09 of Canyon County

Zoning Ordinance, **with the conditions listed in the staff report, finding that:** *[Cite reasons for approval & insert any additional conditions of approval]*.

- **Denial of the Application:** “I move to deny SD2022-0023, Martinaitis Estates Subdivision finding the application **does not** meet the criteria for approval under 07-17-09 of Canyon County Zoning Ordinance, **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 SD2022-0023, Martinaitis Estates Subdivision to a *[date certain or uncertain]*”

EXHIBITS:

A. Draft FCOS

B. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Subdivision Worksheet
4. Irrigation Plan Application
5. Preliminary Plat
 - 5.1. Preliminary Plat dated February 8, 2022
 - 5.2. Response letter to Keller Associates review of January 17, 2023
 - 5.3. Preliminary Plat dated February 2, 2023
6. Warranty Deed
7. Applicants Presentation

C. Supplemental Documents

1. Parcel Information Report – Parcel R27989
2. Aerial Map
3. Vicinity Map
4. Zoning Map
5. Private Road Approval RD2022-0017
6. Private Road Frontage/Easement Reduction AD2022-0121
7. Keller Associates, as County Engineer
 - 7.1. Preliminary Plat Review letter dated January 17, 2023
 - 7.2. Preliminary Plat Approval letter dated February 21, 2023
8. Preliminary Plat DSD Review

D. Agency Comments Received by: March 23, 2026

1. Pioneer Irrigation dated July 17, 2023
2. Highway District No. 4 dated August 1, 2023
 - 2.1. Highway District No. 4 dated December 29, 2023
3. Southwest District Health dated August 29, 2023
4. City of Caldwell Fire dated February 26, 2026
5. DEQ dated March 2, 2026
6. City of Caldwell dated March 18, 2026

E. Public Comments Received by: March 23, 2026

1. William Thompson dated March 4, 2026

EXHIBIT A
Draft FCOs



Planning and Zoning Commission
SD2022-0023 – Martinaitis Estates Subdivision

Development Services Department

FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

1. The applicants, Giedrius & Viktorija Martinaitis, request approval of the Martinaitis Estates Subdivision preliminary plat, which consists of three residential lots (Attachment A). The 3.99-acre subject property is located at 1013 Sunny Valley Lane, Caldwell, also referenced as parcel R27989, is located in SW 1/4 Section 33, Township 4N, Range 3W, BM, Canyon County, Idaho.
2. The parcel is zoned “R-1” (Single Family Residential).
3. The parcel is located within the Caldwell area of impact. The city was notified on July 17, 2023, and February 26, 2026. The city of Caldwell submitted a letter stating that the proposed development is identified as Neighborhood 2 in the City’s Comprehensive Plan, and residential uses are compatible with this designation. While the density is below what the City of Caldwell would typically allow for this area, the lots appear to be consistent with the surrounding residential area, and no land use buffers would be required by the City. The city does, however, ask for the sidewalk to be extended across the development to match the sidewalk to the south consistent with CCCO 09-01-19. (Exhibit D6 of the staff report) The applicant is requesting a waiver per CCCO 09-01-19(6). *See Condition 9.*
4. The subdivision will be served by Pioneer Irrigation District. Irrigation will be delivered by the existing gravity irrigation system that is in place. (Exhibits B.4 and B.5.3 of staff report, Plat Note 3).
5. Per plat note 8 & 9, residential lots will be served by individual wells and septic systems (Attachment A). Southwest District Health (SWDH) approval and signature are required before final plat signing by the Board of County Commissioners. *See Condition 4.*
6. Per plat note 10, storm drainage shall be the responsibility of the Homeowners Association or property owners on which the storm drainage facility is constructed if no Homeowners Association exists. Responsibility for storm drainage facilities includes all maintenance, both routine and non-routine (Attachment A).
7. The development will take access from Dorman Avenue, a public road via a Private Road (Sunny Valley Lane). (Attachment A).
 - o A Private Road frontage/easement reduction was amended on March 24, 2026 (AD2022-0121, Exhibit C.6 of the staff report)
 - o Private road name Sunny Valley Lane was approved on October 18, 2022 (RD2022-0017, Exhibit C.5 of the staff report).
 - o Right of Way (ROW) dedication of 15’ shall be dedicated to Highway District No. 4 (HD4). If the irrigation ditch is relocated, add an easement for the facility outside of the ROW Add a note or callout on the preliminary plat that the approach is to be improved per SD-106. Add note “No direct lot access to Dorman Avenue allowed.” (Exhibit D.2.1 of the staff report). *See Condition No. 3.*
8. The development is not located within a mapped floodplain (Flood Zone X).
9. The record includes all testimony, the staff report, exhibits, audio of the hearing, and documents in Case File No. SD2022-0023.
10. Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on February 26, 2026. Property owners within 600 feet of the subject property boundaries were notified on February 26, 2026. A newspaper notice was published on March 3, 2026. The subject property was posted with a notice on March 3, 2026.

Conclusions of Law

Section 07-17-09(4)A of the Canyon County Code of Ordinances (CCCO) states, “*The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the*

board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:

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

Upon review of the preliminary plat, the Planning and Zoning Commission finds that the plat is consistent with the following subject to conditions of approval:

- A. Idaho Code Section 67-6513 (Subdivisions),
- B. Idaho Code Sections 50-1301 through 50-1329 (Platting),
- C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2),
- D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation), and
- E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).

The preliminary plat was found to be consistent with the standards of review, subject to conditions. DSD Engineering and DSD Planning reviewed the preliminary plat and recommended approval (Exhibit C.7 and C.8 of the staff report).

Conditions of Approval

- 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - a. Construction plans/drawings shall be submitted per CCZO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
- 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 3) Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
- 4) Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
- 5) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
- 6) All exterior lighting shall be shielded downward and directed away from adjacent properties. A note shall be added to the final plat.
- 7) No secondary dwellings are permitted on Lots 2 and 3, Block 1. A note shall be added to the final plat.
- 8) Update Preliminary Plat with requirements noted on DSD Review (Exhibit C.8 of staff report) prior to Board of County Commissioners hearing.
- 9) Per CCCO 09-01-19(5), the County will require on the face of each final plat a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat or authorize the plat to be recorded prior to the city engineer's signing the plat.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2022-0023, the Planning and Zoning Commission **approves** the Martinaitis Estates Subdivision preliminary plat, subject to the Conditions of Approval as enumerated herein.

DATED this _____ day of _____, 2026.

**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 2026, 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 (she) executed the same.

Notary: _____

My Commission Expires: _____

EXHIBIT B

Application Packet & Supporting Materials

MASTER APPLICATION**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #140, Caldwell, ID 83605www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Giedrius & V. Kristina Martinaitis</u>
	MAILING ADDRESS: <u>3607 Dorman Ave Caldwell, Id. 83605</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

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

Signature: [Signature]Date: 4-27-2022

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>SAME AS ABOVE</u>
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <u>3607 Dorman Ave</u>	
	PARCEL #: <u>R27989</u>	LOT SIZE/AREA:
	LOT: <u>13/4</u> BLOCK:	SUBDIVISION: <u>Wood's Acreage</u>
	QUARTER: <u>SW</u> SECTION: <u>33</u> TOWNSHIP: <u>4N</u> RANGE: <u>3W</u>	
	ZONING DISTRICT: <u>R-1</u> FLOODZONE (YES/NO): <u>No</u>	

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

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

CASE NUMBER: SD2022-0023DATE RECEIVED: 4/27/22RECEIVED BY: Maddy Vander VeenAPPLICATION FEE: \$1,970 CK MO ☒ CASH

04/27/2022

Letter of Intent

Giedrius and Viktorija Martinaitis

3607 Dorman Avenue

Caldwell, ID 83605

Phone: [REDACTED]

To Whom it May Concern,

We are pleased to present this Letter of Intent to do a short plat split for our property. We have enjoyed living in this wonderful neighborhood, and have friends and family expressed interest to live here as well.

Our current lot is 3.99 acres and we are proposing to do a split into three lots. With that, we do not anticipate any change in traffic counts or patterns. There will be no phasing of development as we are strictly splitting the lots. There will be no change / affect to neighboring uses. There will be no business operations. Finally, Zoning is currently R-1 and there won't be any changes to the zoning.

We appreciate the time, energy and consideration that your team will take discussing and completing this request.

Should you have any questions, please do not hesitate to contact us.

Thank you for your kind consideration.

Giedrius and Viktorija Martinaitis

SUBDIVISION WORKSHEET**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #140, Caldwell, ID 83605

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

**GENERAL****1. HOW MANY LOTS ARE YOU PROPOSING?**Residential 2 Non-buildable _____ Common _____**2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS**1.3 ACRES**IRRIGATION****1. IRRIGATION WATER IS PROVIDED VIA:**☐ Irrigation Well ☒ Surface Water**2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER? _____ %****3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? _____****4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?**

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

ROADS**1. ROADS WITHIN THE DEVELOPMENT WILL BE:**☐ Public ☒ Private ☐ N/A

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

HILLSIDE DEVELOPMENT*N/A***1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?**

Residential _____ Non-Buildable _____ Common _____

2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?☐ YES ☐ NO

*If YES, a grading plan is required.

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. **WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?**

☒ YES ☐ NO

2. **IF YES, WHICH WAIVERS WILL YOU BE REQUESTING?**

☒ CURBS ☒ GUTTERS ☒ SIDEWALKS ☒ STREETLIGHTS ☒ LANDSCAPING

IRRIGATION PLAN APPLICATION**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #140, Caldwell, ID 83605www.canyonco.org/dsd.aspx

Phone: 208-454-7458

Fax: 208-454-6633



Applicant(s)

Gredrius i Viktorija Martonaitis
 Name Daytime Telephone Number
3607 Dorman Ave Caldwell, Id. 83605
 Street Address City, State Zip

Representative Name

SAME AS ABOVE
 Daytime Telephone Number / E-mail Address
 Street Address City, State Zip

Location of Subject Property:

Two Nearest Cross Streets or Property Address

City

Assessor's Account Number(s): R 27989 Section 33 Township 4N Range 3W

This land:



Has water rights available to it.

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

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

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

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

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

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

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

Irrigation: Pioneer Irr District

W Drainage: None

3. How many acres is the property being subdivided? 3.98

W 4. What percentage of this property has water? 100

W 5. How many inches of water are available to the property? 9 miners Inches / Acre

6. How is the land currently irrigated?

☒ Sprinkler



Surface



Above Ground Pipe



Irrigation Well



Underground Pipe

W 7. How is the land to be irrigated after it is subdivided? ☐ Surface



Sprinkler



Above Ground Pipe



Irrigation Well



Underground Pipe

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

Head Gate on Western Lot will have Pipe
going to each lot along Southern boundary.
Agreement for use b/w homeowners.

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

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

Brems along roadway (Pavement)

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

No Drainage System

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

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

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

Signed: _____

Property Owner

Date: _____

(Application Submitted)

Signed: _____

Applicant/Representative (if not property owner)

Date: ____/____/____

(Application Submitted)

Accepted By: _____

Director / Staff

Date: ____/____/____

Irrigation Plan Map Requirements

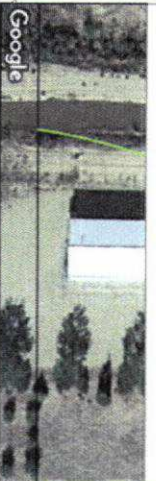
The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on you map:

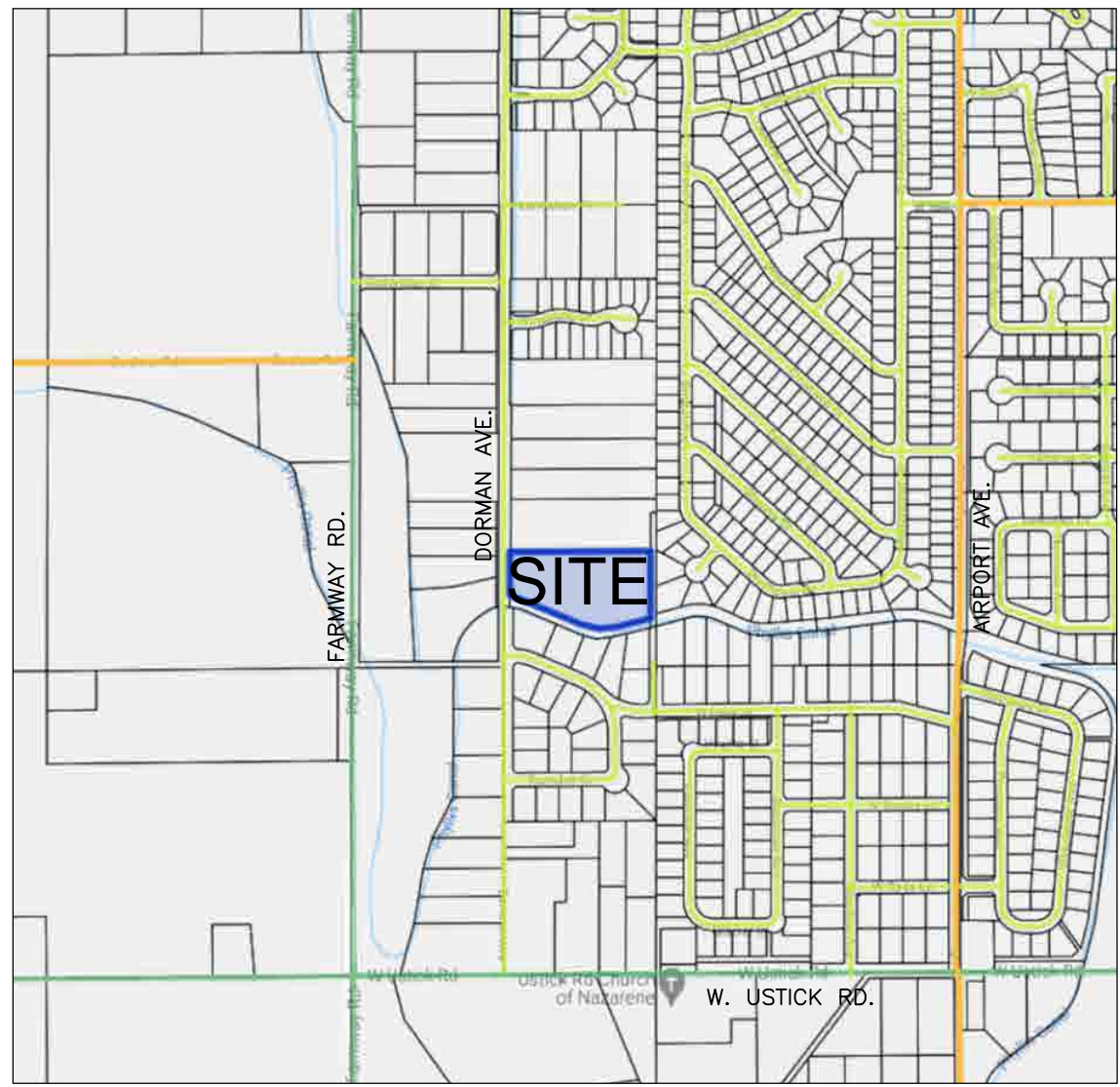
- 1 ☐ All canals, ditches, and laterals with their respective names.
- 2 ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- 3 ☐ Rise locations and types, if any.
- 4 ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches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

Also, provide the following documentation:

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

-  Boundaries
-  Counties
-  Parcels
-  Condos
-  Parcels
-  Roads
-  Ada County/Railroad
-  Ada County/Road Centerline
-  INTERSTATE
-  COLLECTOR
-  ARTERIAL
-  LOCAL
-  ALLEY
-  Canyon County/Road Centerline
-  INTERSTATE
-  HIGHWAY
-  COLLECTOR
-  ARTERIAL
-  LOCAL ROAD
-  PRIVATE
-  Surveys
-  CPF
-  Record Of Survey
-  Water
-  Ada County/Water
-  Canyon County/Lake Lowell
-  Canyon County/Shale River





