

Planning & Zoning Commission - Staff Report
Kestrel Estates Subdivision #2- SD2019-0048

Hearing Date: January 7, 2021

Development Services Department

<p>Owner/Applicant: Joseph Tague</p> <p>Surveyor: Allen Johnson, Al's Pin Pounder</p> <p>Staff: Dan Lister, Planner II</p> <p>Tax ID: R29510103A</p> <p>Current Zone: "R-1" (Single Family Residential)</p> <p>Future Land Use Plan: Residential</p> <p>Lot Size/Project Area: 1 acres</p> <p>Current Use: Vacant</p> <p>Applicable Zoning Land Use Regulations: §07-17-17</p> <p>Notification</p> <ul style="list-style-type: none">• Agency/JEPA: 12/16/2020• Property Owner: 12/16/2020• Newspaper: 12/16/2020• Posting: 12/31/2020 <p>Exhibits:</p> <ol style="list-style-type: none">1. Findings of Fact, Conclusions of Law, Conditions of Approval & Order with; <u>Attachment A:</u> Preliminary Plat <u>Attachment B:</u> Comments from Keller Associates2. Aerial Map3. Agency Comments:<ol style="list-style-type: none">a. City of Nampa-Engineering;b. Idaho Transportation Dept.4. Kestrel Estates Subdivision	<p>Request A request by Joseph Tague for approval of a Short Plat for Kestrel Estates Subdivision No. 2. The development consists of one lot. The subject property is adjacent to 3925 S. Happy Valley Road, Nampa; a portion of the NE¼ of Section 12, T2N, R2W, BM; Canyon County, Idaho.</p> <p>Background The subject parcel was once a portion of Lot 4, Block 1 of the Kestrel Estates Subdivision (Exhibit 4). In 2007, the applicant divided and sold 1.27 acres without platting (Warranty Deed #2007023740).</p> <p>In 2019, a comprehensive plan amendment to amend the future land use designation from "Commercial" to "Residential" and <u>rezone</u> to "R-1" (Single Family Residential) was approved (OR2019-0004/RZ2019-0010). The plat will allow the property to be a buildable lot.</p> <p>Analysis Pursuant to CCZO §07-17-09(4), the Planning and Zoning Commission shall hold a noticed public hearing regarding the preliminary plat. The Commission shall recommend that the Board of County Commissioners approve, approve conditionally, modify, or deny the preliminary plat. "The reasons for action taken shall specify:</p> <ol style="list-style-type: none">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; and4. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision." <p>Preliminary Plat Standard of Review for Subdivision Plats:</p> <ol style="list-style-type: none">A. Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions);B. Idaho Code, Sections 50-1301 through 50-1329 (Platting); andC. Canyon County Zoning Ordinance (CCZO), Article 17 (Subdivision Regulations).D. Canyon County Code Chapter 9, Article 11 (Areas of City Impact - Nampa). <p>The short plat (preliminary and final plat) were found to be complete by Keller Associates (Exhibit 1, Attachment B) subject to conditions of approval and minor revisions.</p> <p><u>Kestrel Estates Subdivision No. 2 (Attachment A):</u></p> <ul style="list-style-type: none">- <u>Acreage:</u> One (1) acre- <u>Zoning:</u> "R-1" (Single Family Residential; RZ2019-0010).- <u>Residential Lots:</u> One (1) residential lot.- <u>Average residential lot size:</u> One (1) acre- <u>Water Services:</u> Individual wells.
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- Access: Driveway connecting to S. Happy Valley Road. Access approval required from Nampa Highway District #1 (NHD1). Kestrel Estates approved in 2006 (Exhibit 5) included a deed restriction with NHD1 regarding access onto S. Happy Valley Road (Instrument #2018-048736).
- Sanitary Services: Individual septic systems.
- City Impact Area: The subject property is located within the Nampa Area of City Impact. City of Nampa does not have any concerns. City of Nampa Engineering initially required a 25' chamfer at the intersection of S. Happy Valley Road and E. Locust Lane. However, upon further review, the City no longer requests the chamfer (Exhibit 3a).
- Irrigation: The lot has access to an existing surface irrigation system approved as part of Kestrel Estates Subdivision in 2006. However, the lot will be using the domestic well
- Drainage: The existing storm water pond developed during Kestrel Estates #1 will be backfilled and used for a portion of the septic system drainfields. All storm water drainage will be maintained on-site by homeowner.

