



Board of County Commissioners
Hearing Date: July 31, 2025
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: OR2025-0002

APPLICANT/REPRESENTATIVE: Canyon County Development Services Dept. (DSD)
PROPERTY OWNER: Canyon County

APPLICATION: Zoning Ordinance Text Amendment – CCZO 07-10-03

LOCATION: Unincorporated County

ANALYST: Dan Lister, Planning Supervisor
REVIEWED BY: Josh Johnson, Assistant Director of DSD

P&Z RECOMMENDATION: Approval

SUMMARY:

Canyon County requests approval of an ordinance amending Canyon County Zoning Code (CCZO), Section 07-10-03 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.

The Planning & Zoning Commission heard the case at a public hearing held on April 3, 2025. After deliberation, the Planning & Zoning Commission recommended approval of the ordinance (**Exhibits 1 & 2**).

The Board directed DSD to hold a workshop with select stakeholders before the public hearing on July 31st. A workshop was held on May 8, 2025. On July 1st, DSD received proposed changes from Alan Mills, who attended the workshop (**Exhibit 4e**).

The Staff report packet dated April 3, 2025, and all supporting material are contained in **Exhibit 3**. Any comments received for the subject public hearing may be found in **Exhibit 4**.

DECISION ACTION:

The Board of County Commissioners may uphold, modify, or deny the Planning and Zoning Commission's recommended decisions.

If approved, the following actions shall be completed:

- Sign the FCOs,
- Sign the Zoning Text Amendment Ordinance to amend CCZO §07-10-03
 - o See **Exhibit 5** for draft documents.

EXHIBITS:

1. **Planning & Zoning Commission Signed FCOs: April 3, 2025**
2. **Planning & Zoning Commission Minutes – April 3, 2025**
3. **Staff Report Packet Dated April 3, 2025**
4. **Comments Received by July 20, 2025**
 - a. City of Nampa – Email dated March 5, 2025

- b. Caldwell Rural Fire District – Email dated June 2025
- c. Idaho Dept. of Environmental Quality – Letter dated June 30, 2025
- d. Idaho Transportation Dept. – Email dated June 30, 2025
- e. Alan Mills Proposed Changes – Received on July 1, 2025
- f. Vince Raciti – Received July 21, 2025

5. Draft Signing Documents

- a. FCOs
- b. Ordinance Summary
- c. Ordinance

EXHIBIT 1

Planning and Zoning Commission Signed FCOs: April 3, 2025

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Board of County Commissioners

Case# OR2025-0002

Hearing date: July 31, 2025



Canyon County Planning and Zoning Commission

Amendment of Canyon County Zoning Ordinance

Private Road and Driveways, OR2025-0002

Development Services Department, April 10, 2025

Findings of Fact, Conclusions of Law, and Order

An ordinance amending Canyon County Zoning Code, chapter 7, section 07-10-03 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.

Findings of Fact and Conclusion of Law

1. A public hearing was conducted in accordance with CCZO Chapter 7, Articles 5 and 6, and Idaho Code §67-6509 and §67-6511.
2. The request is not subject to the regulatory taking analysis provided for by section §67-8003.
3. There is no evidence that would demonstrate that the requested amendments are contrary to the Comprehensive Plan or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
4. In accordance with Canyon County Code §07-06-01(4)(A), the Planning and Zoning Commission considered the amendment and other evidence gathered through the public hearing process.

Recommended Amendments to proposed Ordinance

1. The Planning Commission recommended approval of the ordinance amendment as presented and without specific changes.

Order

Based upon the Findings of Fact and Conclusions of Law contained herein, the Planning and Zoning Commission recommends approval of the OR2025-0002 to the Board of County Commissioners.

APPROVED this 1 day of May, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

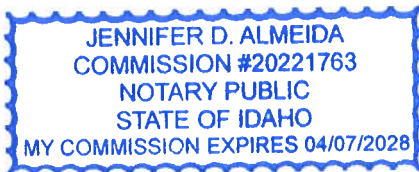

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 1st day of May, in the year 2025, before
me Jennifer D Almeida a notary public, personally appeared
Robert Sturgill, personally known to me to be the person whose name
is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.



Notary: Jennifer D Almeida

My Commission Expires: 4/7/28

EXHIBIT 2

Planning and Zoning Commission Minutes – April 3, 2025

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Board of County Commissioners

Case# OR2025-0002

Hearing date: July 31, 2025



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, April 3, 2025
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Geoffrey Mathews, Commissioner
Matt Dorsey, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Joshua Johnson, Assistant Director of Development Services
Aaron Williams, Director of Constituent Services
Zach Wesley, Deputy Prosecuting Attorney IV
Dan Lister, Principal Planner
Michelle Barron, Principal Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

CONSENT AGENDA

- A. February 6, 2025 MINUTES**
- B. Case No. VAC2024-0001 - Thueson:** Approve revised FCO's
- C. Case No. CU2024-0003 - Garman:** Approve revised FCO's

Motion: Commissioner Matthews moved to approve the Consent Agenda, seconded by Commissioner Sheets. Voice vote, motion carried.

Item 2A:

Case No. CR2022-0027 – Hess: The applicant, David Hess, is requesting a conditional rezone of parcels R33459010 and R33459010B from an "A" (Agricultural) zone to a "CR-R-R" (Conditional Rezone-Rural Residential) zone. The request includes a development agreement limiting development to a five-acre average minimum lot size. The subject parcel is located directly south of 20208 Nancy Ln Caldwell, ID 83607.

On February 6, 2025, the case was continued to a date certain of April 3, 2025.

Chairman Sturgill asked Planner Lister to summarize what transpired at the last hearing and where they are in the process.

Planner Lister stated at the February 6, 2025 hearing testimony was received. At the conclusion of the testimony the P&Z Commission tabled the hearing to allow the applicant to work with Golden Gate Highway District to address the access location. The P&Z Commission also requested information from

Marsing Fire District. Although testimony was received at the prior hearing, public testimony remained open. Staff requested that testimony be limited to the new information.

Chairman Sturgill called the applicant to testify.

David Hess – (Applicant) IN FAVOR – 116 Arabian Way, Nampa, ID 83687

Mr. Hess stated that had talked to Planner Lister and Bob at Golden Gate Highway District it was decided that the access would be off of 1st St. with a private driveway parallel to Nancy Ln. The access would be separate from Nancy Ln. Mr. Hess sent an email to Marsing Rural Fire District and they indicated a 20 ft. access road would be required.

Commissioner Nevill asked about the construction of the private driveway. Mr. Hess understood it would just need to meet Marsing Rural Fire District standards.

Planner Dan Lister reviewed the updated information/staff report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Alan Laird – IN NEUTRAL – 20086 Nancy Ln., Caldwell, ID 83607

Mr. Laird stated that the arrows on the map depict 2nd Street not 1st.

Ben Newby – IN NEUTRAL – 14737 Sunnyslope, Caldwell, ID 83607

Mr. Newby discussed the map which depicts the access. He asked for clarification on the access.

David Hess – (Applicant) REBUTTAL – 116 Arabian Way, Nampa, ID 83687

Mr. Hess clarified the access to the property. From 1st Street they will cross into the 30 ft. easement and then into the driveway, parallel to Nancy Ln.

Commissioner Nevill asked for clarification on the maps utilized for access. Planner Lister explained the access. Platting is required for this development.

Commissioner Dorsey stated that he was not part of the first hearing for this development. He also indicated for the record that he used to farm this property before it started to be developed. Chairman Sturgill suggested that Commissioner Dorsey recuse himself as he was not part of the first hearing.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2022-0027 seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Nevill stated that it is easier to condition now to restrict no secondary residences.

Commissioner Sheets agreed to an addition of a condition.

MOTION: Commissioner Nevill moved to **recommend approval** of Case No. CR2022-0027 to the Board of County Commissioners, accepting staff's Findings of Fact, and adding condition no. 5 to state that no secondary residences are allowed. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2B:

Case No. CU2024-0018 – Idaho Dept of Fish and Game: The applicant, Idaho Dept. of Fish and Game, represented by Kristy Newkirk, is requesting a conditional use permit of approximately 11.14 acres for a fish rearing hatchery renovation in the R-R (Rural Residential) zone. The subject property is located at 3806 S. Powerline Rd, Nampa, Idaho, also referenced as Parcel R29144.