VICINITY MAP
SCALE: Not to Scale

LEGEND

- Found Brass Cap
- Found 1/2" rebar
- Found Iron Pipe
- Calculated Point
- Found 5/8" rebar
- Set 1/2" rebar with plastic cap labeled "PLS 12220"
- Record Distances
- Lot Number
- P.O.B. Point of Beginning
- Original Platted Line
- Property Line
- Boundary Line
- Section Line
- X-Fence Line
- Easement Line
- Top of Bank
- Contour Line
- Lot Line
- OHP Overhead Power
- EP Edge of Pavement
- GI Gravity Irrigation Line

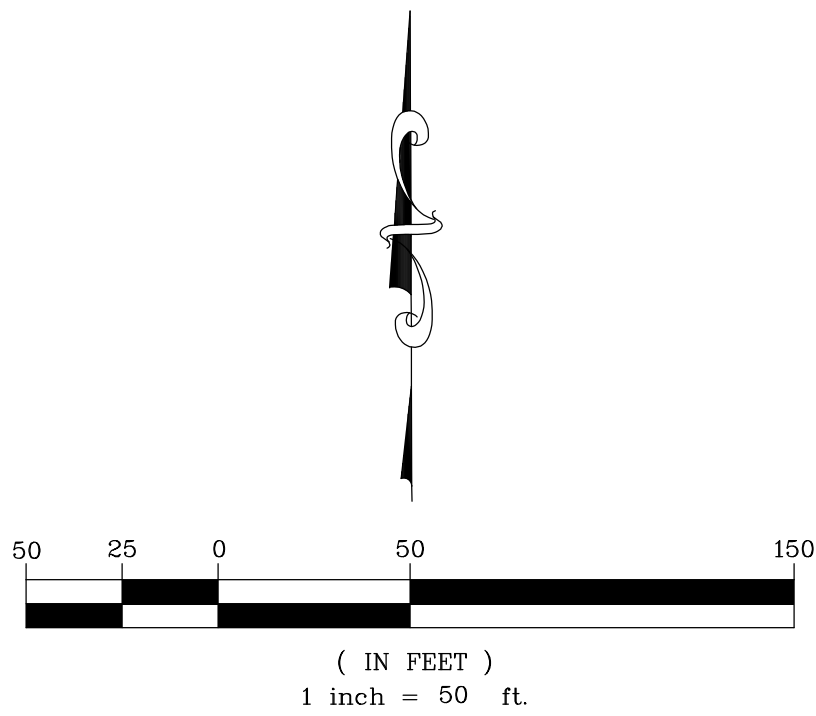
SITE:

CURRENT ZONING: R-1
LOT SIZE MIN.: 43,560 SF/1.0 AC
TOTAL AREA: 173,491 SF/3.98 AC
SITE ADDRESS: 3607 Dorman Ave.

OWNER/DEVELOPER:

GEIDRIUS AND VIKORIJA MARTINAITIS
3607 DORMAN AVE.
CALDWELL, ID. 83605
503-819-5764

LAND SURVEYOR:
JEREMY FIELDING
EAGLE LAND SURVEYING, LLC.
106 W. MAIN ST. UNIT D
MIDDLETON, ID. 83644
208-861-7513

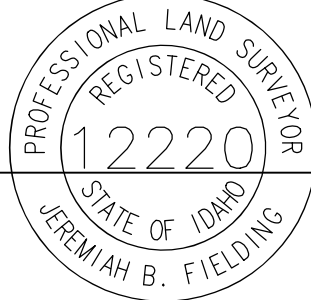


NOTES

1. 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.
2. 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. IRRIGATION WATER HAS BEEN PROVIDED FROM PIONEER IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM PIONEER IRRIGATION DISTRICT.
4. ALL LOT LINES COMMON TO A PRIVATE RIGHT-OF-WAY, SHALL HAVE A TEN (10) FOOT WIDE LANDSCAPE, PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT.
5. ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
6. ALL SIDE YARD LOT LINES AND INTERIOR REAR LOT LINES SHALL HAVE A FIVE (5) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT ON EACH SIDE, AS SHOWN ON THIS MAP.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
8. EACH LOT WILL BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
9. EACH LOT WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
10. STORM DRAINAGE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
11. NO SECONDARY DWELLINGS ARE PERMITTED ON LOTS 2 AND 3, BLOCK 1.

SURVEYOR'S CERTIFICATE

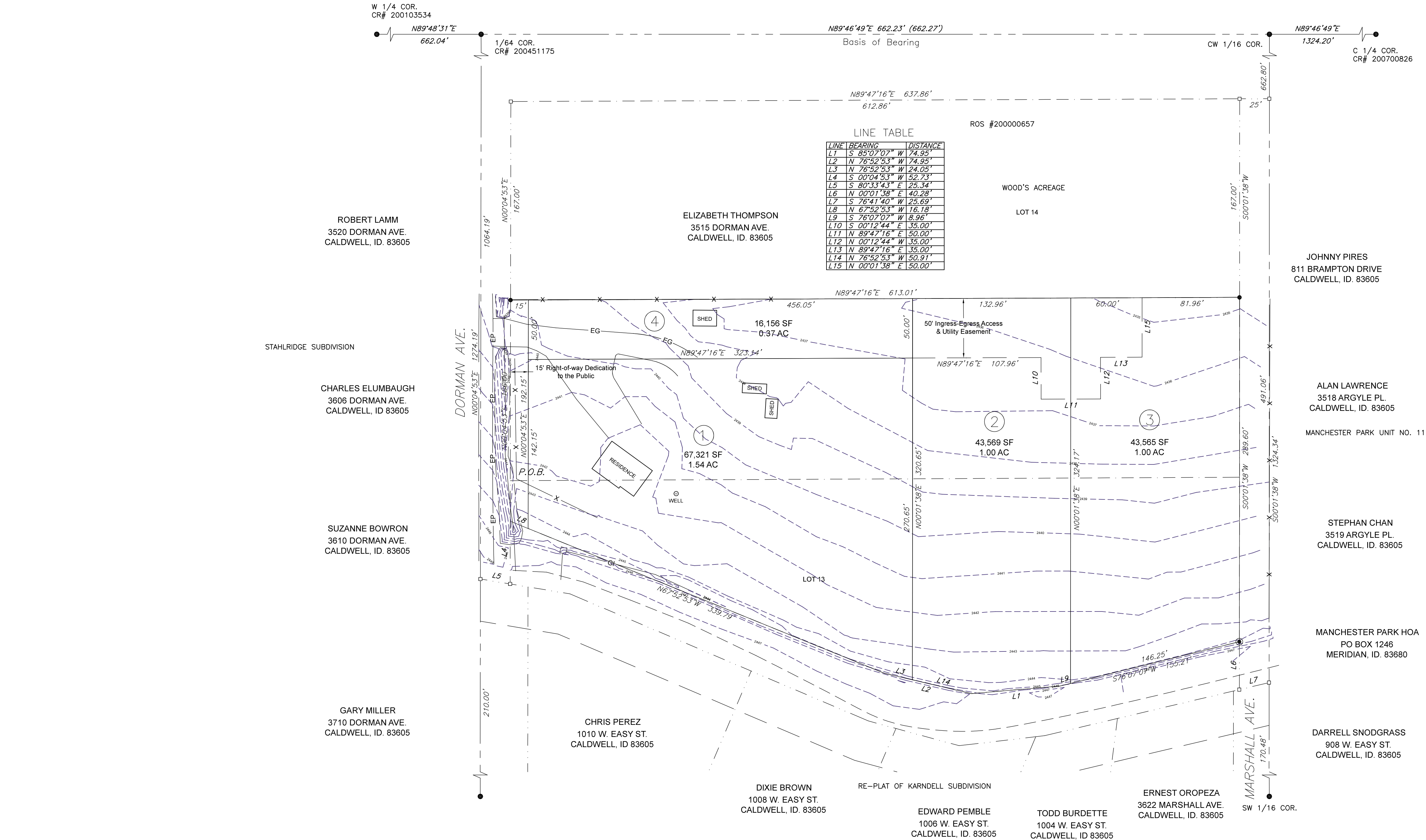
I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



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



PRELIMINARY PLAT
OF
MARTINAITIS ESTATES SUB.
SEC. 33, T. 4 N., R. 3 W., B.M.

REVISED: 2-08-22

DATE: 2-08-22
DRAWN BY: JBF
CHECKED BY: JBF
PROJECT: 22-013
SHEET 1 OF 1



February 1, 2023

Keller Associates
 Attn: Justin Walker
 100 E. Bower Street Ste 110
 Meridian, ID 83642
 Office: 208-288-1992

Re: Martinaitis Estates Sub Preliminary Plat

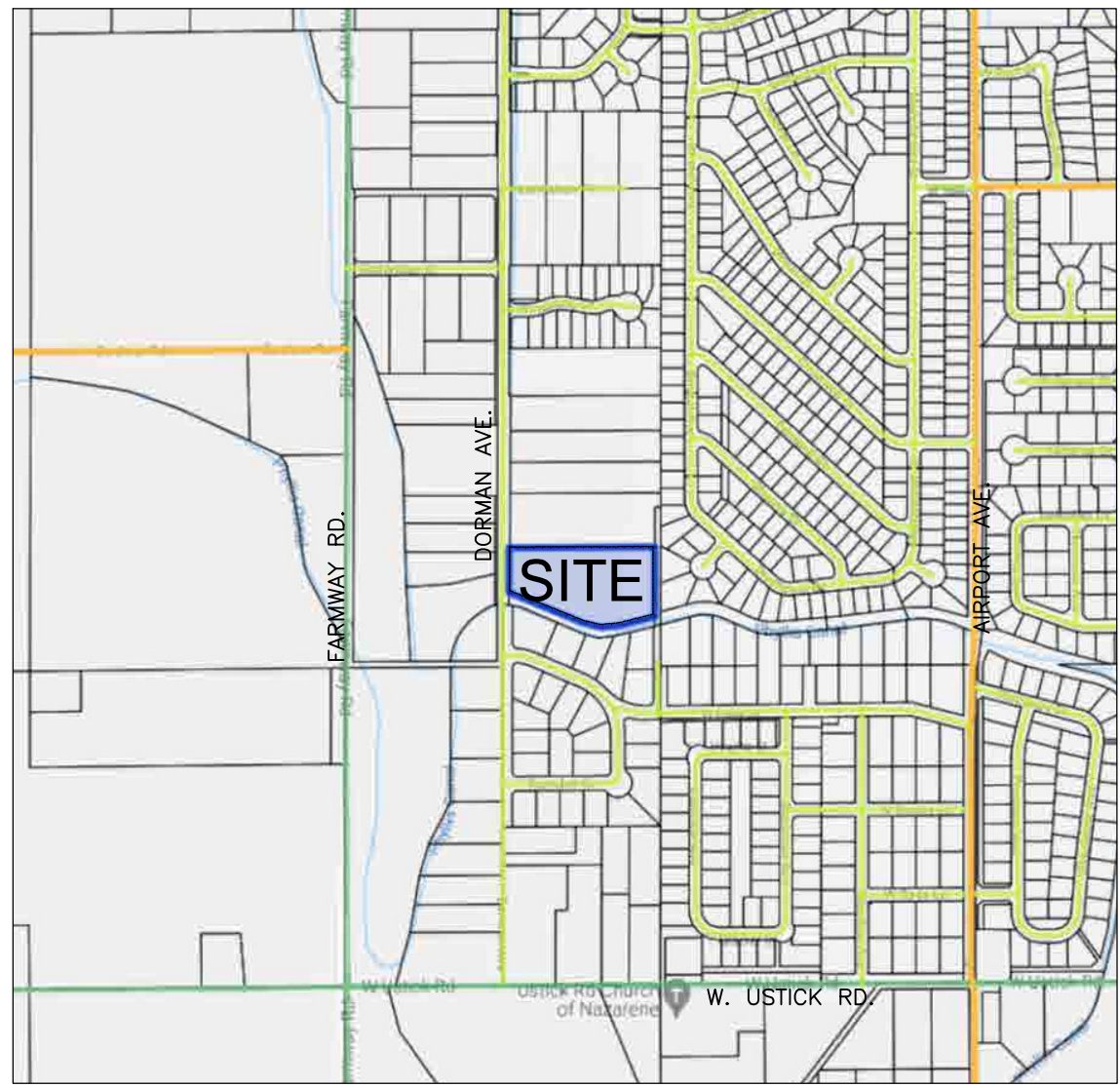
Mr. Walker,

Please find responses to your comment letter dated January 17, 2023 below.

1. Vicinity Map has been drawn to scale.
2. This parcel is made up of a portion of two lots (Lot 13 and Lot 14, Woods Acreage). Lot 13 is located midway through the property on the South side and Lot 14 is located North of that line.
3. This parcel is made up of a portion of two lots (Lot 13 and Lot 14, Woods Acreage). Lot 13 is located midway through the property on the South side and Lot 14 is located North of that line.
4. Canal name, flow direction, and easements have been added.
5. Labels for public and private roads have been added.
6. Lots 2-3 will access off of the easement road while Lot 1 will access off of Dorman Ave directly. This has been pre-approved by Canyon County Development Services and Canyon County Highway No. 4. The 50' easement reduction is based on topography for Dorman Ave as the road elevates more the further South it goes and will cause an issue for construction. Canyon County Highway District No. 4 is allowing the existing driveway to remain. The reduction of easement would not negatively impact landowners or cause injury.
7. The landowner is aware of the Fire Department approval of the easement road.
8. See comment response number 6.
9. The landowner will comply with lot grading and runoff maintenance.
10. The landowner will comply with items 10-12.

Thank you,

Jeremiah B Fielding
 Jeremiah Fielding, PLS



VICINITY MAP
SCALE: 1"=800'

LEGEND

- Found Brass Cap
- Found 1/2" rebar
- Found Iron Pipe
- Calculated Point
- Found 5/8" rebar
- Set 1/2" rebar with plastic cap labeled "PLS 12220"
- Record Distances
- Lot Number
- P.O.B. Point of Beginning
- Original Platted Line
- Property Line
- Boundary Line
- Section Line
- X-Fence Line
- Easement Line
- Top of Bank
- Contour Line
- Lot Line
- OHP Overhead Power
- EP Edge of Pavement
- GI Gravity Irrigation Line

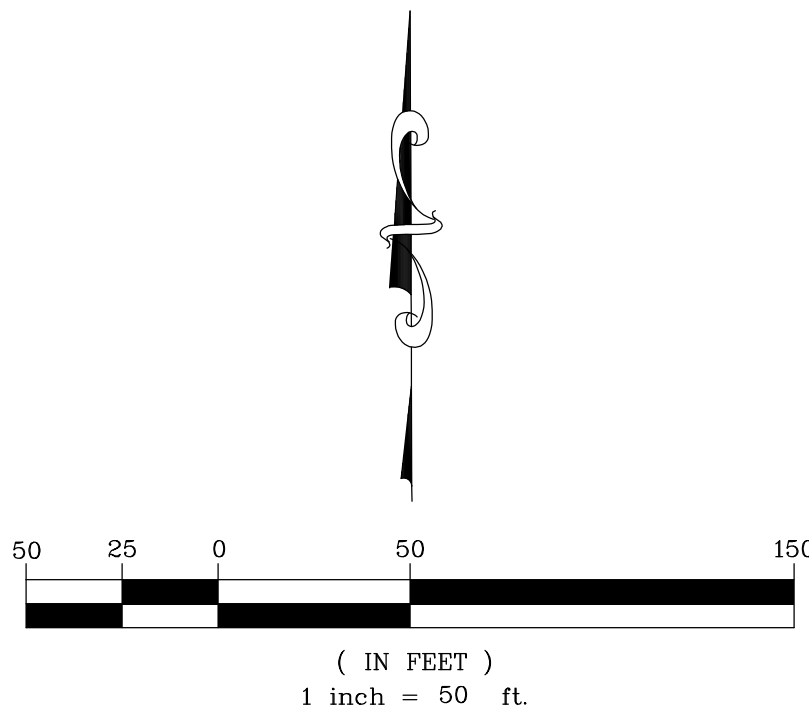
SITE:

CURRENT ZONING: R-1
LOT SIZE MIN.: 43,560 SF/1.0 AC
TOTAL AREA: 173,491 SF/3.98 AC
SITE ADDRESS: 3607 Dorman Ave.

