



Planning Commission
Hearing Date: April 3, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: OR2025-0002
APPLICANT/REPRESENTATIVE: Canyon County Development Services
PROPERTY OWNER: N/A

APPLICATION: Zoning Ordinance Text Amendment

LOCATION: Unincorporated County

ANALYST: Jay A Gibbons
REVIEWED BY: Josh Johnson

REQUEST:

Canyon County requests a recommendation of approval to update zoning ordinance 07-10-03 Private Road and Driveway to define application requirements, private road & driveway easement and construction standards, requiring improvements to be constructed prior to issuance of building permits (instead of prior to issuance of certificate of occupancy), certifying of improvements and defining when applicable fire district approvals are required.

PUBLIC NOTIFICATION:

JEPA notice sent on:	March 4, 2025
Agency and Full Political notice:	March 4, 2025
Newspaper notice published on:	March 4 & 19, 2025

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1. BACKGROUND:

The zoning ordinance is a living document that has been amended many times since its initial adoption in 1979. Over the years, reliance on the standards set forth for private roads and private driveways (CCZO 07-10-03) has set up unintended consequences. Many times, it has set neighbor against neighbor depending on who had to pay for improvements to the road accessed by many. The propensity of administrative divisions access utilizing private roads and driveways has pushed the County to propose an update to CCZO 07-10-03 to better define the application process, responsibilities of land owners, standardize improvement standards and when said improvements were to be completed. The proposed ordinance amendment lessens the impact to future residents by nearly half in that by current standard, ten (10) or more residences can be built, based on Average Daily Trip count before widening, base

improvements and pavement surfacing are required. The proposed ordinance requires the sixth (6) property to accomplish the improvements prior to applying for a building permit. This insures that when widening and improvements are necessary, few homes are affected for a shorter period of time. Further, private roads will not gain administrative approval without being certified as complete to the appropriate standard by an engineer and that the appropriate fire district will need to approve the access requirements from the beginning instead of after the residence has been constructed.

AMENDMENT: The proposed code change shown in Exhibit 7-A2 and Exhibit 7-A3.

Both State and Canyon County Zoning Ordinance (CCZO) are used when evaluating zoning ordinance text amendments. To paraphrase, Idaho Code §67-6511 (c) requires that the amendment:

1. Not conflict with the adopted Comprehensive Plan and;
2. Not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

CCO §07-06-01 (4)B only requires the amendment to adhere to the Comprehensive Plan. Therefore, staff will refer to these collective standards as,

REQUIRED CRITERIA: The standards in Idaho Code §67-6511 (c) and C.C.Z.O. §07-06-01 (4)A for zoning ordinance text amendments.

2. HEARING BODY ACTION:

OPTIONAL MOTIONS:

Approval of the Application: “I move to recommend approval of OR2025-0002, Private Road and Driveways, finding the application **does** meet the required criteria.

Denial of the Application: “I move to recommend denial of OR2025-0002, Private Road and Driveways, finding the application **does not** meet the required criteria for approval

Table the Application: “I move to continue OR2025-0002, Private Road and Driveways, to a [*date certain or uncertain*]

3. REQUIRED CRITERIA

HEARING CRITERIA (07-06-03 (1)): The board shall, when considering an application for an amendment to the zoning ordinance text, consider the required criteria as analyzed below.

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Idaho Code §67-6511 (c) and CCO §07-06-01 (4)B	Is the amendment generally in conformance with the comprehensive plan;
			<i>Staff Analysis</i>	<p>The requested type of growth is generally in conformance with the 2030 Comprehensive Plan.</p> <p>The 2030 Comprehensive Plan speaks to land use & community design, transportation, housing options.</p> <p>Goal 4.02.00 Ensure that growth maintains and enhances the unique character throughout the County. A4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</p> <p>Private roads and driveways require a development application process to insure appropriate review of site characteristics can support a roadway and insure it is designed and installed with as little impact on the site as possible while addressing stormwater drainage, dust control and grading. Private roads and driveways support the provision of a variety of housing types and opportunities throughout the County.</p> <p>Goal 8.02.00 Provide safe transportation improvements for all users and connections to adjacent areas. A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.</p> <p>Private roads and driveways take access at a single point on a public right of way, but are privately maintained reducing the reliance on agency funding. Private roads and driveways ensure appropriate access for the provision of emergency services and are privately maintained reducing public funding sources for improvement, widening or maintenance.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Idaho Code §67-6511 (c)	The amendment shall not result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
			<i>Staff Analysis</i>	<p>The requested amendment does generally demonstrate mitigation for adverse impacts upon delivery of services by providing appropriate requirements ensuring provision of fire protection and necessary road improvements outside the realm of public streets by requiring access roads to support emergency service equipment and providing an alternative to dedicating right of way a local highway district which is then required to maintain a public roadway in perpetuity. Private roads</p>

				and driveways are to be privately maintained and improved by those properties taking legal access from.
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4. AGENCY COMMENTS:

The letter of agency notification can be found on Exhibit A and a list of notified agencies can be found in Exhibit B-1. The list of agencies notified is located in Exhibit B-2.

Staff received agency comments from the following agencies by the materials deadline of March 24, 2025:

- The City of Nampa
- Idaho Department of Environmental Quality (IDEQ)

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

Pursuant to Canyon County Ordinance 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.

5. PUBLIC COMMENTS:

Staff received no written public comments by the materials deadline of March 24, 2025. All public comments received by the aforementioned materials deadline would be located in Exhibit C.

Pursuant to Canyon County Ordinance 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.

6. SUMMARY:

In consideration of the application and supporting materials, staff concludes that the proposed zoning ordinance text amendment **is compliant** with Canyon County Ordinance 07-06-01.4a. 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. No conditions – if modifications to the proposed text are warranted, the Commission may propose additional text for consideration by the Board of County Commissioners.

7. EXHIBITS:

- A. **Application Packet & Supporting Materials**
 1. Letter of Intent

2. Proposed zoning ordinance text
3. Existing zoning ordinance 07-10-3 ~~strikeout~~/underline

B. Agency Comments Received by: March 24, 2025

1. Letter of Agency Notification
2. List of Notified Agencies
3. City of Nampa Planning & Zoning; Received: March 5, 2025
4. Idaho Department of Environmental Quality; Received: March 7, 2025

C. Public Comments Received by: March 24, 2025

1. None

Case# OR2025-0002

Letter of Intent

The purpose of the application is to consider an amendment to the Canyon County Zoning Ordinance Chapter 7, Article 10, Section 03: Private Road and Driveway Requirements. In conjunction with the amendment to Chapter 7, it is necessary to amend Chapter 6, Article 5, Section 03: Definitions – Private Road.

