



**Board of County Commissioners**  
**Hearing Date: July 24, 2025**  
***Canyon County Development Services Department***

**PLANNING DIVISION ADDENDUM**

**CASE NUMBER:** VAC2024-0001

**APPLICANT/REPRESENTATIVE:** John Carpenter (Ardurra)  
**PROPERTY OWNER:** Lance Thueson

**APPLICATION:** Plat Vacation – Vacating a fire access easement

**LOCATION:** The parcel is located at 1002 Huntington Court, Nampa; also referenced as Castleton Subdivision Lot 10 Block 1, also referenced as Parcel R29411109, a portion of the SE quarter of Section 10, T2N, R2W, BM, Canyon County, Idaho.

**ANALYST:** Madelyn Vander Veen, GIS Analyst  
**REVIEWED BY:** Dan Lister, Planning Supervisor

**P&Z RECOMMENDATION:** Approval with Conditions

**SUMMARY:**

The applicant, Lance Thueson, represented by John Carpenter of Ardurra, is requesting a vacation of a fire access easement in Lot 10, Block 1 of Castleton Place Subdivision. There is now another access to the subdivision from Lewis Lane through Jack's Place Subdivision. The Planning & Zoning Commission heard the case at a public hearing held on March 20, 2025. After deliberation, the Planning & Zoning Commission recommended approval subject to conditions. *See Exhibits I & II.*

The staff report packet dated March 20, 2025, and all supporting materials are contained in Exhibit III. Any additional agency comments received for the subject public hearing, or received as a late exhibit at the previous public hearing, may be found in Exhibit IV. A draft version of the Board's Findings of Fact, Conclusions of Law & Order (FCO) may be found in Exhibit V.

**EXHIBITS:**

- I. Planning & Zoning Commission FCOs Dated: April 3, 2025**
- II. Planning and Zoning Commission Minutes of the March 20, 2025 Hearing**
- III. Staff Report Packet Dated March 20, 2025**
- IV. Comments Received by July 14, 2025**
  - a. DEPARTMENT OF ENVIRONMENTAL QUALITY; Received: June 23, 2025
- V. Draft Findings of Fact, Conclusion of Law, and Order**

**EXHIBIT I**  
**P&Z Signed FCOs**



**PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

In the matter of the application of:

**Thueson – VAC2024-0001**

The Canyon County Planning and Zoning Commission considers the following:

1) Easement Vacation

The applicant, Lance Thueson, represented by Becky Yzaguirre of Ardurra, is requesting a vacation of a fire access easement in Lot 10 Block 1 of Castleton Place Subdivision. There is now another access to the subdivision from Lewis Lane through Jack's Place Subdivision. The subject property is located at 1002 Huntington Court, also referenced as Parcel R29411109, a portion of the SE quarter of Section 10, T2N, R2W, BM, Canyon County, Idaho.

**Summary of the Record**

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File VAC2024-0001.

**Applicable Law**

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-17-35 (Subdivision/Easement Vacations), Idaho Code §50-1306A (Vacation of Plats - Procedure), and Canyon County Code §09-11 (Nampa Area of City Impact Agreement).
  - a. Notice of the public hearing was provided per CCZO §07-05-01.
  - b. Any property owner desiring to have an existing subdivision vacated, in whole or part, including easements, shall complete and file an application along with any fees with DSD and also file such other applications as are otherwise required by law. Upon receipt of the completed application and other information as may be required, DSD shall affix the date of application acceptance thereon. The application shall be considered by the commission at a public hearing noticed as provided for in article 5 of this chapter. Vacations shall be processed in accord with the regulations set forth in Idaho Code section 50-1306A and recorded in accord with the regulations set forth in Idaho Code section 50-1324. The commission shall review the request and any agency response and make a recommendation to the Board for approval, conditional approval or denial.
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCZO §07-03-01, 07-06-05.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and

statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

**The application (VAC2024-0001) was presented at a public hearing before the Canyon County Planning and Zoning Commission on March 20, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the project plans, the Planning and Zoning Commission decides as follows:**

#### **SUBDIVISION/EASEMENT VACATIONS – CCZO §07-17-35**

- 1. Any property owner desiring to have an existing subdivision vacated, in whole or part, including easements, shall complete and file an application along with any fees with DSD and also file such other applications as are otherwise required by law.**

**Conclusion:** A complete application with fees was filed with DSD including the application fee. No other applications are required by law.

**Findings:** (1) A complete application with fees was accepted on November 6, 2024 (Staff Report Exhibit A).

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. VAC2024-0001.

(3) Evidence includes associated findings and evidence supported within this document.

- 2. Upon receipt of the completed application and other information as may be required, DSD shall affix the date of application acceptance thereon. The application shall be considered by the commission at a public hearing noticed as provided for in article 5 of this chapter. Vacations shall be processed in accord with the regulations set forth in Idaho Code section 50-1306A and recorded in accord with the regulations set forth in Idaho Code section 50-1324.**

**Conclusion:** The requirements of 07-17-35(2) have been met or will be met at the time of approval.

**Findings:** (1) The date of application acceptance (November 6, 2024) was noted on the application.

(2) The application is being considered by the Planning & Zoning Commission at a public hearing on March 20, 2025. Noticing for the hearing was provided for according to Article 5.

(3) The vacation has been processed in accord with all applicable parts of Idaho Code as follows:

- 50-1306A (1): A complete application was submitted to Development Services Department including circumstances of the request to vacate (Staff Report Exhibit A2), legal description of the easement to be vacated (Staff Report Exhibit A4), and the only affected person is the property owner, Lance Thueson.
- 50-1306A (2): Noticing per Canyon County Code of Ordinances article 07-05 exceeds noticing requirements in this state code except for the certified mail requirement. Certified mail shall be sent prior to the Board of County Commissioners hearing.
- 50-1306A (4): The property is within one (1) mile of Nampa city limits, so written notice was sent to City of Nampa in accordance with Canyon County Code §09-11 (Area of City Impact Agreement).
- 50-1306A (7): Publication costs are factored in to the application fee.
- 50-1306A (10): Certified mail will be sent prior to the Board of County Commissioners hearing. Proof of notification by certified mail will be available prior to the Board of County Commissioners hearing.
- 50-1324 (1): The applicant must provide certification from the County Treasurer that all taxes due are paid if the vacation is approved.
- 50-1324 (2): If approved, a resolution with record of survey shall be recorded as described.



(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. VAC2024-0001.

(5) Evidence includes associated findings and evidence supported within this document.

**3. The commission shall review the request and any agency response and make a recommendation to the Board for approval, conditional approval or denial. (Ord. 10-006, 8-16-2010; amd. Ord. 11-003, 3-16-2011)**

**Conclusion:** The commission has reviewed the request and agency responses and is making a recommendation to the Board for approval.

**Findings:** (1) The request went before the Planning & Zoning Commission at the public hearing on March 20, 2025 for a recommendation to the Board of County Commissioners.

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. VAC2024-0001.

(3) Evidence includes associated findings and evidence supported within this document.

**Canyon County Code §09-11 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE**

**Conclusion:** The property is located within the Nampa Area of City Impact. The case is in compliance with the area of city impact agreement.

**Findings:** (1) Pursuant to CCZO §09-11-19, Nampa city ordinance 3354, section 10-27-12 (Amended Plats; Vacation) as it existed on June 7, 2004 applies to this decision (as well as other codes which are not applicable based on the nature of the request).

The code states, in part, "Processing of vacation requests for easements and/or rights of way shall be executed in accordance with provisions of state code. They shall be done by ordinance of the city council and approved first by the same during a public hearing. Vacations may be reviewed but not approved by zoning staff. Vacation approval shall be required in order to either erase some or all of an easement or right of way."

As stated in the findings for Canyon County code section 07-17-35(2), the request for this easement vacation is being executed in accordance with provisions of state code. In accordance with state code, the vacation, if approved, shall be done by resolution of the Board of County Commissioners (Idaho Code Section 50-1324).

(2) A notice was sent to the City of Nampa per Canyon County Code Section 09-11-25(1) and 09-11-17(3). The City did not have any comments (Staff Report Exhibit C4). Pursuant to CCZO §09-11-17, Canyon County may proceed without the recommendation of the city of Nampa.

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. VAC2024-0001.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # VAC2024-0001, a vacation of a fire access easement.

**DATED** this 3 day of April, 2025.

PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO

  
Robert Sturgill, Chairman

State of Idaho )

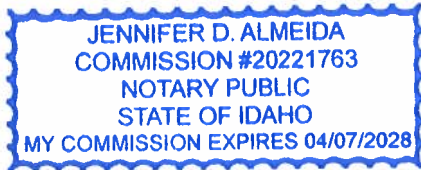
SS

County of Canyon County )

On this 3rd day of April, 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 II**  
**P&Z Minutes**

## Exhibit II



CANYON COUNTY PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
Thursday, March 20, 2025  
6:30 P.M.

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1<sup>ST</sup> 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 – sworn in at 9:13 p.m.

Staff Members Present: Jay Gibbons, Director of Development Services  
Dan Lister, Principal Planner  
Michelle Barron, Principal Planner  
Emily Bunn, Associate Planner  
Madelyn Vander Veen, Associate Planner  
Amber Lewter, Associate Planner  
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:33 p.m.