OWNER/DEVELOPER:

GEIDRIUS AND VIKORIJA MARTINAITIS
3607 DORMAN AVE.
CALDWELL, ID. 83605
503-819-5764

LAND SURVEYOR:
JEREMY FIELDING
EAGLE LAND SURVEYING, LLC.
106 W. MAIN ST. UNIT D
MIDDLETON, ID. 83644
208-861-7513

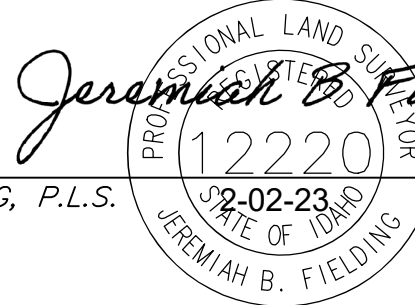


NOTES

1. 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.
2. 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. IRRIGATION WATER HAS BEEN PROVIDED FROM PIONEER IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM PIONEER IRRIGATION DISTRICT.
4. ALL LOT LINES COMMON TO A PRIVATE RIGHT-OF-WAY, SHALL HAVE A TEN (10) FOOT WIDE LANDSCAPE, PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT.
5. ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
6. ALL SIDE YARD LOT LINES AND INTERIOR REAR LOT LINES SHALL HAVE A FIVE (5) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT ON EACH SIDE, AS SHOWN ON THIS MAP.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
8. EACH LOT WILL BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
9. EACH LOT WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
10. STORM DRAINAGE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
11. NO SECONDARY DWELLINGS ARE PERMITTED ON LOTS 2 AND 3, BLOCK 1.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A 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 SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



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

PRELIMINARY PLAT
OF
MARTINAITIS ESTATES SUB.
SEC. 33, T. 4 N., R. 3 W., B.M.

REVISED:	2-08-22				SHEET
	2-02-23				1
DATE:	2-08-22	PROJECT:	22-013		OF
DRAWN BY:	JBF				1
CHECKED BY:	JBF				

QUITCLAIM DEED

FOR VALUE RECEIVED

Viktorija Martinaitis, a married woman as her sole and separate property

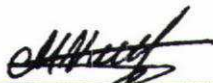
do(es) hereby convey, release and forever quitclaim unto: Viktorija Martinaitis and Giedrius Martinaitis, wife and husband

whose current address is 3607 Dorman Ave., Caldwell, ID 86305 (the "Grantee"), the following described premises, to-wit:

See Attached Exhibit "A"

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Date: 1/28/2021


Viktorija Martinaitis

2021-007610

RECORDED

02/01/2021 01:16 PM



00584102202100076100020021

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 SCARDENAS

\$15.00

DEED

VIKTORIJA MARTINAITIS

STATE OF California COUNTY OF Sonoma ss.

On this 28th day of January, 2021, before me, before me, the undersigned, a Notary Public in and for said State, personally appeared Viktorija Martinaitis known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

Signature: MFM

Name: MF Moura

Residing at: 4320 Leones Ave Santa Rosa, CA 95407

My Commission Expires: Dec 22, 2022

(SEAL)



Deed (Quitclaim)

IDD1055.doc / Updated: 07.26.16

Printed: 06.19.18 @ 08:00 AM by KY

ID-FT-FXEA-03460.595168-34601705686

EXHIBIT A

Order No.: 34602022941

For APN/Parcel ID(s): 27989000 0

A part of Lots 13 and 14 of Woods Acreage, according to the plat thereof, filed in Book 1 of Plats at Page(s) 29, being in the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 33, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Lot 14 of Woods Acreage, which point is 25 feet East of the Northwest corner of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 33, Township 4 North, Range 3 West, Boise Meridian; thence South 0° 15' West 167 feet along the West line of said Lot 14 to the Initial Point; thence continuing South 0° 15' West 186 feet along the West line of said Lot 14 and Lot 13 of Woods Acreage to the Northerly right-of-way line of the Phyllis Canal; thence meandering along the said Northerly line of the Phyllis Canal South 67° 15' East 340 feet thence South 76° 45' East 75 feet; thence North 85° 15' East 75 feet; thence North 76° 15' East 155.3 feet to a point in the East line of said Lot 13; thence North 0° 12' East 290.4 feet along the East line of Lot 13 and Lot 14 to a point 167 feet South of the Northeast corner of said Lot 14; thence North 89° 51' West 613.5 feet parallel to the North line of said Lot 14 to the Initial Point.

Martinaitis Family Subdivision

Planning & Zoning Commission

April 2, 2026

Presented by:

Viktorija Martinaitis

Owners:

Giedrius and Viktorija Martinaitis

Property Location:

3607 Dorman Av, Caldwell, ID 83605

- My name is Viktorija, and my family owns the property for the proposed Martinaitis Estates Preliminary Plat.
- We are a family of four who currently live on this property, and we care deeply about the area and the community around us. We want to continue living here long-term
- Tonight, we are requesting approval to divide our approximately 4-acre property into:
 - The existing residential lot
 - Two additional 1-acre residential lots
 - 0.5-acre private road
- This request results in three total residential lots, two 1-acre and 1-1.5 acre in size.
- Our goal is simple and very personal:
We want to create options for our family's future while maintaining the character of the neighborhood.

Why We Are Requesting This

- This proposal is not a large development.
- It is a small family subdivision.
- Our intent is:
- To sell one of the lots to family / friends and use those funds to:
 - Invest those funds into repairing and improving our existing home and maintain land properly
 - And leave second lot open for our family for future plans and our children
- Our current home is older and in need of significant repairs, and this plan allows us to responsibly improve the property.
- This is about stability for our family, not large-scale development.

Fit With the Neighborhood

- The surrounding area already contains a mix of:
- **1-acre lots**
- **2-acre lots**
- **3-acre lots**
- Nearby **subdivisions bordering our property**
- Our proposal continues that pattern.
- Each new lot will be **approximately one acre**, which is **consistent with existing lot sizes in the area**.
- We are **not requesting smaller lots or higher density** than what already exists nearby.
- Our intent is to **blend into the neighborhood**, not change it.

Respect for Neighboring Properties

- We understand that neighbors often have concerns when land is divided.
- We want to reassure everyone that:
- The subdivision will only add **two additional homes at most**, while currently only planning to only sell one of the lots
- The lots will remain **spacious and rural in character**
- Existing **fence lines and buffers will remain**
- The property will continue to be **well maintained**
- Two sides of our property already border **existing subdivisions**, and we are committed to being **good neighbors just as we have been.**

Traffic and Safety

- Because this project only creates **two potential additional homes at most**, the impact on traffic will be extremely minimal.
- At most, this could mean:
- A few additional daily vehicle trips
- Comparable to **any other single home in the area**
- There are **no commercial uses proposed** and no multi-family housing.
- This will remain **low-density residential property**.

Community Character

- One of the things we love most about living here is the **open space and rural character**.
- Our proposal preserves that by:
- Keeping **large one-acre lots**
- Limiting development to **just two additional homes, at most**
- Maintaining the **existing residential use of the land**
- This is a **small, family-scale change**, not a transformation of the area.

Property Care and Improvements

- Approving this request will actually help us **improve the property**.
- Selling one lot allows us to:
- Repair and upgrade our **existing home**
- Improve the **overall appearance of the property**
- Continue maintaining the land responsibly
- We believe these improvements will **benefit the surrounding neighborhood**, not detract from it.

Long-Term Intent

- We want to emphasize that:
- This is **not a large development project**
- We are **not developers**
- We are simply a **family planning responsibly for the future**
- At most, this subdivision results in **three homes total, on four acres**, which remains **very low density**.

Closing

- In closing:
- This proposal allows our family to:
- Maintain and improve our property
- Plan for our future
- Keep the land residential and responsibly managed
- It does so while **respecting the character of the surrounding community.**
- We truly appreciate the time and consideration from the Commission and from our neighbors.
- Thank you, and we are happy to answer any questions.

EXHIBIT C

Supplemental Documents

R27989

PARCEL INFORMATION REPORT

3/24/2026 11:50:05 AM

PARCEL NUMBER: R27989

OWNER NAME: MARTINAITIS VIKTORIJA @@

CO-OWNER: MARTINAITIS GIEDRIUS @@

MAILING ADDRESS: 1013 SUNNY VALLEY LN CALDWELL ID 83605

SITE ADDRESS: 1013 SUNNY VALLEY LN

TAX CODE: 0200000

TWP: 4N **RNG:** 3W **SEC:** 33 **QUARTER:** SW

ACRES: 3.99

HOME OWNERS EXEMPTION: Yes

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: R1 / SINGLE FAMILY RESIDENTIAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: CALDWELL SCHOOL #132

IMPACT AREA: Caldwell

FUTURE LAND USE 2011-2022 : RES

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: RESIDENTIAL

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0240G

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: NOT In **COLLECTOR**

INSTRUMENT NO. : 2021007610

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 33-4N-3W SW WOOD'S ACREAGE TX 19066 IN BLKS 13 & 14

PLATTED SUBDIVISION: WOOD'S ACREAGE

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

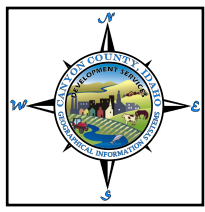
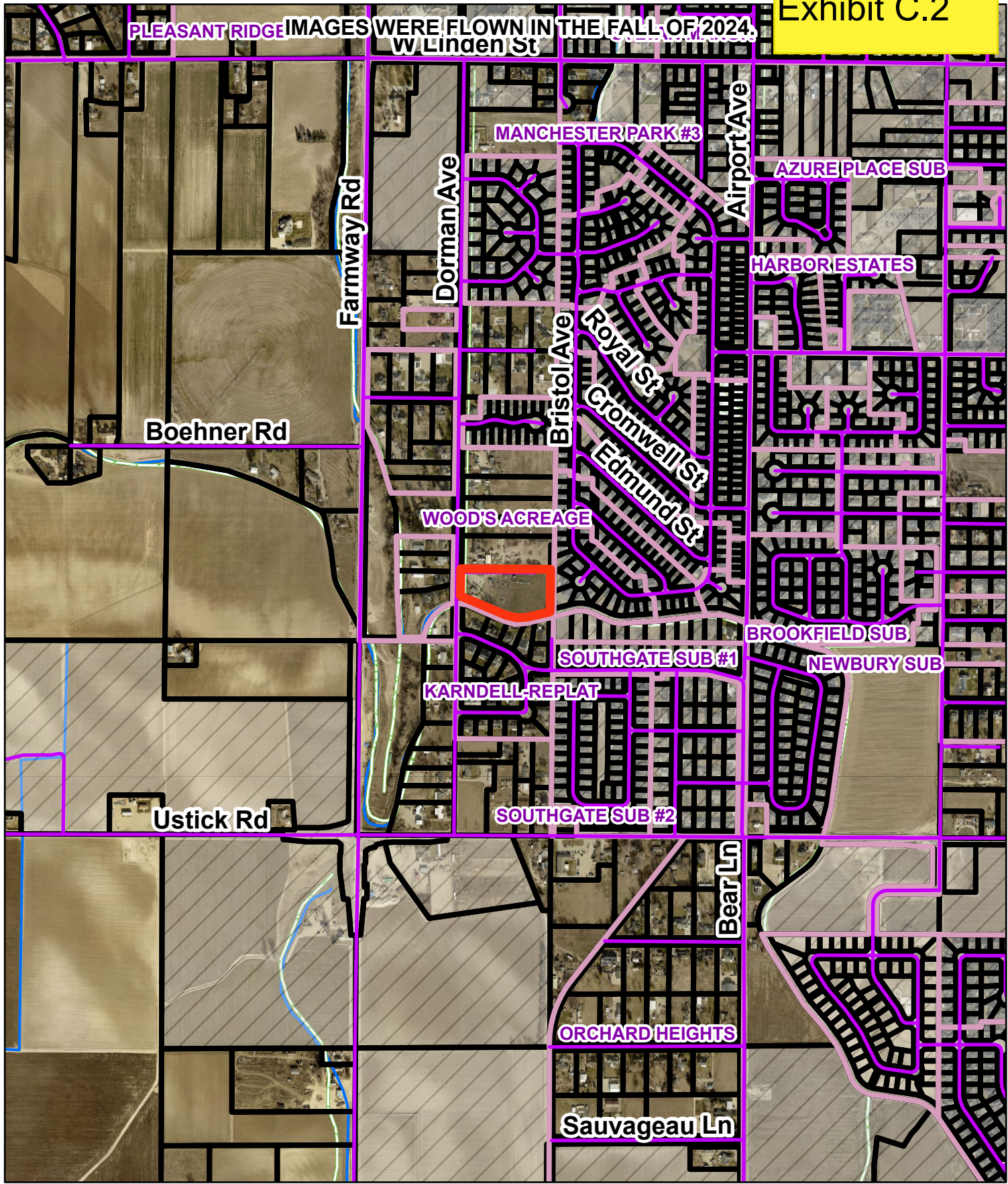


DISCLAIMER:

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 SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

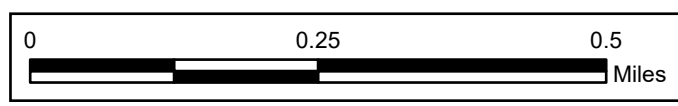
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

PLEASANT RIDGE IMAGES WERE FLOWN IN THE FALL OF 2024.

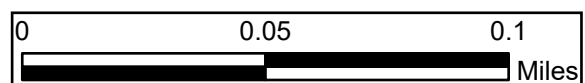
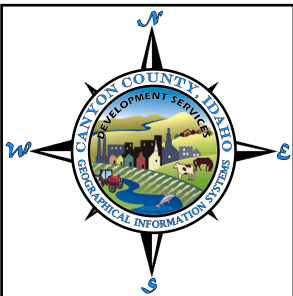
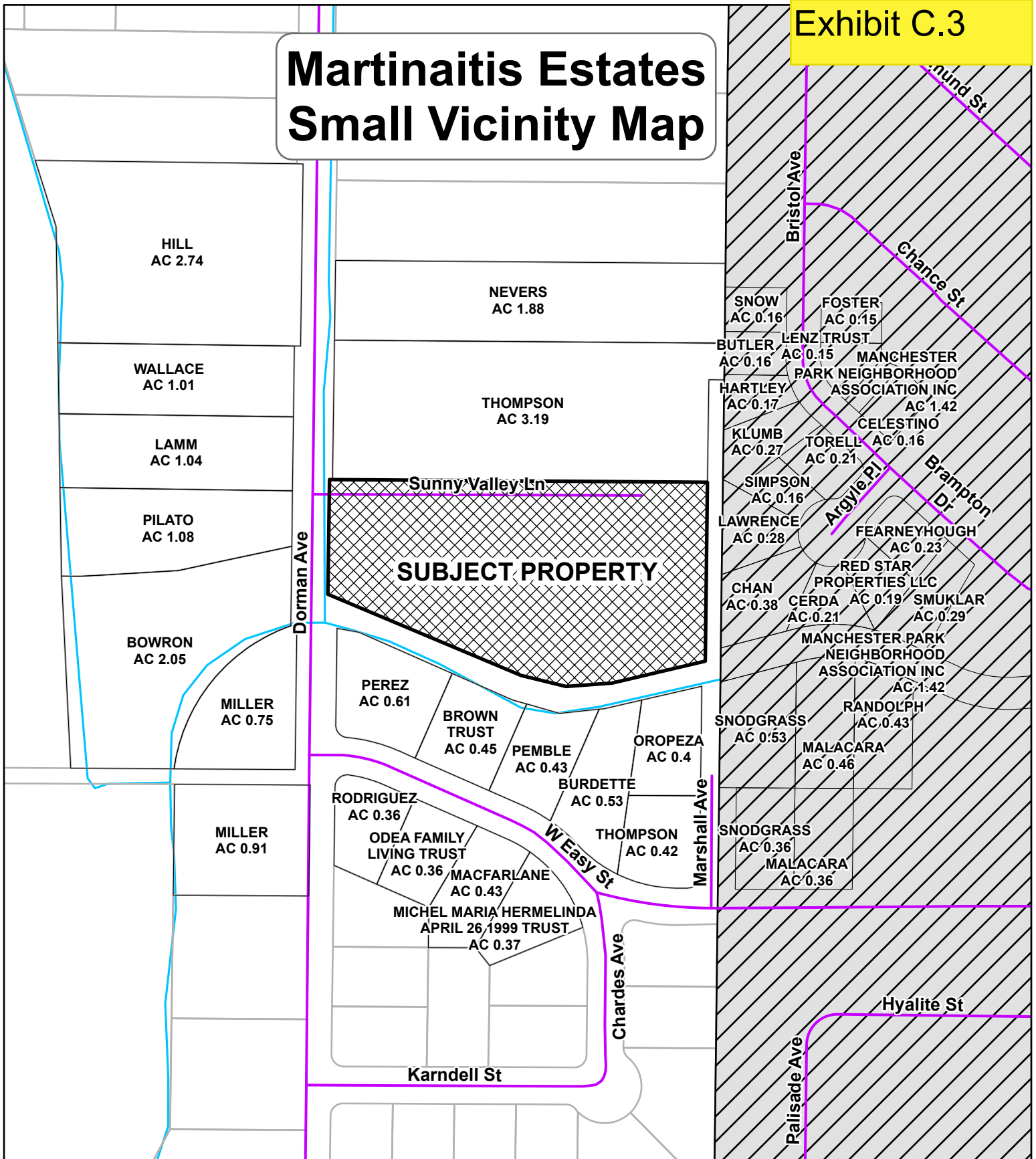