On January 16, 2025, the case was proposed to be tabled to a date certain of February 20, 2025. On February 20, 2025, the case was proposed to be tabled to a date uncertain.

Chairman Sturgill called the applicant to testify.

Kristy Newkirk – (Applicant) IN FAVOR – 11939 W. Musket Dr., Boise, ID 83713

Ms. Newkirk stated the need for the conditional use permit has been triggered by the reconstruction project for the fish hatchery. The improvements will be restricted to the southeast side of the property. Fish & Game purchased the property in 1982. The property had been used as a hatchery since 1975. The hatchery needs infrastructure improvement. The current use predates the zoning code and has been operating as a legal non-conforming use. Approval of the conditional use permit to allow for the improvements will make the use legal conforming. The proposed changes will not change the day to day operations. The improvements will produce a healthier stock fish. All of the criteria for a conditional use permit have been met.

Commissioner Nevill asked about access to the site. Ms. Newkirk stated that the proposed access was depicted on their site plan.

Chairman Sturgill referred to Exhibit 7D4, in regards to a fence, which appeared to be a tradeoff for reducing a 70 ft. setback to 50 ft. Ms. Newkirk stated there is a 70 ft setback from the centerline of Locust Lane. The existing hatchery is approximately 18 ft. from centerline. They are proposing to bring it to 50 ft. They were not able to meet the 70 ft. setback. Screening will be added when the road is widened in the future.

Director of Development Services, Jay Gibbons reviewed the Staff Report for the record.

Chairman Sturgill asked about fencing and whether or not it would be appropriate to add a condition requiring that it be installed when the road is widened. DSD Director Gibbons replied, yes that would be appropriate.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Kenny Pfeifer – IN NEUTRAL – 1825 E. Locust Ln., Nampa, ID 83686

Mr. Pfeifer is not opposed to the request. He stated at the first meeting he had with the applicant's they had agreed that each of them would give up 10 ft. for right of way. The second meeting they weren't giving up 10 ft and it was all on him. They need to also provide 10 ft.

Kristy Newkirk – (Applicant) REBUTTAL – 11939 W. Musket Dr., Boise, ID 83713

Ms. Newkirk stated it was her understanding that the 50 ft. was for the entire right of way for expansion. If there is a road widening it will come onto the fish hatchery property.

Commissioner Nevill asked about the fence. If a condition was placed, what type of fence would be installed. She understood 6 ft. site obscuring. Commissioner Nevill asked for clarification on the 50 ft. right of way. Ms. Newkirk explained the right of way.

Assistant Director Johnson explained the setback from section line for the record and the reasons for the setback. He believed the discussions may have taken place before discussions with the highway district.

Director of Development Services discussed a potential condition regarding fencing & Nampa City Code.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2024-0018, seconded by Commissioner Dorsey. Voice vote, motion carried.

Deliberation:

Commissioner Sheets stated that in the long term a rezone may have been more appropriate, however, with the property history and use being in place for quite some time, he is in support. The fencing requirements are between the city and the highway district.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2024-0018, and adopt the findings and conditions as recommended by staff. Seconded by Commissioner Dorsey.

Discussion on the Motion:

Commissioner Nevill suggested adding a condition no. 3 to require fencing when Locust Ln. is widened.

Commissioner Sheets to his motion an addition of condition no. 3, "A copy of the agreement between the City of Nampa and the highway district indicating fencing."

Commissioner Dorsey said his condition still stood however, felt the condition was redundant.

Roll call vote: 5 in favor, 0 opposed, motion passed.

Item 2C:

Case No. CU2024-0013 – The Wild Oak, LLC: The applicant, Derek Olson, represented by Rafael Sanchez with Provost & Pritchard Consulting Group, is requesting a Conditional Use Permit for a special events facility named The Wild Oak on approximately 3.72 acres in an "A" (Agricultural) zone. The subject property is located at 19781 Middleton Rd, Caldwell, ID 83605, also referenced as Parcel R34316, a portion of the NE quarter of Section 30, T4N, R2W, BM, Canyon County, Idaho.

Chairman Sturgill called the applicant to testify.

Matthew Barnes – (Applicant) IN FAVOR – 1965 S. Eagle Rd., Ste. 140, Meridian, ID 83642

Mr. Barnes is representing Mr. Sanchez as he is not able to be in attendance this evening. They are asking for a special events facility. The proposed use is costent in the agricultural zoning district via a conditional use permit. There will be a bridal suite, grooms lounge, catering prep kitchen, ceremony sites, greenhouse, reception hall, & parking area. The facility will be open on weekends and select holidays for events with flexible consultation hours. The owner plans on participating in community outreach hoping that the facility could be used for that as well. Mr. Barnes stated they would comply with all County

Ordinances and conditions of approval with no outdoor music or amplified sound. Highway District 4 approved access onto Middleton Rd. The lighting will be fully shielded and directed downward. There will be alcoholic beverages per licensing requirements and compliant with all applicable laws. They will comply with standard construction hours and mitigate dust during the construction of the site.

Commissioner Matthews asked if the meal prep would be done onsite or catered out. It would be done mostly themselves and they will apply for the necessary permits and licenses.

Commissioner Sheets stated there are 16 recommended conditions and asked if Mr. Barnes and his client had had an opportunity to review those. Mr. Barnes indicated they had reviewed them and he had a couple of minor changes. The first change would be condition 8B, in regard to parking standards. They asked to utilize the County's definition of hard surface instead. The second change would be in regard to condition 11B, and asked that the timeframe required be adjusted to 12 months.

Chairman Sturgill asked about sewer service. Mr. Barnes stated that an individual system is proposed. The City would not provide service unless annexed. The septic system would be scaled for the use.

Commissioner Matthews asked where the drain field would be located. Mr. Barnes depicted where the drain field would be.

Associate Planner, Amber Lewter reviewed the Staff Report for the record.

Commissioner Nevill discussed an emergency plan and requiring it as a condition. Planner Lewter stated this condition can be added. Commissioner Nevill was concerned that the parking was over the septic drain field. Planner Lewter stated that Southwest District Health indicated that the drain field couldn't be under the driveway.

Commissioner Sheets asked Planner Lewter if there were any concerns with the requested condition modifications from the applicant. Planner Lewter did not have concerns regarding the modifications.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Marisa Foster – IN OPPOSITION – 19683 Alleghenny Way, Caldwell, ID 83605

Ms. Foster stated they live south of the proposed event center. Her concerns were in regard to long operating hours, number of events, traffic & safety, as well as loud noise. Noise also comes from venue patrons. Amplified sounds, even within a building, has impact. She is concerned about her property value. The property is surrounded by subdivisions and residential uses.

Commissioner Nevill asked if the trees between the properties would help with noise. Ms. Foster didn't feel that it would.

Peter Gowman – IN OPPOSITION – 19681 Alleghenny Way, Caldwell, ID 83605

Mr. Gowman lives in the Saddleback Subdivision. He stated that this is an event center not a small wedding venue. The events would not be limited to weddings. Noise, lights, and late-night operating hours can have an impact. Landscaping buffers do not control noise. In the wintertime, plants go dormant and don't provide any sort of buffer. Mr. Goman is concerned about the impact the late-night hours could have as the property is adjacent to residential uses. The property is approximately four acres in size, and the building is placed as far away from Middleton Rd. as possible, but by doing so, is located closer to the

subdivisions. He requested that the conditional use permit not be approved. If approved, please restrict the number of events and operating hours.

Commissioner Nevill asked what Mr. Gowman thinks is reasonable. Mr. Goman stated one event per week.

Leeah Merkert – IN OPPOSITION – 19673 Alleghenny Way, Caldwell, ID 83605

Ms. Merkert has concerns about the event center being located in a residential area. Traffic and safety must be considered. She is concerned about the noise associated with the event center. With these types of events, the use of alcohol must also be considered and the added risk of accidents. Property values are a major concern as most people would not want to live near an event center. She lives in the Saddleback community and if she would have known an event center was there/or to be located there, she would have re-considered. This type of use should not be forced on the community. The developer is the only one benefiting from this use. She requested that the P&Z listen to the community and deny the permit.