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

**Item 1: Consent Agenda**

- A. December 19, 2024 MINUTES
- B. January 16, 2025 MINUTES
- C. Case No. RZ2022-0016 – Goodwin: Approve revised FCO's
- D. Case No. CR2023-0005 – Bowery: Approve revised FCO's
- E. Case No. CU2022-0008 – Tellez: Approve revised FCO's

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

**Item 2A:**

**Case CR2022-0031 - Werhane:** The applicant, William and Gena Werhane, is requesting a conditional rezone of Parcels R33590012B and R33590012C, approximately 8.93 acres, to amend the County zoning map from an "A" (Agricultural) Zone to a "CR-C-1" (Conditional Rezone – Neighborhood Commercial) Zone. The request includes a development agreement. The property is located at 0 Hwy 55, Caldwell, southeast of the Hwy 55/Sunny Slope Road and Churruca Lane intersection.

On March 20, 2025, the case was proposed to be tabled to a date certain of May 15, 2025.

**MOTION:** Commissioner Sheets moved to **continue** Case No. CR2022-0031 to a date certain of May 15, 2025, seconded by Commissioner Mathews. Voice vote, motion carried.

**Item 2B:**

**Case No. VAC2024-0001 - Thueson:** The applicant, Lance Thueson, represented by Becky Yzaguirre of Ardurra, is requesting a vacation of a fire access easement in Lot 10 Block 1 of Castleton Place Subdivision. There is now another access to the subdivision from Lewis Lane through Jack's Place Subdivision. The subject property is located at 1002 Huntington Court, also referenced as Parcel R29411109.

Chairman Sturgill called the applicant to testify.

**Becky Yzaguirre – (Representative) IN FAVOR – 332 Broadmore Way, Nampa, ID 83687**

Ms. Yzaguirre explained the request of a vacation of a 20-foot fire access easement located in the Castleton Place Subdivision. She further explained the accesses to the subdivision. Ms. Yzaguirre noted a letter from the Nampa Fire District stating they did not need the plat note and approved the removal of the easement.

Commissioner Nevill asked how the change would affect the average lot size. Ms. Yzaguirre explained it does not change the lot size since the plat has already been recorded, and now that the permanent secondary access has been provided, it is now buildable based on the requirements of the approved plat.

Planner Madelyn Vander Veen reviewed the Staff Report for the record.

Chairman Sturgill asked when the plat was approved and what the county regulations were for the size of the lots in a rural residential zone. Planner Vander Veen stated the minimum lot sizes used to be smaller, so either the plat was approved and the area was later rezoned to rural residential, or the plat was approved during a time when the rural residential zoning allowed the smaller lot sizes. Chairman Sturgill asked what the average lot size is for this subdivision, to which Planner Vander Veen did not know.

**MOTION:** Commissioner Sheets moved to close public testimony on Case No. VAC2024-0001, seconded by Commissioner Matthews. Voice vote, motion carried.

**Deliberation:**

None.

**MOTION:** Commissioner Sheets moved to **recommend approval** for Case No. VAC2024-0001, seconded by Commissioner Matthews.

**Discussion on the Motion:**

None.

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

**Item 2C:**

**Case No. CU2024-0003 - Garman:** Kris Garman requests a conditional use permit for a special events facility of approximately 16.15 acres in the "A" Agricultural Zone. The subject property is located at 26117 Lower Pleasant Ridge Rd, Wilder ID 83676 also referenced as Parcels R37158, R37157010, and R37157010D.

Chairman Sturgill called the applicant to testify.

**Kristina Garman – (Applicant) IN FAVOR – 26117 Lower Pleasant Ridge Rd, Wilder, ID 83676**

Ms. Garman is requesting a conditional use permit to be able to generate income from the partially viable

agricultural area on her property. Ms. Garman explained the history of Garman Hill and their wishes to keep the area in the family in the future. She further explained she believes their property aligns with the 2030 Comprehensive Plan and does not believe there would be any negative impact or disruption on public services or nearest major roads. In working with the Wilder Fire District and Idaho Transportation Department, there did not seem to be a need for a traffic impact study. There would be sufficient utilities and parking provided based on the events, which are geared to preserve the essence of the land with shared events from the community. Their plan is to be able to run year-round, weather permitting, while providing smaller, more personal events during the "off" seasons. Ms. Garman explained that any surrounding neighbors that this would affect are all in support of this application, and went into further detail of the parking situation compared to the event area.

Ms. Garman's ten (10) minutes of testimony expired.

**MOTION:** Commissioner Sheets moved, seconded by Commissioner Mathews to give Ms. Garman three (3) minutes of additional testimony. Voice vote, motion carried.

Ms. Garman continued with addressing concerns regarding conditions 15, 16, 18, and 21-27, explaining requirements that have already been met and requesting either removal or rewording of some of these conditions.

Chairman Sturgill clarified which conditions needed further evaluation.

Commissioner Nevill asked why condition 23 should be removed. Ms. Garman explained there is plenty of space and parking to accommodate 400-600 people, and believes as a business owner, it is her responsibility to comply with the restrictions of attendees and does not believe ticketing is appropriate. Commissioner Nevill also clarified the reasoning of changing/removing conditions 24 and 25. There was also discussion regarding the hard restrictions of condition 27. Commissioner Nevill reassured the applicant and explained the reasoning behind the strictness of this condition. Commissioner Nevill asked for clarification of traffic navigating to Hwy 95 after an event, and Ms. Garman explained there would be sufficient direction as needed and an alternative, safer route to Hwy 95. Commissioner Nevill asked about emergency services. Ms. Garman stated the Nampa Fire Department Assistant Chief has written a letter of support for access on and off the property if needed.

Commissioner Sheets asked if there would ever be an issue with traffic backing up on Lower Pleasant Ridge Rd to the highway, and Ms. Garman explained the low risk of that with their plan to route any vehicles coming onto the property, and their primary goal of not letting the traffic get backed up on Lower Pleasant Ridge Rd.

Chairman Sturgill asked if the parking spaces were paved or dirt, and Ms. Garman answered it was a grass parking lot. Chairman Sturgill asked how it drains compared to elevation and if standing water was expected. Ms. Garman stated to the west, and there would not be standing water in the parking lot. Chairman Sturgill wanted to clarify why some conditions were requested to be removed as they were covered in other codes, to which Ms. Garman stated it was just her personal comment to have them removed, and it would not get in the way of her business. Chairman Sturgill clarified the distance between the applicant's property and the next nearest property and that the subdivision to the northwest is downhill from their property. He also asked about the potential issue of sound complaints, to which Ms. Garman agreed if a future owner were to bring in bigger amplifiers, then the neighbors may file a code compliance complaint at that point. Chairman Sturgill asked how the applicant would propose mitigating a high volume of traffic leaving at once after an event, and Ms. Garman gave an example of a plan.



**Planner Emily Bunn** reviewed the Staff Report for the record.

Commissioner Nevill asked for clarification on the changes to condition 20. Planner Bunn explained her conversation with Code Enforcement in wanting the condition to clearly state despite the number of events per week, the overall number of events per year has to stay at or below 59. There was also clarification on the conditional use permit being tied to the property owner, and condition 5 regarding Southwest District Health's recommendations on the number of porta-potties and frequency of pumping and maintenance. Commissioner Nevill asked about the distance of the eastern entrance to Hwy 95. Planner Bunn stated Planner Michelle Barron quoted 215 feet. There was further discussion on parking and circulation plans.

Commissioner Mathews clarified that the prior property divisions would not affect approval of the conditional use permit. Planner Bunn explained the one parcel to the west would have a residential building permit and the other to the northeast would be designated as agricultural only.

Chairman Sturgill confirmed a condition could be added regarding signage/flags. Chairman Sturgill asked about emergency services response times. Planner Bunn did not indicate any comments regarding response times from emergency services.

**Chairman Sturgill** affirmed the witnesses to testify.

**Testimony:**

**Nicole Keller – IN FAVOR – 9165 N Bullwinkle Ln, Eagle, ID 83616**

Ms. Keller stated she is showing support from the vendor side, explaining that her vendor in the wedding industry is very versed in helping wedding venues stay compliant with parking, noise compliance, etc.

**JoAnn Maupin – IN FAVOR – 20031 Hwy 95, Wilder, ID 83676**

Ms. Maupin lives across the road from the applicant and gives full support and has no problems with the venue.

Chairman Sturgill asked if amplified music 5 days a week until 11 pm was an issue, to which Ms. Maupin answered she had no problems with that.

**Sam Maupin – IN FAVOR – 20031 Hwy 95, Wilder, ID 83676**

Mr. Maupin agreed with the prior testimony, and stated they hear more noise from the City of Wilder than they do the applicants' property. There is easy access with no issues with people pulling in and out.

**Rose Leist – IN FAVOR – 82 N Boundary St, Nampa, ID 83651**

Ms. Leist was recently hired as the venue manager for Garman Hill and is in full support of the applicant. She believes the applicant has a good commitment with being compliant while giving an opportunity for the community to enjoy the space and the nature around it. They are not looking to have an event every day of the week, but rather wish to maintain the pristineness of the land while supporting the community.

**Shiloh Webb – IN FAVOR – 25954 Jacks Rd, Parma, ID 83660**

Mr. Webb fully supports local businesses and looks forward to having this area as a potential venue.