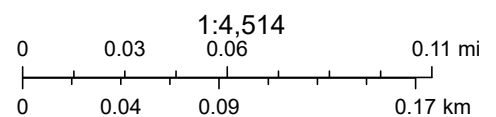
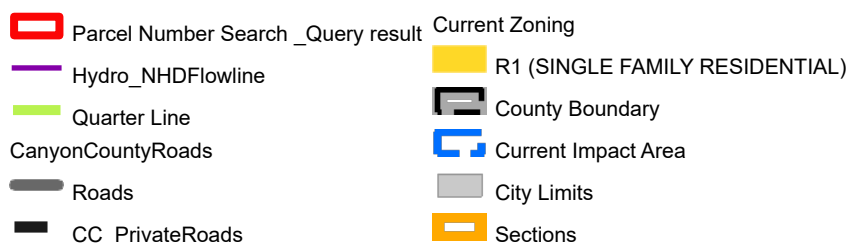
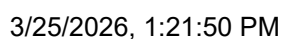
Legend

-  Wetlands
-  City_Limits



Martinaitis Estates Small Vicinity Map





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

APPROVAL FOR PRIVATE ROAD NAME**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



Addressing Ordinance § 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicants(s): Giedrius & Viktorija Martinaitis Date: 10/26/2022

3607 Dorman Ave Caldwell, ID 83605
 Applicant Mailing Street Address City/State Zip

Location of Private Road: Dorman Ave & W East St
 Two Nearest Cross Streets of Property Site Address

YOUR APPLICATION FOR A PRIVATE ROAD NAME HAS BEEN APPROVED FOR THE NAME:

Sunny Valley Ln

Case No. RD2022-0017 / SD2022-0023

The following addresses will be changed accordingly because of the new Private Road Name:

Old Address:

3607 Dorman Ave(R27989)

New Address:

1013 Sunny Valley Ln (R27989)

Road name approved by:

A handwritten signature in black ink, appearing to read "C. Jay Higgins".

Date:

10/26/2022

The Applicant is responsible for the purchasing of a **blue private road sign** that meets highway district specifications, and installed according to highway district requirements. Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

Upon verification of the sign installation, this approval will be final, at which time County records will be updated to reflect the new name and if applicable, new addresses. This information will then be provided to emergency service agencies, the post office and various utility companies. **Failure to provide said verification may result in delays in obtaining building permits and/or required inspections.**

Sign Installation verification approved by: _____ Date: _____
Staff Signature

Issuance of a Certificate of Address

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Parcel Number: **R27989**

Site Address: **1013 Sunny Valley Ln**

City, State, Zip: **Caldwell, ID 83605**

Building Permit Number:

Type of intended use of structure: **SFR/ Primary**

Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

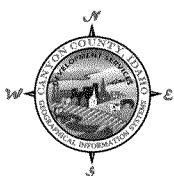
Effective Date: 10/26/2022

Address Issued By: SHuggins



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.



Legend

- | | | |
|------------|-------------|------------|
| ● Active | Caldwell | Local Road |
| ● Proposed | City Limits | Interstate |
| ● Retired | Nampa | Highway |
| ● Hold | | |

Scale: 1 in = 252 Feet Map Scale: 1:1,3,020

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.

PRIVATE ROAD NAME APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): Gregorius V. George Montmaritz Phone: _____
Please Print Name

3607 Dorman Ave Caldwell, Id 83605
Current Street Address City/State Zip

Location of Private Road: Dorman & Easy St.
Two Nearest Cross Streets

Parcel Number of owner requesting private road name: R 27989

The following must be provided as part of this application:

- ✓
1. A dimensioned sketch showing the location, configuration and length of the private road.
 2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
 3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc.
 - a. First Choice: MARTIN DRIVE / ROAD
 - b. Second Choice: SUNSET DRIVE / ROAD
 - c. Third Choice: SUNRISE DRIVE / ROAD
 4. If project requires multiple road names provide road names use this section. Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper.
 - a. First road name : _____
 - b. Second road name: _____
 - c. Third road name: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)). Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

PRIVATE ROAD NAME CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



Private roads serving more than 2 permanent dwellings or inhabited buildings shall be named and signed. CCZO 07-10-03 (3.A.5)

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

I am applying for:



New Road Name



Change an Existing Road Name

- ☐ Master Application completed and signed
- ☒ Site plan, sketch, or record of survey with easement length, width, location, configuration, and the two nearest cross streets. The easement or right-of-way parcel that is intended for the private road **MUST BE HIGHLIGHTED!**
- ☐ Name Change Application (if changing the name of an existing road)
- ☐ A printed list of names and addresses of all persons having legal right to use the road
- ☐ A copy of the Road Name verification from Canyon County Development Services, usually an email (see #2 below)
- ☐ A list proposing a minimum of 5 distinct road names in preferential order, i.e. first choice as number one, etc
- ☐ A copy of the easement legal description and Road User's Maintenance Agreement (RUMA)
- ☒ Easement Reduction application (if requesting an easement less than 60 feet wide down to 28 feet)
- ☐ Your engineers certification that road meets the minimum County Private Road requirements and proof the sign is installed is required before the certificate of occupancy is issued, record of survey or platting is approved
- ☐ **\$300 non-refundable fee or \$80** if combined with another application such as Administrative Land Division, Short Plat Subdivision, Easement Reduction or other application

NOTES:

1. The purpose of this application is to ensure the public health, safety, general welfare, peace, good order, comfort and convenience of the county and provide a coordination of street names and numbering grid system, coordination of addresses for quick efficient delivery of emergency services and administration of enforcement by defining powers and duties of the director.
2. Prior to submitting this application please propose a minimum of five (5) distinct road names in preferential order to Tony Almeida at talmeida@canyonco.org so the proposed names can be checked to verify they are not already used within the County.
3. You may request a current and reserved road names list so you can verify on your own if your proposed road name is used or reserved. Current and reserved road name list are in excel format (.xlsx). You may also download the list from our website, named "Current Road Names Table Public.pdf" located under the GIS tab; <https://www.canyonco.org/elected-officials/commissioners/development-services>. Proposed road names will only be reserved for sixty (60) days from when the application was accepted by Canyon County Development Services. If the sixty (60) days have expired you will need to reply.
4. **Words that are difficult to spell or pronounce are generally prohibited.** The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, the Development Services Director will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))
5. Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggested Edits" on Google Maps to update your new private road and new addresses.

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a **blue private road sign** of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual Of Uniform Traffic Control Devices, such installation to be inspected and approved by the County Engineer. **We further understand that our address will change as a result of naming this private road.**

Signed:  Viktorija Martinaitis Date: 4-27-2022
Primary Applicant/Property Owner Application Date

Signed:  Printed Name: Gedrius Martinaitis Date: 4-27-2022
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

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

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:
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Revised 11/20/2020

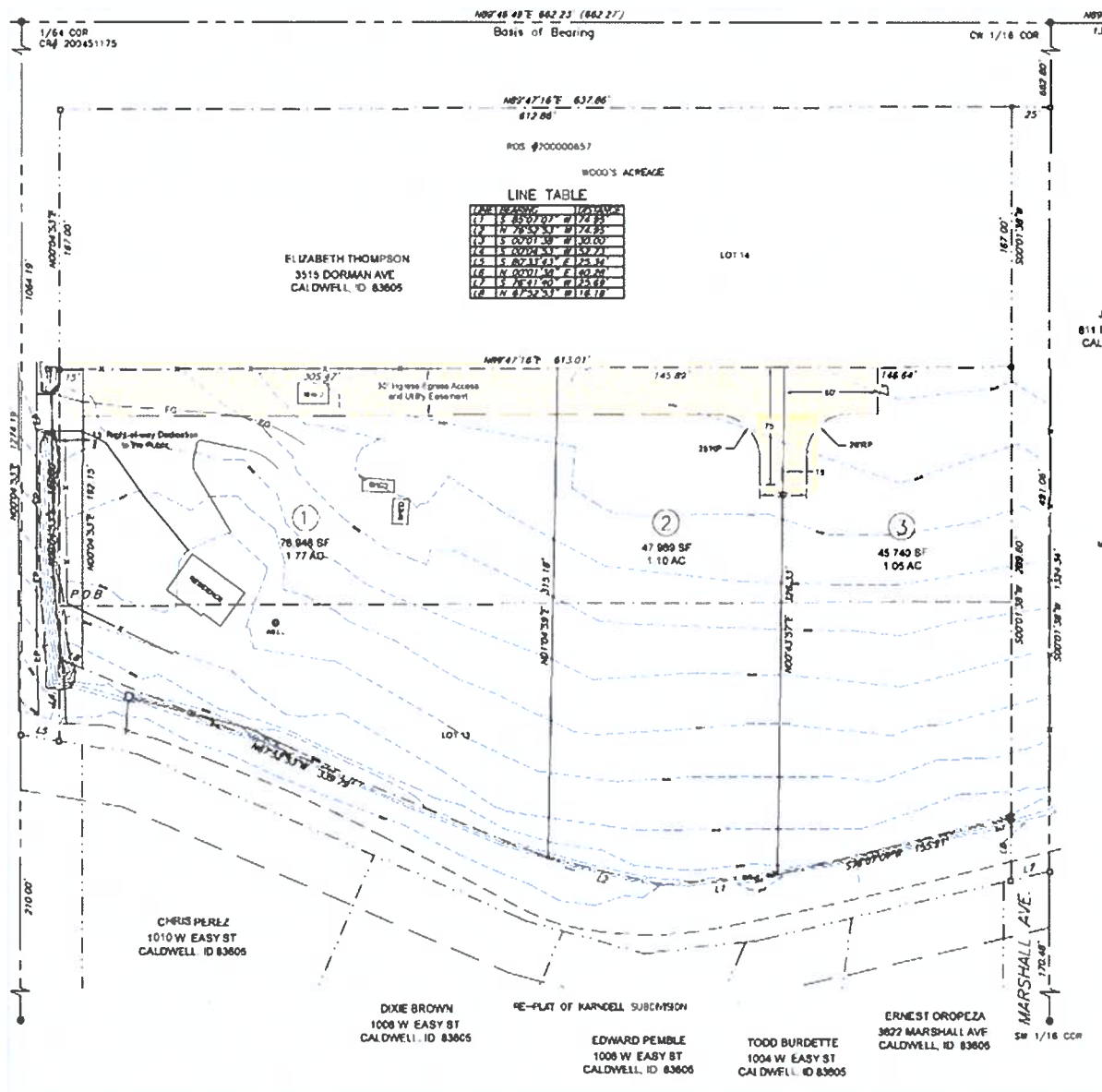


Case Number: *Amended* AD2022-0121 (Associated with SD2022-0023)

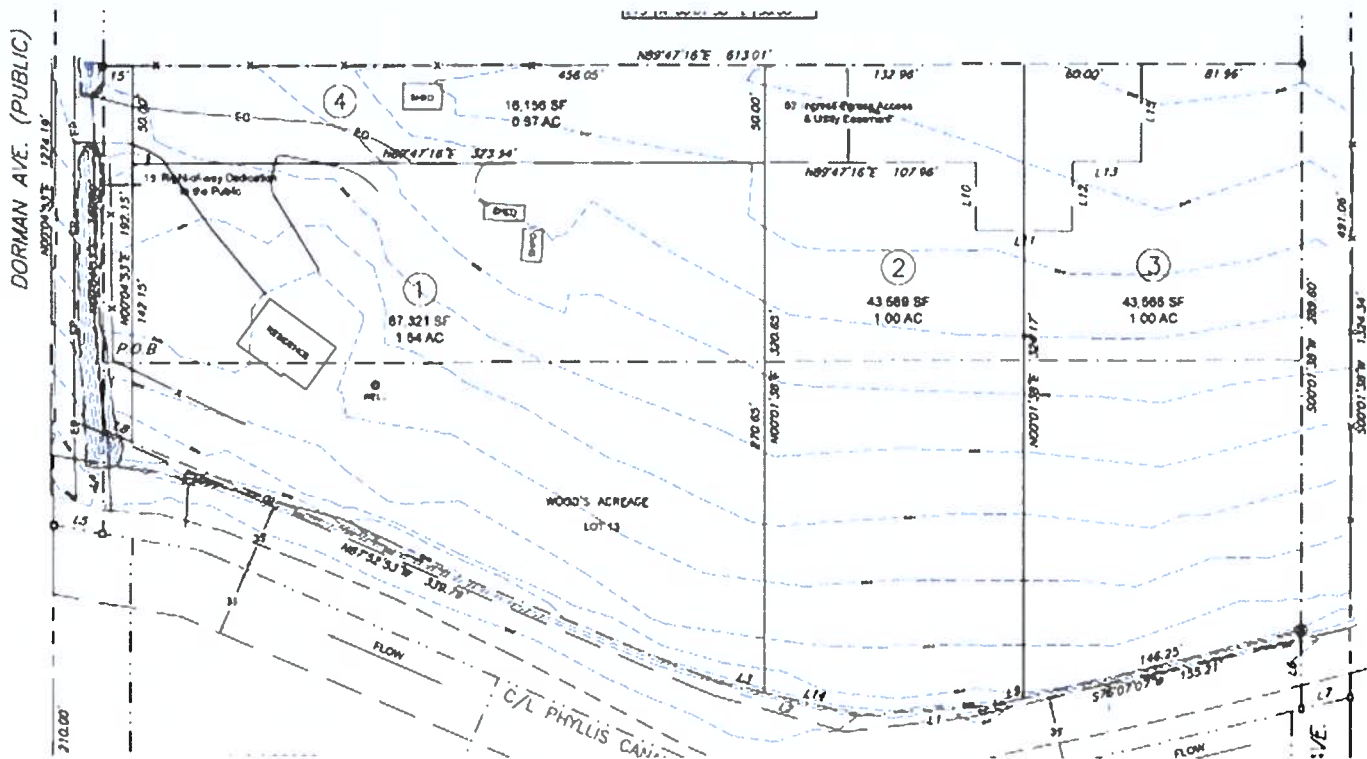
Parcel: R27989

Property Owner: Geidruis and Vitorija Martinaitis

Original Request: Geidruis and Vitorija Martinaitis is requesting an easement reduction pursuant to CCZO §07-10-03(1)D. The request reduces a shared access easement from 60' to 30' to serve Lots 1, 2, and 3 within the Martinaitis Estates Subdivision (SD2022-0023).



Amended Request: Geidruis and Vitorija Martinaitis is requesting a private road frontage/easement reduction pursuant to CCZO §07-10-03(5). The request reduces a private road frontage/easement from 60' to 50' to serve Lots 1, 2, and 3 within the Martinaitis Estates Subdivision (SD2022-0023). It was determined that all three lots must be served by a private road.



Finding: Pursuant to CCZO §07-10-03(3), private roads and driveways serving two inhabited structures shall have a minimum property frontage of sixty feet (60') required along the right-of-way of a public road for the purpose of ingress/egress. The frontage width requirement may be reduced to a width not less than fifty feet (50') in accordance with CCZO §07-10-03(5). Consistent with Section 07-10-03(5) of the Canyon County Zoning Ordinance, the shared access width reduction will provide adequate access to the proposed lots 1, 2 & 3. There is no evidence that the reduction will cause injury, damage or a safety hazard.