Matthew Barnes – (Applicant) REBUTTAL – 1965 S. Eagle Rd., Ste. 140, Meridian, ID 83642

Mr. Barnes stated many of the concerns were addressed in his previous testimony. They will comply with all applicable ordinances. The business is a family business. They currently live in Utah and many of their neighbors have complimented their existing facility in that state. There would be no neighborhood traffic, it would remain on Middleton Rd. Mr. Barnes referenced the landscaping plan and noted it is for visual appeal, not to control noise. Alcohol would comply with licensing requirements.

Commissioner Dorsey asked where the water for the water feature was coming from, and if that would be year-round. Mr. Barnes stated there is an existing well on site and water would be pumped for the feature and fire suppression. Commissioner Dorsey asked if the well was domestic. Mr. Barnes was not 100% sure. Commissioner Dorsey noted the changes that may be required to the site plan and it is likely that city services may have to be used. Mr. Barnes stated they would continue to work with Southwest District Health.

Commissioner Nevill asked for additional information about the landscape plan. Mr. Barnes stated that the plan would be aesthetic. Commissioner Nevill asked if a berm would be considered. Mr. Barnes replied, yes.

Chairman Sturgill asked if Mr. Barnes had been to the Utah location. He replied, no. Mr. Barnes clarified that this event center will be largely a wedding venue, but wanted the opportunity for community events.

Commissioner Matthews stated that in regard to the residents to the south that may be impacted by the noise. He stated that he is concerned that this is not appropriate for the site.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2024-0013 seconded by Commissioner Matthews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets had concerns in regard to the site plan and how that relates to the information from Southwest District Health. He understands the condition grants flexibility but he would like to know what the actual site plan will be. He would be amenable to postponing a decision on the case. He understands that the future land use for this property is commercial and a special event center is an allowed use if the property was commercial. He is in generally in favor.

Commissioner Matthews stated in regard to the commercial designation, if you look at what exists now as far as residential uses, a commercial area may not be compatible. He is opposed.

Commissioner Nevill stated that the late exhibits read into the record by Planner Lewter raise some concerns. The use could be conditioned, but in the end, he is still opposed.

Commissioner Dorsey is concerned about the sewer/water and location. He agreed with Commissioner Sheets.

MOTION: Commissioner Sheets moved to **continue** The Wild Oak, LLC, Case No. CU2024-0013 to a date certain of June 5, 2025. Seconded by Commissioner Dorsey.

Discussion on the Motion:

Commissioner Nevill asked if the Commission needs to delimitate what information needs to come back.

Commissioner Sheets noted he would like to see an updated site plan after the discussions with Southwest District Health and any other affected water jurisdiction/ sewer jurisdiction / or if city services will be utilized.

Roll call vote: 3 in favor, 2 opposed, motion passed.

Chairman Sturgill stated he has reviewed the number of people signed up for each remaining item on the agenda. It appears that item 2F has the most people signed up. Chairman Sturgill invited a motion to move that item up on the agenda.

MOTION: Commissioner Sheets moved to move item 2F, Impact Fees Case No. OR2025-0003 next on the agenda. Seconded by Commissioner Matthews. Voice vote. Motion carried.

Item 2F:

Case No. OR2025-0003 – Impact Fees: An Amendment to Canyon County 2030 Comprehensive Plan to incorporate capital improvement plans for Parks Department, Sheriff Department and Coroner allowing collection of impact fees for each entity.

Director of Development Services, Jay Gibbons clarified that the discussion will be regarding fire district and highway districts into an Appendix B in the Comprehensive Plan.

Chairman Sturgill asked the Director to outline the process for Ordinance approval and the P&Z Commission's role. Zach Wesley explained the process for the record. Mr. Wesley stated that the original appendix in the 2020 Comprehensive Plan was not brought forward into the 2030 plan and that needs to be rectified. There is also a requirement that the capital improvement plans are updated from time to time. Impact Fee Committees evaluate capital improvement plans and make recommendations. All of the capital improvement plans have to be adopted as part of the County Comprehensive Plan. The recommendation of the P&Z Commission will then go to the Board of County Commissioners. The board will hear the Comprehensive Plan portion, request for fee changes, new fees, and also any changes to ordinances/procedures.

Chairman Sturgill asked about supplying feedback from the P&Z Commission as part of the Commission's recommendation. Zach Wesley stated that could be a part of any motion made for recommendation.

Director of Constituent Services, Aaron Williams stated that the applicants being represented this evening are Caldwell Rural Fire District, Highway District No. 4, Homedale Rural Fire Protection District, Kuna Rural Fire District, Marsing Rural Fire District, Middleton Rural Fire District, Nampa Fire Protection District, Parma Rural Fire District, Star Fire Protection District, and Wilder Rural Fire District. The applicants have submitted previously approved and new capital improvement plans prepared in conformance with Idaho Code §67-8208. Bill Gigray is representing the fire & highway districts.

Bill Gigray – (Applicant) IN FAVOR – 5700 E. Franklin Rd. Ste. 200, Nampa, ID 83651 – Via telephone

Mr. Gigray is representing all ten applicants. The purpose of the applications is to amend the 2030 County Comprehensive Plan by amending table 7 of the Public Services Facilities & Utilities goals, policies & actions. Also amending G7.01.00 with some additional verbiage to link it to the Comprehensive Plans which would be amended to be included.

Chairman Sturgill requested that Mr. Gigray be sworn in. **Chairman Sturgill** affirmed the applicant to testify. Once sworn in Mr. Gigray's testimony continued.

Mr. Gigray noted those who are in the audience that would be available to testify if there were questions. Chris Hopper would be available by phone. There are seven exhibits, CC-1 through CC-7, which our County Commissioner action documents that are necessary for the record of this proceeding to establish the history of what has happened up to date in regard to the capital improvement plans.

Chairman Sturgill affirmed the witnesses to testify.

Ron Johnson – IN FAVOR – 3140 E. Highball Ct. Meridian, ID 83642

Mr. Johnson is representing Nampa Fire Protection District.

Testimony was then provided by Mr. Gigray.

[Mr. Gigray noted:

- Exhibit CC1 is the Canyon County Commissioner Resolution which amended the 2020 Comprehensive Plan, June 22, 2020. Which includes all of the capital improvement plans of the 7 fire districts at the time. The City of Caldwell Fire Department and Caldwell Rural Fire District Impact Fee Capital Improvement Plan of July 2, 2019 and the Wilder Impact Fee of March 6, 2019.
- Mr. Gigray stated Exhibit CC2- Canyon County Commissioner's resolution of July 20, 2022 which amended the 2020 Comprehensive Plan and included appendices 10 and 11 which is Canyon Highway District No. 4's Capital Improvement Plan. Subsequent to that Capital Improvement Plan, the Highway District changed their name from Canyon Highway District 4. to Highway District 4.
- Exhibit CC3 is the Board of County Commissioner Resolution for Development Impact Fees from June 22, 2020 that provided for impact fees for fire districts.
- Exhibit CC4 was the Board of County Commissioner adoption of Highway District impact fee dated July 20, 2022
- Exhibit CC5 is Resolution #22-020, dated October 27, 2022, in which the comprehensive plan was amended to adopt the 2030 Comprehensive Plan. This eliminated any reference to CIP's.
- Exhibit CC6 are the Board of County Commissioner minutes from September 12, 2024 which approved all of the amended and updated intergovernmental agreements for highway & fire districts.
- Exhibit CC7 requested a change in the aforementioned agreement. February 18, 2025 which updated the Nampa Fire Protection District intergovernmental agreement.

Mr. Gigray requested that these be adopted into the record. Chairman Sturgill suggested these could be adopted at the end.] Mr. Gigray stated that Kuna's updated CIP somehow did not get included in the 2020 Comprehensive Plan.

A recent supreme court case rendered an opinion January 22, 2025 in which Findings must be supported by specific factual evidence on the record. Mr. Gigray asked that the agenda for tonight's meeting be included in the record as Exhibit N2.