Comments

Public Comments

Property owners within 300 feet of the property boundaries were notified on December 16, 2020. No comments were received from the public.

County Agency Comments

Affected agencies were notified on December 16, 2020. The following agencies responded:

- Idaho Transportation Department (Exhibit 3b): The agency does not oppose the request or find the request to impact the State Highway.
- City of Nampa – Engineering (Exhibit 3a): City of Nampa does not have any concerns. City of Nampa Engineering initially required a 25' chamfer at the intersection of S. Happy Valley Road and E. Locust Lane. However, upon further review of the overhead power line and tower in the location, the City no longer requests the chamfer.

Recommendation

Staff recommends the Planning and Zoning Commission open a public hearing and discuss the proposed Short Plat.

Staff is recommending **approval** of the plat as provided in the findings of fact, conclusions of law and order for the Planning and Zoning Commission's consideration (Exhibit 1). Staff has also provided recommended conditions of approval.



Findings of Fact, Conclusions of Law and Order
SD2019-0048 – Kestrel Estates Subdivision No. 2

Findings of Fact

1. A request by Joseph Tague for approval of a **Short Plat** for **Kestrel Estates Subdivision No. 2**. The development consists of one lot. The subject property is adjacent to 3925 S. Happy Valley Road, Nampa; a portion of the NE¼ of Section 12, T2N, R2W, BM; Canyon County, Idaho.
2. The property is zoned “R-1” (Single Family Residential). The zone was approved in 2019 (RZ2019-0010).
3. The subdivision contains one residential lot on approximately one acre.
4. The property is located within the Nampa City Impact Area. City of Nampa does not have any concerns regarding the request.
5. Although the subject property has water rights from Nampa & Meridian Irrigation District, the lot will utilize domestic well for irrigation.
6. The development will be served by individual well and septic systems.
7. The subject property is located within the Nampa Highway District #1 and Nampa Fire District. No comments were received from said agencies.
8. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2019-0048.
9. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency and City of Nampa notice were provided on December 16, 2020. Newspaper notice was provided on December 16, 2020. Property owners within 300’ were notified by mail on December 16, 2020. The property was posted on December 31, 2020.
10. The preliminary plat with irrigation and drainage plan are in conformance with CCZO Article 17, Idaho Code, Sections 67-6512, 6509 and 6535 (Subdivisions, Hearings, Decisions), Idaho Code, Sections 50-1301 through 50-1329 (Platting), Idaho Code, Section 31-3805 (Irrigation) and Canyon County Code Chapter 9, Article 11 (Areas of City Impact - Nampa). The short plat (preliminary and final plat) were found to be complete by Keller Associates (Attachment B) subject to conditions of approval.

Conclusions of Law

The Planning and Zoning Commission has the authority to hear this case and recommend that it be approved, denied or modified. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and County ordinances.

Conditions of Approval

1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner’s signature on the final plat.
2. Prior to the signing of the final plat by the County Surveyor (Keller Associates) all conditions and revisions requested in the Keller Associates’ comment letters dated December 10, 2020 (Attachment B) shall be met.
3. Prior to approval by the Board of County Commissioners, the applicant/developer shall receive review and approval by the Nampa Meridian Irrigation District (Attachment B). Delivery of water for use domestic well for irrigation shall be provided in accordance with Idaho State Law Section 31-3805.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein, the Planning and Zoning Commission **recommends approval** to the Board of County Commissioners regarding Case #SD2019-0048, a Short Plat with for Kestrel Estates Subdivision No. 2.

APPROVED this 7th day of January, 2021.