Decision: The application to complete a private road frontage/easement reduction per Section 07-10-03(5) is **APPROVED** subject to the following condition:

- (1) Prior to final plat signature, a road user's maintenance agreement must be prepared and recorded in accordance with CCZO §07-10-03(3)4.

Michelle Barron
Michelle Barron, Principal Planner

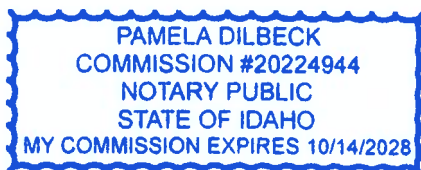
3/24/26
Date

State of Idaho)

SS

County of Canyon County)

On this 24th day of March, in the year of 2026, before me Pamela Dilbeck, a notary public, personally appeared Michelle Barron, 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.



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

EASEMENT & ROAD REDUCTION CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



CCZO § 07-10-03 (1) Frontage, Easement, or Road Lot Required: For the purpose of providing adequate access for equipment, emergency vehicles and other services to inhabited buildings, each parcel must demonstrate access by one of the following prior to issuance of a Certificate of Zoning Compliance (A) Frontage, (B) Easement or (C) Road Lot.

CHECK THE APPROPRIATE APPLICATION TYPE:

- ☒ **Easement Reduction Request** – The easement width requirement may be reduced to a width not less than twenty eight feet (28') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(B).
- ☒ **Frontage Reduction Request** – The frontage width requirement may be reduced to a width not less than fifty feet (50'), as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(A).
- ☐ **Road Lot Reduction Request** – The road width requirement may be reduced to a width not less than fifty feet (50') as determined by the director, upon approval of criteria outlined in the Zoning Ordinance § 07-10-03 (1)(C).

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST

- ☐ Master Application completed and signed
- ☐ Site Plan 8 ½" x 11" showing the proposed reduction and any circumstances that may justify the need
- ☐ Detailed letter fully describing the request, and justifications for the request such as how it will provide adequate access, do physical characteristics of the site require the reduction, does the request cause injury, damage, or a safety hazard?
- ☒ Deed or evidence of property interest to all subject properties
- ☐ \$100 non-refundable fee (\$80 when combined with other applications)

PROCESS: DIRECTORS DECISION



January 17, 2023

Mr. Devin Krasowski
Associate Engineer
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Martinaitis Estates Subdivision Preliminary Plat Application

Dear Mr. Krasowski,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Martinaitis Estates Subdivision dated February 8, 2022. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

- 1) Per County Code, the vicinity map will need to be drawn to scale.
- 2) There is a "Lot 13" callout on the south end of Lot 1 that may be there by mistake. Please confirm.
- 3) Is the east/west line labeled "Old Platted Line" really located in the middle of the property?
- 4) Callout Canal Name that abuts the site, show easement, and provide flow direction arrows.
- 5) Label all roads, including existing, as "Public" or "Private."
- 6) Driveways serving two (2) properties and all private roads shall be located within a recorded permanent, perpetual easement, having a minimum width of sixty feet (60') from the right-of-way of a public street to the property for the purpose of ingress/egress. The width of a parcel's road frontage, easement or private road may be reduced by the Director if the reduction demonstrates all of the following:
 - Will the proposed reduction provide adequate access;
 - Do physical characteristics of the site require a width reduction; and
 - Would approval of the request cause injury, damage, or a safety hazard?
- 7) The private road will need Fire Department approval.
- 8) Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
- 9) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.

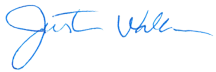
- 10) Plat shall comply with requirements of the local highway district.
- 11) Plat shall comply with irrigation district requirements.
- 12) Plat shall comply with Southwest District Health requirements.

We recommend that **conditions 1 through 6 listed above be addressed prior to approval of the Preliminary Plat**. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.



Justin Walker, P.E.
County Engineer

cc: File



February 21, 2023

Stephanie Hailey
Engineering Coordinator
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Martinaitis Estates Subdivision Preliminary Plat Application

Dear Ms. Hailey,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Martinaitis Estates Subdivision dated February 8, 2023. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

- 1) Label Marshall Ave. as "Public" or "Private."
- 2) Plat shall comply with requirements of the local highway district.
- 3) Plat shall comply with irrigation district requirements.
- 4) Plat shall comply with Southwest District Health requirements.

We recommend that the **Preliminary Plat be APPROVED with the conditions listed above**. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.
County Engineer

cc: File



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

Preliminary Plat Requirements Checklist (CCCO §07-17-09)

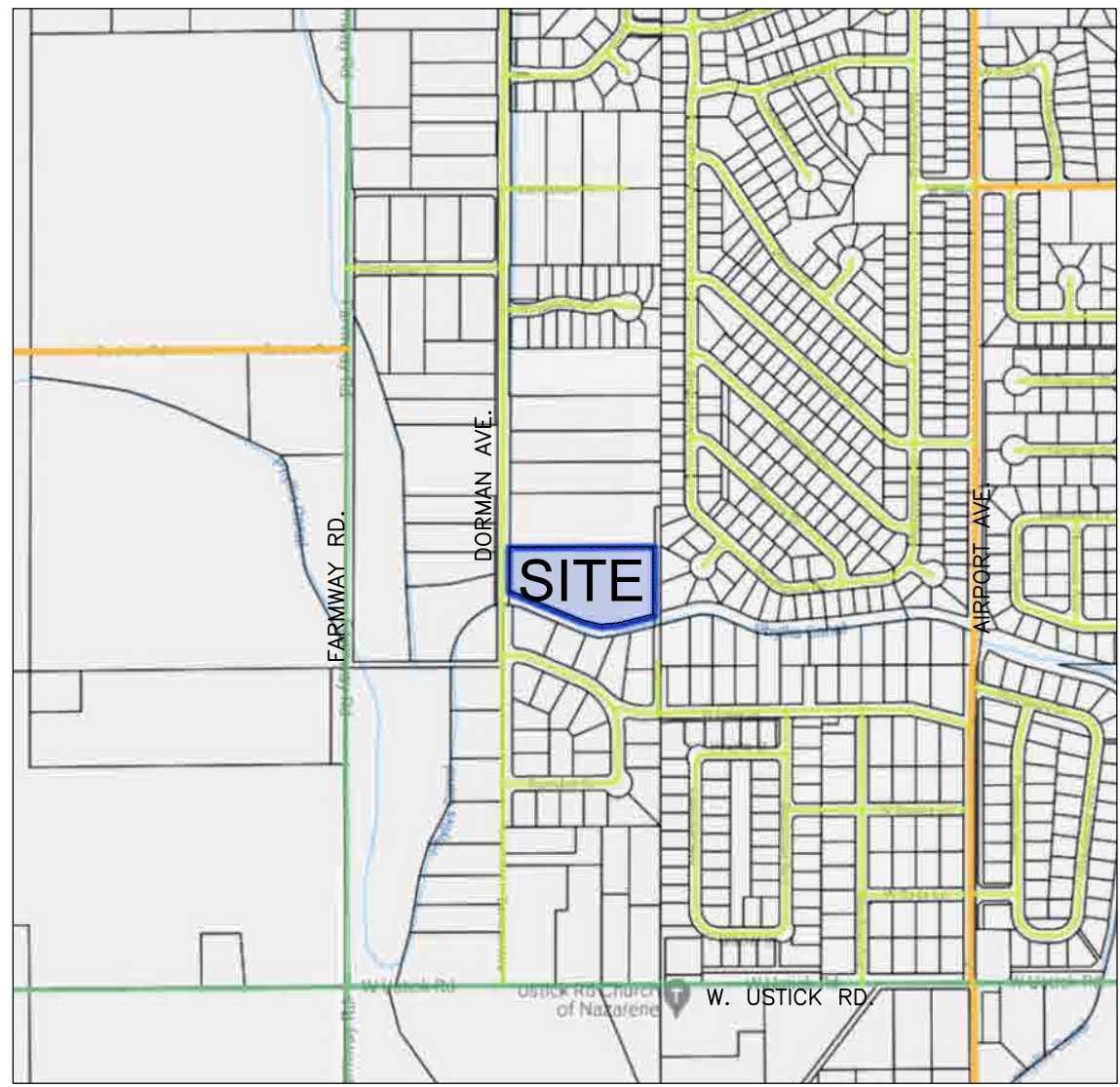
Applicant: Giedrius & Victoria Martinaitis	Case Number: SD2022-0023
Subdivision Name: Martinaitis Estates	Plat Date: 2/2/23
Planning Review	
Scale of Drawing (No more than 1" = 100' unless approved by DSD before submission. Size of Drawing (No larger than 24' x 36"). <i>Obtain an electronic version of all submittals.</i> (CCZO 07-17-09(1)A).	
Review Comment: Meets - 1" = 50'	
Proposed name of the subdivision and its location by section, township, and range (CCZO 07-17-09(1)B.1).	
Review Comment: Meets	
Name, address, and phone number of the developer (CCZO 07-17-09(1)B.3).	
Review Comment: Meets	
Name, address, and phone number of the person preparing the plat (CCZO 07-17-09(1)B.4).	
Review Comment: Meets	
North arrow (CCZO 07-17-09(1)B.5).	
Review Comment: Meets	
Date of preparation (CCZO 07-17-09(1)B.6)	
Review Comment: Meets	
Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block, which shall be placed along the right edge of the drawing sheet (CCZO 07-17-09(1)B.7).	
Review Comment: Meets	
The vicinity map is drawn to scale, clearly showing the proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc (CCZO 07-17-09(1)B.8).	
Review Comment: Need to add adjacent subdivisions	
Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).	
Review Comment: Meets	
Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).	
Review Comment: Meets	
Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).	
Review Comment: Meets	
If the plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any (CCZO 07-17-09(1)D.5).	
Review Comment: N/A	

If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided (CCZO 07-17-09(1)D.6).
Review Comment: N/A
All roads must be labeled as either “private” or “public” behind or beneath the road name (CCZO 07-17-09(1)D.8). Private roads must be in a road lot (CCZO 07-17-09(1)D).
Review Comment: Add Sunny Valley Ln (Private) to private road lot (Lot 4)
- A statement as to the type of proposed sanitary sewage facilities (CCZO 07-17-09(1)E.1). - A statement as to the type of proposed water supply facilities (CCZO 07-17-09(1)E.2). - The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat (CCZO 07-17-09(1)E.5).
Review Comment: Show Utility easements graphically on plat and update notes 5 & 6
Are the development agreement conditions met?
Review Comment: No DA
Check for applicable agency and city comments. These comments could have been made at the entitlement stage or after (CCZO 07-17-09(3), 07-17-31.B).
Review Comment: Add Note 12. No direct lot access to Dorman Ave.
Any existing natural features that should be incorporated into the design of the subdivision (CCZO 07-17-27)?
Review Comment: N/A
GIS/Addressing Review
Check the name of the subdivision to ensure it’s available and check the location by section, township, range, and county to ensure it's correct (CCCO 07-17-09(1)B.1).
Review Comment: Meets
Name, book, and page numbers of any recorded adjacent subdivisions having a common boundary with the tract (CCZO 07-17-09(1)C.4).
Review Comment: Book and page numbers are missing.
Boundary dimensions of the tract (CCZO 07-17-09(1)C.7).
Review Comment: Meets
Reference by dimension and bearing to a section corner or quarter section corner (CCZO 07-17-09(1)B.2).
Review Comment: Meets
Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract (CCZO 07-17-09(1)C.8).
Review Comment: Charles Elumbaugh and Johnny Pires are incorrect.
Check proposed and existing roads for consistency with CCCO Chapter 6, Article 5. Are all road names approved?
Review Comment: Access easement needs to be shown as a private road with the approved road name, Sunny Valley Ln. Also the listed site address needs to be updated to 1013 Sunny Valley Ln.
Engineering Review
Existing Conditions: Two-foot contours are shown unless otherwise approved; show all areas in excess of 15% slope (CCZO 07-17-09(1)C.1).
Review Comment:
Existing Conditions: Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes, or other water features; direction of flow; location and extent of known areas subject to inundation (CCZO 07-17-09(1)C.2).
Review Comment:
Proposed Conditions: Location, widths, and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain, including water wells and municipal corporation lines within or adjacent to the tract (CCZO 07-17-09(1)C.3).
Review Comment:

Road layout including location, width, and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract (CCZO 07-17-09(1)D.2).
Review Comment:
Typical lot dimensions, including curvilinear data to scale; each lot numbered individually; the total number of lots by type and total (CCZO 07-17-09(1)D.2). See CCCO 07-17-25 regarding lot requirements.
Review Comment:
Location, width, and use of easements (CCZO 07-17-09(1)D.3).
Review Comment:
Designation of all land to be dedicated or reserved for public use, with use indicated (CCZO 07-17-09(1)D.4).
Review Comment:
Appropriate information that sufficiently details the proposed development within any special development area, such as hillside, PUD, flood plain, cemetery, manufactured home, large-scale development, hazardous, and unique areas of development (CCZO 07-17-09(1)D.7). See CCZO 07-17-33.
Review Comment:
Storm Water Disposal: A statement as to the type of storm water disposal facilities, which may include evidence that may be required relative to the design and operation of the proposed storm water system (CCZO 07-17-09(1)E.3). - Include a statement that all stormwater shall be retained on site, if appropriate - Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc. - Maintenance easements for storm drain facilities treating drainage from public roads should be in place.
Review Comment:
Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system (CCZO 07-17-09(1)E.4). <i>Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land being platted. Such evidence shall include, but not be limited to, the following:</i> - Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and copies of the community association's or similar organization's documents, which may be required precedent to the establishment of an irrigation distribution system within the proposed development. See CCZO 07-17-29(2).
Review Comment:
Review city engineering comments if located in the area of city impact. Also, review affected agency comments and studies regarding subdivision improvement requirements (CCZO 07-17-09(3)).
Review Comment:
Based on review, recommend necessary improvements (CCZO 07-17-31(B)2).
Review Comment:

Conclusion Planning: ☐ Approved, ☒ Approved with conditions, or ☐ Denied Comments: See marked PP, attached. Pale yellow highlights needs updated, red highlights need added. GIS/Addressing: ☐ Approved, ☒ Approved with conditions, or ☐ Denied Comments: Add book and page numbers to surrounding subdivisions, update property owner names, and show access as a private road. Engineering: ☐ Approved, ☐ Approved with conditions, or ☐ Denied Comments:
Recommended Conditions of Approval

1. All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - a. Construction plans/drawings shall be submitted per CCCO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
 - i. A final engineered grading and drainage plan per 07-17-33(1)D - F shall be submitted to DSD. Once reviewed and approved, and the road construction is completed, certification from a licensed engineer shall be submitted demonstrating that construction was completed per the final drainage and grading plan.
 - ii. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address: Short-term construction protections (e.g., roadside swale protection during homebuilding), and Long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of drainage systems.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
4. Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat.
5. Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
6. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
7. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.
8. No secondary Dwellings on lots 2 and 3, Block 1.