**Lauren Garman – IN FAVOR – 26117 Lower Pleasant Ridge Rd, Wilder, ID 83676**

Ms. Garman is excited for her mother to have this passion project. Her goal is to bring the community together while providing a safe place for everyone to get together and have a good time. She believes this

is a great opportunity for young adults to gather rather than bars and fully supports this endeavor.

**Sherry Jetton – IN OPPOSITION – 27255 Lower Pleasant Ridge Rd, Wilder, ID 83676**

Ms. Jetton expressed concerns regarding the lack of employees, the number of attendees and traffic concerns, the number of events per week, turnarounds for emergency services, and hours of operation.

Commissioner Nevill asked if 450 attendees was better than 600. Ms. Jetton stated that that many people for longer stretches of days is too much, aside if it were a smaller community event, and the noise and traffic flow were the highest concerns. Commissioner Nevill clarified that the concerns about the number of people and the number of events were of equal significance.

**Josh Jetton – IN OPPOSITION – 27255 Lower Pleasant Ridge Rd, Wilder, ID 83676**

Mr. Jetton agreed with his wife's testimony, and further expressed concerns about the basement being turned into a second residence, the traffic increase heading west on Lower Pleasant Ridge Rd, and the lack of notification to some of the residence in the subdivision west of the property. He noted the fire department was voluntary and closer to 2 miles away, although the response time is quick.

**Jeff Schnell – IN OPPOSITION – 20194 Silver Spur Dr, Wilder, ID 83676**

Mr. Schnell represents and is a resident of Apple Hills Subdivision that was not contacted. He expressed concerns regarding the speed limit on Lower Pleasant Ridge Rd, access issues for emergency services, and the previous violation regarding amplified music, especially on their busier Wednesday events.

Commissioner Sheets clarified that the sound went past 10 pm on one of their Wednesday evenings, and Mr. Schnell stated he thought it was someone intoxicated discussing their life plans.

Commissioner Nevill confirmed the street people could potentially cut through to get to Batt Corner Rd off of Lower Pleasant Ridge Rd.

**Kristina Garman – (Applicant) REBUTTAL – 26117 Lower Pleasant Ridge Rd, Wilder, ID 83676**

Ms. Garman addressed the concerns regarding emergency plans and traffic flow. She is open to discussing writing out and submitting an emergency plan. She also made a note that the number of employees that was discussed did not count the hired vendors. Ms. Garman further explained the event facility does not draw from domestic water and the basement residence would not raise issues with amenities, and the only building permits that would be required would be for their shop and daylight basement. She stated there were 23 letters mailed for the neighborhood meeting, 8 of which were on Silver Spur, and concerns raised by the only 2 that attended were adapted into the overall plan of the facility. She also addressed no concerns of anyone needing to use the subdivision as access to or from the property, that there is adequate parking, and the fire station has a high response time with only being 1.3 miles away.

Commissioner Sheets brought up the domestic water statement, to which Ms. Garman stated water bottles would be provided through vendors, and it was further clarified that it would be very minimal water usage for any dust mitigation or guests staying at the Air B&B.

Commissioner Nevill asked what would happen to the land if this application was not approved. Ms. Garman answered she would have to sell it, but her goal is to look for other ways to utilize the land. Commissioner Nevill asked if this event venue would add to the agricultural way of life, to which Ms. Garman stated she believes it would because they have a very intentional business plan to support local and the community as much as possible.



Commissioner Mathews mentioned the prior testimony on moving the speed limit sign, and Ms. Garman said she would fully support that.

Chairman Sturgill asked if the applicant would be amendable to adding a condition regarding permanent direction arrows. Ms. Garman stated she would be opposed since these signs would be in her yard, but that she takes full responsibility of ensuring the area is roped off and signed when appropriate. It was agreed that the condition could state traffic signs and arrows need to be placed for every event. Chairman Sturgill asked if having the conditional use permit tied to the property rather than the applicant was a deal breaker. Ms. Garman explained that she would want to get the full investment from the property as she has spent a great deal of time and money investing on this property.

Planner Bunn confirmed the requirements for the discussions regarding water, sewer, and signage.

**MOTION:** Commissioner Sheets moved to close public testimony on Case No. CU2024-0003, seconded by Commissioner Matthews. Voice vote, motion carried.

**Deliberation:**

There were discussions on condition 5 regarding frequency of pumping and maintenance of porta-potties, condition 8 regarding building permits and certificates of occupancy, condition 13 regarding a dust mitigation plan, condition 15 regarding temporary signage for events, condition 18 regarding number of days of events per year, condition 20 regarding the number of events per week, conditions 21 and 22 regarding rental agreements, condition 23 regarding ticketing, condition 24 regarding guest counts, and condition 27 regarding the conditional use permit attached to the property owner, with an addition of condition 28 to have a written emergency plan created and submitted.

**MOTION:** Commissioner Sheets moved to **approve** Case No. CU2024-0003, adopting the FCOs that the application does meet criteria, with amendments to conditions 5, 8, 13, 15, 18, 20-22, 24, 27 and 28, seconded by Commissioner Nevill.

**Discussion on Motion:**

Commissioner Nevill commented that this was a good way to preserve the agricultural way of life. He believes the conditions are adequate in mitigating the concerns of the neighbors.

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

**Commissioner Dorsey** was sworn in at 9:13 p.m.

**Item 2D:**

**Case No. RZ2022-0012 - McGuire:** The applicant, William B. McGuire, represented by Bristlecone Land Use Consulting, requests a Zoning Map Amendment (rezone) of Parcel R32862, approximately 63 acres, from an "A" (Agricultural) zone to an "R-1" (Single Family Residential) zone. The subject property is located at 15453 Karcher Rd, also referenced as Parcel R32862, R32862010.

**Chairman Sturgill** called the applicant to testify.

**Elizabeth Allen – (Representative) IN FAVOR – 1330 Williams Lane, Nampa, ID 83686**

Ms. Allen explained the purpose of their application, and mentioned the preliminary plat will be forthcoming. According to the comprehensive plan, this area has been and is identified as residential, and Canyon County has already exceeded the proposed population of 257,000, so the plan will help meet the housing goals. The surrounding land uses and character of the area are primarily residential, and the

proposed 1-acre single-family residences will blend in with the existing surrounding areas. Facilities and services, which will be further explained during the platting process, are sufficient, with individual septic and wells, and services from Idaho Power and Intermountain Gas. Legal access already exists and traffic impact studies have already been approved by Idaho Transportation Department, with a right of way dedicated for the Hwy 55 expansion. Public services are also adequate and available.

Commissioner Nevill asked for clarification on the Hwy 55 expansion. Ms. Allen explained there would be 5 lanes total, but more details would be addressed during the platting process regarding access from Hwy 55 onto the property. Commissioner Nevill asked if the property to the northwest was a land trust, to which Ms. Allen was unsure. Commissioner Nevill asked what the timeframe was for Caldwell services. Ms. Allen said there is a water line in the area, but it would take a couple of years to be able to connect to it due to infrastructure improvement, and sewer is 1.5 miles away. Commissioner Nevill clarified that future homeowners would have to agree to connect to the city services.

Chairman Sturgill read a letter from Vallivue School District regarding school capacity concerns, and asked if school services are available for this application. Ms. Allen noted that as of right now, this is just an application for a rezone, and future details would be covered during the plat, but she believes there would still be adequate services. Chairman Sturgill asked if the applicant had any conversations with the school district regarding crowding issues, and Ms. Allen did not know if they had.

**Principal Planner Dan Lister** reviewed the Staff Report for the record.

Commissioner Sheets asked if a rezone with access to city services was with 12,000 sq. ft lots. Planner Lister answered yes, 12,000 feet was the minimum unless a plan unit development, or a conditional use permit, was applied for to modify it for smaller lot sizes.

Commissioner Nevill clarified that this was a different group asking for this request than some prior that got approved subdivisions that did not go through. Commissioner Nevill inquired on the fire fighting water plans. Planner Lister mentioned that this would be discussed during the platting process, and explained what the typical requirements would be. Commissioner Nevill also got clarification on a property northwest of the applicant's property, and that it was conditionally rezoned for a community convenience area with future city connection.

Commissioner Mathews asked about the access to the platted subdivision south of the applicant that has agricultural land between each parcel. Planner Lister explained the stubs for access to each property, with the agricultural parcel's access from Kimball.

Chairman Sturgill confirmed there was no indication of response time for emergency services.

**Chairman Sturgill** affirmed the witnesses to testify.

#### **Testimony:**

##### **Tom Whittemore – IN OPPOSITION – 15220 Castle Way, Caldwell, ID 83607**

Mr. Whittemore expressed concerns regarding water usage and fire protection, the lack of plans when widening Hwy 55 for a new access into the new subdivision, per a conversation with the construction company, Knife River, and the opposition of access coming off of Castle Way or Fiesta Way.

Commissioner Mathews confirmed that the conversation with Knife River excluded any plans for access onto this property from Hwy 55.

**Howard Spry – IN OPPOSITION – 15141 Vanita Ct, Caldwell, ID 83607**

Mr. Spry also expressed concerns about the potential increase in water usage.

Commissioner Nevill asked if it would be better if there were fewer houses with individual wells, or a higher density that is connected to city water. Mr. Spry indicated he would prefer to not lose his water supply if houses came in with their own wells.