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

Robert Sturgill, Chairman

State of Idaho)

SS

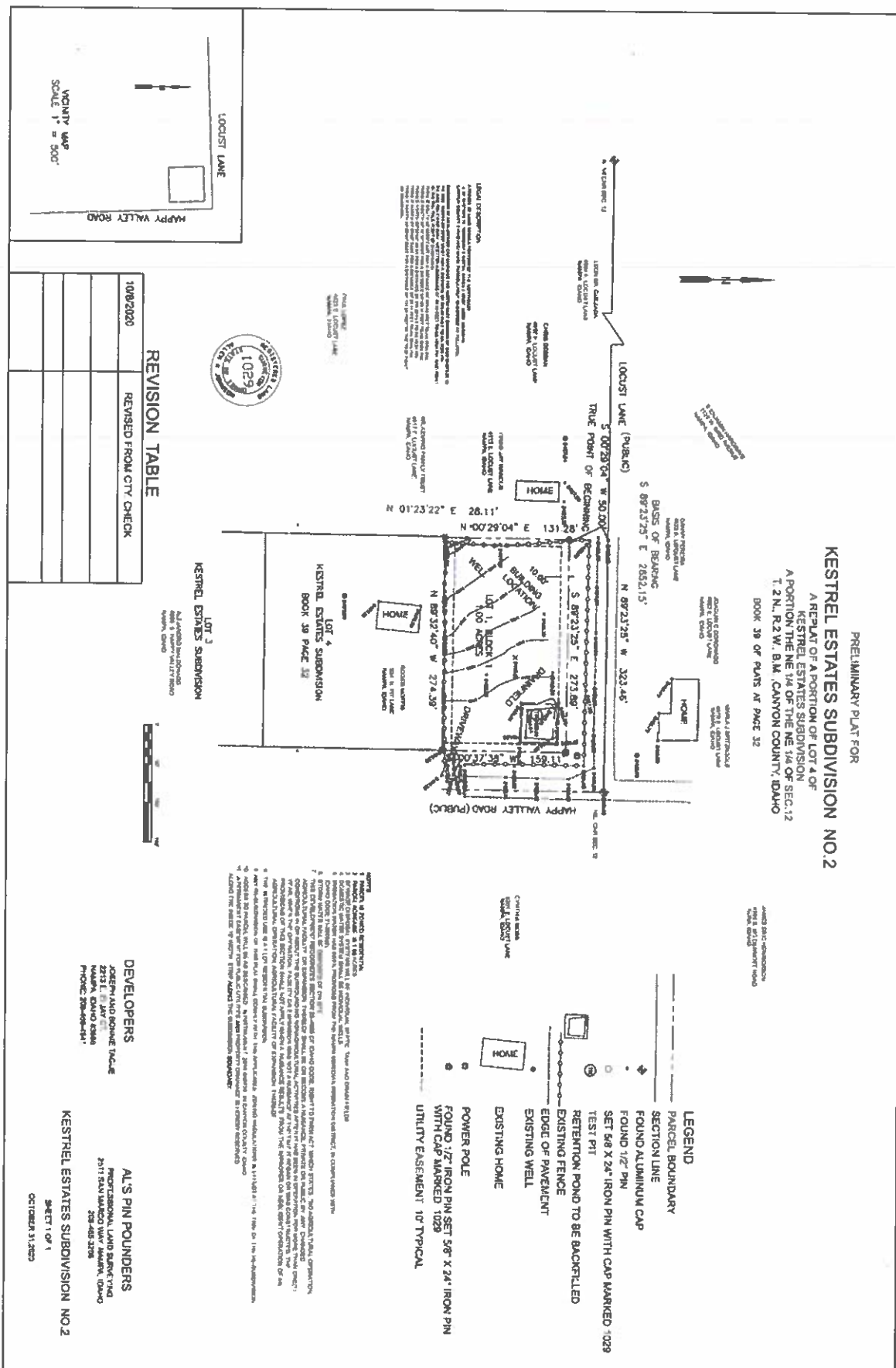
County of Canyon County)

On this ____ day of _____, in the year of 2021, 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: _____

ATTACHMENT A





Meridian
(208)

December 10, 2020

Mr. Dan Lister
Canyon County Planner
Development Services Department
111 North 11th Ave. #140
Caldwell, Idaho 83605

Re: Kestrel Estates No. 2 Preliminary Plat Application

Dear Mr. Lister:

Keller Associates, Inc. has reviewed the Preliminary Plat for the Kestrel Estates Subdivision No. 2 dated October 31, 2020. 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. The address for Joaquin C Coronado is not located where the lot is geographically. Please move the address to where the lot is (west of the existing 'HOME').
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 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) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.
County Engineer
cc: File



Meridian, ID

(208) 288-1992

December 10, 2020

Mr. Dan Lister
Canyon County Planner
Development Services Department
111 North 11th Ave. #140
Caldwell, ID 83605

Re: Kestrel Estates Subdivision No. 2 Final Plat Application

Dear Mr. Lister:

Keller Associates, Inc. has reviewed the Kestrel Estates Subdivision No. 2 Final Plat dated November 9, 2020. 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 County requirements:

1. The bearing on the southwest side of the plat is labeled as "N 01°23'22" E" but is shown in the legal description as "N 00°23'22" E." Please update the bearing to be consistent between the legal description and the final plat.
2. There are multiple spelling errors throughout the final plat. Please review and address all typos in the final plat.