VICINITY MAP
SCALE: 1"=800'

LEGEND

- Found Brass Cap
- Found 1/2" rebar
- Found Iron Pipe
- Calculated Point
- Found 5/8" rebar
- Set 1/2" rebar with plastic cap labeled "PLS 12220"
- Record Distances
- Lot Number
- P.O.B. Point of Beginning
- Original Platted Line
- Property Line
- Boundary Line
- Section Line
- X--Fence Line
- Easement Line
- Top of Bank
- Contour Line
- Lot Line
- OHP Overhead Power
- EP Edge of Pavement
- GI Gravity Irrigation Line

Planner review 3/16/26

SITE:

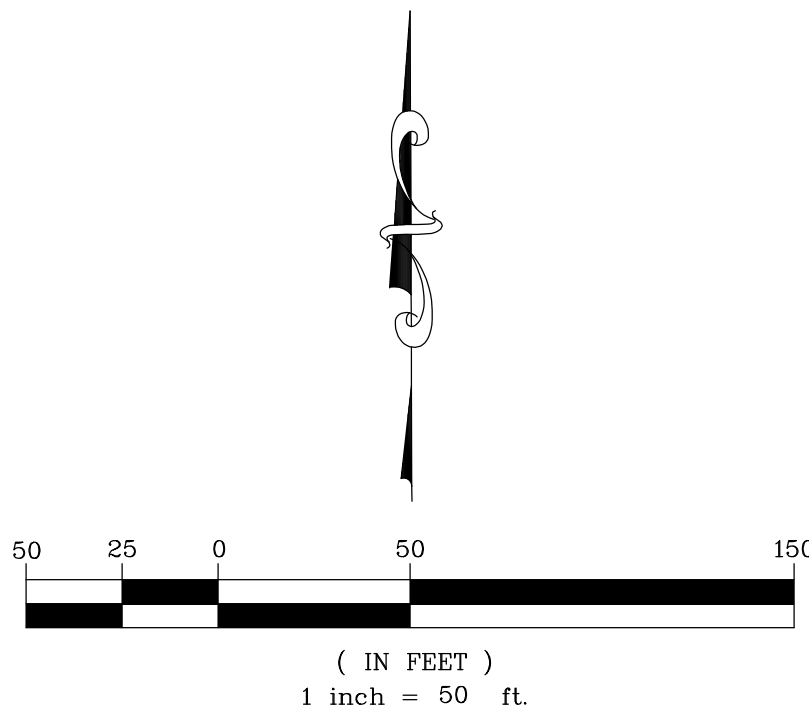
CURRENT ZONING: R-1
LOT SIZE MIN.: 43,560 SF/1.0 AC
TOTAL AREA: 173,491 SF/3.98 AC
SITE ADDRESS: 3607 Dorman Ave.

OWNER/DEVELOPER:

GEIDRIUS AND VIKORIJA MARTINAITIS
3607 DORMAN AVE.
CALDWELL, ID. 83605
503-819-5764

LAND SURVEYOR:
JEREMY FIELDING
EAGLE LAND SURVEYING, LLC.
106 W. MAIN ST. UNIT D
MIDDLETON, ID. 83644
208-861-7513

2023

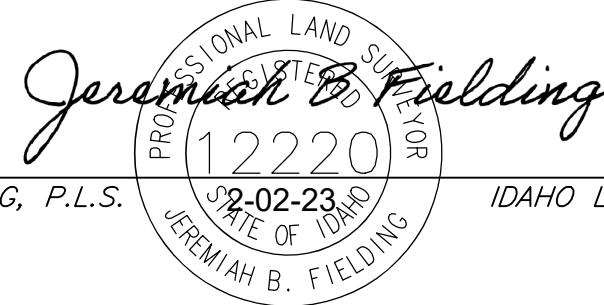


NOTES

1. 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.
2. 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. IRRIGATION WATER HAS BEEN PROVIDED FROM PIONEER IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(b). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM PIONEER IRRIGATION DISTRICT.
4. ALL LOT LINES COMMON TO A PRIVATE RIGHT-OF-WAY, SHALL HAVE A TEN (10) FOOT WIDE LANDSCAPE, PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT.
5. ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY, SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT UNLESS SHOWN OTHERWISE.
6. ALL SIDE YARD LOT LINES AND INTERIOR REAR LOT LINES SHALL HAVE A FIVE (5) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT ON EACH SIDE, AS SHOWN ON THIS MAP.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
8. EACH LOT WILL BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
9. EACH LOT WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
10. STORM DRAINAGE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED IF NO HOMEOWNER'S ASSOCIATION EXISTS. RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH ROUTINE AND NON-ROUTINE.
11. NO SECONDARY DWELLINGS ARE PERMITTED ON LOTS 2 AND 3, BLOCK 1.
12. No direct lot access to Dorman Ave.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A 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 SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



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

PRELIMINARY PLAT
OF
MARTINAITIS ESTATES SUB.
SEC. 33, T. 4 N., R. 3 W., B.M.

REVISED:	2-08-22				SHEET
	2-02-23				1
DATE:	2-08-22	PROJECT:	22-013	OF	
DRAWN BY:	JBF	CHECKED BY:	JBF		1

EXHIBIT D

Agency Comments

Michelle Barron

From: Kirk Meyers <kirk@pioneerirrigation.com>
Sent: Monday, July 17, 2023 2:24 PM
To: Ivan Kowalczyk
Subject: [External] Agency Notice SD2022-0039 / Martinaitis Subdivision

Ivan,

Pioneer Irrigation District has an easement along the Torbett lateral along Dorman Ave, the easement is 16' from top of bank on both sides. Also Pioneers Phyllis canal runs along the South edge of this property, the easement for the Phyllis is 20' from top of bank.

I have spoken with this landowner, and I thought they were aware of the easements but noticed in their application they said no irrigation easements on the property. Pioneer does not object to the split we just want to make sure the PID easements are noted. Feel free to call with questions.

Thanks,

Kirk Meyers
Superintendent
Cell (208) 250-8223
Office (208) 459-3617

Michelle Barron

From: Chris Hopper <CHopper@canyonhd4.org>
Sent: Tuesday, August 1, 2023 3:55 PM
To: Ivan Kowalczyk; viktorijamarinaitis@gmail.com
Subject: [External] SD2022-0023 Martinaitis Subdivision
Attachments: Dorman Ave SD2022-0023 Martinaitis Sub 8.1.23.pdf

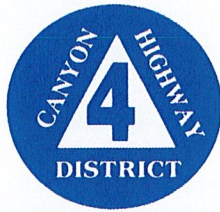
Ivan & Viktorija-

Please see the attached comments from CHD4 on the Martinaitis Subdivision.

Respectfully,

Chris Hopper, P.E.
District Engineer

Canyon Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135



CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

August 1, 2023

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Ivan Kowalczyk, Planner

Giedruis and Viktorija Martinaitis
1013 Sunny Valley Lane
Caldwell, Idaho 83605
vikotijamartinaitis@gmail.com

**RE: SD2022-0023 Martinaitis Subdivision
Canyon County Parcel R27989 aka 3607 Dorman Ave**

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application and agency notice for Martinaitis Subdivision, a proposed 3 lot rural subdivision located in the SW ¼ Section 13 T4N R3W. CHD4 offers the following comments on the proposed use:

General

CHD4 has received a preliminary and final plat application for Martinaitis Subdivision. Review of the plat has not begun at the time of this comment letter, but is anticipated to begin within 3 weeks, prior to hearings conducted by the County. Comments provided with this letter are preliminary pending full review of the plat application.

Dorman Avenue is located on the west side of the subject property, and is the only public roadway available to serve the site. Dorman Ave is identified as a major collector on the functional classification maps adopted by Canyon Co and CHD4. The existing r/w width for Dorman Ave appears to be a 25-foot half-width created by plat of Woods Acreage Subdivision in 1895. Ultimate r/w width for a major collector classification is a 40-foot half width, measured from the section line or center of the roadway, whichever is more. The preliminary plat dated Feb 2, 2023 shows dedication of an additional 15-feet consistent with this requirement.

Access

Access to the subject property has historically been taken from Dorman Ave via a gravel driveway approach near the north property boundary. This access location is suitable for the proposed private road approach serving three residential lots.

Private roads or driveways serving more than two lots are required to provide asphalt or concrete paved aprons in accordance with ACCHD Standard Drawing SD-106 (attached). An access permit from CHD4 is required prior to modification to any existing driveway approach, and application materials may be found on our website at www.canyonhd4.org/permits.

Transportation Impacts

The proposed two additional residential lots created by the subdivision are not anticipated to materially affect the existing or future transportation system. Impacts from the new vehicle trips serving the two new lots will be mitigated by dedication of right-of-way for Dorman Ave, frontage improvements, transportation impact fees, or a combination of these methods.

Irrigation Facilities

CHD4 requests the applicants provide an irrigation easement east of the Dorman Ave right-of-way to allow for future relocation and tiling of the Pioneer Irrigation District lateral located along the east side of Dorman Ave. The easement should be 15-feet wide unless required otherwise by Pioneer Irrigation District. Relocating the irrigation lateral outside of the public right-of-way is desirable for roadside safety and maintenance activities.

CHD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

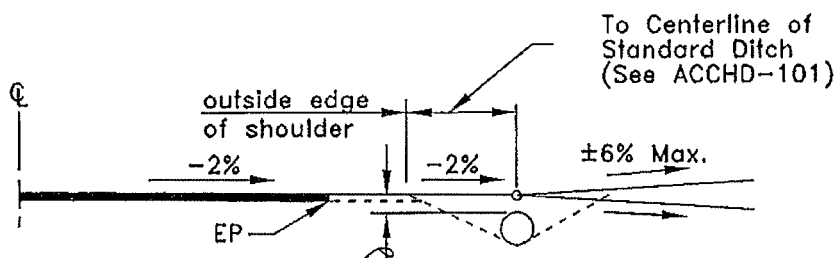
Please feel free to contact me with any questions on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read 'CH', followed by a long horizontal flourish.

Chris Hopper, P.E.
District Engineer

File: Subdivision_Dorman Ave- Martinaitis Subdivision



12" Minimum Pipe Cover

APPROACH TYPE	Appr. Width*		Min.**
	Min.	Max.	Radius
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

** Or based on applicable commercial design vehicle.

REVISÉD 12/08

Michelle Barron

From: Lenny Riccio <lrccio@hwydistrict4.org>
Sent: Friday, December 29, 2023 1:00 PM
To: Michelle Barron
Subject: [External] RE: Martinaitis Estates Subdivision SD2022-0023 Parcel # R27989
Attachments: FINAL-Dorman SD2022-0023 082823.pdf

Michelle,

This is what I have from 8/28/23. Unless the mylar was signed and circulated please also request applicant to update all references from Canyon Highway District No. 4 to Highway District 4.

Thank you,

Lenny Riccio, P.E.
Transportation Planner
Assistant District Engineer



Highway District No. 4
canyonhd4.org
15435 Hwy 44
Caldwell, ID 83607
Phone: (208) 454-8135
Fax: (208) 454-2008

From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Friday, December 29, 2023 12:55 PM
To: Lenny Riccio <lrccio@hwydistrict4.org>
Subject: Martinaitis Estates Subdivision SD2022-0023 Parcel # R27989

Lenny,

Did the Highway District have an opportunity to review this plat? It was noticed by the County back in July of this year and there was some email communication that I have in the file from the applicant that they had spoke to you, but I don't have a letter from the Highway District.

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



FKA- Canyon Highway District 4

August 28, 2023

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

Eagle Land Surveying, LLC
106 W. Main Street
Middleton, Idaho 83644
Attention: Jeremiah Fielding, PLS

RE: **SD2020-0023 Martinaitis Subdivision**
Canyon County Parcel R27989 aka 3607 Dorman Avenue

Dear Commissioners:

HD4 is in receipt of the preliminary plat dated 2-08-22 and sheet 1 of 3 of the final plat dated 3-11-22.

HD4 recommends approval of the preliminary plat subject to the conditions detailed below and requests the County make these conditions a requirement for approval of the proposed subdivision. Staff will recommend the HD4 Board sign the final plat after comments below **Final Plat** are addressed:

The subdivision request consists of the following:

- Approximately 4 acres
- 3 single-family lots (existing R-1 zone)
- 15' ROW dedication
 - Consistent with 40' ROW Dedication from 1/64th line
- Shared approach located at north property line

Please find the following comments for the preliminary plat:

Preliminary Plat Checklist

Right-of-way

1. ROW dedication of 15' will create a total width of 40' measured from the 1/64th line
 - a. This is consistent with Karndell Subdivision to the south and is acceptable
2. Easements
 - a. To relocate irrigation ditch, add easement for facility outside of right-of-way
 - i. Confirm with Pioneer Irrigation District acceptable width of easement, 15'?

Intersections and Approaches

1. Shared approach located approximately 190' south of neighbor's circular driveway approach is consistent with Caldwell City approach standards
2. Add note or callout on preliminary plat that approach to be improved per SD-106
3. Add note, "No direct lot access to Dorman Avenue allowed."

Final Plat

General

1. Request approach permit from HD4. Conditions of permit:
 - a. Pave shared approach per SD-106
2. Update final plat to reflect preliminary plat comments and the below comments:

Final Plat Checklist

Plat Notes

Sheet 1

1. Remove and replace note 10 with the following, "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."
2. Add note 11, "The Homeowners Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sidewalks, landscaping, etc.) approved by the District to be within the public right-of-way."
3. Add note 12, "No direct lot access to Dorman Avenue allowed."

Sheet 2

1. Confirm on certificate of owners sheet the following, "The public streets and rights-of-ways shown on the plat are dedicated to the public forever."

Sheet 3

1. Confirm on signature sheet the following, "Canyon Highway District No. 4 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."

Sheets 2 and 3 were not provided of the final plat. Additional comments may apply. HD4 staff will recommend the HD4 Board sign the final plat after items below **Final Plat** are satisfactorily addressed.

Please provide 1 electronic and paper copy of the revised preliminary plat and final plat for review.

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

Sincerely,



Leonard Riccio, P.E.
Assistant Engineer
Transportation Planner

Pre-Development Meeting

Name of Development: Martinaitis Estates Subdivision
 Applicant: Viktorija Martinaitis
 P.E./P.G.: _____
 All others in Attendance: _____

EHS#035 Date 08/29/2023

Number of Lots or Flow: 4 Acreage of Proposed Development: 3.98/min 1.0
 Location of Development: 3607 Dorman Ave, Caldwell ID 83605

Project in Area of Concern: NP designated area Groundwater/Rock <10' Unsure
 Level 1 NP Necessary for N: Yes

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

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

Additional Comments: Applicant discussed with SWDH for a proposed 4 lot subdivision. The
houses south of the property are on city services. Phyllis Canal is south
of property. NP study is not required for the subdivison. City services
are more than 200 feet from the development. There is an existing house
with a septic system and one non-buildable lot. Hardpan may be
encountered in the test holes. Development is in a designated NP Area.
08/19/2023 Anthony Lee

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

Michelle Barron

From: Caitlin Ross
Sent: Thursday, February 26, 2026 1:10 PM
To: Michelle Barron
Subject: FW: [External] RE: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision

FYI – thanks!

Caitlin

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Thursday, February 26, 2026 12:16 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>; Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; casanderson@caldwellschools.org; Lisa Richard <lrichard@cityofcaldwell.org>; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; kirk@pioneerirrigation.com; wilderirrigation10@gmail.com; mitch.kiester@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>; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; file@idwr.idaho.gov; makline2@marathonpetroleum.com
Cc: Lisa Richard <lrichard@cityofcaldwell.org>
Subject: [External] RE: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision

Greetings,

The Caldwell Rural Fire District has no record of a plan review for the Martinaitis Estates Subdivision (R27989). Please have the applicant submit the water and access permits, along with the necessary plans and supporting documents, to the Caldwell City CitizenServe system to begin the plan review and processing.

Thank you in advance

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, February 26, 2026 10:36 AM
To: Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; casanderson@caldwellschools.org; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; kirk@pioneerirrigation.com; wilderirrigation10@gmail.com; mitch.kiester@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>;

laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; file@idwr.idaho.gov; makline2@marathonpetroleum.com

Subject: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. A copy of the application can be found on our Land Hearings website at [Land Hearings | Canyon County](#). No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **April 2, 2026** at 6:30 pm has been set for this case along with a final deadline of **March 23, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

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)

Public office hours:

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.

LEGAL AND CONFIDENTIALITY NOTICE:

Michelle Barron

From: Carlene Oberg <Carlene.Oberg@deq.idaho.gov>
Sent: Monday, March 2, 2026 11:13 AM
To: Michelle Barron
Cc: Jennifer Lahmon
Subject: [External] Agency Notice SD2022-0023 / Martinaitis Estates Subdivision
Attachments: Agency Notice SD2022-0023 Martinaitis Estates Subdivision_BRO Comments.pdf

Please see the attached letter from Boise Regional DEQ Administration.

Sincerely,



Carlene Oberg

Administrative Assistant I

Idaho Department of Environmental Quality

1445 North Orchard Street Boise, Idaho 83706

P: (208) 373-0550 | www.deq.idaho.gov



March 2, 2026

Michelle Barron, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Michelle.barron@canyoncounty.id.gov

Subject: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision

Dear Michelle Barron:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project 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://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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 contractors 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 contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYLED 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 local public health district.
- 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 groundwater.
- 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) 373-0459.

