

Martinaitis Estates SD2022-0023

OWNER/APPLICANT: VIKTORIJA MARTINAITIS



REQUEST:

PRELIMINARY PLAT FOR MARTINAITIS
ESTATES FOR 3 RESIDENTIAL LOTS AND
1 PRIVATE ROAD LOT

Parcel: R27989

Additional requests:

- Waiver of City of Caldwell improvements



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.
- The parcel has been zoned R-1 since the first zoning map.



- Total Acreage: 3.99 acres
- 1.18-acre average lot size
- Total Number of Lots:
- 3 residential lots
- 1 private road lot.
- Area of City Impact: City of Caldwell
- Irrigation: Gravity Irrigation exists and will continue to be used by each lot (Exhibits 3.B.4 & 3.B.5.3 and plat note 3)



EVALUATION CRITERIA (CCCO 07-17-09(5):

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."*



NOTIFICATION & COMMENTS

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

- SWDH (Ex. 4.a): Approved subject to (1) the final plat map being signed by a designated REHS/RS from Southwest District Health, and (2) a full-scale (24'x36') informational plat that includes the proposed well and drain field locations.
- Caldwell Fire (Exhibit 4.b): Development approved. Permits will be required at the time of the building permit.

No public comments received.



RECOMMENDATION

- On April 2, 2026, the P&Z Commission recommended approval subject to conditions (Exhibits 1 & 2).
- DSD staff also recommends approval (See Exhibits 3.C.7.2 & 3.C.8).

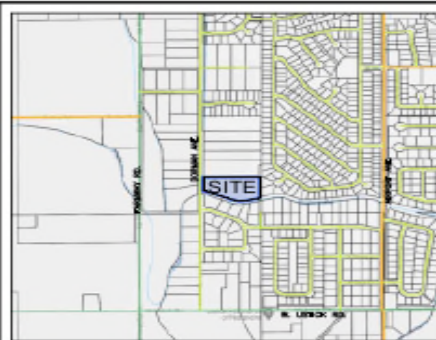
P&Z RECOMMENDED CONDITIONS:

- 1) All subdivision improvements (public or private roads, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - 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 (See Exhibit 4.a).
- 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. *(Can be removed per fire letter, Exhibit 4.b)*
- 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. *(Can be removed. These corrections were made.)*
- 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
- 13) Development shall comply with irrigation district requirements. A letter from Wilder Irrigation District/Boise Project Board of Control approving the final plat shall be submitted prior to the Board of County Commissioners' signature on the final plat.
 - a. The final plat must show the gravity irrigation (GI) line serving each lot.



Questions?





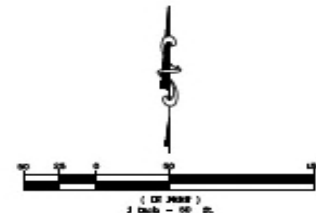
- LEGEND**
-  Round Brass Cap
 -  Round 1/2" rebar
 -  Round Iron Pipe
 -  Calculated Point
 -  Round 5/8" rebar
 -  Set 1/2" rebar with plastic cap labeled "PLS 12220"
 -  Record Distances
- () Lot Number

SITE:
CURRENT ZONING: R-1
LOT SIZE MIN.: 43,560 SF/1.0 AC
TOTAL AREA: 173,481 SF/3.98 AC
SITE ADDRESS: 1013 SUNNY VALLEY LN.

OWNER/DEVELOPER:

GEORGE AND VIRGINIA MARTINETTE
1013 SUNNY VALLEY LN.
CALDWELL, ID. 83605
203-219-5784

LAND SURVEYOR:
JERRY FELDING
EAGLE LAND SURVEYING, LLC.
108 W. MAIN ST. UNIT D
MIDDLISTON, ID. 83644
208-881-7513



NOTES

7. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, IF AS SHOWN ON THIS PLAN.
8. THIS DEVELOPMENT ACCORDS WITH SECTION 22-403(a) OF THE EMAP CODE, RIGHT-OF-WAY EASEMENTS, AND THE PROVISIONS OF THE CITY OF CHICAGO'S POLICY ON EXPANSION THROUGH SHALL BE OR BECOME A HUDGENCE PRIVATE OR PUBLIC, BY ANY OWNED CONDITIONS IN OR ABOUT THE SURROUNDING MANUFACTURING DISTRICT, AND THAT THE FACILITY OF EXPANSION IS NOT A HUDGENCE AT THE TIME IT OCCURS. THE FACILITY OF EXPANSION OR THE FACILITY SHALL NOT APPLY WHEN A HUDGENCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN ADDITIONAL, OPERATIONAL, OR EXISTING FACILITY OF EXPANSION.
9. TWO (2) FOOT BENCH MARKS SHALL BE PLACED ALONG THE SUBDIVISION DISTRICT, IN COMPLIANCE WITH ADOPTED CODE 31-60-003(b)(3) WITHIN THE SUBDIVISION. THEY ARE EXTENDED TO ADJACENT LAND RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FOR FLOOD DAMAGE PREVENTION.
10. ALL LOT LINES COMMON TO A PRIVATE RIGHT-OF-WAY SHALL HAVE A TEN (10) FOOT WIDE LANDSCAPE, PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT.
11. ALL REAR LOT LINES ADJACENT TO THE SUBDIVISION BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT UNLESS OTHERWISE SPECIFIED.
12. ALL SIDE YARD LOT LINES AND INTERIOR REAR LOT LINES SHALL HAVE A FOUR (4) FOOT WIDE PROPERTY DRAINAGE, AND PUBLIC UTILITY EASEMENT ON EACH SIDE, AS SPECIFIED.
13. ANY RE-SUBDIVISION OF THIS FLAT SHALL COMPLY WITH THE APPLICABLE ZONING AND SUBDIVISION REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
14. EACH LOT WILL BE REQUIRED TO DRILL A WELL FOR DOMESTIC WATER.
15. EACH LOT WILL BE REQUIRED TO PROVIDE AN INDIVIDUAL SEPTIC SYSTEM.
16. STORM DRAINAGE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS LOCATED. THE LOCATION OF THE STORM DRAINAGE FACILITY SHALL BE IDENTIFIED ON THE STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE BOTH INSIDE AND OUTSIDE.
17. NO SECONDARY DWELLINGS ARE PERMITTED ON LOTS 2 AND 3, BLOCK 1.
18. NO DIRECT LOT ACCESS TO GOWMAN AVE.

SURVEYOR'S CERTIFICATE

I, JEREMIAH S. 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.



GMAD LICENSE NO. 122N

EAGLE LAND SURVEYING, LLC.
 705 W. 20th St. Unit 2, Annapolis, MD 21403
 (410) 261-7212, fax (410) 261-7213
www.eaglesurveying.com

**PRELIMINARY PLAT
OF
MARTENIS ESTATES SUB.
SEC. 33, T. 4 N., R. 3 W., E.**

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