We recommend that the plat be **APPROVED with the conditions listed above**. Any variance or waivers to Canyon County's standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above referenced preliminary plat 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) 288-1992.

Sincerely,

KELLER ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Ryan V. Morgan".

Ryan V. Morgan, P.E.
County Engineer

IMAGES WERE FLOWN IN THE FALL OF 2018.

Tague Small Air Photo 1 Mile

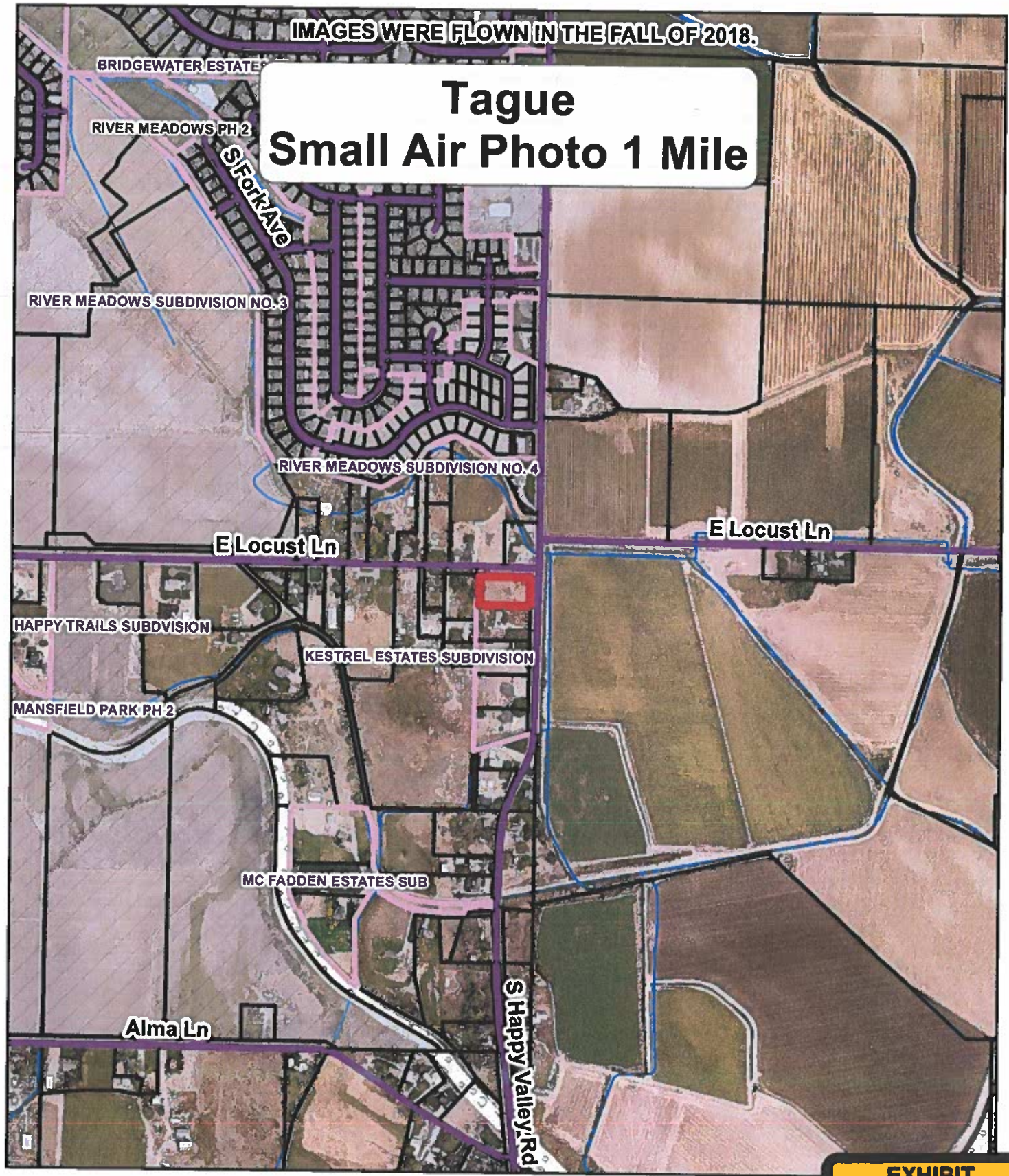
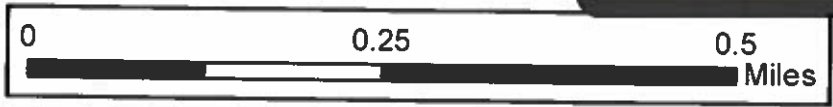