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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (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.
- 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.
- 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 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 plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- 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 Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- 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) 373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER 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 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. 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.

- **Groundwater 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) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both 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 land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. 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

Michelle Barron

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Wednesday, March 18, 2026 2:06 PM
To: Michelle Barron
Subject: [External] FW: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision
Attachments: 30 day AGENCY notice PZ hearing.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle,

The area of proposed development is identified as Neighborhood 2 in the City's Comprehensive plan and residential uses are compatible with this designation. While the density is below what the City of Caldwell would typically allow for this area, the lots appear to be consistent with the surrounding residential area and no land use buffers would be required by the City.

However, as there is sidewalk immediately to the south, the City would recommend that the applicant be required to extend the sidewalk across their frontage.

Sincerely,



COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •

www.cityofcaldwell.org • 2084554594

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, February 26, 2026 10:36 AM
To: Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; casanderson@caldwellschools.org; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; kirk@pioneerirrigation.com; wilderirrigation10@gmail.com; mitch.kiester@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>; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby

<Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; file@idwr.idaho.gov; makline2@marathonpetroleum.com

Subject: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. A copy of the application can be found on our Land Hearings website at [Land Hearings | Canyon County](#). No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **April 2, 2026** at 6:30 pm has been set for this case along with a final deadline of **March 23, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

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)

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1pm – 5pm

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LEGAL AND CONFIDENTIALITY NOTICE:

EXHIBIT E
Public Comments

Michelle Barron

From: Allen Thompson <wda_thompson@yahoo.com>
Sent: Wednesday, March 4, 2026 5:04 PM
To: Michelle Barron
Subject: [External] Case SD2002-0023

Follow Up Flag: Follow up
Flag Status: Flagged

Canyon County Development Services Department
111 N. 11th Avenue
Caldwell, ID 83605

RE: Strong Opposition to Proposed Subdivision – Case No. SD2022-0023

To Whom It May Concern,

I am writing to formally express my strong opposition to the proposed subdivision identified as Case No. SD2022-0023. After reviewing the proposal and considering its potential impact on the surrounding community, I have significant concerns that I believe warrant careful reconsideration.

While this proposal is described as a four-parcel lot subdivision, even a development of this size will create measurable impacts in an area that is already lacking adequate infrastructure and support services.

First, the current lack of adequate services in the area makes this development premature. Essential infrastructure such as emergency services, schools, utilities, and roadway capacity are already strained. Expanding residential density without first ensuring that these services can properly support additional demand places unnecessary burden on both current residents and public resources.

Second, traffic congestion is a serious and growing issue. The highways and feeder roads serving this area are already constrained and frequently experience heavy traffic. Even a four-lot subdivision will increase daily vehicle trips, compounding congestion concerns, increasing safety risks, and reducing overall quality of life for those who currently reside here.

Additionally, there is concern regarding the potential negative impact on surrounding property values. The character and density of this proposed subdivision appear inconsistent with the existing rural and semi-rural nature of the area. Furthermore, the current maintenance and condition of the property — including visible junk piles and accumulated trash — raises concerns about overall oversight and property stewardship. Approving additional development on a parcel that is presently not being properly maintained suggests that the surrounding area could experience further decline in appearance and, ultimately, property values.

Growth should be managed responsibly, with infrastructure and services keeping pace. At this time, this proposal does not appear to align with that principle. I respectfully request that the Department deny or significantly reconsider this application until adequate infrastructure, traffic mitigation, service capacity, and demonstrated property maintenance standards are clearly addressed.

Thank you for your time and consideration.

Sincerely,

William Thompson
Caldwell, Idaho

EXHIBIT 4
Agency Comments



Facilities Number: 016596

April 28, 2025

Viktorija Martinaitis
3607 Dorman Ave
Caldwell, ID 83605

Re: Martinaitis Estates Subdivision

Mr. Martinaitis,

Southwest District Health has reviewed the subdivision engineering report (SER) and approves the SER for the proposed Martinaitis Estates Subdivision located in part of Lots 13 and 14, Woods Acreage of Section 33, Township 4N, Range 3W, B.M. The property is reported to be approximately 3.99 acres. The proposed development includes three (3) buildable lots with a minimum lot size of 1.00 acres. The SER was approved on April 28, 2025.

The Engineering Report and associated plans and specifications appear to meet applicable regulations. If changes are made in the design plans to the plat map submitted to Southwest District Health at the time of this approval, re-engineering will be required.

Conditions of final subdivision approval:

- The final plat map must be signed by a designated REHS/RS from Southwest District Health.
- Provide a full-scale (24'x36') informational plat that includes the proposed well and drainfield locations.

If you have questions, contact me at 208.899.1285 or via e-mail: anthony.lee@swdh.idaho.gov

Sincerely,

Anthony Lee, REHS/RS
Land Development Senior

Cc: Michael Ortman, ABCO Engineering

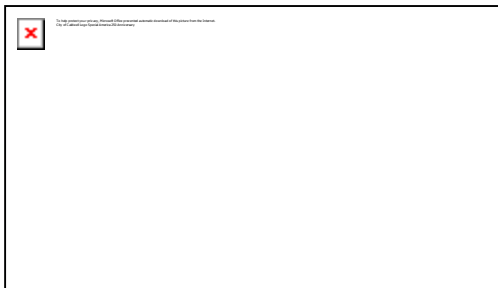
Healthier Together

13307 Miami Lane • Caldwell, ID 83607 • (208) 455-5300 • FAX (208) 454-7722

Michelle Barron

From: Joseph Bongiorno <jbongiorno@cityofcaldwell.org>
Sent: Friday, June 12, 2026 2:05 PM
To: Michelle Barron
Subject: RE: [External] FW: Agency Notice SD2022-0023 / Martinaitis Estates

Nope – I looked it up – they should be good to go. They will need to apply for permits once they want to build on the new lots.



Caldwell Fire Department

Joseph Bongiorno FM,CFI, CFEI

Fire Prevention Officer

621 Cleveland Blvd. Caldwell, ID • 83605

www.cityofcaldwell.org • 208-741-8521

From: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Sent: Friday, June 12, 2026 2:01 PM
To: Joseph Bongiorno <jbongiorno@cityofcaldwell.org>
Subject: RE: [External] FW: Agency Notice SD2022-0023 / Martinaitis Estates

Joseph,

Thanks for your comments. The applicant has reached out to me and said that they did have a permit issued already. Permit #FCP26-000013, and Project # 26-001060. Does that meet your requirements, are there further requirements?

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: Joseph Bongiorno <jbongiorno@cityofcaldwell.org>
Sent: Friday, June 12, 2026 1:08 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] FW: Agency Notice SD2022-0023 / Martinaitis Estates

Here are our comments.



Caldwell Fire Department
Joseph Bongiorno FM,CFI, CFEI
Fire Prevention Officer
621 Cleveland Blvd. Caldwell, ID • 83605
www.cityofcaldwell.org • 208-741-8521

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Wednesday, June 10, 2026 9:58 AM
To: Joseph Bongiorno <jbongiorno@cityofcaldwell.org>
Subject: Fw: Agency Notice SD2022-0023 / Martinaitis Estates

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, June 10, 2026 08:48
To: Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; lriccio@hwydistrict4.org <lriccio@hwydistrict4.org>; mkaes@hwydistrict4.org <mkaes@hwydistrict4.org>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingham@idahopower.com' <[eingham@idahopower.com](mailto:ingham@idahopower.com)>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.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>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby

<Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notice SD2022-0023 / Martinaitis Estates

Dear Agencies,

Please see the attached agency notice regarding the scheduled Board of County Commissioners' hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff review. A copy of the application can be found on our Land Hearings website at [Land Hearings | Canyon County](#).

No response is required unless there is an update to your original comments. Written testimony is due by **July 5, 2026**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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

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Michelle Barron

From: Viktorija Martinaitis <viktorijamartinaitis@gmail.com>
Sent: Friday, April 3, 2026 10:05 AM
To: Michelle Barron
Subject: Re: [External] Fwd: SD2022-0023 / Martinaitis Estates Subdivision
Attachments: SER.Approval.Letter.Signed.04.28.2025.pdf; 250362--3607 Dorman Ave SER.pdf

Hello Michelle,

Happy Friday.

Thank you again for everything you have done with our case. What a great night it was to get this approved. Can not wait for the next steps :)

I am attaching SW District of Health Letter from Anthony along with Engineering Report that was completed by ABCO Engineering. Please let me know if there is anything else needed from SW District of Health.

For Fire District permit, it's giving me hard time to pull from the portal, and keep getting message access denied. I will keep trying and will send as soon as I get it. Here is a snip of approval:

Permit #: FCP26-000013

Project #: 26-001060

Status: Issued

Balance Due: \$0.00

Address: 1013 SUNNY VALLEY LN 

Description: Residential Access and Water Supply Permit Application



Permit Reviews Documents Inspections

Permit #: FCP26-000013
Permit Type: Fire County Permit
Sub Type: Preliminary Subdivision Plan
Issue Date: 04/02/2026
Expiration Date:

GENERAL INFORMATION

Address/Parcel Number R27989
Issued by County Building
Department:

PROJECT INFORMATION

Project Name: Preliminary Plat Subdivision - Martinaitis Estates Subdivision

CONTACT INFORMATION

MUST ADD EMAIL ADDRESS TO PROVIDE ANY CORRESPONDENCE ON THIS PERMIT



Date 06/12/2026

Canyon County – Development Services
Re: Case Number: SD2022-0023

Dear, Canyon County Development Services Department

The Caldwell Rural Fire Protection District has reviewed and can approve the proposal is subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Nearest Fire Station:
Station 12 724 E Ustick Rd. Caldwell,

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 12
Closest fire station (in miles) to site:	1.4 Miles
Approximate response time to site:	4 minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? <i>If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".</i> • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	No



Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions:

1. 6-05-19: DISPLAY OF ROAD ADDRESS NUMBERS: (1)
Approved residential address numbers a minimum of six inches (6") in height and in a contrasting color shall be placed on all new buildings in such a position as to be clearly visible and legible from the street or road fronting the property.
2. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
3. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
5. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)



6. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation about whether the road surface meets this standard. (IFC D102.1)
7. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
8. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom or eKnox System.
9. Depending on the size of the homes built, *automatic fire sprinkler system installed per NFPA 13R may be required OR an adequate water supply for fire flow needed.*
10. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.
11. Commercial/Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with an address & receipt of fees, the applicant shall fill out the appropriate rural construction form and submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. • Submit your application packet through the online portal found Citizenserve Online Portal

The Commercial & Residential Fire Permit application can be found on-line at [Fire Safety Permits | City of Caldwell, Idaho](#)



General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Regards,

Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Michelle Barron

From: Lenny Riccio <Iriccio@hwydistrict4.org>
Sent: Monday, June 22, 2026 12:17 PM
To: Michelle Barron
Subject: [External] FW: Agency Notice SD2022-0023 / Martinaitis Estates
Attachments: 30 day BOCC AGENCY notice P&Z decision.pdf; FINAL-Dorman SD2022-0023 082823.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Michelle,

Please see attached last correspondence on this matter.

Regards,

Lenny Riccio, P.E.
 Transportation Planner
 Senior Assistant Engineer



Highway District No. 4

www.hwydistrict4.org

15435 Hwy 44

Caldwell, ID 83607

Phone: (208) 454-8135 Ext 117

Fax: (208) 454-2008

**To enter review queue hard copies of plans required*

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, June 10, 2026 8:49 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'kbuchan@cityofcaldwell.org' <kbuchan@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Lenny Riccio <Iriccio@hwydistrict4.org>; Michael Kaes <MKaes@hwydistrict4.org>; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>;

'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; Brian Cawforth <Brian.Cawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notice SD2022-0023 / Martinaitis Estates

Dear Agencies,

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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

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FKA- Canyon Highway District 4

August 28, 2023

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

Eagle Land Surveying, LLC
106 W. Main Street
Middleton, Idaho 83644
Attention: Jeremiah Fielding, PLS

RE: **SD2020-0023 Martinaitis Subdivision**
Canyon County Parcel R27989 aka 3607 Dorman Avenue

Dear Commissioners:

HD4 is in receipt of the preliminary plat dated 2-08-22 and sheet 1 of 3 of the final plat dated 3-11-22.

HD4 recommends approval of the preliminary plat subject to the conditions detailed below and requests the County make these conditions a requirement for approval of the proposed subdivision. Staff will recommend the HD4 Board sign the final plat after comments below **Final Plat** are addressed:

The subdivision request consists of the following:

- Approximately 4 acres
- 3 single-family lots (existing R-1 zone)
- 15' ROW dedication
 - Consistent with 40' ROW Dedication from 1/64th line
- Shared approach located at north property line

Please find the following comments for the preliminary plat:

Preliminary Plat Checklist

Right-of-way

1. ROW dedication of 15' will create a total width of 40' measured from the 1/64th line
 - a. This is consistent with Karndell Subdivision to the south and is acceptable
2. Easements
 - a. To relocate irrigation ditch, add easement for facility outside of right-of-way
 - i. Confirm with Pioneer Irrigation District acceptable width of easement, 15'?

Intersections and Approaches

1. Shared approach located approximately 190' south of neighbor's circular driveway approach is consistent with Caldwell City approach standards
2. Add note or callout on preliminary plat that approach to be improved per SD-106
3. Add note, "No direct lot access to Dorman Avenue allowed."

Final Plat

General

1. Request approach permit from HD4. Conditions of permit:
 - a. Pave shared approach per SD-106
2. Update final plat to reflect preliminary plat comments and the below comments:

Final Plat Checklist

Plat Notes

Sheet 1

1. Remove and replace note 10 with the following, "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."
2. Add note 11, "The Homeowners Association or adjacent property owner is responsible for maintaining any and all amenities (lawns, sidewalks, landscaping, etc.) approved by the District to be within the public right-of-way."
3. Add note 12, "No direct lot access to Dorman Avenue allowed."

Sheet 2

1. Confirm on certificate of owners sheet the following, "The public streets and rights-of-ways shown on the plat are dedicated to the public forever."

Sheet 3

1. Confirm on signature sheet the following, "Canyon Highway District No. 4 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."

Sheets 2 and 3 were not provided of the final plat. Additional comments may apply. HD4 staff will recommend the HD4 Board sign the final plat after items below **Final Plat** are satisfactorily addressed.

Please provide 1 electronic and paper copy of the revised preliminary plat and final plat for review.

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

Sincerely,



Leonard Riccio, P.E.
Assistant Engineer
Transportation Planner

Michelle Barron

From: Caitlin Ross
Sent: Thursday, July 2, 2026 8:04 AM
To: Michelle Barron
Subject: FW: [External] RE: Agency Notice SD2022-0023 / Martinaitis Estates

FYI – thanks!

Also, if I get any more of these types of emails, who would you like me to forward them to?

Thank you,
 Caitlin

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Wednesday, July 1, 2026 5:36 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice SD2022-0023 / Martinaitis Estates

Hello Caitlin,

While this density is below what the City would anticipate at this location (a minimum of 2 units per acre), we have no concerns with this subdivision as this area is intended to remain residential in our Comprehensive Plan and the larger lots can help to transition to the nearby County residential lots.

Sincerely,



COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •

www.cityofcaldwell.org • 2084554594

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, June 10, 2026 8:49 AM
To: Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; lriccio@hwydistrict4.org; mkaes@hwydistrict4.org; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>;

'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notice SD2022-0023 / Martinaitis Estates

Dear Agencies,

Please see the attached agency notice regarding the scheduled Board of County Commissioners' hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff review. A copy of the application can be found on our Land Hearings website at [Land Hearings | Canyon County](#).

No response is required unless there is an update to your original comments. Written testimony is due by **July 5, 2026**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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)

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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EXHIBIT 5

Application Materials Received

Martinaitis Family Subdivision

Planning & Zoning Commission

April 2, 2026

Presented by:

Viktorija Martinaitis

Owners:

Giedrius and Viktorija Martinaitis

Property Location:

3607 Dorman Av, Caldwell, ID 83605

- My name is Viktorija, and my family owns the property for the proposed Martinaitis Estates Preliminary Plat.
- We are a family of four who currently live on this property, and we care deeply about the area and the community around us. We want to continue living here long-term
- Tonight, we are requesting approval to divide our approximately 4-acre property into:
 - The existing residential lot
 - Two additional 1-acre residential lots
 - 0.5-acre private road
- This request results in three total residential lots, two 1-acre and 1-1.5 acre in size.
- Our goal is simple and very personal:
We want to create options for our family's future while maintaining the character of the neighborhood.