The proposed amendment to CCZO 07-10-03 would require an application for a private driveway or private road depending on how many inhabited structures would take access. It will also designate when a private driveway or private road must be improved and to what standard the improvements would consist of. Further, it will reduce the number of homes taking access on a private road prior to requiring pavement improvements to the private road.

As per current code requirements, a private road must be widened and surfaced prior to issuance of a certificate of occupancy finalizing a building permit. This is troublesome as during building construction, the private road will be utilized and heavily impacted by delivery of building materials and become the last improvement to be completed. To mitigate road access issues prior to and during construction, the proposed amendment requires a private driveway or private road to be constructed and certified complete prior to issuance of the building permit. This insures the road can handle the construction traffic, lessening impacts to the neighboring property's access.

The proposed amendment also adds a requirement to insure the applicable fire district official approves of the private driveway or private road prior to the Director approving the private road application. This insures that a property has an approved access prior to considering a building permit that will meet fire district access standards for emergency vehicles.

The proposed amendment to Chapter 6, Article 5, Section 03: Definitions is specific to the Private Road definition. The definition aligns with CCZO 07-10-03 by changing 'permanent residences' to 'inhabited structures'. Chapter 6, Article 05 contains requirements for addressing, which supports private driveways and private roads.

06-05-03: DEFINITIONS:

PRIVATE ROAD: A privately owned and maintained access road providing vehicular and pedestrian access to more than two (2) inhabited structures.

07-10-03: PRIVATE ROAD AND DRIVEWAY REQUIREMENTS:

(1) Private Road Application

1. Approval of a private road is required prior to the issuance of a building permit for an inhabited structure proposing to use a private road to access to a public street.

2. An application for a private road shall be on a form provided by the Director and the designated fees shall be paid with the application. Additional fees shall be charged for any requested alternative road standards which require review by the County Engineer.

3. When the application is filed, the Director shall review the application to determine if: 1) the proposed private road meets the standards in this section and chapter 6, article 5 of this Code and 2) will not disrupt regional or local long-range transportation plans.

4. Private roads longer than one hundred fifty feet (150') from the public street right-of-way line to the most distant portion of an inhabited building must be approved in writing from the applicable fire official prior to approval by the Director.

5. Approval shall not be granted by the Director until the private road is constructed and certified by the County Engineer to meet the standards in this section and chapter 6, article 5 of this Code.

(2) Driveway Serving Two Inhabited Structures Application

1. Approval of a driveway serving two inhabited structures is required prior to the issuance of a building permit where the driveway is proposed to provide access to a public street.

2. An application for a driveway shall be on a form provided by the Director and the designated fees shall be paid with the application. Additional fees shall be charged for any requested alternative standards which require review by the County Engineer.

3. When the application is filed, the Director shall review the application to determine if: 1) the proposed driveway meets the standards in this section and chapter 6, article 5 of this Code and 2) will not disrupt regional or local long-range transportation plans.

4. Driveways longer than one hundred fifty feet (150') from the public street right-of-way line to the most distant portion of an inhabited building must be approved in writing from the applicable fire official prior to approval by the Director.

5. Approval shall not be granted by the Director until the driveway is constructed and certified by the County Engineer to meet the standards in this section and chapter 6, article 5 of this Code.

(3) Private Road and Driveway Requirements

1. Private roads and driveways serving two inhabited structures shall be constructed to the minimum standards contained in part (4) of this article. The minimum surface width requirement therein may be reduced in accordance with part (5) of this section.

2. Private roads and driveways serving two inhabited structures shall be located within a recorded permanent, perpetual easement. The easement shall have 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 easement width minimum may be reduced to a width not less than twenty-eight feet (28') in accordance with part (5) of this section.

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 part (5) of this section.

4. Private roads and driveways 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. The agreement shall also list any construction warranties applicable to the specific private road or driveway. Failure to maintain a previously approved private road or driveway shall be a violation of this article subject to the enforcement procedures in article 19 of this chapter.

5. All properties taking access to a private road shall follow the addressing standards in chapter 6, article 5 of this Code.

6. Private roads shall be named and a sign conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. The road must have a road name approved by the Director. The naming of roads shall comply with chapter 6, article 5 of this code. Verification of installation of road signs shall be provided to DSD.

7. Private roads and driveways shall be located to minimize disruption of existing agricultural practices.

8. On subdivision plats, private roads shall be shown as a separate, non-buildable lot in accordance with the requirements of section 07-17-31 of this chapter.

(4) Private Road and Driveway Minimum Construction Standards

	Subbase Or Ballast	Base Course	Plant Mix Pavement (ISPWC Class III Mix)	Surface Width
Driveways (serving a maximum of 2 inhabited buildings per definition in section 07-02-03 of this chapter):				

Existing driveways that add a second residence	n/a	4" thick ³ / ₄ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted	n/a	12' wide all weather driving surface
New driveways built after January 19, 2005	9" of minus 6" uncrushed aggregate (pit run)	4" thick ³ / ₄ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted	n/a	12' wide all weather driving surface
Private roads (serving more than 2 permanent dwellings or inhabited buildings as defined in section 07-02-03: of this chapter):				
Private roads that are estimated to serve 60 ADT or less	9" of minus 6" uncrushed aggregate (pit run)	4" thick ³ / ₄ minus gravel base, graded and compacted	n/a	20' wide all weather driving surface
Private roads that are estimated to serve more than 60 ADT	9" of minus 6" uncrushed aggregate (pit run)	6" of ³ / ₄ " crushed aggregate (gravel)	2.5" thick	24' for local roads and 26' for collector roads ¹
<p>Note:</p> <ol style="list-style-type: none"> Alternative pavement section designs that include geotextile fabrics, geogrids, cemented treated base, etc., may be submitted to the County for consideration and approval following review by the County Engineer. Subbase thickness shall not be less than twice the maximum sized aggregate and base layer thickness shall not exceed 10 inches. Base is to be replaced in the GE pavement section at a ratio of 2.2:1 for plant mix and 0.9:1 for subbase. Base to meet the requirements of ISPWC section 802, Table 1 - Type I Crushed Aggregate Base. Subbase to meet the requirement of ISPWC section 801, Table 1 - 8 Inch, 6 Inch, Or 3 Inch Uncrushed Aggregate. Trip generation per dwelling is 9.52 trips/day per ITE, "Trip Generation 9th Edition", rates for single-family detached housing. Total ADT for a private road is the total daily trips for the total dwellings entitled on properties using any segment of a private road. 				

