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CANYON COUNTY

**Canyon County**  
**Recorder's Office**  
**Document**  
**Cover Sheet**





**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
111 North 11<sup>th</sup> Avenue #310 • Caldwell, Idaho • 83605 • Phone (208) 402-4164  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

## **DEVELOPMENT AGREEMENT BETWEEN CANYON COUNTY AND APPLICANT**

**Agreement number:** 26-040

**THIS AGREEMENT**, made and entered into this 14<sup>th</sup> day of April, 2026, by and between Canyon County, Idaho, a political subdivision of the state of Idaho, hereinafter referred to as "COUNTY" and Sergii and Oksana Ryshko, hereinafter referred to as "Applicant."

### **RECITALS**

**WHEREAS**, the Applicant has applied to the County for a conditional rezone from the "A" (Agricultural) zone to the "CR-R-R" (Conditional Rezone – Rural Residential) zone (CR2025-0001), which is legally described in the attached EXHIBIT "A," incorporated by reference herein (hereinafter referred to as "Subject Property"); and

**WHEREAS**, Parcel R37492010, approximately 10.94 acres, is owned by the Applicant; and

**WHEREAS**, on the 14<sup>th</sup> day of April, 2026, the Canyon County Board of Commissioners approved a conditional rezone with conditions of the Subject Property (also known as the "Subject Parcel") to a "CR-R-R" Zone, which was done with the 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 Applicant 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 Rezone).

### **SECTION 2. PROPERTY OWNER.**

The Applicant is the owner of Subject Property 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. The Applicant represents that they currently hold complete legal or equitable interest in the Subject Property and that all persons holding legal or equitable interests in the Subject Property 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 PROPERTY.**

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

#### **SECTION 7. COMMITMENTS.**

The Applicant will fully and completely comply with the conditions of the approved conditional rezone of the Subject Property from the from the "A" (Agricultural) to the "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 Property 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 Property shall be those set pursuant to law, including those contained in the Canyon County Code of Ordinances, that are applicable to a "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.**

The Applicant acknowledges and agrees 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 the Applicant or any of the Applicant's heirs, successors, assigns, tenants, and licensees, against damage or injury of any kind and/or at any time.

**B. COUNTY PROCEDURES.**

The Applicant acknowledges that notices, meetings, and hearings have been lawfully and properly given and held by the County with respect to the Applicant's conditional rezone application in the Development Services Department Case CR2025-0001 and any related or resulting development agreements, ordinances, rules and regulations, resolutions or orders of the Board of County Commissioners. The Applicant agrees 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.**

The Applicant agrees to, and does 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 Property; (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.**

The Applicant shall, and does hereby agree, to pay, without protest, all expenses incurred by the County in defending themselves 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 Subject Property is platted. The Applicant shall have the duty to demonstrate the Applicant's compliance with the terms of this Agreement during such review.

**SECTION 11. REQUIRED PERFORMANCE.**

The Applicant 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 the Applicant 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 property 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 the "A" (Agricultural) to the "CR-R-R" (Conditional Rezone – Rural Residential) zone shall revert to the "A" (Agricultural) zoning designation.

**SECTION 14. COMPLIANCE WITH LAWS.**

The Applicant agrees 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 the Applicant and the County is such that the Applicant is an independent party and is 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 the County shall be addressed to, and delivered at, the following address:

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

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

Sergii and Oksana Ryshko  
8478 Purple Sage Road  
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 the Applicant, 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. The Applicant 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.





## EXHIBIT "A"

### LEGAL DESCRIPTION

This parcel is a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence

North 0°03'36" East along the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 648.86 feet to a point witnessed by a 5/8 x 30 inch rebar bearing North 86°51'12" East a distance of 60.09 feet;

thence North 86°51'12" East a distance of 445.75 feet to a found 1/2" diameter iron pin;

thence South 84°16'34" East a distance of 210.12 feet (of record 210.06 feet) to a found 1/2" diameter iron pin;

thence South 89°28'39" East a distance of 152.83 feet (of record 152.95 feet) to a found 1/2" diameter iron pin;

thence South 82°22'52" East a distance of 65.44 feet (of record 65.43 feet) to a found 1/2" diameter iron pin;

thence South 20°32'04" East a distance of 188.46 feet (of record 188.51 feet) to a found 1/2" diameter iron pin;

thence South 16°18'30" West a distance of 39.47 feet (of record 39.52 feet) to a found 1/2" diameter iron pin;

thence South 45°43'30" West a distance of 276.64 feet (of record 276.67 feet) to a found 1/2" diameter iron pin;

thence South 89°58'46" West a distance of 156.99 feet (of record 157.07 feet) to a found 1/2" diameter iron pin;

thence along a curve to the left having a central angle of 67°05'57", a radius of 105.52 feet an arc length of 123.57 feet and a long chord which bears South 56°26'16" West a distance of 116.63 feet (of record 116.66 feet);

thence South 22°54'15" West a distance of 183.63 feet (of record 183.68 feet) to a point on the south boundary of said Southwest Quarter Southeast Quarter;

thence South 89°50'24" West along said south boundary a distance of 403.83 feet to the POINT OF BEGINNING.

TOGETHER WITH a 60 foot wide ingress-egress and utility easement described as follows:

This easement is a portion of the Southwest Quarter of the Southeast Quarter of Section 27, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence

North 00°03'35" East along the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 648.86 feet; thence

North 86°51'12" East a distance of 60.09 feet; thence

South 00°03'35" West parallel with the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 651.99 feet to a point on the South boundary of said Southwest Quarter of the Southeast Quarter; thence

South 89°50'24" West along said South boundary a distance of 60.00 feet to the POINT OF BEGINNING.

## 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 subject property and the proposed use.
2. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
3. At the time of application for an administrative land division, Black Canyon Irrigation District (BCID) applicable requirements shall be met as outlined in their comment letter in **Exhibit 2.D6**. Evidence of compliance with BCID requirements shall be an approved irrigation district document indicating completion of requirements.
4. The subject property, approximately 10.94 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels (**Exhibit 2.A2**).
  - a. The minimum lot size for parcels created shall be 2 acres.
  - b. Secondary residences are prohibited.
5. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
  - a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).