

2024-040271

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RICK HOGABOAM

CANYON COUNTY RECORDER

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CANYON COUNTY

Canyon County
Recorder's Office
Document
Cover Sheet





CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue #310 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

www.canyoncounty.id.gov

DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT

Agreement number: 241103

THIS AGREEMENT, made and entered into this 11 day of Dec, 2024, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Ryan Walker, hereinafter referred to as "Applicant."

RECITALS

WHEREAS, The Applicant has applied to the County for a conditional rezone from an "A" (Agricultural) Zone to "CR-R-R" (Conditional Rezone – Rural Residential) Zone (CR2021-0012), which are legally described in the attached EXHIBIT "A," incorporated by reference herein (hereinafter referred to as "Subject Property"); and

WHEREAS, Parcel R37921011, approximately 14.91 acres, is owned by the Applicant; and

WHEREAS, on the 22 day of October, 2024, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property to a "CR-R-R" Zone, which was done with Applicant's approval. The conditions of the approval for the conditional rezone are attached hereto as EXHIBIT "B"; and

WHEREAS, the parties desire to enter into an agreement to comply with Canyon County Code of Ordinances §07-06-07(2) & 07-06-07(7), Canyon County Zoning Ordinance, or as amended, and to ensure the Applicants will implement and be bound by the conditions of the rezone order issued by the Canyon County Board of Commissioners; and

NOW THEREFORE, the parties hereto do hereby agree to the following terms:

SECTION 1. AUTHORIZATION.

This Agreement is authorized and required by Idaho Code §67-6511A; Canyon County Code of Ordinances 07-06-07 (Conditional Rezoning).

SECTION 2. PROPERTY OWNER.

Applicants are the owner(s) of Subject Properties which is located in the unincorporated area of Canyon County, Idaho, more particularly described in EXHIBIT "A", attached hereto and incorporated herein, which real property is the subject matter of this Agreement. Applicants represent that they currently hold complete legal or equitable interest in the Subject Properties and that all persons holding legal or equitable interests in the Subject Properties or the operation of the business are to be bound by this Agreement.

SECTION 3. RECORDATION.

Pursuant to Idaho Code §67-6511A and Canyon County Code of Ordinances, this Agreement shall be recorded by the Clerk in the Canyon County Recorder's Office and will take effect upon the adoption, by the Board of County Commissioners, of the amendment to the zoning ordinance as set forth herein.

SECTION 4. TERM.

The parties agree that this Agreement shall run with the land and bind the Subject Property in perpetuity, and shall inure to the benefit of and be enforceable by the parties, and any of their respective legal representatives, heirs, successors, and assignees. Provided, however, this Agreement shall terminate if the Board of County Commissioners subsequently rezones the property to allow for a higher density use or if annexation of the Subject Property by a city occurs. In this event, however, the Agreement shall only terminate in regards to the portion of the Property that is actually rezoned or annexed, while the remainder of the Property shall remain subject to the Agreement.

If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then such provision shall continue until twenty-one (21) years after the death of the last survivor of the now living lawful descendants of George Herbert Walker Bush, former President of the United States, or for such shorter period as may be required to sustain the validity of such provision.

SECTION 5. MODIFICATION.

This Agreement may be modified only in writing signed by the parties, or their successors in interest, after complying with the notice and hearing procedures of Idaho Code §67-6509 and the requirements of Canyon County Code of Ordinances. The modification proposal must be in the form of a revised Development Agreement and must be accompanied by a statement demonstrating the necessity for the requested modification.

SECTION 6. APPLICATION OF OTHER LAWS TO THE SUBJECT PROPERTIES.

This Agreement shall not prevent the County in subsequent actions applicable to the Subject Properties from applying new rules, regulations, or policies that do not conflict with this Agreement.

SECTION 7. COMMITMENTS.

Applicants will fully and completely comply with the conditions of the approved conditional rezone of the Subject Property from "A" (Agricultural) Zone to "CR-R-R" (Conditional Rezone – Rural Residential) Zone, which conditions are attached hereto as EXHIBIT "B".

SECTION 8. USES, DENSITY, AND HEIGHT AND SIZE OF BUILDINGS

The density or intensity of use of the Subject Properties is specified in the commitments of Section 7 unless conditioned otherwise (see EXHIBIT "B"). The uses and maximum height and size of the buildings on the Subject Properties shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to an "CR-R-R" (Conditional Rezone – Rural Residential) zone and those provisions of law that are otherwise applicable to the Subject Property.