5. The structural section of a private road shall meet or exceed the minimum section thickness as indicated in the table. Thinner sections of private roads may be possible based upon a traffic index proposed by the applicant and reviewed by the County Engineer, an R-value (ITD method T-8) determined during the geotechnical investigation and the following formula:

$GE \text{ (inches)} = 0.0384 * (TI) * (100 - R)$ where GE equals gravel equivalence or the entire section of ISPWC - 3/4" base (section 802), TI = traffic index and R = R-value test result

R-value is to be determined by soil laboratory on a representative sample(s) from the project subgrade. Maximum subgrade R-value for design to be R-35. Subgrade is to be confirmed at the time of construction to be firm and stable. Soft, wet, or deflecting subgrade is to be addressed by project civil/geotechnical engineer(s).

(5) Private Road and Driveway Width Reduction: The width of a parcel's easement, frontage or road surface may be reduced by the Director if the reduction demonstrates all of the following:

1. The proposed reduction provides adequate access;
2. The physical characteristics of the site require a width reduction; and
3. The width reduction will not cause injury, property damage, or a safety hazard; and
4. There does not exist a potential extension of the roadway to and/or through adjacent properties; and
5. The easement reduction would not serve to limit further connectivity in the area.

(6) Additional Requirements:

1. Bridges: Bridges shall be inspected and certified by an engineer of the developer's choice, to have been constructed in compliance with all applicable federal, state, and local laws.
2. Cul-De-Sacs: Cul-de-sacs shall have a fifty-foot (50') radius for a driving surface and a sixty-foot (60') radius for right of way or easement.

06-05-03: DEFINITIONS:

PRIVATE ROAD: A privately owned and maintained access road providing vehicular and pedestrian access to more than two (2) permanent residences inhabited structures.

07-10-03: PRIVATE ROAD AND DRIVEWAY REQUIREMENTS:

~~(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 the issuance of a certificate of zoning compliance:~~

~~A. Frontage: A minimum property frontage of sixty feet (60') is 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 subsection (1)D of this section.~~

~~B. Driveway Or Private Road Application, Easement And Maintenance Agreement:~~

(1) Private Road Application

1. Approval of a private road is required prior to the issuance of a building permit for an inhabited structure proposing to use a private road to access to a public street.

~~1. Applications for driveways serving two (2) properties and all private roads shall be filed with DSD.~~

~~(A) An application for a private road shall be on a form provided by the Director and the designated fees shall be submitted, paid with the application. Additional fees shall be charged for any requested alternative road standards which require review by the County Engineer.~~

~~(B)3. When the application is filed, the Director shall review the application to determine if: 1) the proposed driveway serving two (2) properties or private road is in accord with meets the standards in this section and chapter 6, article 5 of this Code and 2) will not disrupt regional or local long-range transportation plans. Conditions may be placed on the approval to ensure continued compliance with the requirements of this section.~~

~~4. Private roads longer than one hundred fifty feet (150') from the public street right-of-way line to the most distant portion of an inhabited building must be approved in writing from the applicable fire official prior to approval by the Director.~~

5. Approval shall not be granted by the Director until the private road is constructed and certified by the County Engineer to meet the standards in this section and chapter 6, article 5 of this Code.

(2) Driveway Serving Two Inhabited Structures Application

~~1. Driveways. Approval of a driveway serving two inhabited structures is required prior to the issuance of a building permit where the driveway is proposed to provide access to a public street.~~

~~2. An application for a driveway shall be on a form provided by the Director and the designated fees shall be paid with the application. Additional fees shall be charged for any requested alternative standards which require review by the County Engineer.~~

~~3. When the application is filed, the Director shall review the application to determine if: 1) the proposed driveway meets the standards in this section and chapter 6, article 5 of this Code and 2) will not disrupt regional or local long-range transportation plans.~~

~~4. Driveways longer than one hundred fifty feet (150') from the public street right-of-way line to the most distant portion of an inhabited building must be approved in writing from the applicable fire official prior to approval by the Director.~~

~~5. Approval shall not be granted by the Director until the driveway is constructed and certified by the County Engineer to meet the standards in this section and chapter 6, article 5 of this Code.~~

~~(3) Private Road and Driveway Requirements~~

~~1. (2) properties and all private roads Private roads and driveways serving two inhabited structures shall be constructed to the minimum standards contained in part (4) of this article. The minimum surface width requirement therein may be reduced in accordance with part (5) of this section.~~

~~2. Private roads and driveways serving two inhabited structures shall be located within a recorded permanent, perpetual easement, having. The easement shall have 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 easement width requirement/minimum may be reduced to a width not less than twenty-eight feet (28') in accordance with subsection (1) part (5) of this section.~~

~~3. Driveways serving two (2) properties and all private roads 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 part (5) of this section.~~

~~4. Private roads and driveways 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. The agreement shall also list any construction warranties applicable to the specific driveway or private road or driveway. Failure to maintain a previously approved driveway or private road or driveway shall be a violation of this article subject to the enforcement procedures in article 19 of this chapter.~~

~~4-5. All properties taking access to a private road shall be in compliance with follow the addressing standards in chapter 6, article 5 of this Code.~~

— 5. Driveways serving two (2) residences and all private roads shall be located to minimize disruption of existing agricultural practices.

— C. Private Road On Subdivision Plat: A private road shall be shown as a separate, nonbuildable lot in accordance with the requirements of section 07-17-31 of this chapter.

— D. Width Reduction: 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:

- 6. Private roads ~~1. Will the proposed reduction provide adequate access;~~

— 2. Do physical characteristics of the site require a width reduction; and

— 3. Would approval of the request cause injury, damage, or a safety hazard?

— (2) Fire District Road Requirements: The construction of driveways or private roads longer than one hundred fifty feet (150') from the public street right of way line to the most distant portion of an inhabited building must be approved in writing from the applicable fire district.