**Harry Ballance – IN OPPOSITION – 15596 Moonlight Dr, Caldwell, ID 83607**

Mr. Balance expressed concerns regarding less than 1-acre lots, water, ingress/egress through the surrounding subdivisions, and habitat being ruined. He requested not to go any smaller than 1-acre lots.

**Elizabeth Allen – (Representative) REBUTTAL – 1330 Williams Lane, Nampa, ID 83686**

Ms. Allen addressed the concerns regarding connection to the city services, the size of lots, and the additional pressure to public services if the lots were any smaller than 1-acres. She also addressed the topic of access, stating there would be access from Hwy 55 and Vista Dr, only creating access on public roads. Ms. Allen stated there has always been a concern with wells, and noted wells do need properly maintained as they get closer to the 20-30-year lifespan. She reiterated that a lot of these concerns would be addressed during the platting process, and that this is simply just the rezoning for the property.

Commissioner Nevill what the ability to farm this parcel was. Ms. Allen said the property is currently being farmed, but with challenges. Commissioner Nevill brought up the concern about the Deer Flat National Wildlife Refuge, to which Ms. Allen commented the boundary is around the lake, and this specific area shouldn't have as big of an impact.

Planner Lister clarified how many lots could become available if adhering to the 12,000 sq. ft size.

Chairman Sturgill asked if there were any conversations regarding a conditional rezone versus a straight rezone, to which Planner Lister commented on the several occasions that topic was discussed.

Commissioner Dorsey asked for clarification of accesses. Planner Lister explained the stubs and access points, which could alleviate higher traffic pressure. The applicant has been working very closely with ITD to ensure access off Hwy 55.

**MOTION:** Commissioner Sheets moved to close public testimony on Case RZ2022-0012, seconded by Commissioner Mathews. Voice vote, motion carried.

**Deliberation:**

Commissioner Mathews expressed concerns about waiting too long to receive City input, and would like to condition this application if possible.

Commissioner Sheets talked about the potential of smaller sized lots, regardless of the applicant's intent. He would also prefer a conditional rezone. Commissioner Mathews agreed.

Commissioner Nevill agreed with Commissioners Sheets and Mathews, and will not support a straight rezone. Commissioner Dorsey also agreed.

There was discussion on the benefits of denying versus continuing this case. If tabled, a revised application and re-noticing would be required.

**MOTION:** Commissioner Nevill moved to **continue** Case No. RZ2022-0012 to a date uncertain, seconded by Commissioner Sheets.

**Discussion on Motion:**

Commissioner Sheets addressed concerns on the density, water and sewer sources, and access to Hwy 55.

Commissioner Nevill added clarification on public services.

Roll call vote: 4 in favor and 1 opposed. Motion passed.

**3. DIRECTOR, PLANNER, COMMISSION COMMENTS:**

Director of Development Services Jay Gibbons announced Josh Johnson as the new Assistant Director, and talked about planner positions being filled. There was discussion on the upcoming April 3, 2025 hearing and the comp plan to prioritize ordinances with upcoming workshops.

Commissioner Dorsey asked about the rumors of administrative splits, and there was discussion on this topic.

Commissioner Sheets asked about the new Hearing Examiner. Director Jay Gibbons talked about the new Hearing Examiner and the process of the hearings that are being worked through, including which cases will go to the Hearing Examiner versus Planning & Zoning.

**4. ADJOURNMENT:**

**MOTION:** Commissioner Sheets moved to adjourn, seconded by Commissioner Nevill. Voice vote, motion carried. Hearing adjourned at 10:41 P.M

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

Approved this 15<sup>th</sup> day of May, 2025



Brian Sheets, Acting Chairman

ATTEST



Caitlin Ross, Hearing Specialist

**EXHIBIT III**  
**Staff Report Packet**



**Planning & Zoning Commission**  
**Hearing Date: March 20, 2025**  
*Canyon County Development Services Department*

**PLANNING DIVISION STAFF REPORT**

**CASE NUMBER:** VAC2024-0001

**APPLICANT/REPRESENTATIVE:** Becky Yzaguirre (Ardurra)  
**PROPERTY OWNER:** Lance Thueson

**APPLICATION:** Plat Vacation – Vacating a fire access easement

**LOCATION:** The parcel is located at 1002 Huntington Court, Nampa; also referenced as Castleton Subdivision Lot 10 Block 1 also referenced as Parcel R29411109, a portion of the SE quarter of Section 10, T2N, R2W, BM, Canyon County, Idaho.

**ANALYST:** Madelyn Vander Veen, Associate Planner  
**REVIEWED BY:** Dan Lister, Principal Planner

**REQUEST:**

The applicant, Lance Thueson, represented by Becky Yzaguirre of Ardurra, is requesting a vacation of a fire access easement in Lot 10 Block 1 of Castleton Place Subdivision. There is now another access to the subdivision from Lewis Lane through Jack's Place Subdivision.

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**PUBLIC NOTIFICATION:**

|  |                   |
|--|-------------------|
| JEPA notice sent on:                             | December 20, 2024 |
| Courtesy Agency notice:                          | December 20, 2024 |
| Agency Hearing Notice:                           | February 14, 2025 |
| Neighbor notification within 600 feet mailed on: | February 14, 2025 |
| Newspaper notice published on:                   | February 18, 2025 |
| Notice posted on site on:                        | February 18, 2025 |

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| TABLE OF CONTENTS:      | Page # |
|-------------------------|--------|
| 1. Background           | 1      |
| 2. Hearing Body Action  | 2      |
| 3. Hearing Criteria     | 3      |
| 4. Agency Comment       | 5      |
| 5. Public Comment       | 5      |
| 6. Summary & Conditions | 5      |
| 7. Exhibits             | 6      |

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**1. BACKGROUND:**

The easement, which is proposed to be vacated, appears to have been created so that there would be a secondary access for the fire district in case of an emergency besides Castleton Avenue. It is called out as a "20' Paved Fire Access Easement", although the portion on the subject parcel was never paved. The easement runs from Huntington Court through both the subject parcel (Lot 10 Block 1; R29411109) to the lot to the north containing a church (Lot 1 Block 1; R29411100) to Ruth Lane, a public road.

Note 2 on the plat states, "Lot 10 Block 1 shall remain a non-build lot until a second permanent access point to Castleton Subdivision is provided." This note has been satisfied because Castleton Avenue has been extended through to Lewis Lane via E. Crab Springs Street and S. Rowee Avenue. This plat vacation was still necessary to remove the easement because there is no indication on the plat that the easement is related to Note 2.

At the time that Castleton Place Subdivision was platted, Castleton Avenue was a stub road on the south end since the property to the south had not yet been developed. Jack's Place Subdivision has now been approved and recorded (**Exhibit B2.4**) and improvements such as the extension of Castleton Avenue being built out have been completed (**Exhibit B2.5**).

## **2. HEARING BODY ACTION:**

Pursuant to the Canyon County Code of Ordinances (CCCO) §07-17-35 (Subdivision/Easement Vacations), the application shall be considered by the commission at a public hearing noticed as provided for in article 5 of this chapter. Vacations shall be processed in accord with the regulations set forth in Idaho Code section 50-1306A and recorded in accord with the regulations set forth in Idaho Code section 50-1324. The commission shall review the request and any agency response and make a recommendation to the Board for approval, conditional approval or denial.

Pursuant to Idaho Code section 50-1306A (Vacation of Plats – Procedure), any person, persons, firm, association, corporation or other legally recognized form of business desiring to vacate a plat or any part thereof must petition the city council if it is located within the boundaries of a city, or the county commissioners if it is located within the unincorporated area of the county. Such petition shall set forth particular circumstances of the requests to vacate; contain a legal description of the platted area or property to be vacated; the names of the persons affected thereby, and said petition shall be filed with the city clerk.

Written notice of public hearing on said petition shall be given by first class mail, certified mail, or certified mail with return receipt at least ten (10) days prior to the date of public hearing to all property owners within three hundred (300) feet of the boundaries of the area described in the petition. Such notice of public hearing shall also be published once a week for two (2) successive weeks in the official newspaper of the city, the last of which shall be not less than seven (7) days prior to the date of said hearing.

When the procedures set forth herein have been fulfilled, the city council may grant the request to vacate with such restrictions as they deem necessary in the public interest.

If a petition to vacate is brought before county commissioners, and the plat or part thereof that is the subject of the petition is located within one (1) mile of the boundaries of any city, the county commissioners shall cause written notice of the public hearing on the petition to be given to the mayor or chief administrative officer of the city by regular mail at least thirty (30) days prior to the date of public hearing.

## **OPTIONAL MOTIONS:**

**Recommend Approval of the Application:** "I move to recommend that the Board of County Commissioners approve VAC2024-0001, Thueson, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that** *[cite reasons for approval & insert any additional conditions of approval]*.

**Recommend Denial of the Application:** “I move to recommend that the Board of County Commissioners deny VAC2024-0001, Thueson, finding the application **does not** meet the criteria for approval under Article 07.06.05 of Canyon County zoning Regulations, **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))]*.