SECTION 9. LIABILITY AND INDEMNITY OF COUNTY.

A. COUNTY REVIEW.

Applicants acknowledge and agree that the County is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates or acceptances, relating to the use and development of the property described in EXHIBIT "A," and that the County's review and approval of any such plans and the improvements or the issuance of any such approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure or ensure Applicants or any of Applicants' heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

B. COUNTY PROCEDURES.

Applicants acknowledge that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to Applicant's conditional rezone application in Development Services Department Case Number CR2021-0012 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. Applicants agree not to challenge the lawfulness, procedures, proceedings, correctness or validity of any of such notices, meetings, hearings, development agreements, ordinances, rules, regulations, resolutions or orders.

C. INDEMNITY.

Applicants agree to, and do hereby, defend, hold harmless and indemnify the County, the Board of County Commissioners, all County elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any such parties in connection with (i) the County's review and approval of any plans or improvements, or the issuance of any approvals, permits, certificates, or acceptances relating to the use and/or development of the Subject Properties; (ii) any actions taken by the County pursuant to Subsection 9(B) of this Agreement; (iii) the development, construction, and maintenance of the property; and (iv) the performance by County of its obligations under this Agreement and all related ordinances, resolutions, or other agreements.

D. DEFENSE EXPENSES.

Applicants shall, and do hereby agree, to pay, without protest, all expenses incurred by the County in defending itself with regard to any and all of the claims identified in Subsection 9 of this Agreement. These expenses shall include all out-of-pocket expenses, including, but not limited to, attorneys' and experts' fees, and shall also include the reasonable value of any services rendered by any employees of the County.

SECTION 10. PERIODIC REVIEW.

The County's Development Services Department will administer the Agreement after it becomes effective and will conduct a review of compliance with the terms of this Agreement on a periodic basis, including, but not limited to, each time a development of the Property is platted. Applicants shall have the duty to demonstrate Applicants' compliance with the terms of this Agreement during such review.

SECTION 11. REQUIRED PERFORMANCE.

Applicants shall timely carry out all steps required to be performed and maintain all commitments set forth in this Agreement and as set forth in County laws, ordinances, rules and regulations as they pertain to

the Subject Property including, but not limited to, those concerning the commencement of development, completion of development, preliminary platting and final platting.

SECTION 12. DEFAULT AND REMEDIES.

In the event of a default or breach of this Agreement or of any of its terms or conditions, the party alleging default shall give the breaching party not less than thirty (30) days, Notice of Default, in writing, unless an emergency exists threatening the health and safety of the public. If such an emergency exists, written notice shall be given in a reasonable time and manner in light of the circumstances of the breach. The time of the giving of the notice shall be measured from the date of the written Notice of Default. The Notice of Default shall specify the nature of the alleged default and, where appropriate, the manner and period of time during which said default may be satisfactorily cured. During any period of curing, the party charged shall not be considered in default for the purposes of termination or zoning reversion, or the institution of legal proceedings. If the default is cured, then no default shall exist and the charging party shall take no further action.

SECTION 13. ZONING REVERSION CONSENT.

The execution of this Agreement shall be deemed written consent by Applicants to change the zoning of the Subject Property to its prior designation upon failure to comply with the terms and conditions imposed by the approved conditional rezone and this Agreement. No reversion shall take place until after a hearing on this matter pursuant to Idaho Code §67-6511A. Upon notice and hearing, as provided in this Agreement and in Idaho Code §67-6509, if the properties described in attached EXHIBIT "A " are not used as approved, or if the approved use ends or is abandoned, the Board of County Commissioners may order that the property will revert to the zoning designation (and land uses allowed by that zoning designation) existing immediately prior to the rezone action, i.e., the Subject Property conditionally rezoned from "A" (Agricultural) Zone designation to "CR-R-R" (Conditional Rezone – Rural Residential) Zone designation shall revert back to the "A" (Agricultural) Zone designation.

SECTION 14. COMPLIANCE WITH LAWS.

Applicants agree that they will comply with all federal, state, county and local laws, rules and regulations, which appertain to the Subject Property.

SECTION 15. RELATIONSHIP OF PARTIES.