— (3) Driveway And Private Road Requirements:

— A. Minimum Standards: Driveways and private roads shall be built to the following minimum standards in table 1 of this subsection:

— TABLE 1

			Subbase Or Ballast	Base Course	Plant Mix Pavement (ISPWC Class III Mix)	Surface Width
Driveways (serving a maximum of 2 inhabited buildings per definition in section 07-02-03 of this chapter):		-	-	-	-	-
-	Existing driveways that add a second residence	n/a	4" thick ^{3/4} minus gravel base or equivalent recycled asphalt paving (RAP);	n/a	12' wide all weather driving surface	

			graded and compacted		
-	New driveways built after January 19, 2005	If less than 150': n/a If 150' or longer: 9" of uncrushed aggregate (pit run)	4" thick ³ / ₄ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted	n/a	12' wide all weather driving surface
	Private roads (serving more than 2 permanent dwellings or inhabited buildings as defined in section 07-02-03: of this chapter):	-	-	-	-
-	Private roads that are estimated to serve 100 ADT or less	n/a	4" thick ³ / ₄ minus gravel base, graded and compacted	n/a	20' wide all weather driving surface
-	Private roads that are estimated to serve more than 100 ADT	9" of minus 6" uncrushed aggregate (pit run)	6" of ³ / ₄ " crushed aggregate (gravel)	2.5" thick	24' for local roads and 26' for collector roads ¹

Note:

—1.— Alternative pavement section designs that include geotextile fabrics, geogrids, cemented treated base, etc., may be submitted to the county for consideration and approval following review by the county engineer. Subbase thickness shall not be less than twice the maximum sized aggregate and base layer thickness shall not exceed 10 inches. Base is to be replaced in the GE pavement section at a ratio of 2.2:1 for plant mix and 0.9:1 for subbase.

~~1. Base to meet the requirements of ISPWC section 802, Table 1—Type I Crushed Aggregate Base.~~

~~2. Subbase to meet the requirement of ISPWC section 801, Table 1—8 Inch, 6 Inch, Or 3 Inch Uncrushed Aggregate.~~

~~3. Trip generation per dwelling is 9.52 trips/day per ITE, "Trip Generation 9th Edition", rates for single family detached housing. Total ADT for a private road is the total daily trips for the total dwellings entitled on properties using any segment of a private road.~~

~~4. The structural section of a private road shall be in accordance with the minimum section thickness as indicated in the table. Thinner sections of private roads may be possible based upon a traffic index proposed by the applicant and reviewed by the county engineer, an R-value (ITD method T-8) determined during the geotechnical investigation and the following formula:~~

~~GE (inches) = 0.0384*(TI)*(100-R) where GE equals gravel equivalence or the entire section of ISPWC 3/4" base (section 802), TI = traffic index and R = R-value test result~~

~~R-value is to be determined by soil laboratory on a representative sample(s) from the project subgrade. Maximum subgrade R-value for design to be R-35. Subgrade is to be confirmed at the time of construction to be firm and stable. Soft, wet, or deflecting subgrade is to be addressed by project civil/geotechnical engineer(s).~~

~~5. Any private road shall be named and a sign conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. The road must have a road name approved by the ~~director~~ Director. The naming of roads shall comply with chapter 6, article 5 of this code. Verification of installation of road signs shall be provided to DSD.~~

~~7. Private roads and driveways shall be located to minimize disruption of existing agricultural practices.~~

~~8. On subdivision plats, private roads shall be shown as a separate, non-buildable lot in accordance with the requirements of section 07-17-31 of this chapter.~~

(4) Private Road and Driveway Minimum Construction Standards

	<u>Subbase Or Ballast</u>	<u>Base Course</u>	<u>Plant Mix Pavement (ISPWC Class III Mix)</u>	<u>Surface Width</u>
-				

Driveways (serving a maximum of 2 inhabited buildings per definition in section 07-02-03 of this chapter):

-	<u>Existing driveways that add a second residence</u>	<u>n/a</u>	<u>4" thick ³/₄ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted</u>	<u>n/a</u>	<u>12' wide all weather driving surface</u>
-	<u>New driveways built after January 19, 2005</u>	<u>9" of minus 6" uncrushed aggregate (pit run)</u>	<u>4" thick ³/₄ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted</u>	<u>n/a</u>	<u>12' wide all weather driving surface</u>

Private roads (serving more than 2 permanent dwellings or inhabited buildings as defined in section 07-02-03: of this chapter):

-	<u>Private roads that are estimated to serve 60 ADT or less</u>	<u>9" of minus 6" uncrushed aggregate (pit run)</u>	<u>4" thick ³/₄ minus gravel base, graded and compacted</u>	<u>n/a</u>	<u>20' wide all weather driving surface</u>
-	<u>Private roads that are estimated to serve more than 60 ADT</u>	<u>9" of minus 6" uncrushed aggregate (pit run)</u>	<u>6" of ³/₄" crushed aggregate (gravel)</u>	<u>2.5" thick</u>	<u>24' for local roads and 26' for collector roads¹</u>

Note:

1. Alternative pavement section designs that include geotextile fabrics, geogrids, cemented treated base, etc., may be submitted to the County for consideration and approval following review by the County Engineer. Subbase thickness shall not be less than twice the maximum sized aggregate and base layer thickness shall not exceed 10 inches. Base is to be replaced in the GE pavement section at a ratio of 2.2:1 for plant mix and 0.9:1 for subbase.

2. Base to meet the requirements of ISPWC section 802, Table 1 - Type I Crushed Aggregate Base.

3. Subbase to meet the requirement of ISPWC section 801, Table 1 - 8 Inch, 6 Inch, Or 3 Inch Uncrushed Aggregate.

4. Trip generation per dwelling is 9.52 trips/day per ITE, "Trip Generation 9th Edition", rates for single-family detached housing. Total ADT for a private road is the total daily trips for the total dwellings entitled on properties using any segment of a private road.

5. The structural section of a private road shall meet or exceed the minimum section thickness as indicated in the table. Thinner sections of private roads may be possible based upon a traffic index proposed by the applicant and reviewed by the County Engineer, an R-value (ITD method T-8) determined during the geotechnical investigation and the following formula:

GE (inches) = 0.0384*(TI)*(100-R) where GE equals gravel equivalence or the entire section of ISPWC - 3/4" base (section 802), TI = traffic index and R = R-value test result

R-value is to be determined by soil laboratory on a representative sample(s) from the project subgrade. Maximum subgrade R-value for design to be R-35. Subgrade is to be confirmed at the time of construction to be firm and stable. Soft, wet, or deflecting subgrade is to be addressed by project civil/geotechnical engineer(s).

(5) Private Road and Driveway Width Reduction: The width of a parcel's easement, frontage or road surface may be reduced by the Director if the reduction demonstrates all of the following:

1. — B. Inspection And Certification: A driveway or private road must be constructed prior to final inspection of an inhabited building. The construction of driveways longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy. This requirement may be waived by the director if a road construction warranty has been recorded.

—C.—The proposed reduction provides adequate access;

2. The physical characteristics of the site require a width reduction; and

3. The width reduction will not cause injury, property damage, or a safety hazard; and

4. There does not exist a potential extension of the roadway to and/or through adjacent properties; and

5. The easement reduction would not serve to limit further connectivity in the area.

(6) Additional Requirements:

1. Bridges: Bridges shall be inspected and certified by an engineer of the developer's choice, to have been constructed in compliance with all applicable federal, state, and local laws.