**Table the Application:** “I move to continue VAC2024-0001, Thueson, to a *[date certain or uncertain]*

### 3. HEARING CRITERIA

**Table 1. Subdivision/Easement Vacation Code Analysis**

| SUBDIVISION/EASEMENT VACATIONS (CCCO §07-17-35): |                          |                          |                                   |   |
|--|--------------------------|--------------------------|-----------------------------------|---|
| Compliant  |                          |                          | County Ordinance and Staff Review |   |
| Yes  | No                       | N/A                      | Code Section                      | Analysis  |
| <input checked="" type="checkbox"/>              | <input type="checkbox"/> | <input type="checkbox"/> | 07-17-35(1)                       | Any property owner desiring to have an existing subdivision vacated, in whole or part, including easements, shall complete and file an application along with any fees with DSD and also file such other applications as are otherwise required by law.   |
|  |                          |                          | <i>Staff Analysis</i>             | A complete application with fees was accepted on November 6, 2024 ( <b>Exhibit A</b> ).   |
| <input checked="" type="checkbox"/>              | <input type="checkbox"/> | <input type="checkbox"/> | 07-17-35(2)                       | Upon receipt of the completed application and other information as may be required, DSD shall affix the date of application acceptance thereon. The application shall be considered by the commission at a public hearing noticed as provided for in article 5 of this chapter. Vacations shall be processed in accord with the regulations set forth in Idaho Code section 50-1306A and recorded in accord with the regulations set forth in Idaho Code section 50-1324.   |
|  |                          |                          | <i>Staff Analysis</i>             | <p>The date of application acceptance (November 6, 2024) was noted on the application. The application is being considered by the Planning &amp; Zoning Commission at a public hearing on March 20, 2025. Noticing for the hearing was provided for according to Article 5.</p> <p>The vacation has been processed in accord with all applicable parts of Idaho Code as follows:</p> <ul style="list-style-type: none"> <li>- 50-1306A (1): A complete application was submitted to Development Services Department including circumstances of the request to vacate (<b>Exhibit A2</b>), legal description of the easement to be vacated (<b>Exhibit A4</b>), and the only affected person is the property owner, Lance Thueson.</li> <li>- 50-1306A (2): Noticing per Canyon County Code of Ordinances article 07-05 exceeds noticing requirements in this state code except for the certified mail requirement. Certified mail shall be sent prior to the Board of County Commissioners hearing.</li> <li>- 50-1306A (4): The property is within one (1) mile of Nampa city limits, so written notice was sent to City of Nampa.</li> <li>- 50-1306A (7): Publication costs are factored in to the application fee.</li> <li>- 50-1306A (10): Certified mail will be sent prior to the Board of County Commissioners hearing. Proof of notification by certified mail will be available prior to the Board of County Commissioners hearing.</li> </ul> |



|                                     |                          |                          |   |  |
|-------------------------------------|--------------------------|--------------------------|---|--|
|                                     |                          |                          |   | <ul style="list-style-type: none"> <li>- 50-1324 (1): The applicant must provide certification from the County Treasurer that all taxes due are paid if the vacation is approved.</li> <li>- 50-1324 (2): If approved, a resolution with record of survey shall be recorded as described.</li> </ul>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <b>07-17-35(3)</b><br><br><b>Staff Analysis</b> | <b>The commission shall review the request and any agency response and make a recommendation to the Board for approval, conditional approval or denial. (Ord. 10-006, 8-16-2010; amd. Ord. 11-003, 3-16-2011)</b><br><br>The request is going before the Planning & Zoning Commission at the public hearing on March 20, 2025 for a recommendation to the Board of County Commissioners. |

**Table 2. Area of City Impact**

| <b>CCCO §09-11-19: Nampa Area of City Impact Applicable Ordinances and Standards:</b> Within the Nampa area of city impact, the following ordinances apply, but the city of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section. |                          |                          |  |  |
|--|--------------------------|--------------------------|--|--|
| <b>Compliant</b>   |                          |                          | <b>County Ordinance and Staff Review</b> |  |
| <b>Yes</b>   | <b>No</b>                | <b>N/A</b>               | <b>Code Section</b>                      | <b>Analysis</b>  |
| <input checked="" type="checkbox"/>  | <input type="checkbox"/> | <input type="checkbox"/> | <b>09-11-19</b>                          | <p><b>“Applicable Ordinances and Standards:</b><br/>Within the Nampa area of city impact, the following ordinances apply but the city of Nampa ordinances are subject to the waiver provisions in subsection (6) of this section:</p> <p>(1) Canyon County zoning ordinance, as lawfully amended.</p> <p>(2) City of Nampa's subdivision ordinance, ordinance 3119 and dated June 1, 2002, except for simple divisions (lot split) provisions and except for hearing procedures. The county's hearing procedures shall apply.</p> <p>(3) The Nampa ordinances or sections from Nampa ordinances that apply by ordinance number and adoption date, even when in conflict with otherwise applicable county provisions, are as follows:” ...</p> <p>“F. Nampa city ordinance 3354, sections 10-27-4, 10-27-10, 10-27-11, and 10-27-12 and all standards and specifications adopted thereby, in the form existing as of June 7, 2004.” ...</p> <p><b>Nampa city ordinance 3354, section 10-27-12 (Amended Plats; Vacation) as existing on June 7, 2004:</b><br/>...“C. Vacations: Processing of vacation requests for easements and/or rights of way shall be executed in accordance with provisions of state code. They shall be done by ordinance of the city council and approved first by the same during a public hearing. Vacations may be reviewed but not approved by zoning staff. Vacation approval shall be required in order to either erase some or all of an easement or right of way. Vacation approval shall be required in order to move the location of all or part of an already platted and recorded right-of-way or easement or to erase all or a portion of the same. A replat of a subdivision when filed, approved by the city, and then recorded may only serve to vacate an old plat, exclusive of rights-of-way. (Ord 2140; amd. Ord 3119)” ...</p> |
|  |                          |                          | <b>Staff Analysis</b>                    | Per CCCO § 09-11-19, Nampa city ordinance 3354, section 10-27-12 (Amended Plats; Vacation) as existing on June 7, 2004 applies to this proposal (as well as  |

|  |  |  |  |
|--|--|--|--|
|  |  |  | other codes which are not applicable based on the nature of the request). As stated in the analysis for Canyon County code section 07-17-35(2), the request for this easement vacation is being executed in accordance with provisions of state code. In accordance with state code, the vacation, if approved, shall be done by resolution of the Board of County Commissioners (Idaho Code Section 50-1324). |
|--|--|--|--|

#### 4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Nampa Fire Protection District, State Fire Marshal, Nampa-Meridian Irrigation District, Boise Project Board of Control, Nampa Highway District, Nampa School District, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department, Canyon County GIS Department, Southwest District Health, and the City of Nampa were notified of the subject application.

Staff received agency comments from Nampa Fire District, Southwest District Health, Nampa Highway District No. 1, City of Nampa, Idaho Power, Nampa Meridian Irrigation District, and Department of Environmental Quality. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

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 10, 2025.

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 & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed plat vacation is **compliant** with Canyon County Ordinance 07-17-35. A full analysis is detailed within the staff report. There are no recommended conditions at this time, but if the Board of County Commissioners approves the request, the applicant will need to provide certification from the County Treasurer that all taxes due are paid prior to the Board of County Commissioners signing a resolution with a record of survey showing the vacated easement.

#### 7. EXHIBITS:

##### A. Application Packet & Supporting Materials

1. Master Application
  - 1.1. Affidavit of Legal Interest
2. Letter of Intent
3. Castleton Subdivision – existing plat
4. Sketch and legal description
5. Fire District letter

6. Vicinity map
7. Deed
8. Agency Acknowledgment
9. Presentation (Received March 7, 2025)

**B. Supplemental Documents**

1. Parcel Tool
2. Cases Maps/Reports
  - 2.1. Aerial
  - 2.2. Vicinity
  - 2.3. Notification
3. Jack's Place Subdivision
4. Aerial Imagery of Castleton Ave

**C. Agency Comments Received by: March 10, 2025**

1. NAMPA FIRE DISTRICT; Received: December 23, 2024
2. SOUTHWEST DISTRICT HEALTH; Received: December 23, 2024
3. NAMPA HIGHWAY DISTRICT NO. 1; Received: December 30, 2024
4. CITY OF NAMPA PLANNING AND ZONING; Received: January 7, 2025
5. IDAHO POWER; Received: January 17, 2025
6. NAMPA MERIDIAN IRRIGATION DISTRICT; Received: January 28, 2025
7. DEPARTMENT OF ENVIRONMENTAL QUALITY; Received: February 21, 2025