Colin McAweeney – IN FAVOR – 999 W. Main St. Boise, ID

Mr. McAweeney provided information in regard to impact fees. Impact fees are critical to cities and fire districts. Impact fees are one-time payments that new growth pays to offset their new demand on infrastructure. The fees are collected when the building permit is issued. The fee has to be proportionate to the demand. In Idaho these funds are kept separate from the general fund. The impact fee is set in an escrow and mailed out. Mr. McAweeney discussed the process for adoption of impact fees. Demand factors are considered as part of the fees. He discussed plan-based approach (10 yr. CIP) what percent is growth related / demand factors.

Commissioner Sheets asked if the impact fees are a one-time fee. Mr. McAweeney stated, generally speaking, yes. If you're a commercial developer and changing uses, cities can capture that new net impact.

Commissioner Nevill asked about areas that aren't covered by a fire district. Mr. McAweeney stated that after adoption a majority of those areas would be covered by impact fees. Once an impact fee is collected, the fees must be used within eight years on capital expansion.

Kathryn Zaiss – IN NEUTRAL – 25508 Pet Ln., Parma, ID 83660

Ms. Zaiss is an employee of Parma Fire Department. According to their CIP they expect to have 780 homes in their area. This would be a 40% increase in residents. They need to be able to expand on what they are offering in their services.

Mark Wendelsdorf – IN FAVOR – 707 Notus Rd., Notus, ID 83656

He represents the Caldwell Rural Fire District and impact fees have been in place since 2022. They support the continuation of fees.

Chairman Sturgill asked what the biggest problem with impact fees is in his opinion. Mr. Wendelsdorf stated trying to project out the new cost of a station.

Steve Rhodes – IN FAVOR – 201 5th St. Wilder, ID

Wilder Fire has been collecting impact fees for approximately six years. The cost for apparatus that was in their CIP is going up faster than the fees they are collecting. Tax money is used for wages.

Greg Timinsky – IN FAVOR – 11665 W. State St. Star, ID

Agreed with previous testimony.

Chairman Sturgill asked about levies and how Middleton/Star is handling those. Mr. Timinsky stated that the highest percentage in favor they received in Middleton for levies was 46% and in Star 49% but was not enough to pass. The level of service has increased at least a minute a year. Call volume has increased as well. They also struggle with water supply when properties aren't in the city.

Commissioner Nevill stated comments regarding the wildland urban interface is helpful as evidence/conditions.

TJ Lawrence – IN FAVOR – 150 W. Boise St., Kuna, ID 83634

Agreed with previous testimony. (Kuna Fire)

Ron Johnson – IN FAVOR – 9 12th St. S. Nampa, ID 83651

Agreed with previous testimony. Impact fees are important in helping with buildings an apparatus. Without that it would not be possible. (Nampa Fire)

Commissioner Dorsey asked how the process could work better. Mr. Johnson stated once it is set up it works smoothly.

Jeff Rodgers – IN FAVOR – 33512 Apple Valley Rd., Parma, ID 83660

Mr. Rodgers agreed with previous testimony. (Parma Fire).

Chairman Sturgill asked what Parma Fire's unique challenges are. Mr. Rodgers stated growth and their rural location. They would love to be able to build a new station to help with response times.

Dennis Uria – IN FAVOR – 3709 River Rd., Homedale, ID

He works for Homedale Fire and the impact fees would benefit them greatly. His department is all volunteer.

Patrick Williamson – IN NEUTRAL – 19550 Eat A Bite Ln., Caldwell, ID 83607

Mr. Williamson had questions in regard to Marsing Fire. He asked what special events/ampatheaters fall under. In regard to highway district fees, a failing grade, should mean it gets priority.

Mr. Gigray stated there is no change in the capital improvement plan for Highway District 4 from the one previously approved by the Board of County Commissioners.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2025-0003 seconded by Commissioner Matthews. Voice vote, motion carried.

MOTION: Commissioner Sheets moved to accept late exhibits CC1-CC7 and N-2 and include them in the record, seconded by Commissioner Matthews. Voice vote, motion carried.

Deliberation:

Commissioner Nevill noted testimony from Mr. Gigray in regard to findings.

Zach Wesley stated that his office has prepared findings / format for DSD Findings in the past. Mr. Wesley discussed motion verbiage with the Commission.

Chairman Sturgill asked if recommended findings were included in the staff report. Development Services Director, Jay Gibbons noted the criteria for a comprehensive plan were in the staff report.

MOTION: Commissioner Nevill moved to **recommend approval** of Case No. OR2025-0003 to the Board of County Commissioners, to amend Canyon County's Comprehensive plan and adopt the findings as outlined in the staff report. Seconded by Commissioner Dorsey.

Roll call vote: 5 in favor, 0 opposed, motion passed.

Item 2D:

Case No. OR2025-0001 – Spring 2025 Ordinance: The applicant, Canyon County, represented by Josh Johnson, is requesting a zoning ordinance text amendment to the Canyon County Code, Chapter 7, Zoning Regulations to improve definitions, remove inconsistencies and insert a summary table of zoning processes.

Assistant Director of Development Services, Josh Johnson stated the purpose of the ordinance is to do some minor cleanup, alleviating confusion, & address one procedural conflict. An example of the changes is a summary matrix of the process. This does not change process it merely summarizes what is in the ordinance now. Definitions for clarity of who makes decisions. Cleaning up inconsistencies in the code in regard to Comprehensive Plan Changes to include delivery of services that is in state code.

Chairman Sturgill noted that the only witness to sign up to testify had previously been sworn in.

Patrick Williamson – IN NEUTRAL – 19550 Eat A Bite Ln., Caldwell, ID 83607

Mr. Williamson asked where the APA Ordinance would fit in with the summary table. The APA Board will be making some decisions related to zoning.

Director Gibbons stated that the APA would be a recommending body.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2025-0001, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Chairman Sturgill invited comment on Exhibit A, text amendment, summary of zoning changes 7-01-11 through 07-02-03.

Commissioner Sheets stated he understood the intent of the change, but presiding party needs to be amended as well to be aligned with state code.

Chairman Sturgill referenced the definition of dwelling unit. As he went through the balance of the ordinance both dwelling and dwelling unit are used.

Commissioner Matthews referenced page 2, definition for Single Family Dwelling. He would like to strike the word “family” and replace with “household.” He referenced sub item 2, and he is concerned about the nature of how mental illness is defined. Zach Wesley stated that is derived from state law but was not sure if the federal law uses that term. Federal law requires a group home be treated the same as a single-family dwelling.

Commissioner Dorsey provided comment in regard to “acreage definitions.” He felt this was broad and vague. Assistant Director Josh Johnson stated it had more to do with the definition of original parcels and number of divisions. Planner Barron further clarified the divisions available based on acreage that is currently outlined in code. This is just clean up.

Chairman Sturgill asked if Exhibit B was part of the ordinance. Assistant Director Josh Johnson clarified that will be added in 07-05-11 and will be all new text.

Commissioner Nevill stated a column for APA should be added.

Commissioner Sheets asked about the column for Planning & Zoning Hearing, there is a question mark for

final plat. Assistant Director Josh Johnson stated that should be a recommendation. Chairman Sturgill asked what a blank space means in the table. Assistant Director Josh Johnson stated that would mean there is no role in that. The Hearing Examiner can hear cases other than a Preliminary plat. Assistant Director Josh Johnson will make those changes.

MOTION: Commissioner Nevill moved to **recommend approval** of Case No. OR2025-0001 to the Board of County Commissioners, with the recommended changes enumerated during deliberation, Seconded by Commissioner Dorsey.

Roll call vote: 5 in favor, 0 opposed, motion passed.

Item 2E:

Case No. OR2025-0002 – Private Road Ordinance: 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.

Chairman Sturgill stated he lives on a private road and he has had discussions with the County regarding private roads last year. He wanted that disclosed for the record. His discussions have been documented and he believes they are part of the public record.