2. —D.— Cul-De-Sacs: Cul-de-sacs shall have a fifty-foot (50') radius for a driving surface and a ~~seventy-sixty-foot (70'60')~~ radius for right of way or easement. ~~(Ord. 16-007, 6-20-2016).~~

CERTIFICATE OF LEGAL NOTIFICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

Phone: 208-454-7458



CASE NAME: Private Road Ordinance

CASE NO: OR2025-0002

HEARING BODY: Planning & Zoning Commission

I, Caitlin Ross, as the representative of Canyon County Development Services, hereby certify that on this 4th day of March, 2025, I mailed by regular first-class mail, or emailed, a true and correct copy of the notice attached hereto as Exhibit A to those referenced in Exhibit B in accordance with the requirements of the Canyon County Zoning Ordinance § 07-05-01.

- Agencies – Initial Notice for Comment
- JEPA / (City of Nampa)
- Agencies – 30 Day Notice of Hearing Date
- Full Political
- Property Owners

Signed: Caitlin Ross
(Signature of DSD staff who mailed/e-mailed notice)

Date Completed: 3/4/25



Development Services Department



Canyon County, 111 North 11th Ave. Suite 310, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyonco.org ▪ www.canyonco.org/dsd

NOTICE OF APPLICATION

*****Request for Comments by March 24, 2025*****

March 4, 2025

Dear Agencies:

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

Pursuant to the Local Land Use Planning Act, Idaho Code §67-6509, §67-6511, and §67-6512, as applicable, your agency is being notified of an upcoming **Canyon County Planning & Zoning Commission's public hearing** for the following land use case:

Case No. OR2025-0002: An ordinance amending Canyon County Code, Chapter 7, Section 01-10-03 to provide standards for Private Road and Driveway requirements; add the requirement of improvements to occur and be certified by County Engineer prior to issuance of a building permit; provide minimum standards to be met; and to reduce the number of inhabited structures utilizing the private road for legal access prior to requiring pavement improvements from 100 ADT to 60 ADT.

To provide comments, please respond by **March 24, 2025**. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. *Comments received by the due date will be added to the Staff Report and to the hearing body's packet. Your agency's comments are an important part of our decision-making process.* Contact the planner of record, **Jay Gibbons** at jay.gibbons@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Sincerely,

Caitlin Ross

Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.





CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 N. 11TH Ave. Ste 310 ♦ Caldwell, Idaho 83605

Phone (208) 454-7458 ♦ ZoningInfo@canyoncounty.id.gov

EXHIBIT 7-B2

LEGAL NOTICE TRANSMITTAL

Case #: OR2025-0002 Transmittal Date: March 4, 2025 Planner: Jay Gibbons

Applicant: _____ Applicant's Representative: _____

P&Z Hearing Examiner BOCC

JEPA: _____

FULL POLITICAL

City <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> Greenleaf <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Star <input checked="" type="checkbox"/> Wilder School District <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> CWI <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Liberty Charter <i>HC</i> <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Meridian/West Ada <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Vallivue <input checked="" type="checkbox"/> Wilder <input checked="" type="checkbox"/> Southwest District Health	Fire District <input checked="" type="checkbox"/> Caldwell <input checked="" type="checkbox"/> Homedale <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Marsing <input checked="" type="checkbox"/> Melba <input checked="" type="checkbox"/> Middleton <input checked="" type="checkbox"/> Nampa Fire Dept <input checked="" type="checkbox"/> Parma <input checked="" type="checkbox"/> Star <input checked="" type="checkbox"/> Upper Deer Flat <input checked="" type="checkbox"/> Wilder <input checked="" type="checkbox"/> State Fire Marshal Highway District <input checked="" type="checkbox"/> Highway District 4 <input checked="" type="checkbox"/> Golden Gate <input checked="" type="checkbox"/> Nampa <input checked="" type="checkbox"/> Notus-Parma Library District <input checked="" type="checkbox"/> Kuna <input checked="" type="checkbox"/> Lizard Butte <input checked="" type="checkbox"/> Wilder <i>HC</i> Utilities <input checked="" type="checkbox"/> CenturyLink <input checked="" type="checkbox"/> Intermountain Gas <input checked="" type="checkbox"/> Idaho Power <input checked="" type="checkbox"/> Ziplly Fiber	Irrigation, Drain & Flood Districts <input checked="" type="checkbox"/> Black Canyon Irrigation Dist. <input checked="" type="checkbox"/> Boise-Kuna Irrigation Dist. <input checked="" type="checkbox"/> Boise Project Board of Control <input checked="" type="checkbox"/> Caldwell Water & Sewer <i>HC</i> <input checked="" type="checkbox"/> Canyon County Water Co. <input checked="" type="checkbox"/> Canyon Hill Irrigation District <input checked="" type="checkbox"/> Eureka Irrigation District <i>HC</i> <input checked="" type="checkbox"/> Farmer Cooperative Ditch Co. <input checked="" type="checkbox"/> Farmers Union Ditch Co. <input checked="" type="checkbox"/> Franklin Ditch Co. <input checked="" type="checkbox"/> Lower Center Point <i>HC HC</i> <input checked="" type="checkbox"/> Mason Creek Ditch Co. <i>HC</i> <input checked="" type="checkbox"/> Middleton Mill Ditch/Irrigation <input checked="" type="checkbox"/> Nampa – Meridian <input checked="" type="checkbox"/> New York <input checked="" type="checkbox"/> Pioneer <input checked="" type="checkbox"/> Pioneer Dixie Ditch <input checked="" type="checkbox"/> Poor Boy Ditch <i>HC</i> <input checked="" type="checkbox"/> Riverside Irrigation District <input checked="" type="checkbox"/> Riverside Ditch <input checked="" type="checkbox"/> Settlers Irrigation <input checked="" type="checkbox"/> Siebenberg Co-op Ditch <input checked="" type="checkbox"/> Star Sewer & Water <input checked="" type="checkbox"/> Wilder Irrigation <input checked="" type="checkbox"/> Drainage Ditch 2 <input checked="" type="checkbox"/> Drainage Ditch 3 <input checked="" type="checkbox"/> Drainage Ditch 4 <input checked="" type="checkbox"/> Drainage Ditch 6 <input checked="" type="checkbox"/> Flood District 10 <input checked="" type="checkbox"/> Flood District 11	Transportation <input checked="" type="checkbox"/> ACHD <input checked="" type="checkbox"/> Brown Bus Company <input checked="" type="checkbox"/> Caldwell Transportation <i>HC</i> <input checked="" type="checkbox"/> COMPASS <input checked="" type="checkbox"/> Idaho Transportation Dept <input checked="" type="checkbox"/> Valley Regional Transit Emergency Services <input checked="" type="checkbox"/> Canyon County Sheriff <input checked="" type="checkbox"/> Emergency Mgmt. Coordinator <input checked="" type="checkbox"/> CC Paramedics / EMT <input checked="" type="checkbox"/> Homedale City Ambulance <input checked="" type="checkbox"/> Marsing Ambulance <i>HC HC</i> <input checked="" type="checkbox"/> Melba Quick Response <i>HC</i> <input checked="" type="checkbox"/> Nampa Police Department Other <input checked="" type="checkbox"/> Farm Service Agency <i>HC</i> <input checked="" type="checkbox"/> Fire Code Consultants Northwest <input checked="" type="checkbox"/> Greater Middleton Area Rec <input checked="" type="checkbox"/> Melba Gopher District <i>HC</i> <input checked="" type="checkbox"/> Mosquito Abatement <input checked="" type="checkbox"/> Natural Resource Conservation Dist. <input checked="" type="checkbox"/> Ten-Davis Recreation <input checked="" type="checkbox"/> Destination Caldwell <input checked="" type="checkbox"/> Marathon Pipeline LLC <input checked="" type="checkbox"/> Owyhee County, Dir of Planning <input checked="" type="checkbox"/> US Postal Service <input checked="" type="checkbox"/> Cemetery <u>Wilder</u> <i>HC</i> <input checked="" type="checkbox"/> Media <input type="checkbox"/> <u>10 Archaeology</u> <i>HC</i> <u>W Valley Humane</u> <i>HC</i>
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- Canyon County**
- CC Animal Control
 - CC Assessor's Office
 - CC Elections
 - CC Farm Bureau
 - CC Historical Society
 - CC Parks & Recreation
 - CC Soil Conservation District
 - CC Weed & Gopher Control