**EXHIBIT A**

**Application Packet & Supporting Materials**

Planning & Zoning Commission

Case# VAC2024-0001

Hearing date: March 20, 2025



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



|   |   |
|---|---|
| <b>PROPERTY OWNER</b>   | OWNER NAME: Lance Thueson   |
|   | MAILING ADDRESS: 455 S King Rd. Nampa, ID. 83687  |
|   | PHONE: N/A EMAIL: N/A   |
| I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. |   |
| Signature:  Date: 7/16/24  |   |
| <b>(AGENT) ARCHITECT ENGINEER BUILDER</b>   | CONTACT NAME: Becky Yzaguirre   |
|   | COMPANY NAME: Ardurra   |
|   | MAILING ADDRESS: 1144 S Silverstone Way, Ste 300, Meridian, ID 83642  |
|   | PHONE: 208-323-2288 EMAIL: byzaguirre@ardurra.com   |
| <b>SITE INFO</b>  | STREET ADDRESS: 1002 Huntington Ct  |
|   | PARCEL #: R2941110900 LOT SIZE/AREA: 0.4 AC   |
|   | LOT: 10 BLOCK: 1 SUBDIVISION: Castleton Place   |
|   | QUARTER: SE SECTION: 10 TOWNSHIP: 2N RANGE: 3W  |
|   | ZONING DISTRICT: RR FLOODZONE (YES/NO): No  |
| <b>HEARING LEVEL APPS</b>   | <input type="checkbox"/> CONDITIONAL USE <input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> CONDITIONAL REZONE                     |
|   | <input type="checkbox"/> ZONING AMENDMENT (REZONE) <input type="checkbox"/> DEV. AGREEMENT MODIFICATION <input type="checkbox"/> VARIANCE > 33%       |
|   | <input type="checkbox"/> MINOR REPLAT <input checked="" type="checkbox"/> VACATION <input type="checkbox"/> APPEAL                                    |
|   | <input type="checkbox"/> SHORT PLAT SUBDIVISION <input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION <input type="checkbox"/> FINAL PLAT SUBDIVISION |
| <b>DIRECTORS DECISION APPS</b>  | <input type="checkbox"/> ADMINISTRATIVE LAND DIVISION <input type="checkbox"/> EASEMENT REDUCTION <input type="checkbox"/> SIGN PERMIT                |
|   | <input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT <input type="checkbox"/> HOME BUSINESS <input type="checkbox"/> VARIANCE 33% >                  |
|   | <input type="checkbox"/> PRIVATE ROAD NAME <input type="checkbox"/> TEMPORARY USE <input type="checkbox"/> DAY CARE                                   |
|   | <input type="checkbox"/> OTHER _____  |
|   |   |
| CASE NUMBER: VAC 2024 - 0001 DATE RECEIVED:   |   |
| RECEIVED BY:  APPLICATION FEE: \$950 CK MO CC CASH   |   |

Revised 1/3/21



Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I. S. Lance Thueson (name) 455 S. Kings Rd (address)  
Nampa (city) Idaho (state) 83687 (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Ardurra (name) 1144 South Silerstone Way, STE 300  
Meridian, ID 83642 (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 1<sup>st</sup> day of November, 2024.

S. Lance Thueson  
(signature)

STATE OF IDAHO )

SS

COUNTY OF CANYON )

On this 1 day of November, in the year 2024, before me Sarah Bastian  
a notary public, personally appeared Lance Thueson, 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: [Signature]

My Commission Expires: 9/2/26



10/28/2024

**SUBJECT:** Vacation of Easement | Castleton Place Subdivision

Dear Canyon County Staff and Commission Members,

On behalf of Lance Thueson LLC, please accept our application for an Easement Vacation in the Castleton Place Subdivision, specifically for Lot 10, Block 1, located at 1002 Huntington Ct. (Parcel number: R294111000) in Nampa, Idaho.

The Castleton Place Subdivision, recorded in 2006, included a Fire Access Easement on Lot 10, Block 1, to serve as a secondary fire access point until a permanent access was established. This easement, noted on the Preliminary Plat, was meant to provide a secondary access point for the Castleton Subdivision. Note 2 on the Preliminary Plat states, "Lot 10 Block 1 shall remain a non-build lot until a second permanent access point to Castleton Subdivision is provided." Recently, the Final Plat for Jack's Place Subdivision Phase One was recorded, formalizing the secondary access for the subdivision. Since the recording of the Castleton Final Plat and the implementation of the secondary access, the easement on Lot 10, Block 1, that has not previously been utilized is no longer necessary. We are requesting the vacation of this easement to allow for obtaining a building permit for a future homesite on the lot.

Please don't hesitate to let me know if I can provide additional information to clarify this requested vacation of easements. I can be reached via email at [Bbyzaguirre@ardurra.com](mailto:Bbyzaguirre@ardurra.com) or by phone at 208.323.2288.

Thanks,

Becky Yzaguirre  
Land Use Planner

**Exhibit A2**



2007019903

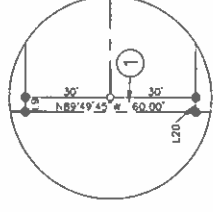
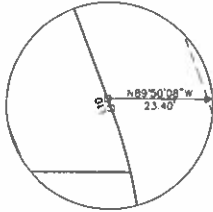
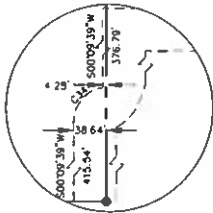
RECEIVED

2007 MAR 22 AM 9:25

WILLIAM H. BURST  
CANYON CITY REGISTERED  
Surveyor

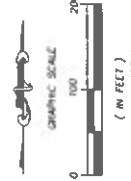
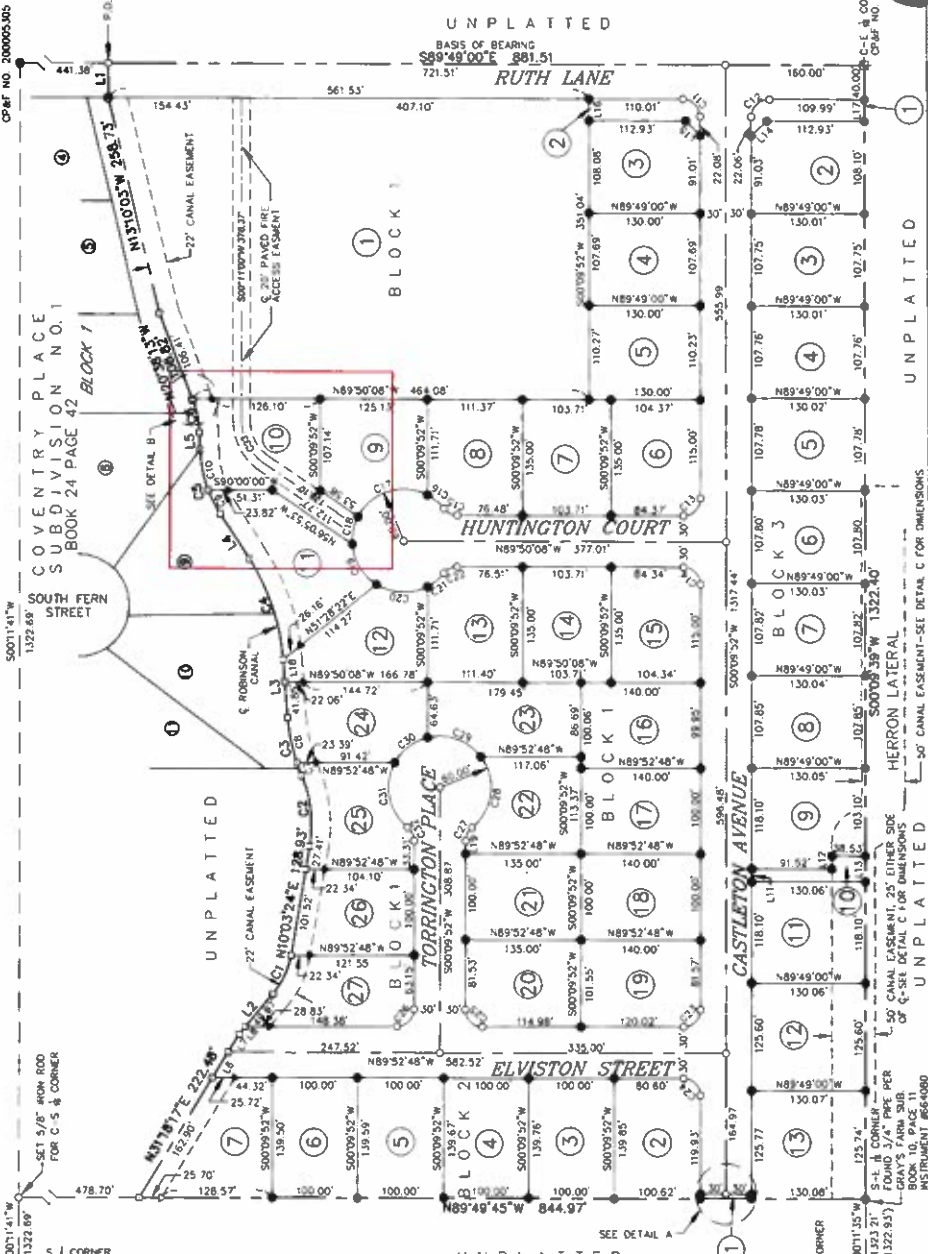
CASTLETON PLACE SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10,  
TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO  
2006