EXHIBIT
 2



Dan Lister

From: Caleb Laclair <laclairc@cityofnampa.us>
Sent: Friday, December 18, 2020 9:47 AM
To: Dan Lister; Ryan Morgan
Cc: Daniel Badger
Subject: RE: [External] Kestrel Estates #2

Hi Dan,

I just spoke with the applicant. I neglected to see the large high-capacity pole on the southwest street corner. I had remembered the poles being on the east side of the road, but that is only to the north. Given this and the offset in road, its likely any intersection improvements will involve a roundabout with a significant shift to the southeast. This makes the typical required 25' chamfer unnecessary. We remove this requested condition from the final plat and have no further comments.

Thanks,

Caleb LaClair, P.E.

Assistant City Engineer, Engineering
O: 208.468.5422, C: 208.250.2679

From: Caleb Laclair
Sent: Friday, December 11, 2020 1:46 PM
To: Dan Lister <dlist@canyonco.org>; Ryan Morgan <rmorgan@kellerassociates.com>
Cc: Daniel Badger <BadgerD@cityofnampa.us>
Subject: RE: [External] Kestrel Estates #2

Hi Dan and Ryan,

Only concern is the plat doesn't reflect the previously requested 25' chamfer right-of-way dedication at the corner of Locust and Happy Valley; see attached. Please let me know if you intend to hold them to providing this dedication. This is typical intersection dedication that is requested in the City to support either signal or roundabout intersection improvements.

Thanks,

Caleb LaClair, P.E.

Assistant City Engineer, Engineering
O: 208.468.5422, C: 208.250.2679

From: Dan Lister <dlist@canyonco.org>
Sent: Wednesday, December 2, 2020 1:35 PM
To: Ryan Morgan <rmorgan@kellerassociates.com>
Cc: Caleb Laclair <laclairc@cityofnampa.us>
Subject: [External] Kestrel Estates #2

Caution: This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Ryan,

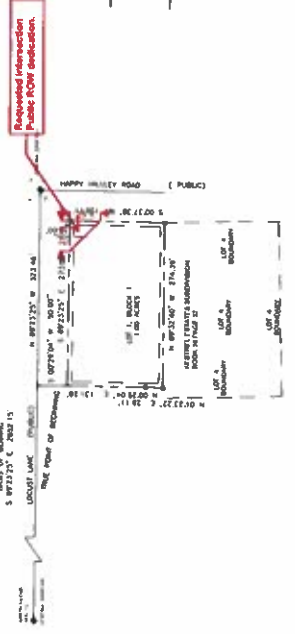
Please review the attached revised plat for Kestrel Estates #2 based on your previous comments. If there are still lots of mistakes, the applicant and surveyor would like to meet with you to discuss the on-going errors. If you approve it, then a meeting is not necessary. I've also included Caleb LaClair since this is located within Nampa's Area of



FINAL PLAT FOR
KESTREL ESTATES SUBDIVISION NO. 2
 A REPLAT OF A PORTION OF LOT 4 OF
 KESTREL ESTATES SUBDIVISION
 A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12
 T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO
 2020

YEAR BOOK PAGE

- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - FOUND ALUMINUM CAP
 - FOUND 5/8" PIN
 - SET 5/8" X 24" IRON PIN WITH CAP MARKED 1029
 - POWER POLE
 - 10' UTILITY EASEMENT
 - FOUND 1/2" IRON PIN SET 5/8" X 24" IRON PIN WITH CAP MARKED PLS 1029
 - LOT 4 BOUNDARY



WARRANTY: THIS PLAT IS BASED ON THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020. THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020, IS BASED ON THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020. THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020, IS BASED ON THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020.