- Canyon County**
- CC DSD Building Dept.
 - CC DSD Code Enforcement
 - CC DSD Engineering
 - CC DSD GIS Department
 - CC DSD Floodplain Manager
- Government**
- Bureau of Land Management
 - Bureau of Reclamation
 - Deer Flat Natl Wildlife Refuge
 - ID Agricultural Aviation Association
 - Environmental Protection Agency
 - US Army Corps of Engineers

- Government**
- FEMA
 - US Department of Agriculture
 - ID Dept of Water Resources/floodplain
 - ID Dept of Water Resources/water rights
 - Idaho Fish & Game
 - Idaho State Dept of Agriculture
 - Dept of Environmental Quality
 - Dept of Lands/SW Area Mgr. *HC*
 - Energy and Mineral Resources



Caitlin Ross

From: Caitlin Ross
Sent: Tuesday, March 4, 2025 4:02 PM
To: 'rcollins@cityofcaldwell.org'; 'P&Z@cityofcaldwell.org'; 'dgeyer@cityofcaldwell.org'; 'jdodson@cityofcaldwell.org'; 'mbessaw@cityofcaldwell.org'; 'amy@civildynamics.net'; 'alicep@cityofhomedale.org'; 'jgreen@marsingcity.com'; 'mayor@cityofmelba.org'; 'cityclerk@cityofmelba.org'; 'jhutchison@middletoncity.org'; 'jreynolds@middletoncity.org'; 'mhobbs@middletoncity.org'; 'rstewart@middletoncity.org'; 'sellersr@cityofnampa.us'; 'watkinsk@cityofnampa.us'; 'BadgerD@cityofnampa.us'; 'addressing@cityofnampa.us'; 'critchfieldd@cityofnampa.us'; 'clerks@cityofnampa.us'; 'timc@cityofnampa.us'; 'notuscityclerk@gmail.com'; 'clerk@cityofparmaidaho.org'; 'mayor@cityofparmaidaho.org'; 'publicworks@cityofparmaidaho.org'; 'cityhalladmin@cityofparmaidaho.org'; 'snickel@staridaho.org'; 'wsevery@cityofwilder.org'; 'casanderson@caldwellschools.org'; 'nicmiller@cw.edu'; 'ddenney@homedaleschools.org'; 'bgraves@kunaschools.org'; 'tejensen@kunaschools.org'; 'nstewart@marsingschools.org'; 'sadams@melbaschools.org'; 'Horner.Marci@westada.org'; 'lgrooms@msd134.org'; 'mgee@msd134.org'; 'cstauffer@nsd131.org'; 'dleon@nsd131.org'; 'krantza@notusschools.org'; 'tkelly@parmaschools.org'; 'jenny.titus@vallivue.org'; 'lisa.boyd@vallivue.org'; 'joseph.palmer@vallivue.org'; 'jdillon@wilderschools.org'; 'lrichard@cityofcaldwell.org'; 'aperry@cityofcaldwell.org'; 'homedalefd@gmail.com'; 'tlawrence@kunafire.com'; 'khinkle@kunafire.com'; 'marsingfiredistrict@yahoo.com'; 'marsingruralfire@gmail.com'; 'brian.mccormack@melbafire.id.gov'; 'kenny.hoagland@melbafire.id.gov'; 'vislas@starfirerescue.org'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'johnsonrl@nampafire.org'; 'johnsonre@nampafire.org'; 'Jeff@parmafired.us'; 'ParmaRuralFire@gmail.com'; 'permits@starfirerescue.org'; 'eddy@heritagewifi.com'; 'wfdchief@wilderfire.org'; 'jmaloney@wilderfire.org'; 'knute.sandahl@doi.idaho.gov'; 'chopper@hwydistrict4.org'; 'lriccio@hwydistrict4.org'; 'bobw@gghd3.org'; 'office@gghd3.org'; 'eddy@nampahighway1.com'; 'gwatkins@nphd.net'; 'admin1@kunalibrary.org'; 'admin2@kunalibrary.org'; 'lizardbuttelibrary@yahoo.com'; 'brandy.walker@centurylink.com'; 'eingram@idahopower.com'; 'easements@idahopower.com'; 'mkelly@idahopower.com'; 'monica.taylor@intgas.com'; 'jessica.mansell@intgas.com'; 'Contract.Administration.Bid.Box@ziplay.com'; 'developmentreview@blackcanyonirrigation.com'; 'carl@blackcanyonirrigation.com'; 'dpopoff@rh2.com'; 'aflavel.bkirrdist@gmail.com'; 'tritthaler@boiseproject.org'; 'gashley@boiseproject.org'; 'irr.water.3@gmail.com'; 'kchamberlain.fcdc@gmail.com'; 'office@idcpas.com'; 'fcdc1875@gmail.com'; 'farmers.union.ditch@gmail.com'; 'irr.water.3@gmail.com'; 'wilders04@msn.com'; 'irrigation.mm.mi@gmail.com'; 'nmid@nmid.org'; 'eolvera@nmid.org'; 'terri@nyid.org'; 'kirk@pioneerirrigation.com'; 'sheepmama25@gmail.com'; 'fcdc1875@gmail.com'; 'fcdc1875@gmail.com'; 'Mack@settlersirrigation.org'; 'kchamberlain.fcdc@gmail.com'; 'mitch.kiester@phd3.idaho.gov'; 'anthony.lee@phd3.idaho.gov'; 'wilderirrigation10@gmail.com'; 'drain.dist.2@gmail.com'; 'bryce@sawtoothlaw.com'; 'scott_sbi@outlook.com'; 'scott_sbi@outlook.com'; 'farmerhouston@gmail.com'; 'projectmgr@boiseriver.org'; 'scott_sbi@outlook.com'; 'testrada@starswd.com'; 'jlucas@achdidaho.org'; 'clittle@achdidaho.org'; 'brentc@brownbuscompany.com'; 'gis@compassidaho.org'; 'D3Development.services@itd.idaho.gov'; 'niki.benyakhlef@itd.idaho.gov'; 'ITDD3PERMITS@ITD.IDAHO.GOV'; 'Airport.Planning@itd.idaho.gov'; 'webmaster@valleyregionaltransit.org'; 'smm5156