- NOTES
1. LOT 7 BLOCK 2 SHALL REMAIN A NON-BUILD LOT UNTIL SUCH TIME THAT ELVISTON STREET BECOMES A THROUGH STREET.
  2. LOT 10 BLOCK 1 SHALL REMAIN A NON-BUILD LOT UNTIL A SECOND PERMANENT ACCESS POINT TO CASTLETON SUBDIVISION IS PROVIDED.
  3. ALL LOT LINES COMMON TO A PUBLIC OR PRIVATE RIGHT-OF-WAY AND THE SUBDIVISION EXTERIOR BOUNDARY HAVE A TEN (10') FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FROM THE PUBLIC OR PRIVATE RIGHT-OF-WAY TO EACH LOT.
  4. ALL SIDE LOT LINES HAVE A FIVE (5') FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. IF THE LOT LINES ARE ADJUSTED, THE EASEMENT SHALL ALSO BE ADJUSTED ACCORDINGLY. PROVIDED NO UTILITIES HAVE BEEN INSTALLED IN THE EASEMENT.
  5. LOT 1, BLOCK 2 SHALL REMAIN A NON-BUILD LOT FOR THE PURPOSE OF STREET BEAUTIFICATION. LOT 1, BLOCK 2 SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT A THROUGH STREET IS NECESSARY.
  6. THIS PLAT COMPLES WITH IDAHO CODE 31-3805(5)(i). THE LAND INCLUDED IN THIS PLAT IS WITHIN THE NAMPA MERIDIAN IRRIGATION DISTRICT AND SHALL BE PROVIDED IRRIGATION WATER THROUGH A COMMUNITY SYSTEM MAINTAINED BY THE CITY OF NAMPA AND THE NAMPA MERIDIAN IRRIGATION DISTRICT.



| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N89°49'00"W | 40.00    |
| L2   | N89°49'00"W | 61.81    |
| L3   | N89°49'00"W | 68.13    |
| L4   | N89°49'00"W | 62.92    |
| L5   | N89°49'00"W | 19.60    |
| L6   | N89°49'00"W | 32.51    |
| L7   | N89°49'00"W | 32.51    |
| L8   | N89°49'00"W | 11.84    |
| L9   | N89°49'00"W | 5.00     |
| L10  | N89°49'00"W | 7.41     |
| L11  | N89°49'00"W | 15.00    |
| L12  | N89°49'00"W | 15.00    |
| L13  | N89°49'00"W | 15.00    |
| L14  | N89°49'00"W | 24.14    |
| L15  | N89°49'00"W | 24.14    |
| L16  | N89°49'00"W | 25.00    |
| L17  | N89°49'00"W | 25.00    |
| L18  | N89°49'00"W | 25.00    |
| L19  | N89°49'00"W | 14.85    |
| L20  | N89°49'00"W | 5.00     |

| CURVE | RADIUS | LENGTH | DELTA  | CHORD  | BRC    | CHORD | TANGENT |
|-------|--------|--------|--------|--------|--------|-------|---------|
| C1    | 95.00  | 30.78  | 30.94° | 52.11  | 49.70  | 25.75 | 25.75   |
| C2    | 145.00 | 85.88  | 33.10° | 148.32 | 140.32 | 82.81 | 43.20   |
| C3    | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C4    | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C5    | 115.00 | 38.40  | 19.00° | 71.00  | 38.25  | 18.38 | 18.38   |
| C6    | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C7    | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C8    | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C9    | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C10   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C11   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C12   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C13   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C14   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C15   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C16   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C17   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C18   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C19   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C20   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C21   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C22   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C23   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C24   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C25   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C26   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C27   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C28   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C29   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C30   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C31   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C32   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C33   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |
| C34   | 212.00 | 120.09 | 18.58° | 212.00 | 69.77  | 35.37 | 35.37   |



LEGEND

- FOUND BRASS CAP
- FOUND 5/8" REBAR
- FOUND ALUMINUM CAP
- FOUND 1/2" REBAR
- SET 5/8" REBAR AND PLASTIC CAP
- SET 1/2" REBAR AND PLASTIC CAP
- CALCULATED POINT NOTHING SET
- SET 1/2" REBAR FOR WITNESS CORNER
- SET 5/8" REBAR FOR WITNESS CORNER
- PROPOSED LOT NUMBER
- RECORD INFORMATION
- SUBDIVISION BOUNDARY LINE
- ROAD CENTERLINE
- PROPOSED LOT LINE
- SECTION LINE
- IRRIGATION EASEMENT LINE



4286 E. Amy St., Ste. 103, Nampa, Idaho 83857  
(208) 466-4001 PHONE (208) 466-4000 FAX  
CIVIL ENGINEERING-SURVEYING-PLANNING

6X29-PL20-SHEET 1 OF 2

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

Exhibit A3

Exhibit III



# CASTLETON PLACE SUBDIVISION

## CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT LANCE THUESON, IS THE OWNER OF THE PROPERTY DESCRIBED AS FOLLOWS:

A parcel of land located in the Northwest 1/4 of the Southeast 1/4 of Section 10, Township 2 North, Range 3 West, Boise Meridian Canyon County, Idaho, more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 10, thence along the Center Section line South 89°49'00" East 441.36 feet to the POINT OF BEGINNING; thence continuing along said Center Section line

South 89°49'00" East 881.31 feet to the Center East 1/16 corner of said Section; thence along the East line of said Northwest 1/4 of the Southeast 1/4

South 00°09'39" West 1322.40 feet to the Southeast 1/16 corner of said Section; thence along the South line of said Northwest 1/4 of the Southeast 1/4

North 89°49'45" West 844.97 feet to the centerline of the Robinson Canal; thence along said centerline the following thirteen courses:

North 31°18'17" East 222.48 feet; thence

North 40°23'06" East 61.81 feet; thence

50.29 feet along a curve to the left, said curve having a radius of 95.00 feet, a delta angle of 30°19'49", and a chord bearing and distance of North 25°13'15 East 49.70 feet; thence

North 10°33'24" East 128.93 feet; thence

83.98 feet along a curve to the left, said curve having a radius of 145.00 feet, a delta angle of 33°11'00", and a chord bearing and distance of North 06°32'06" West 82.81 feet; thence

70.09 feet along a curve to the right, said curve having a radius of 212.00 feet, a delta angle of 18°36'31", and a chord bearing and distance of North 13°39'26" West 69.77 feet; thence

North 04°11'10" West 68.13 feet; thence

124.78 feet along a curve to the left, said curve having a radius of 250.00 feet, a delta angle of 28°35'55", and a chord bearing and distance of North 18°29'07" West 123.49 feet; thence

North 32°47'05" West 62.92 feet; thence

79.17 feet along a curve to the right, said curve having a radius of 145.00 feet, a delta angle of 31°16'55", and a chord bearing and distance of North 17°08'33" West 78.19 feet; thence

North 01°30'10" West 19.60 feet; thence

38.40 feet along a curve to the left, said curve having a radius of 115.00 feet, a delta angle of 19°08'03", and a chord bearing and distance of North 11°04'11" West 38.23 feet; thence

North 20°38'13" West 108.82 feet; thence

North 13°10'03" West 258.73 feet to the South Right-Of-Way line of Ruth Lane; thence North 00°11'00" East 40.00 feet to the POINT OF BEGINNING.

Said Parcel contains 994.547 square feet or 22.83 acres more or less

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS CERTIFICATE OF OWNER. THE UNDERSIGNED HEREBY CERTIFY THAT THIS MAP HAS BEEN PREPARED BY A PROFESSIONAL LAND SURVEYOR REGISTERED BY THE STATE OF IDAHO, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND THAT THE MAP IS IN ACCORDANCE WITH THE STATE OF IDAHO CODE PERTAINING TO PLATS AND SURVEYS.

*Lance Thueson*  
LANCE THUESON, MANAGING MEMBER

## ACKNOWLEDGMENT

STATE OF IDAHO }  
COUNTY OF CANYON }

ON THIS 13 DAY OF December, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IDAHO, PERSONALLY APPEARED LANCE THUESON, KNOWN TO ME TO BE THE MANAGING MEMBER OF LANCE THUESON LLC WHO EXECUTED THIS INSTRUMENT ON BEHALF OF SAID COMPANY, AND ACKNOWLEDGED TO ME THAT SUCH COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIRMED BY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

*Lance Thueson*

RESIDING AT Boise, ID  
COMMISSION EXPIRES 01-01-2010



## APPROVAL OF SOUTHWEST DISTRICT HEALTH

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, have been satisfied based on the DEC approval of the design plans and specifications and the restrictions imposed thereon. The health department has no objection to the construction of the proposed subdivision. The health department has no objection to the construction of the proposed subdivision. The health department has no objection to the construction of the proposed subdivision.

*Lance Thueson*  
DISTRICT HEALTH DEPARTMENT REHS  
Date: 12/18/06

## APPROVAL OF NAMPA HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE NAMPA HIGHWAY DISTRICT ON THE 13 DAY OF December, 2004.

*Ruth Lane*  
Ruth Lane  
*Chris McCann*  
Chris McCann

## APPROVAL OF PLANNING AND ZONING COMMISSION

Accepted and approved this 13 day of December, 2004, by the Planning and Zoning Commission of Canyon County, Idaho.

*Lance Thueson*  
Lance Thueson

Secretary

## CERTIFICATE OF COUNTY TREASURER

TRACE L1048  
I, Trace L1048, County Treasurer in and for the County of Canyon, Idaho, do hereby certify that all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This Certification is valid for the next thirty (30) days only.

*Trace L1048*  
TRACE L1048, County Treasurer  
Date: 12/18/06

## APPROVAL OF COUNTY COMMISSIONERS

This plat was approved during a regular meeting of the Canyon County Commissioners dated 3-16-07.