Zach Wesley stated that the ordinance amendment is initiated by the Board of County Commissioners. The Board has a desire to resolve a long-standing issue in regard to the “11th” household and improvements. Mr. Wesley discussed the high points and bigger changes in the ordinance for the record. Applications will be required and the road has to be approved and improved prior to issuance of a building permit. The current ordinance sets the limit at 100 ADT for paving. The proposed ordinance lowers the threshold.

Commissioner Sheets asked when the Board of County Commissioners started this process. Zach Wesley stated he thought it was early last year. Commissioner Sheets asked where the number of 60 ADT came from and wanted to understand the rationale. Zach Wesley stated this number came from the Board and during their discussions.

Commissioner Nevill referenced Exhibit 7-A3, pg. 2. He had concerns that a Road User’s Maintenance Agreement was only listed under item 4, but was needed for 2 or more. Zach Wesley stated that would be a good addition. Commissioner Nevill stated that one thing he has heard from the fire department is that even one home that doesn’t have a road they can drive on is a problem. Director Gibbons stated that a letter from the fire district is required with a building permit.

Commissioner Dorsey asked about the application for private road and whether the improvements are required to meet or exceed fire district requirements. Director Gibbons replied it meets the fire district.

Chairman Sturgill stated the movement from 100 daily trips to 60 ADT is meant to resolve the issue sooner than later. The code is silent on what happens if it is not resolved. Zach Wesley noted that is correct, however, he explained the changes in the code which now requires that the improvements are done before a building permit is issued.

Commissioner Dorsey stated asked if the roads that currently have 10 homes on them would be grandfathered in. If the private road construction is based on fire district standards why does it change

based on the number of homes. Director Gibbons, stated it is changing because the more homes that takes access the faster the road will break down if it is not constructed to accommodate it. Zach Wesley stated the ordinance will not be applied retroactively.

Chairman Sturgill affirmed the witnesses to testify.

David Ferdinand – IN NEUTRAL – 2419 W. Herron Loop, Nampa, ID 83686

Mr. Ferdinand complimented Development Services to update the ordinances. He is a licensed commercial real estate agent. What he doesn't see in the ordinance is apron access.

Director Gibbons stated aprons are not included because each new access/ private road requires an approach permit from the applicable highway district. The Highway Districts have their own application approval process.

Mr. Ferdinand asked about the two-home stipulation or a secondary residence. A Road User's Maintenance Agreement is valuable even for the second residence.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2025-0002, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Chairman Sturgill asked if there were any proposed changes. Exhibit 7-A3. He had a recommendation on Item No. 5, the approval should be specific and state what kind approval that is. This is also under 2 sub bullet 5.

Commissioner Sheets referenced 3 sub 2, and felt that delineating what document or ownership form needs to be reconciled. Zach Wesley explained how that was arrived at. Driveways serving two inhabited structures would be a driveway. Three inhabited structures would mean it would need to be a private road. Mr. Wesley discussed easements and noted those administrative divisions that might not be platted. In that instance the only way to capture is within a perpetual recorded easement. A plat requires a road to be a lot. Commissioner Sheets' concern was having two separate forms of ownership (#8).

Commissioner Dorsey discussed the 28' easement. He noted that some existing roads don't have that size of an easement.

Planner Barron noted for the record that easements are much wider than the driving surface.

Commissioner Nevill stated that private driveways serving two inhabited structures should have a RUMA (Road User's Maintenance Agreement).

Chairman Sturgill suggested a change to the table. The last line before the notes, the verbiage "all weather driving surface" is not repeated. The size and width is noted but not the "all weather driving surface." Planner Barron noted that is due to the requirement to pave.

Commissioner Sheets suggested a change to sub 5, private road width and driveway reduction; to add the phrase "proposed easement." Zach Wesley noted that some of the reductions can be existing easements. All parties would have to be involved in the application. Planner Barron explained the process for an easement reduction, required submittals, and approval process. After explanation, Commissioner Sheets withdrew his suggestion. Commissioner Sheets was curious as to the impact for lowering the threshold to 60 ADT.

Assistant Director of Development Services, Josh Johnson, stated that a single-family home typically has 10 ADT per day. The 60 ADT strikes the balance of considering that admin splits were already taken and, on those splits, secondary residences can be built.

Commissioner Dorsey suggested going to 80 ADT. He understands that 100 ADT isn't working.

Zach Wesley indicated he had compiled the suggested changes and has them written down. Repeating them would not be necessary.

Commissioner Sheets referenced the private road & driveway thresholds and stated that you can have one lot that is under the same ownership that has two inhabited structures. He questioned how one can get an easement on the property. Zach Wesley stated that is how it is written now, and rarely is that secondary residence built without a lender involved or maintained by the same household. Those often get split.

MOTION: Commissioner Nevill moved to **recommend approval** of Case No. OR2025-0002, to the Board of County Commissioners with the recommended changes enumerated during deliberation, Seconded by Commissioner Matthews.

Roll call vote: 4 in favor, 1 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director of Development Services informed the Commission that Josh Johnson is now Assistant Director of Development Services and Dan Lister is the Planning Supervisor. Applications are being reviewed for vacant Planning positions within Development Services.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Mathews. Voice vote, motion carried. Hearing adjourned at 11:34 P.M

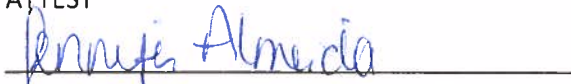
An audio recording is on file in the Development Services Departments' office.

Approved this 1st day of May, 2025



Robert Sturgill, Chairman

ATTEST



Jennifer Almeida, Office Manager

EXHIBIT 3

Staff Report Packet Dated April 3, 2025

-

Board of County Commissioners

Case# OR2025-0002

Hearing date: July 31, 2025



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;
			Staff Analysis	<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.
			Staff Analysis	<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 $\frac{3}{4}$ 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 $\frac{3}{4}$ 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 $\frac{3}{4}$ 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 $\frac{3}{4}$ " 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"> 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:

$GE \text{ (inches)} = 0.0384 * (TI) * (100 - R)$ 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.

EXHIBIT 7-A3

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:~~

~~$GE \text{ (inches)} = 0.0384 * (TI) * (100 - R)$ 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. 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>
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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 $\frac{3}{4}$ 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 $\frac{3}{4}$ 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 $\frac{3}{4}$ 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 $\frac{3}{4}$" 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 ISPMC - 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.

Exhibit 3



**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 #: OR2025-0002Transmittal Date: March 4, 2025Planner: 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 HC <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 HC Utilities <input checked="" type="checkbox"/> CenturyLink <input checked="" type="checkbox"/> Intermountain Gas <input checked="" type="checkbox"/> Idaho Power <input checked="" type="checkbox"/> Ziply 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 HC <input checked="" type="checkbox"/> Canyon County Water Co. <input checked="" type="checkbox"/> Canyon Hill Irrigation District <input checked="" type="checkbox"/> Eureka Irrigation District HC <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 HC HC <input checked="" type="checkbox"/> Mason Creek Ditch Co. HC <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 HC <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 HC <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 HC HC <input checked="" type="checkbox"/> Melba Quick Response HC <input checked="" type="checkbox"/> Nampa Police Department Other <input checked="" type="checkbox"/> Farm Service Agency HC <input checked="" type="checkbox"/> Fire Code Consultants Northwest <input checked="" type="checkbox"/> Greater Middleton Area Rec <input checked="" type="checkbox"/> Melba Gopher District HC <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> HC <input checked="" type="checkbox"/> Media <input type="checkbox"/> <u>ID Archaeology</u> HC <u>W Valley Humane</u> HC
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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

EXHIBIT

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'; 'lizardbuttlibrary@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'; 'jluacas@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; 'middletown.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 ****

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Jay Gibbons

From: Doug Critchfield <critchfielddd@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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NAMPAReady

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@cityofcaldwell.org' <amy@cityofcaldwell.org>; '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 <critchfielddd@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>; 'jlucas@achdidaho.org' <jlucas@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>; 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'prchuston@gmail.com' <prchuston@gmail.com>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'tryska7307@gmail.com' <tryska7307@gmail.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk <electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com' <roger@amgidaho.com>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton

<Rick.Britton@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Jim Lunders <jlunders@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'edward_owens@fws.gov' <edward_owens@fws.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'kenny.huston@oer.idaho.gov' <kenny.huston@oer.idaho.gov>; 'Brenna.Garro@oer.idaho.gov' <Brenna.Garro@oer.idaho.gov>; 'peter.jackson@idwr.idaho.gov' <peter.jackson@idwr.idaho.gov>; 'maureen.oshea@idwr.idaho.gov' <maureen.oshea@idwr.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>; 'Zlathim@IDL.idaho.gov' <Zlathim@IDL.idaho.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'Aubrie.Hunt@dhw.idaho.gov' <Aubrie.Hunt@dhw.idaho.gov>; 'Marilyn.Peoples@dhw.idaho.gov' <Marilyn.Peoples@dhw.idaho.gov>; 'tricia.canaday@ishs.idaho.gov' <tricia.canaday@ishs.idaho.gov>; 'dan.everhart@ishs.idaho.gov' <dan.everhart@ishs.idaho.gov>; 'patricia.hoffman@ishs.idaho.gov' <patricia.hoffman@ishs.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'carol.chadwick@usda.gov' <carol.chadwick@usda.gov>; 'noe.ramirez@usda.gov' <noe.ramirez@usda.gov>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>; 'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov' <Rakesh.N.Dewan@usps.gov>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'Melvin.B.Norton@usps.gov' <Melvin.B.Norton@usps.gov>; 'Tammi.L.Barth@usps.gov' <Tammi.L.Barth@usps.gov>; 'henry.medel@usps.gov' <henry.medel@usps.gov>; 'Khrista.M.Holman@usps.gov' <Khrista.M.Holman@usps.gov>; 'Rochelle.Fuquay@usps.gov' <Rochelle.Fuquay@usps.gov>; 'leroy.eyler@usps.gov' <leroy.eyler@usps.gov>; 'marc.c.boyer@usps.gov' <marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us' <mhuff@co.owyhee.id.us>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnw.com' <scott@fccnw.com>; 'srcsbinfo@gmail.com' <srcsbinfo@gmail.com>; 'tottens@amsidaho.com' <tottens@amsidaho.com>; 'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org' <scott.hauser@usrtf.org>; 'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; Media - KBOI TV News <news@kboi2.com>; Media - KIVI News <news@kivitv.com>; Media - KTVB News <ktvbnews@ktvb.com>; Media - KBOI Radio News <670@kboi.com>; Media - IPT Newsroom <newsroom@idahopress.com>; 'middletonexpress1@gmail.com' <middletonexpress1@gmail.com>; 'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

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

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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' <mbessaw@cityofcaldwell.org>; 'amy@cityofcaldwell.org' <amy@cityofcaldwell.org>; '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>; 'critchfield@cityofnampa.us' <critchfield@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' <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@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>

<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.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 <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'
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 <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; testrada@starswd.com;
 'jlucas@achdidaho.org' <jlucas@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>;
 'ann_jacops@hotmail.com' <ann_jacops@hotmail.com>; 'prchuston@gmail.com' <prchuston@gmail.com>; Brian
 Cawforth <Brian.Cawforth@canyoncounty.id.gov>; Christine Wendelsdorf
 <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>;
 'tryska7307@gmail.com' <tryska7307@gmail.com>; Curt Shankel <shankelc@cityofnampa.us>; Dalia Alnajjar
 <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby
 <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted
 <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins
 <Sage.Huggins@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy
 <Loretta.Tweedy@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Elections Clerk
 <electionsclerk@canyoncounty.id.gov>; 'roger@amgidaho.com' <roger@amgidaho.com>; Nichole Schwend
 <Nichole.Schwend@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; Rick Britton
 <Rick.Britton@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Jim Lunders
 <jlunders@2cmad.org>; 'jshoemaker@blm.gov' <jshoemaker@blm.gov>; 'MGRodriguez@usbr.gov'

<MGRodriguez@usbr.gov>; 'edward_owens@fws.gov' <edward_owens@fws.gov>; BRO Admin
<BRO.Admin@deq.idaho.gov>; Kenny Huston <kenny.huston@oer.idaho.gov>; Brenna Garro
<Brenna.Garro@oer.idaho.gov>; Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen
<Maureen.OShea@idwr.idaho.gov>; IDWR File <file@idwr.idaho.gov>; 'smith.carolyn.d@epa.gov'
<smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'idahoooo@gmail.com'
<idahoooo@gmail.com>; 'Zlathim@IDL.idaho.gov' <Zlathim@IDL.idaho.gov>; Flack, Brandon
<brandon.flack@idfg.idaho.gov>; 'Aubrie.Hunt@dhw.idaho.gov' <Aubrie.Hunt@dhw.idaho.gov>;
'Marilyn.Peoples@dhw.idaho.gov' <Marilyn.Peoples@dhw.idaho.gov>; Tricia Canaday <Tricia.Canaday@ishs.idaho.gov>;
Dan Everhart <Dan.Everhart@ishs.idaho.gov>; Patricia Hoffman <Patricia.Hoffman@ishs.idaho.gov>; Stevie Harris
<Stevie.Harris@ISDA.IDAHO.GOV>; Laura Johnson <Laura.Johnson@ISDA.IDAHO.GOV>; 'tate.walters@id.usda.gov'
<tate.walters@id.usda.gov>; 'carol.chadwick@usda.gov' <carol.chadwick@usda.gov>; 'noe.ramirez@usda.gov'
<noe.ramirez@usda.gov>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>;
'laura.j.freedman@usps.gov' <laura.j.freedman@usps.gov>; 'Rakesh.N.Dewan@usps.gov'
<Rakesh.N.Dewan@usps.gov>; 'Chad.M.Franklin@usps.gov' <Chad.M.Franklin@usps.gov>; 'Melvin.B.Norton@usps.gov'
<Melvin.B.Norton@usps.gov>; 'Tammi.L.Barth@usps.gov' <Tammi.L.Barth@usps.gov>; 'henry.medel@usps.gov'
<henry.medel@usps.gov>; 'Khrista.M.Holman@usps.gov' <Khrista.M.Holman@usps.gov>; 'Rochelle.Fuquay@usps.gov'
<Rochelle.Fuquay@usps.gov>; 'leroy.eyler@usps.gov' <leroy.eyler@usps.gov>; 'marc.c.boyer@usps.gov'
<marc.c.boyer@usps.gov>; 'mhuff@co.owyhee.id.us' <mhuff@co.owyhee.id.us>; 'gmprdjennifer@gmail.com'
<gmprdjennifer@gmail.com>; 'lisaitano@me.com' <lisaitano@me.com>; 'scott@fccnw.com' <scott@fccnw.com>;
'srcsbinfo@gmail.com' <srcsbinfo@gmail.com>; 'tottens@amsidaho.com' <tottens@amsidaho.com>;
'melvin.b.norton@usps.gov' <melvin.b.norton@usps.gov>; 'scott.hauser@usrtf.org' <scott.hauser@usrtf.org>;
'info@destinationcaldwell.com' <info@destinationcaldwell.com>; 'makline2@marathonpetroleum.com'
<makline2@marathonpetroleum.com>; 'news@kboi2.com' <news@kboi2.com>; 'news@kivitv.com'
<news@kivitv.com>; 'ktvbnews@ktvb.com' <ktvbnews@ktvb.com>; '670@kboi.com' <670@kboi.com>; Newsroom
<newsroom@idahopress.com>; 'middletonexpress1@gmail.com' <middletonexpress1@gmail.com>;
'rmorgan@kellerassociates.com' <rmorgan@kellerassociates.com>

Subject: Legal Notice of OR2025-0002

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

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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EXHIBIT 4

Comments Received by July 20, 2025

-

Board of County Commissioners

Case# OR2025-0002

Hearing date: July 31, 2025

Jay Gibbons

From: Doug Critchfield <critchfielddd@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!