To: @gmail.com'; 'deb0815@yahoo.com'; 'kunacemetery@gmail.com'; '3tjj@frontiernet.net'; 'melbacemetery@gmail.com'; 'middletoncemdist13@gmail.com'; 'ann_jacops@hotmail.com'; 'prchuston@gmail.com'; Brian Crawforth; Christine Wendelsdorf; Michael Stowell; 'tryska7307@gmail.com'; Curt Shankel; Dalia Alnajjar; Cassie Lamb; Tom Crosby; Eric Arthur; Kathy Husted; Tony Almeida; Sage Huggins; Diana Little; Loretta Tweedy; Assessor Website; Elections Clerk; 'roger@amgidaho.com'; Nichole Schwend; Nichole Schwend; Rick Britton; 'middleton.rich@gmail.com'; Jim Lunders; 'jshoemaker@blm.gov'; 'MGRodriguez@usbr.gov'; 'edward_owens@fws.gov'; 'BRO.Admin@deq.idaho.gov'; 'kenny.huston@oer.idaho.gov'; 'Brenna.Garro@oer.idaho.gov'; 'peter.jackson@idwr.idaho.gov'; 'maureen.oshea@idwr.idaho.gov'; 'file@idwr.idaho.gov'; 'smith.carolyn.d@epa.gov'; 'John.Graves@fema.dhs.gov'; 'idahoaaa@gmail.com'; 'Zlathim@IDL.idaho.gov'; 'brandon.flack@idfg.idaho.gov'; 'Aubrie.Hunt@dhw.idaho.gov'; 'Marilyn.Peoples@dhw.idaho.gov'; 'tricia.canaday@ishs.idaho.gov'; 'dan.everhart@ishs.idaho.gov'; 'patricia.hoffman@ishs.idaho.gov'; 'stevie.harris@isda.idaho.gov'; 'laura.johnson@isda.idaho.gov'; 'tate.walters@id.usda.gov'; 'carol.chadwick@usda.gov'; 'noe.ramirez@usda.gov'; 'cenww-rd-boi-tv@usace.army.mil'; 'laura.j.freedman@usps.gov'; 'Rakesh.N.Dewan@usps.gov'; 'Chad.M.Franklin@usps.gov'; 'Melvin.B.Norton@usps.gov'; 'Tammi.L.Barth@usps.gov'; 'henry.medel@usps.gov'; 'Khrista.M.Holman@usps.gov'; 'Rochelle.Fuquay@usps.gov'; 'leroy.eyler@usps.gov'; 'marc.c.boyer@usps.gov'; 'mhuff@co.owyhee.id.us'; 'gmprdjennifer@gmail.com'; 'lisaitano@me.com'; 'scott@fccnw.com'; 'srcsbinfo@gmail.com'; 'tottens@amsidaho.com'; 'melvin.b.norton@usps.gov'; 'scott.hauser@usrtf.org'; 'info@destinationcaldwell.com'; 'makline2@marathonpetroleum.com'; 'news@kboi2.com'; 'news@kivitv.com'; 'ktvbnews@ktvb.com'; '670@kboi.com'; Newsroom; 'middletonexpress1@gmail.com'; 'rmorgan@kellerassociates.com'

Subject: Legal Notice of OR2025-0002

Attachments: NEW - P&Z Rezone full political agency notice.pdf

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Jay Gibbons** at jay.gibbons@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

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)

NEW public office hours

Effective Jan. 3, 2023

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.

Jay Gibbons

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Wednesday, March 5, 2025 12:08 PM
To: Jay Gibbons
Subject: [External] RE: Legal Notice of OR2025-0002

Jay – Nampa has no comments on this code change. Thanks - Doug



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5442, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

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[Citizen's Guide to Planning - Learn More About Planning!](#)



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Tuesday, March 4, 2025 4:02 PM

To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'amy@civildynamics.net' <amy@civildynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'jreynolds@middletoncity.org' <jreynolds@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'clerk@cityofparmaidaho.org' <clerk@cityofparmaidaho.org>; 'mayor@cityofparmaidaho.org' <mayor@cityofparmaidaho.org>; 'publicworks@cityofparmaidaho.org' <publicworks@cityofparmaidaho.org>; 'cityhalladmin@cityofparmaidaho.org' <cityhalladmin@cityofparmaidaho.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'wsevery@cityofwilder.org' <wsevery@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'nicmiller@cw.edu' <nicmiller@cw.edu>; 'ddenney@homedaleschools.org' <ddenney@homedaleschools.org>; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'tejensen@kunaschools.org' <tejensen@kunaschools.org>; 'nstewart@marsingschools.org' <nstewart@marsingschools.org>; 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'Horner.Marci@westada.org' <Horner.Marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; lisa.boyd <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'vislas@starfirerescue.org' <vislas@starfirerescue.org>;