It is understood that this Agreement between Applicants and the County is such that Applicants are an independent party and are not an agent of the County.

SECTION 16. CHANGES IN LAW.

Any reference to laws, ordinances, rules, regulations, or resolutions shall include such laws, ordinances, rules, regulations, or resolutions as they have been, or as they may hereafter be amended.

SECTION 17. NOTICES.

Except as otherwise provided in this Agreement and/or by law, all notices and other communications in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof, (1) when delivered in person on a business day at the address set forth below, or (2) in the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage paid, certified or registered mail, return receipt requested, at the addresses set forth below.

Notices and communications required to be given to County shall be addressed to, and delivered at, the following address:

Director
Development Services Department
Canyon County Administration
111 North 11th Avenue, #310
Caldwell, Idaho 83605

Notices and communications required to be given to the Applicant shall be addressed to, and delivered at, the following addresses:

Name: Ryan Walker
Street Address: 10629 Valley Hi Road
City, State, Zip: Middleton, ID 83644

A party may change its address by giving notice, in writing, to the other party, in the manner provided for in this section. Thereafter, notices, demands, and other pertinent correspondence shall be addressed and transmitted to the new address.

SECTION 18. TERMINATION.

This Agreement may be terminated in accordance with the notice and hearing procedures of Idaho Code §67-6509, and the zoning designation upon which the use is based reversed, upon failure of Applicant(s), a subsequent owner, or other person acquiring an interest in the property described in attached EXHIBIT "A" to comply with the terms of this Agreement. Applicants shall comply with all commitments in this Agreement prior to establishing the approved land use.

SECTION 19. EFFECTIVE DATE.

The commitments contained in this Agreement shall take effect in the manner described in this Agreement upon the County's adoption of the amendment to the zoning ordinance as set forth herein.

SECTION 20. TIME OF ESSENCE.

Time is of the essence in the performance of all terms and provisions of this Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

APPLICANT



Commissioner Leslie Van Beek



Ryan Walker, Property Owner




Commissioner Brad Holton



Commissioner Zach Brooks

ATTEST: Rick Hogaboam, Clerk

BY: 

Deputy

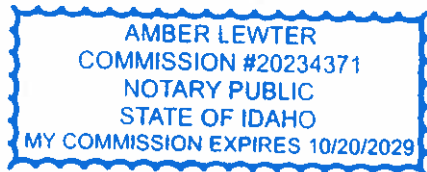
DATE: 12-11-24



(All Applicants must sign and their signatures must be notarized)

STATE OF IDAHO)
) ss.
County of Canyon)

On this 3 day of December, 2024, before me, a notary public, personally appeared Ryan Walker, known to me to be the person whose name is subscribed to the within and foregoing instrument and acknowledged to me that he/she executed the same on behalf of the Applicant.





Notary Public for Idaho

Residing at: State of Idaho

My Commission Expires: 10/20/2029

EXHIBIT "A"

LEGAL DESCRIPTION

The part of the West half of the Northwest quarter of Section 20, Township 5 North, Range 3 West of the Boise Meridian in Canyon County, Idaho, more particularly described, to-wit:

Commencing at the Northeast corner of the West half of the Northwest quarter of Section 20, Township 5 North, Range 3 West of the Boise Meridian, the Initial Point; thence

South 0°00'00" West 1330.94 feet along the East boundary of the said West half of the Northwest quarter, to a point in the centerline of Conway Drain, as now located and constructed; thence meandering along the said centerline South 32°39'24" West 115.64 feet to the point of curve of a 60.00 foot radius curve right; thence

South 58°30'42" West 39.34 feet along the long chord of the said 60.00 foot radius curve right, to the point of tangent of the said 60.00 foot radius curve right; thence

South 77°14'40" West 529.46 feet to a point in the centerline of a certain natural drain; thence leaving the said centerline of said Conway Drain and meandering along the said centerline of a certain natural drain North 8°33'50" West 1016.11 feet; thence

North 4°35'00" West 563.24 feet to a point in the North boundary of the said West half of the Northwest quarter; thence leaving the said centerline of a certain natural drain

South 89°58'00" East 808.66 feet along the said North boundary to the Initial Point.