NAMPAReady

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@cityofcaldwell.org' <amy@cityofcaldwell.org>; '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 <critchfielddd@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>;

Jay Gibbons

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Wednesday, June 25, 2025 3:48 PM
To: Jay Gibbons
Subject: Re: [External] Re: Legal Notice OR2025-0002 / Private Road Ordinance
Attachments: Access & Water Supply Instructions Application Caldwell Rural Fire District.pdf

Greetings Mr. Gibbons,

Your proposal looks great. Below I have listed several 2018 IFC code sections we would apply to any new construction. This follows our joint Water & Access Application (attached). I know you're not enforcing the fire code, I just want you to have all the information for your proposal.

If you have any questions, feel free to contact me directly 208-614-9600.

- Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
- Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
- Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
- Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
- Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1) (**All-weather-Access**)

From: Jay Gibbons <Jay.Gibbons@canyoncounty.id.gov>
Sent: Wednesday, June 25, 2025 12:41 PM
To: Alan Perry <aperry@cityofcaldwell.org>
Subject: [External] Re: Legal Notice OR2025-0002 / Private Road Ordinance

Alan,

I have attached the preliminary hearing materials pdf containing the letter of intent, the clean version of the proposed ordinance and the reline/strikeout version of the original ordinance. Let me know if you have questions.



Jay A. Gibbons, PLA ASLA

Director

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5958

Mobile: 208-599-6738

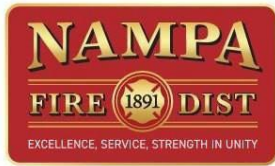
Email: Jay.Gibbons@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

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Nampa Fire
Protection District



Upper Deer Flat Fire
Protection District



Middleton-Star
Fire Department



Caldwell Fire
Department



Wilder Rural Fire
Protection District

**Residential Access & Water Supply Permit Application for lots created by an Administrative Land Division
(Limit 4 lot Subdivision)**

Homes in new subdivisions of 5 lots or more shall meet access and water supply requirements of the 2018 IFC regardless of house size.

Applicant Information

Owner: _____	Phone: _____	Email: _____
Applicant (if not owner): _____	Phone: _____	Email: _____
Parcel Number: _____	Helpful Direction Notes: _____	
Site Address: _____	City: _____	Zip: _____
Mailing Address: _____	City: _____	Zip: _____
<input type="checkbox"/>	Home is located on 5+ acres outside of impact area (Idaho Administrative Procedure Act. Title 41, Chapter 2, 41-253)	
<input type="checkbox"/>	Home is located 10 + miles from a fire station (Idaho Administrative Procedure Act. 18, 18.08.01)	

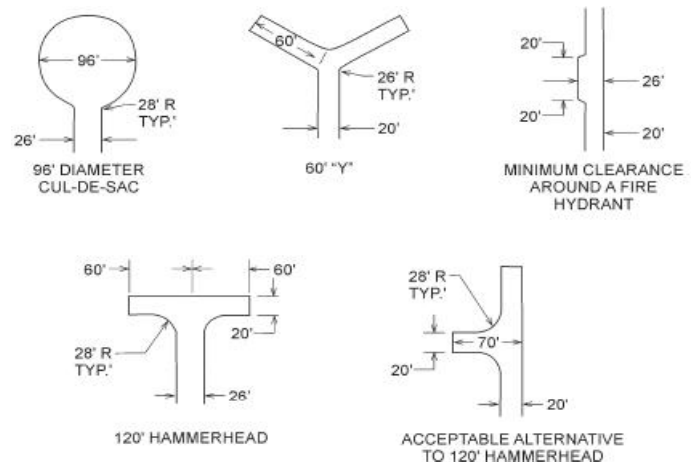
Roads

A Site plan is required for each permit application. Show on your site plan how you will comply with the access requirements. Signature required (see pg. #2).

Access Road Guidelines - Privately maintained Roadway Width, Surface and Turnaround Requirements:

<input type="checkbox"/>	All access roads serving dwellings shall have a minimum improved driving surface width of 20 feet.
<input type="checkbox"/>	All roads and bridges shall be designed to meet an 80,000 lb fire apparatus load. Roads and bridges shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy.
<input type="checkbox"/>	If the access road exceeds 150 feet in length, then a turnaround is required to be placed within 150 feet of the dwellings. <i>See turnaround examples below.</i>
<input type="checkbox"/>	A vertical clearance of 13 feet 6 inches is required over the width of the access road.
<input type="checkbox"/>	Existing driveways that add a second residence shall meet the minimum requirements of 4" thick $\frac{3}{4}$ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20 foot wide all weather driving surface.
<input type="checkbox"/>	New driveways shall provide a subbase if longer than 150 feet. The subbase shall be 9" of uncrushed aggregate (pit-run). The base shall be 4" thick $\frac{3}{4}$ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted with a 20 foot wide all weather driving surface.
<input type="checkbox"/>	Driveways serving two (2) properties and all private roads 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.

<input type="checkbox"/>	Home is in a platted subdivision: Provide Plat Plan with application
Subdivision: _____	
Lot _____	Block _____
Width: _____	Turning Radius: _____
Vertical Clearance: _____	Grade: _____
Turn around	Yes <input type="checkbox"/> No <input type="checkbox"/>
Bridges:	Yes <input type="checkbox"/> No <input type="checkbox"/>
Surface _____	



WATER SUPPLY

Building plans are required for review to calculate the actual square footage.

Water Supply for Fire Suppression Guidelines

Fire flow square footage is determined by total occupiable space under the roof deck, including garages, bonus rooms, basements, and exterior porches/patios. Dwellings over 3,600 SF are required to have approved fire suppression water supply. ***Note separation through construction will not be accepted.**

Supply Needs:

- ☐ Less than 3,600 sq/ft (No additional water supply required)
Over 3,600 sq/ft under roof, including garage (must select ONE of the following water supply options below).

If checked over 3,600 sq/ft select one of the following approved water supply options:

☐ **Annexation to Municipal Water System-** A fire hydrant, supplied by a municipal water system capable of the required fire flow per 2018 International Fire Code, Appendix B.

☐ **Elevated and Pressure Tanks-** A fire hydrant, supplied by a tank with a water capacity of 180,000 gallons, located within 1,200 feet of the residence.

☐ **Private and/or Community Well-** A fire hydrant, supplied by a private and/or community water system, located within 1,200 feet driving distance of the residence. The hydrant shall be capable of supplying the required fire flow for the structure. To be considered as a water supply the owner/applicant will be required to provide fire flow information from the water purveyor that verifies the well is capable of the required fire flow.

OR:

☐ **NFPA 13D Fire Sprinkler System-** In lieu of the water systems above an NFPA 13D fire sprinkler system may be installed in the residence. Plans for the design of the fire sprinkler system are required to be submitted to the fire jurisdiction for review and approval. Installation inspections of the system will be carried out by the fire jurisdiction.

SIGNATURE – By signing this application, the owner/applicant agrees to the statements made on this application

OWNER/APPLICANT SIGNATURE: _____ Date: _____

APPLICATION INSTRUCTIONS

- 1) Submit your application packet through the online portal found [HERE](#)
- 2) Packets must include:
 - a. Complete Application
 - b. Roads - Site plans (showing how you will comply with access requirements) & Plat Plans
 - c. Water Supply - Building Plans (Specifically diagram/sheet with sq/ft.) (If a NFPA 13D Fire Sprinkler System is selected, a signed "letter of intent" shall be submitted with this application)
 - d. Cover page of building plans showing total fire area
 - e. Signature of Owner/Applicant
 - f. Pay all fees if applicable.
 - g. Before final inspection/occupancy a "compaction report" shall be provided regarding all weather access meeting 80,000 lb compacity.
- 3) You will hear back from the plan reviewer within 10 business days.

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

June 30, 2025

Jay Gibbons, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
jay.gibbons@canyoncounty.id.gov

Subject: Legal Notice OR2025-0002 Private Road Ordinance

Dear Jay Gibbons:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells are included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith".

Troy Smith
Regional Administrator

Jay Gibbons

From: Caitlin Ross
Sent: Monday, June 30, 2025 8:20 AM
To: Jay Gibbons
Subject: FW: [External] RE: Legal Notice OR2025-0002 / Private Road Ordinance

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, June 30, 2025 8:03 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Legal Notice OR2025-0002 / Private Road Ordinance

Hello,

After careful review of the transmittal submitted to ITD on June 25, 2025 regarding, OR2025-0002/Private Road Ordinance, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development



YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, June 25, 2025 8:42 AM
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>; '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>;

Clean Copy

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. O.K.