CERTIFICATE OF SURVEYOR
 I, ALLEN R. JOHNSON, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT I HAVE PERSONALLY CONDUCTED THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020, AND COMPARE WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 18, CHAPTER 14, BOARD CODE.



ALLEN R. JOHNSON
 BOARD NO. 1029

DEVELOPERS
 AND BORING TAQWE
 2015 E. 17th
 NAMPA, IDAHO 83405
 PHONE: 208-888-4841

AL'S PIN POUNDERS
 PROFESSIONAL LAND SURVEYING
 2511 SAN MARCO WAY, NAMPA, IDAHO
 208-895-3398

KESTREL ESTATES SUBDIVISION NO. 2
 SHEET 1 OF 2
 NOVEMBER 9, 2020

SCALE: 1" = 50'
 INSET: NO. 204-17-01-001-00

1. THESE ARE CORRECT REPRESENTATIONS OF THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020.
2. THESE ARE CORRECT REPRESENTATIONS OF THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020.
3. THESE ARE CORRECT REPRESENTATIONS OF THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020.
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9. THESE ARE CORRECT REPRESENTATIONS OF THE SURVEY AND FIELD DATA FOR THE REPLAT OF A PORTION OF LOT 4 OF KESTREL ESTATES SUBDIVISION, A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SEC. 12, T. 2 N., R. 2 W., B.M. CANYON COUNTY, IDAHO, 2020.
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REVISIONS TABLE

NO.	DESCRIPTION	DATE
1	REVISED FROM COUNTY CHECKS	

Dan Lister

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, December 16, 2020 1:57 PM
To: Dan Lister
Subject: SD2019-0048 Kestrel Estates No2

Good afternoon,
ITD has received application SD2019-0048 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Kellie George <kgeorge@canyonco.org>
Sent: Wednesday, December 16, 2020 9:13 AM
To: 'brigitta.gruenberg@phd3.idaho.gov' <brigitta.gruenberg@phd3.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Brian Crawforth <bcrawforth@canyonco.org>; 'mstowell@ccparamedics.com' <mstowell@ccparamedics.com>; 'johnsonrl@cityofnampa.us' <johnsonrl@cityofnampa.us>; 'hoskinsb@cityofnampa.us' <hoskinsb@cityofnampa.us>; 'bkinney@idahopower.com' <bkinney@idahopower.com>; 'rirwin@idahopower.com' <rirwin@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'twallen@nsd131.org' <twallen@nsd131.org>; 'pjurhs@nsd131.org' <pjurhs@nsd131.org>
Subject: [EXTERNAL] Legal Notice: SD2019-0048 Kestrel Estates No2

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

RE: new application SD2019-0048 Kestrel Estates Subdivision No 2

Dear Agencies,

Please see the attached agency notification for case **SD2019-0048 Kestrel Estates Subdivision No 2**.

Please direct your comments or questions to Planner Dan Lister dlister@canyonco.org.

Thank you,



Kellie George
Senior Administrative Specialist
Canyon County Development Services
111 N 11th Ave, Suite 140
Caldwell, ID 83605
(208) 454-7458 main
(208) 455-5964 direct
(208) 454-6633 fax



PLAT SHOWING
KESTREL ESTATES SUBDIVISION
 SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 12,
 T 2 N, R 2 W, B.M. IN CANYON COUNTY, IDAHO
 2007

2007023381



NOTES

- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY & THIS APPROVAL.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF RE-SUBDIVISION.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
- IRRIGATION/DRAINAGE WATERS WILL NOT BE IMPEDED BY ANY CONSTRUCTION ON SITE. STORM WATER RETENTION WILL BE ON-SITE ON EACH INDIVIDUAL LOT.
- SEWER DISPOSAL WILL BE WITH INDIVIDUAL SEWAGE SEPTIC TANKS AND DRAINFIELDS.
- WATER SUPPLY WILL BE OBTAINED BY DRILLING INDIVIDUAL WELLS.
- THERE IS A 12 FOOT WIDE EASEMENT ON THE EXTERIOR SIDES OF THE SUBD. THIS EASEMENT IS FOR UTILITY, IRRIGATION AND DRAINAGE PURPOSES. SIMILARLY ALONG EACH INTERIOR LOT LINE THERE IS A 6' EASEMENT ON EACH SIDE OF THE LOT LINE. THERE IS A 33 FOOT WIDE EASEMENT FOR THE EXISTING DRAIN DITCH ALONG THE SOUTHERLY BOUNDARY OF LOT 1 BLOCK 1.