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The subject parcel shall be in subjection to the Canyon County Zoning Ordinance Chapter 7, Article 17 for platting with a maximum of 3 buildable lots with an average lot size of 4.71 acres.
3. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property, including but not limited to:
 - a. Notus Parma Highway District No. 2
 - b. Idaho Department of Environmental Quality (DEQ)
 - c. Southwest District Health
 - d. Middleton Rural Fire District
 - e. Black Canyon Irrigation District.
4. The subject property, R37921011, containing approximately 14.91 acres shall be developed into no more than three lots, as described in Exhibit "A" and depicted in Exhibit "C". No additional splits are available. Development of more than three (3) residential lots are prohibited unless approved by subsequent comprehensive plan amendment, rezone, and platting applications.
5. Historic irrigation lateral, drain and ditch flow pattern shall be maintained and protected.
6. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezone for a land use shall commence within two (2) years of the approval of the board." Commencement is the submission of a Preliminary Plat.

PRELIMINARY PLAT
EDENBROOK LANE SUBDIVISION

A PORTION OF THE W 1/2 NW 1/4 OF SECTION 20,
TOWNSHIP 5 NORTH, RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2014

DEVELOPMENT DATA
TOTAL ACRES..... 14.906 ACRES
SINGLE FAMILY LOTS..... 3
SINGLE FAMILY AVERAGE LOT SIZE..... 4.777 ACRES
PROPOSED EDWARDS..... R(UR)S(UB)AL (RESIDENTIAL)
SUBDIVISION..... RESIDENTIAL

Reference Sections:
Inst. No. 1952014026
Inst. No. 2003042711
Inst. No. 2006031750
Inst. No. 1989020239
Inst. No. 2020023723
Inst. No. 2020074010
1937 Old Dependent Restroom
and Subdivision Sections
Reference Docs.
Inst. No. 2019001360

Scale: 1" = 100'
0' 100' 200'

LEGEND

- 5/8" CAP MOUNTING - FOUND
- 5/8" REBAR - FOUND
- 5/8" x 24" REBAR - SET
- 1/2" REBAR - FOUND
- - - - - PROPERTY BOUNDARY LINE
- - - - - SECTION/ADJUT PART LINE
- - - - - EASEMENT LINE
- - - - - ORIGINAL PROPERTY LINE
- - - - - FENCE LINE
- - - - - DATA OF RECORD (---)
- △ ANTI-CORROSION RISER
- TOP OF BENCH
- TOP OF BENCH
- ADDRESS (STRESS, UTILITY, ORIGATION & GARAGE EASEMENT LINE)
- ADDRESS (STRESS, UTILITY, ORIGATION & GARAGE EASEMENT LINE)