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. O.K.

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. NO

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. ENGINEERS, GEOTECHNICALS, COUNTY ENGINEER, licensed registered contractors

(2) Driveway Serving Two Inhabited Structures Application 2nd residence?

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. O.K.

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. O.K.

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. NO

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. SEE #5 above. NO

(3) Private Road and Driveway Requirements

OR move
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.

or more
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.

INCLUDE Provision For 2nd residence
why?
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.

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

O.K.
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.

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

O.K.
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 $\frac{3}{4}$ 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 $\frac{3}{4}$ minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted	n/a	12' wide all weather driving surface

O.K.

O.K.

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 <i>100 ADT</i>	9" of minus 6" uncrushed aggregate (pit run)	4" thick $\frac{3}{4}$ 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 <i>150 ADT OR LESS</i>	9" of minus 6" uncrushed aggregate (pit run)	<i>4" - 6"</i> 6" of $\frac{3}{4}$ " crushed aggregate (gravel)	2.5" thick	24' for local roads and 26' for collector roads

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:

$GE \text{ (inches)} = 0.0384 * (TI) * (100 - R)$ 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.

3. OTHER FIRE DISTRICT APPROVED TURN-A-ROUNDS.

Other Processes for variance

Monday, July 21, 2025

To The Honorary Board of Canyon County Commissioners:

- Ms. Leslie Van Beek, District 1
- Mr. Brad Holton, District 2
- Mr. Zach Brookes, District 3

Re: Amendment to the Canyon County Zoning Ordinance Chapter 7, Article 10, Section 03: Private Road and Driveway Requirements (CCZO 07-10-03)

Hello,

My name is Vince Raciti and my wife, Nancy, and I would like to provide our input and recent experience of directly working with Ordinance 07-10-03 for the public meeting scheduled for July 31, 2025.

I will start by saying we realize the Treasure Valley has been exploding with construction over the past decade. And with an explosion of growth comes responsible development ordinances. **However, reducing ADT from 100 to 60 is not responsible development change as a blanket standard.** Neighborhoods differ in size, growth potential, landscape, and zoning. Additionally, not all neighborhoods are designed by residential developers or are within city limits. **Standards for neighborhoods built within city limits should differ than the standards placed for rural neighborhoods.** Please allow me to explain why, citing our recent experience working directly with the current road ordinance.

We purchased two parcels in rural Middleton and worked with Mr. Dan Lister, Senior Planner at the Canyon County Development Services Department to obtain approval for our Non-Viable Land Division, NVLD application. One of the conditions of our approval was to upgrade an existing 2,700' long X 16' wide easement that served as a gravel dirt road for ingress/egress for the existing five homes.

Once the NVLD was approved, both of the parcels we purchased had the right to build. We sold one of the two parcels we had purchased so that we could afford to upgrade the neighborhood's private road to meet the condition of our NVLD approval.

Our existing parcel is located in rural Canyon County off Cemetery Road. It is a dead end road with five current homes and is one of the three vacant parcels. This neighborhood is surrounded by farmland, Bureau of Reclamation land and Bureau of Land Management land. There is no more land to be developed on this dead end road.

To meet the NVLD conditions, we adhered to the current parameters of CCZO 07-10-03 (3) A. Minimum Standards: Private roads (serving more than 2 permanent dwellings or inhabited buildings as defined in section 07-02-03: of this chapter): Private road that are estimated to service 100 ADT or less:

Subbase or Ballast:	N/A
Base Course:	4" thick ¾ minus gravel base, graded and compacted
Plant Mix/Pavement/ Class III Mix:	N/A
Surface Width:	20' wide all weather driving surface

In March 2025, we hired a local excavation company to complete this project and here are the results:

1. It took approximately two months to review, discuss and coordinate the excavation with the neighbors (notifying them of the change to their addresses and the road upgrade).

2. Actual road work took less than a week from start to finish. Excavation started on Friday, 4/11/25 and was completed on Thursday, 4/17/25.
3. A local engineering firm took samples the following week and provided their Certification a week later
4. Here are the actual costs:
 - a. Canyon County Application Fees: \$410.00
 - b. Excavation Costs: \$31,426.25
 - c. Engineering & Certification Costs: \$3,685.00
 - d. Purchase & Installation of Road Sign: \$349.54

Total: \$35,870.79

I state all of this for a couple reasons:

1. As mentioned earlier, the minimum standards for a private road, servicing more than two permanent dwellings, and under 100 ADT required 4" thick minus $\frac{3}{4}$ " gravel base, graded and compacted with a width of 20' all weather driving surface.
2. However, to complete this project required a significant amount of money. We're private citizens, not developers, and literally had to sell one of the parcels to afford this project.
3. Cost aside, excavation took less than one week and effectively communicating with the five neighbors on our dead end road made all the difference in the world.

Reducing the minimum standards to 60 ADT would fundamentally alter the rural character that defines country living in Canyon County. For residents on quiet, dead-end roads like ours, requiring pavement would be not only excessive but deeply damaging to the lifestyle and environment we've chosen. It would impose an urban solution on a rural setting, with no clear benefit. The proposed minimum requirements of the amendment are:

Subbase or Ballast:	9" of minus 6" uncrushed aggregate (pit run)
Base Course:	6" thick $\frac{3}{4}$" crushed aggregate (gravel)
Plant Mix/Pavement/ Class III Mix:	2.5" thick
Surface Width:	24' local roads

The cost, time, and disruption to the neighbors that would be required to bring a private road into compliance to the newly proposed amendment would increase significantly. For many private citizens, these demands would be financially overwhelming—effectively shutting the door on their dream of living in the country.

Based on our recent experience working under and complying with CCZO 07-10-03, we firmly believe that any amendment to this ordinance deserves careful reconsideration. It is essential to take into account the interests of private citizens and their aspirations to live peacefully in the country. Imposing a one-size-fits-all road standard across all neighborhoods — regardless of whether they are urban or rural — is neither fair nor practical.

Respectfully,



Vince Raciti

cc: Jay A. Gibbons, PLA ASLA, Director, Canyon County Development Services Department

EXHIBIT 5

Draft Signing Documents

-

Board of County Commissioners

Case# OR2025-0002

Hearing date: July 31, 2025



Canyon County Board of County Commissioners Amendment of Canyon County Zoning Ordinance

Private Road and Driveways, OR2025-0002

Development Services Department, July 31, 2025

Findings of Fact, Conclusions of Law, and Order

An ordinance amending Canyon County Zoning Ordinance (CCZO), Section 07-10-03 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.

Findings of Fact and Conclusion of Law

1. A public hearing was conducted per CCZO Chapter 7, Articles 5 and 6, and Idaho Code §67-6509 and §67-6511.
2. The request is not subject to the regulatory taking analysis provided for by section §67-8003.
3. There is no evidence that would demonstrate that the requested amendments are contrary to the Comprehensive Plan or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
4. Per CCZO §07-06-01(4)(A), the Board of County Commissioners considered the amendment and other evidence gathered through the public hearing process.
 - a. On April 3, 2025, the Planning and Zoning Commission recommended that the Board of County Commissioners approve Case No. OR2025-0002 (*Exhibits 1 & 2, July 31, 2025 Staff Report*).

Order

Based upon the Findings of Fact and Conclusions of Law contained herein, the Board of County Commissioners approves Case No. OR2025-0002.

APPROVED this _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

_____ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Zach Brooks	_____	_____	_____

Attest: Rick Hogaboam, Clerk

By: _____
Deputy

Date: _____

ZONING ORDINANCE CASE NO. OR2025-0002

AN ORDINANCE AMENDING CANYON COUNTY CODE, CHAPTER 7, SECTION 07-10-03 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.

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 $\frac{3}{4}$ 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 $\frac{3}{4}$ 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 $\frac{3}{4}$ 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 $\frac{3}{4}$ " 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"> 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:

$GE \text{ (inches)} = 0.0384 * (TI) * (100 - R)$ 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.