NOTES

- PER I.C. 31-3805 IRRIGATION WATER WILL BE DELIVERED BY NAMPA-MERIDIAN IRRIGATION DISTRICT. THE WATER WILL BE DELIVERED FROM THE WEIR 55.9 ON ALMA LAKE. WATER IS ALLOCATED FOR THE CURRENT OWNERS OF THE PROPERTY APPROXIMATELY 37 HOURS EACH WEEK, FROM 8 PM ON THURSDAY TO 9 AM ON SATURDAY. LOT AREAS ARE AS SUCH: LOT 1, 2 & 3 = 1.24 ACRES, LOT 4 = 2.28 ACRES. LOTS 1-3 WILL RECEIVE WATER FOR 7.55 HOURS EACH AND LOT 4 WILL RECEIVE WATER FOR 14.35 HOURS. THERE WILL BE AN ESTABLISHED ORDER AND TIME FOR EACH ROTATION TO TAKE PLACE TO BE AGREED UPON AMONG THE LOT OWNERS. THE IRRIGATION WATER WILL BE DIVIDED PROPORTIONATELY AMONG THE INDIVIDUAL LOTS WITH THE UNDERSTANDING THAT EACH PROPERTY OWNER WILL BE RESPONSIBLE TO HELP MAINTAIN THE DITCH THAT DELIVERS THE WATER FROM THE WEIR ON ALMA LAKE TO THE DEVELOPMENT HEADGATE. NO CHANGES TO ANY OF THE EXISTING IRRIGATION FACILITIES ARE NECESSARY OR EXPECTED TO BE NEEDED OTHER THAN ORDINARY MAINTENANCE AND CLEANING. ALL LOTS WILL BE SUBJECT TO ASSESSMENTS FROM THE IRRIGATION DISTRICT.
- THE 50 FOOT WIDE STRIP ALONG THE NORTH AND EAST SIDES IS BEING DEDICATED TO THE PUBLIC AS PUBLIC RIGHT OF WAY.
- THE DEVELOPERS AND BUYERS OF LOTS IN THIS SUBDIVISION HAVE AN AGREEMENT WITH THE CITY OF NAMPA REGARDING A LOCAL IMPROVEMENT DISTRICT. EACH LOT OWNER WILL PARTICIPATE IN A LOCAL IMPROVEMENT DISTRICT PROJECT WHEN THE CITY OF NAMPA PREPARES THE PLANS AND SPECIFICATIONS FOR SAID PROJECT. THE LOCAL IMPROVEMENT DISTRICT PLANS WILL BE PREPARED AT SUCH TIME AS THE GROWTH REACHES THE LEVEL THAT THE CITY OF NAMPA REQUIRES FOR THE LOCAL IMPROVEMENT DISTRICT. THE PLANS WILL BE PREPARED BY THE CITY ENGINEERS OFFICE.

- LEGEND**
- BOUNDARY LINE
 - CENTER LINE
 - RIGHT OF WAY LINE
 - EASEMENT LINE - 12' EXTERIOR, 6' LOT
 - LOT LINE
 - ⊙ FOUND BRASS MONUMENT
 - ⊙ FOUND 5/8" IRON PIN WITH PLASTIC CAP
 - ⊙ SET 5/8" IRON PIN WITH PLASTIC CAP
 - ⊙ SET 1/2" IRON PIN W/PLASTIC CAP

137 APR 3 PM 2 26

N 1/4 COR. SEC. 12
 S 89°50'00"W 238.85
 S 89°50'00"E 262.31
 E. LOT 1 ST. LINE
 N 89°50'00"E 323.46
 SEE NOTE 9
 NE COR. SEC. 12
 REAL POINT OF BEGINNING
 C&P INST. #
 300507943



DEVELOPER:
 JOC & BONNIE TACUE
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39-32