Why We Are Requesting This

- This proposal is not a large development.
- It is a small family subdivision.
- Our intent is:
- To sell one of the lots to family / friends and use those funds to:
 - Invest those funds into repairing and improving our existing home and maintain land properly
 - And leave second lot open for our family for future plans and our children
- Our current home is older and in need of significant repairs, and this plan allows us to responsibly improve the property.
- This is about stability for our family, not large-scale development.

Fit With the Neighborhood

- The surrounding area already contains a mix of:
- **1-acre lots**
- **2-acre lots**
- **3-acre lots**
- Nearby **subdivisions bordering our property**
- Our proposal continues that pattern.
- Each new lot will be **approximately one acre**, which is **consistent with existing lot sizes in the area**.
- We are **not requesting smaller lots or higher density** than what already exists nearby.
- Our intent is to **blend into the neighborhood**, not change it.

Respect for Neighboring Properties

- We understand that neighbors often have concerns when land is divided.
- We want to reassure everyone that:
- The subdivision will only add **two additional homes at most**, while currently only planning to only sell one of the lots
- The lots will remain **spacious and rural in character**
- Existing **fence lines and buffers will remain**
- The property will continue to be **well maintained**
- Two sides of our property already border **existing subdivisions**, and we are committed to being **good neighbors just as we have been.**

Traffic and Safety

- Because this project only creates **two potential additional homes at most**, the impact on traffic will be extremely minimal.
- At most, this could mean:
- A few additional daily vehicle trips
- Comparable to **any other single home in the area**
- There are **no commercial uses proposed** and no multi-family housing.
- This will remain **low-density residential property**.

Community Character

- One of the things we love most about living here is the **open space and rural character**.
- Our proposal preserves that by:
- Keeping **large one-acre lots**
- Limiting development to **just two additional homes, at most**
- Maintaining the **existing residential use of the land**
- This is a **small, family-scale change**, not a transformation of the area.

Property Care and Improvements

- Approving this request will actually help us **improve the property**.
- Selling one lot allows us to:
- Repair and upgrade our **existing home**
- Improve the **overall appearance of the property**
- Continue maintaining the land responsibly
- We believe these improvements will **benefit the surrounding neighborhood**, not detract from it.

Long-Term Intent

- We want to emphasize that:
- This is **not a large development project**
- We are **not developers**
- We are simply a **family planning responsibly for the future**
- At most, this subdivision results in **three homes total, on four acres**, which remains **very low density**.

Closing

- In closing:
- This proposal allows our family to:
- Maintain and improve our property
- Plan for our future
- Keep the land residential and responsibly managed
- It does so while **respecting the character of the surrounding community.**
- We truly appreciate the time and consideration from the Commission and from our neighbors.
- Thank you, and we are happy to answer any questions.

Michelle Barron

From: Viktorija Martinaitis <viktorijamartinaitis@gmail.com>
Sent: Friday, April 3, 2026 10:05 AM
To: Michelle Barron
Subject: Re: [External] Fwd: SD2022-0023 / Martinaitis Estates Subdivision
Attachments: SER.Approval.Letter.Signed.04.28.2025.pdf; 250362--3607 Dorman Ave SER.pdf

Hello Michelle,

Happy Friday.

Thank you again for everything you have done with our case. What a great night it was to get this approved. Can not wait for the next steps :)

I am attaching SW District of Health Letter from Anthony along with Engineering Report that was completed by ABCO Engineering. Please let me know if there is anything else needed from SW District of Health.

For Fire District permit, it's giving me hard time to pull from the portal, and keep getting message access denied. I will keep trying and will send as soon as I get it. Here is a snip of approval:

Permit #: FCP26-000013
 Project #: 26-001060
 Status: Issued
 Balance Due: \$0.00
 Address: 1013 SUNNY VALLEY LN 
 Description: Residential Access and Water Supply Permit Application



Permit	Reviews	Documents	Inspections
Permit #: FCP26-000013 Permit Type: Fire County Permit Sub Type: Preliminary Subdivision Plan Issue Date: 04/02/2026 Expiration Date:			
GENERAL INFORMATION Address/Parcel Number R27989 Issued by County Building Department:			
PROJECT INFORMATION Project Name: Preliminary Plat Subdivision - Martinaitis Estates Subdivision			
CONTACT INFORMATION MUST ADD EMAIL ADDRESS TO PROVIDE ANY CORRESPONDENCE ON THIS PERMIT			

Michelle Barron

From: Viktorija Martinaitis <viktorijamartinaitis@gmail.com>
Sent: Wednesday, April 1, 2026 4:58 PM
To: Michelle Barron
Subject: Re: [External] Fwd: SD2022-0023 / Martinaitis Estates Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle, lastly, Residential Access and Water Supply Permit has been approved and I am just waiting on it to be released so I can send you the copy.

Yes - see you tomorrow. Exciting and nerve wrecking at the same time.

VIEW PERMIT

[Home](#) / [Services](#) / [Permitting](#) / [View Permit](#)

Residential Certificates of Occupancy will be available in your "Documents" tab once the inspector has approved and issued the C.O.

Permit #: FCP26-000013

Project #: 26-001060

Status: Approved

Balance Due: \$0.00

Address: 1013 SUNNY VALLEY LN 

Description: Residential Access and Water Supply Permit Application



[Permit](#) [Reviews](#) [Documents](#) [Inspections](#)

Date	Type	File Name	Description
04/01/26	Email	Application Fees.htm	Application Fees - Permit FCP26-000013 has fees for permit to be released.

*Make It A Great Day,
Viktorija*

On Wed, Apr 1, 2026 at 4:50 PM Michelle Barron <Michelle.Barron@canyoncounty.id.gov> wrote:

Thank you for sending this over. I'll see you tomorrow night.

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: Viktorija Martinaitis <viktorijamartinaitis@gmail.com>
Sent: Wednesday, April 1, 2026 4:47 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: [External] Fwd: SD2022-0023 / Martinaitis Estates Subdivision

Hi Michelle,

Please see the below and attached from Jeremy. Looks like you didn't get added.

Thank you.

Make It A Great Day,

Viktorija

----- Forwarded message -----

From: **Jeremy Fielding** <pls12220@yahoo.com>
Date: Wed, Apr 1, 2026 at 2:12 PM
Subject: Re: SD2022-0023 / Martinaitis Estates Subdivision
To: Viktorija Martinaitis <viktorijamartinaitis@gmail.com>

Michelle

Here are those revisions to the Preliminary Plat.

Thank you,

Jeremy Fielding, PLS

Eagle Land Surveying, LLC.
106 W Main St. Unit D
Middleton, ID 83644
Office/Cell: 208-861-7513
Fax: 866-337-4925
Email: pls12220@yahoo.com

On Wednesday, April 1, 2026 at 01:28:47 PM MDT, Viktorija Martinaitis <viktorijamartinaitis@gmail.com> wrote:

Hi Jeremy, just checking if you were able to send Michelle what she was needing? Our hearing is tomorrow, making sure all is in order 😊

Make It A Great Day,

Viktorija

On Wed, Mar 25, 2026 at 11:47 AM Jeremy Fielding <pls12220@yahoo.com> wrote:

Working on this this week.

Thank you,

Jeremy Fielding, PLS

Eagle Land Surveying, LLC.
106 W Main St. Unit D
Middleton, ID 83644
Office/Cell: 208-861-7513
Fax: 866-337-4925
Email: pls12220@yahoo.com

On Monday, March 16, 2026 at 12:12:10 PM MDT, Michelle Barron <michelle.barron@canyoncounty.id.gov> wrote:

Viktorija,

I am sending the comment from the Caldwell Rural Fire Department. They have changed the way they do things since you submitted your application. There is a process through their office that needs to happen. It looks like you have to apply through their system to get a review from them. It is important to have the information for the fire department prior to the application being heard at the hearing. I recommend contacting them today.

I have included your surveyor on this email because I have a few changes that need to happen to the plat. The county engineering department hasn't looked at this plat yet although the previous engineer had and approved with conditions that Jeremy has taken care of. I have marked up the preliminary plat and am including my review checklist for your use. I have also highlighted the code sections that apply to the requested changes on the plat.

Let me know if you have any questions.

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: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, February 26, 2026 1:10 PM
To: Michelle Barron <Michelle.Barron@canyoncounty.id.gov>
Subject: FW: [External] RE: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision

FYI – thanks!

Caitlin

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Thursday, February 26, 2026 12:16 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>; Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; casanderson@caldwellschools.org; Lisa Richard <lrichard@cityofcaldwell.org>; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; kirk@pioneerirrigation.com; wilderirrigation10@gmail.com; mitch.kiester@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>; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; file@idwr.idaho.gov; makline2@marathonpetroleum.com
Cc: Lisa Richard <lrichard@cityofcaldwell.org>
Subject: [External] RE: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision

Greetings,

The Caldwell Rural Fire District has no record of a plan review for the Martinaitis Estates Subdivision (R27989). Please have the applicant submit the water and access permits, along with the necessary plans and supporting documents, to the Caldwell City CitizenServe system to begin the plan review and processing.

Thank you in advance

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, February 26, 2026 10:36 AM
To: Robin Collins <rcollins@cityofcaldwell.org>; Kristina Buchan <kbuchan@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; casanderson@caldwellschools.org; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; kirk@pioneerirrigation.com; wilderirrigation10@gmail.com; mitch.kiester@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>; laura.j.freedman@usps.gov; Rakesh.N.Dewan@usps.gov; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement

<CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division
<GISAddressing@canyoncounty.id.gov>; BRO.Admin@deq.idaho.gov; file@idwr.idaho.gov;
makline2@marathonpetroleum.com

Subject: Agency Notice SD2022-0023 / Martinaitis Estates Subdivision

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. A copy of the application can be found on our Land Hearings website at [Land Hearings | Canyon County](#). No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **April 2, 2026** at 6:30 pm has been set for this case along with a final deadline of **March 23, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

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

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EXHIBIT 6
Draft BOCC FCOs

Board of County Commissioners
SD2022-0023 – Martinaitis Estates Subdivision

Development Services Department



FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

1. The applicants, Giedrius & Viktorija Martinaitis, request approval of the Martinaitis Estates Subdivision preliminary plat, which consists of three residential lots (Attachment A). The 3.99-acre subject property is located at 1013 Sunny Valley Lane, Caldwell, also referenced as parcel R27989, is located in SW 1/4 Section 33, Township 4N, Range 3W, BM, Canyon County, Idaho.
2. The parcel is zoned “R-1” (Single Family Residential).
3. The parcel is located within the Caldwell area of impact. The city was notified on July 17, 2023, and June 10, 2026. The city of Caldwell submitted a letter stating that the proposed development is identified as Neighborhood 2 in the City’s Comprehensive Plan, and residential uses are compatible with this designation. While the density is below what the City of Caldwell would typically allow for this area, the lots appear to be consistent with the surrounding residential area, and no land use buffers would be required by the City. The city does, however, ask for the sidewalk to be extended across the development to match the sidewalk to the south consistent with CCCO 09-01-19. (Exhibit 3.D.6 of the staff report) The applicant is requesting a waiver per CCCO 09-01-19(6). *See Condition 9.*
4. The subdivision will be served by Pioneer Irrigation District. Irrigation will be delivered by the existing gravity irrigation system that is in place. (Exhibits 3.B.4 and 3.B.5.3 of staff report, Plat Note 3).
5. Per plat note 8 & 9, residential lots will be served by individual wells and septic systems (Attachment A). Southwest District Health (SWDH) approval and signature are required before final plat signing by the Board of County Commissioners. *See Condition 4.*
6. Per plat note 10, storm drainage shall be the responsibility of the Homeowners Association or property owners on which the storm drainage facility is constructed if no Homeowners Association exists. Responsibility for storm drainage facilities includes all maintenance, both routine and non-routine (Attachment A).
7. The development will take access from Dorman Avenue, a public road via a Private Road (Sunny Valley Lane). (Attachment A).
 - o A Private Road frontage/easement reduction was amended on March 24, 2026 (AD2022-0121, Exhibit 3.C.6 of the staff report)
 - o Private road name Sunny Valley Lane was approved on October 18, 2022 (RD2022-0017, Exhibit 3.C.5 of the staff report).
 - o Right of Way (ROW) dedication of 15’ shall be dedicated to Highway District No. 4 (HD4). If the irrigation ditch is relocated, add an easement for the facility outside of the ROW Add a note or callout on the preliminary plat that the approach is to be improved per SD-106. Add note “No direct lot access to Dorman Avenue allowed.” (Exhibit 3.D.2.1 of the staff report). *See Condition No. 3.*
8. The development is not located within a mapped floodplain (Flood Zone X).
9. The record includes all testimony, the staff report, exhibits, audio of the hearing, and documents in Case File No. SD2022-0023.
10. Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on June 10, 2026. Property owners within 600 feet of the subject property boundaries were notified on June 10, 2026. A newspaper notice was published on June 15, 2026. The subject property was posted with a notice on June 16, 2026.

Conclusions of Law

Section 07-17-09(5) of the Canyon County Code of Ordinances (CCCO) states,

A. *“The board shall consider the commission’s recommendation at a noticed public hearing.*

B. *The board shall base its findings upon the evidence presented at the board’s public hearing, and within thirty (30) calendar days, declare its findings. It may sustain, modify or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:*

1. *The ordinance and standards used in evaluating the application,*
2. *The reasons for approval or denial, and*
3. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.”*

Upon review of the preliminary plat, the Planning and Zoning Commission finds that the plat is consistent with the following subject to conditions of approval:

- A. Idaho Code Section 67-6513 (Subdivisions),
- B. Idaho Code Sections 50-1301 through 50-1329 (Platting),
- C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #2),
- D. Idaho Code, Sections 31-3805 & 42-111 (Water Rights/Irrigation Water Delivery), and
- E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).

The preliminary plat was found to be consistent with the standards of review, subject to conditions. DSD Engineering and DSD Planning reviewed the preliminary plat and recommended approval (Exhibit 3.C.7 and 3.C.8 of the staff report).

Conditions of Approval

- 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners’ signature on the final plat.
 - a. Construction plans/drawings shall be submitted per CCZO Section 07-17-11. Construction plans/drawings are to be reviewed and approved by the County Engineer prior to construction beginning.
- 2) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 3) Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat.
- 4) Development shall comply with Southwest District Health requirements. Evidence shall be Southwest District Health's signature on the final plat.
- 5) Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners’ signature on the final plat.
- 6) All exterior lighting shall be shielded downward and directed away from adjacent properties. A note shall be added to the final plat.
- 7) No secondary dwellings are permitted on Lots 2 and 3, Block 1. A note shall be added to the final plat.
- 8) Update Preliminary Plat with requirements noted on DSD Review (Exhibit 3.C.8 of staff report) prior to Board of County Commissioners hearing.
- 9) Per CCCO 09-01-19(5), the County will require on the face of each final plat a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat or authorize the plat to be recorded prior to the city engineer's signing the plat.
- 10) Add a note or callout on the preliminary plat that the approach is to be improved per SD-106 and add a plat note “No direct lot access to Dorman Avenue allowed.” to comply with HD4 requirements.

- 11) A Water Users Agreement shall be created for Lots 1, 2 and 3 of Block 1 of Martinaitis Estates subdivision prior to the Board’s Final Plat signature.
- 12) The Road User’s Maintenance Agreement for Sunny Valley Lane shall be amended to add Lots 1, 2 and 3 of Block 1 of Martinaitis Estates subdivision prior to the Board’s Final Plat signature.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2022-0023, the Board of County Commissioners **approves** the preliminary plat for Martinaitis Estates Subdivision, subject to the Conditions of Approval as enumerated herein.

DATED this _____ day of _____, 2026.

CANYON COUNTY BOARD OF COMMISSIONERS

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

	Yes	No	Did Not Vote
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Zach Brooks	_____	_____	_____

Attest: Jess Urresti, Clerk

By: _____
Deputy

Date: _____