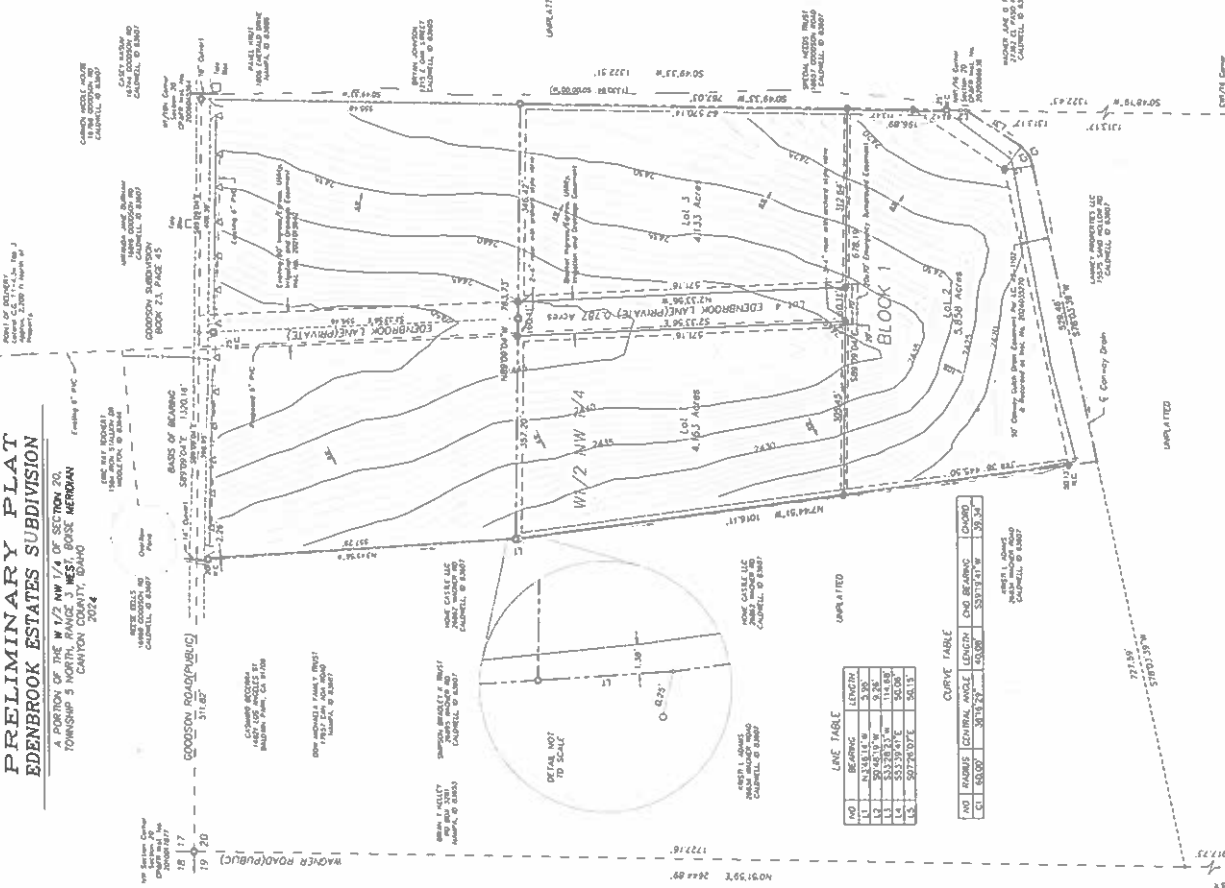
UNLAPLATED
UNLAPLATED
UNLAPLATED
UNLAPLATED



REGISTRATION:
1. License No. 15352-1-1-00-00
2. Category (Public, Commercial, Residential)
3. Expiration Date (12/31/21)
4. Fee (Public: \$200, Commercial: \$300, Residential: \$150)
5. License Status (Active, Inactive, Expired)

RYAN WALKER
Surveyor
17822 Sand Lakes Blvd
Caldwell, Idaho 83407
208-468-3454
WWW.SURVEILANDSURVEY.COM

Drawn By: ZCL
Date: Sept. 1, 2021
Checked By: ZCL/AJL
Stamp No. J72521
Job No. J72521



- NOTES:
- This development, comprising Section 22-4503, Idaho Code, right to use of the land, shall be owned and operated as a residential subdivision. The subdivision shall be subject to the provisions of the Idaho Code, Title 55, Chapter 1, and the rules and regulations of the Idaho Department of Agriculture, the Idaho Department of Health, and the Idaho Department of Transportation.
 - Water for domestic purposes shall be supplied by single party wells. Sanitary restrictions designating areas reserved for well installation shall be subject to the approval of Southwest District Health.
 - Sanitary restrictions designating areas reserved for the construction of drain leads shall be subject to the approval of Southwest District Health.
 - This development, comprising Section 22-4503, Idaho Code, shall be subject to the provisions of the Idaho Code, Title 55, Chapter 1, and the rules and regulations of the Idaho Department of Agriculture, the Idaho Department of Health, and the Idaho Department of Transportation.
 - The subject property is zoned AG (Agricultural).
 - The development is 14.906 acres.
 - Part development storm water run-off from each lot is to be managed by landscaping measures, swales, ditches and similar retention methods, except on the lot generating the run-off, the design, construction and maintenance of these facilities is to be the responsibility of each lot owner.
 - Curvatures at subdivision boundaries shall match existing finish grades unless otherwise approved.
 - No easement structures shall be located closer than seventy feet (70') to any section or quarter line reserved for a future road unless the Highway District having jurisdiction allows the seventy foot (70') setback requirement.
 - UNLESS OTHERWISE NOTED, EASEMENTS WIDTHS SHALL BE:
10 FEET ALONG SUBDIVISION BOUNDARY
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
5 FEET ON EACH SIDE OF INTERIOR LOT LINES
LINE, PROVIDED THAT UTILITIES HAVE NOT BEEN INSTALLED WITHIN THE EASEMENT(S)

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