'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; Ron Johnson <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'Jeff@parmafire.us' <Jeff@parmafire.us>; 'ParmaRuralFire@gmail.com' <ParmaRuralFire@gmail.com>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'wfdchief@wilderfire.org' <wfdchief@wilderfire.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'Iriccio@hwydistrict4.org' <Iriccio@hwydistrict4.org>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; 'lizardbuttelibrary@yahoo.com' <lizardbuttelibrary@yahoo.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@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>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'carl@blackcanyonirrigation.com' <carl@blackcanyonirrigation.com>; 'dpopoff@rh2.com' <dpopoff@rh2.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'kchamberlain.fcdc@gmail.com' <kchamberlain.fcdc@gmail.com>; 'office@idcpas.com' <office@idcpas.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'farmers.union.ditch@gmail.com' <farmers.union.ditch@gmail.com>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'wilders04@msn.com' <wilders04@msn.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'terri@nyid.org' <terri@nyid.org>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'sheepmama25@gmail.com' <sheepmama25@gmail.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'Mack@settlersirrigation.org' <Mack@settlersirrigation.org>; 'kchamberlain.fcdc@gmail.com' <kchamberlain.fcdc@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'testrada@starswd.com' <testrada@starswd.com>; 'jluucas@achdidaho.org' <jluucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'brentc@brownbuscompany.com' <brentc@brownbuscompany.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; 'ITDD3PERMITS@ITD.IDAHO.GOV' <ITDD3PERMITS@ITD.IDAHO.GOV>; 'Airport.Planning@itd.idaho.gov' <Airport.Planning@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; 'smm5156@gmail.com' <smm5156@gmail.com>; 'deb0815@yahoo.com' <deb0815@yahoo.com>; 'kunacemetery@gmail.com' <kunacemetery@gmail.com>; '3tjj@frontiernet.net' <3tjj@frontiernet.net>; 'melbacemetery@gmail.com' <melbacemetery@gmail.com>; 'middletoncemdist13@gmail.com' <middletoncemdist13@gmail.com>; 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Subject: Legal Notice of OR2025-0002

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Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Jay Gibbons** at jay.gibbons@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

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)

NEW public office hours

Effective Jan. 3, 2023

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.

Jay Gibbons

From: BRO Admin <BRO.Admin@deq.idaho.gov>
Sent: Friday, March 7, 2025 4:36 PM
To: Jay Gibbons
Subject: [External] RE: Legal Notice of OR2025-0002

The Boise Regional Office does not have any comments at this time.

Carlene Oberg | Administrative Assistant I

Idaho Department of Environmental Quality | Boise Regional Office
 1445 North Orchard Street
 Boise, Idaho 83706
 Office: (208) 373-0550
 Email: Carlene.Oberg@deq.idaho.gov
<http://www.deq.idaho.gov/>

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Tuesday, March 4, 2025 4:02 PM

To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org'; 'amy@civildynamics.net' <amy@civildynamics.net>; 'alicep@cityofhomedale.org' <alicep@cityofhomedale.org>; 'jgreen@marsingcity.com' <jgreen@marsingcity.com>; 'mayor@cityofmelba.org' <mayor@cityofmelba.org>; 'cityclerk@cityofmelba.org' <cityclerk@cityofmelba.org>; 'jhutchison@middletoncity.org' <jhutchison@middletoncity.org>; 'jreynolds@middletoncity.org' <jreynolds@middletoncity.org>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.org' <rstewart@middletoncity.org>; 'sellersr@cityofnampa.us' <sellersr@cityofnampa.us>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'BadgerD@cityofnampa.us' <BadgerD@cityofnampa.us>; 'addressing@cityofnampa.us' <addressing@cityofnampa.us>; 'critchfieldd@cityofnampa.us' <critchfieldd@cityofnampa.us>; 'clerks@cityofnampa.us' <clerks@cityofnampa.us>; 'timc@cityofnampa.us' <timc@cityofnampa.us>; 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'clerk@cityofparmaidaho.org' <clerk@cityofparmaidaho.org>; 'mayor@cityofparmaidaho.org' <mayor@cityofparmaidaho.org>; 'publicworks@cityofparmaidaho.org' <publicworks@cityofparmaidaho.org>; 'cityhalladmin@cityofparmaidaho.org' <cityhalladmin@cityofparmaidaho.org>; 'snickel@staridaho.org' <snickel@staridaho.org>; 'wsevery@cityofwilder.org' <wsevery@cityofwilder.org>; 'casanderson@caldwellschools.org' <casanderson@caldwellschools.org>; 'nicmiller@cw.edu' <nicmiller@cw.edu>; 'ddenney@homedaleschools.org'; 'bgraves@kunaschools.org' <bgraves@kunaschools.org>; 'tejensen@kunaschools.org'; 'nstewart@marsingschools.org' <nstewart@marsingschools.org>; 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'Horner.Marci@westada.org' <Horner.Marci@westada.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'krantz@notusschools.org' <krantz@notusschools.org>; 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'homedalefd@gmail.com' <homedalefd@gmail.com>; 'tlawrence@kunafire.com' <tlawrence@kunafire.com>; 'khinkle@kunafire.com' <khinkle@kunafire.com>; 'marsingfiredistrict@yahoo.com' <marsingfiredistrict@yahoo.com>; 'marsingruralfire@gmail.com' <marsingruralfire@gmail.com>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'vislas@starfirerescue.org' <vislas@starfirerescue.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'johnsonre@nampafire.org'

<johnsonre@nampafire.org>; 'Jeff@parmafire.us' <Jeff@parmafire.us>; 'ParmaRuralFire@gmail.com' <ParmaRuralFire@gmail.com>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'wfdchief@wilderfire.org' <wfdchief@wilderfire.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'lriccio@hwydistrict4.org' <lriccio@hwydistrict4.org>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.org>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'admin1@kunalibrary.org' <admin1@kunalibrary.org>; 'admin2@kunalibrary.org' <admin2@kunalibrary.org>; lizardbuttelibrary@yahoo.com; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@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>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'carl@blackcanyonirrigation.com' <carl@blackcanyonirrigation.com>; 'dpopoff@rh2.com' <dpopoff@rh2.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'kchamberlain.fcfdc@gmail.com' <kchamberlain.fcfdc@gmail.com>; 'office@idcpas.com' <office@idcpas.com>; 'fcfdc1875@gmail.com' <fcfdc1875@gmail.com>; 'farmers.union.ditch@gmail.com' <farmers.union.ditch@gmail.com>; 'irr.water.3@gmail.com' <irr.water.3@gmail.com>; 'wilders04@msn.com' <wilders04@msn.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'nmid@nmid.org' <nmid@nmid.org>; 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Subject: Legal Notice of OR2025-0002

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Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Jay Gibbons** at jay.gibbons@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

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)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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