*Lance Thueson*  
Lance Thueson, Board of Commissioners

*Wm. Stokely*  
Wm. Stokely, Canyon County Clerk  
Date: 3-16-07



## APPROVAL OF COUNTY SURVEYOR

I, DARLE HOLWAY, County Surveyor for Canyon County, Idaho, hereby certify that I have checked this plat for compliance with Idaho Code relating to plats and surveys.

*Darle Holway*  
Canyon County Surveyor  
Date: 12/27/06

## CERTIFICATE OF SURVEYOR

I, LANCE F. CLIFT DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR REGISTERED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY, AND THAT THE MAP IS IN ACCORDANCE WITH THE STATE OF IDAHO CODE PERTAINING TO PLATS AND SURVEYS.



LANCE F. CLIFT  
IDAHO P.L.S. 12460



4288 E. Arroyo St., Ste. 103, Nampa, Idaho 83857  
(208) 466-4601 PHONE (208) 466-4608 FAX  
CIVIL ENGINEERING-SURVEYING-PLANNING

6X39 PG 30  
SHEET 2 OF 2

Project No: 230516  
Date: October 12, 2023  
Page 1 of 1

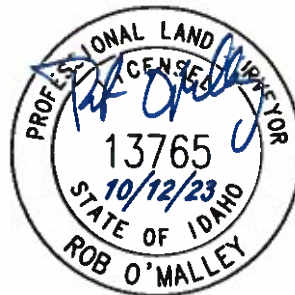
### ACCESS EASEMENT VACATION DESCRIPTION

Located in Lot 10 Block 1 of Castleton Place Subdivision, Recorded in Book 39 of Plats at Page 30, Records of Canyon County, Idaho, located in the NW1/4 of the SE1/4 of Section 10, Township 2 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**BEGINNING** at the southeast corner common to Lot 9 and said Lot 10 Block 1 of Castleton Place Subdivision, thence, along the west right-of-way of Huntington Court as shown on said Subdivision,

1. Southerly along a curve to the left having a radius of 60.00 feet, an arc length of 20.89 feet, through a central angle of  $19^{\circ}56'50''$ , of which the long chord bears  $S.18^{\circ}07'16''W.$ , 20.78 feet; thence, leaving said right-of-way, non-tangent from said curve,
2.  $N.56^{\circ}05'53''W.$ , 131.87 feet to the beginning of a tangent curve; thence,
3. Northwesterly along said curve to the right having a radius of 70.00 feet, an arc length of 68.76 feet, through a central angle of  $56^{\circ}16'53''$ , of which the long chord bears  $N.27^{\circ}57'26''W.$ , 66.03 feet; thence, tangent from said curve,
4.  $N.00^{\circ}11'00''E.$ , 25.20 feet to the north boundary of said Lot 10; thence, along said boundary,
5.  $S.89^{\circ}50'08''E.$ , 20.00 feet; thence, leaving said boundary,
6.  $S.00^{\circ}11'00''W.$ , 25.20 feet to the beginning of a tangent curve; thence,
7. Southeasterly along said curve to the left having a radius of 50.00 feet, an arc length of 49.11 feet, through a central angle of  $56^{\circ}16'53''$ , of which the long chord bears  $S.27^{\circ}57'26''E.$ , 47.16 feet; thence, tangent from said curve,
8.  $S.56^{\circ}05'53''E.$ , 126.22 feet to the **POINT OF BEGINNING**.

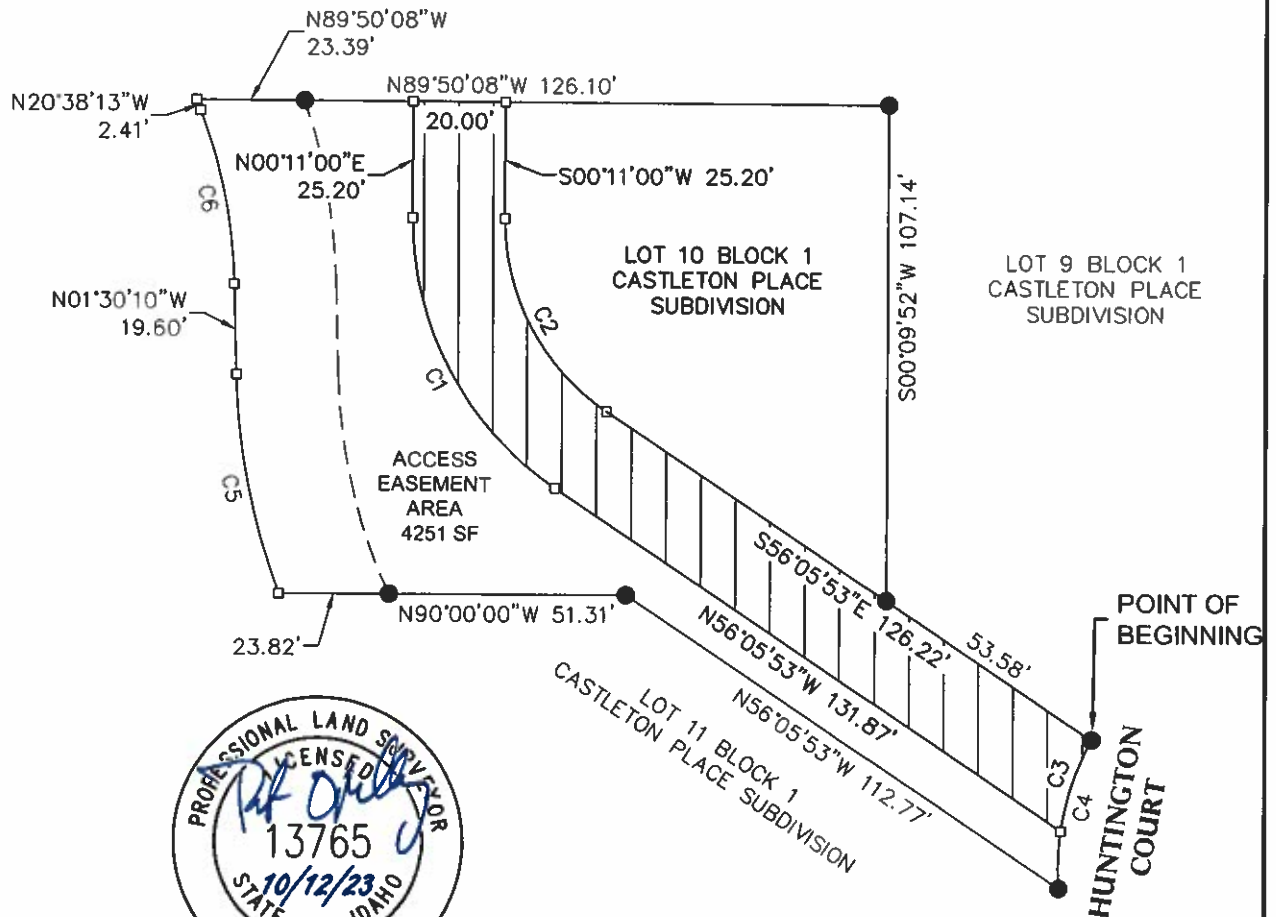
**CONTAINING:** 4,251 Sq. Ft.



A PORTION OF LOT 10 BLOCK 1 OF CASTLETON PLACE SUBDIVISION,  
LOCATED IN THE NW1/4 OF THE SE1/4 OF SECTION 10  
TOWNSHIP 2 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO  
2023



\_\_\_\_\_ EXISTING LOT LINE  
 - - - - - EXISTING CANAL EASEMENT  
 ● 1/2" REBAR, PER PLAT  
 □ CALCULATED POINT



| CURVE TABLE |         |        |           |             |        |
|-------------|---------|--------|-----------|-------------|--------|
| CURVE       | RADIUS  | LENGTH | DELTA     | BEARING     | CHORD  |
| C1          | 70.00'  | 68.76' | 56°16'53" | N27°57'26"W | 66.03' |
| C2          | 50.00'  | 49.11' | 56°16'53" | S27°57'26"E | 47.16' |
| C3          | 60.00'  | 20.89' | 19°56'50" | S18°07'16"W | 20.78' |
| C4          | 60.00'  | 33.36' | 31°51'26" | S12°10'03"W | 32.93' |
| C5          | 145.00' | 48.51' | 19°10'00" | N11°05'09"W | 48.28' |
| C6          | 115.00' | 38.41' | 19°08'09" | N11°04'11"W | 38.23' |

230516-V-EXH-EASEMENT\_VACATION.dwg

10/12/23

230516



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
208-442-6300 | WWW.ARDURRA.COM



EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** October 23, 2023  
**TO:** Canyon County Development Services Department  
**CC:** Samantha Hammond, Ardurra  
**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal  
**RE:** Castleton Place Subdivision Easement Vacation

Nampa Fire District has reviewed the request to remove the non-build plat note for Lot 10, Block 1 of the Castleton Place Subdivision. The non-build was intended for a temporary emergency access road until a full secondary connection was made for the subdivision.

Castleton Avenue now extends from Ruth Ln to E Lewis Ln, eliminating the need for the secondary Emergency Access on Lot 10 Block 1.

Nampa Fire District approves the removal of Plat Note 2 regarding the non-build.

Please contact me if you have any questions.

Regards,

Ron Johnson  
Fire Marshal  
Nampa Fire Protection District



# Vicinity Map

## Castleton Easement Vacation





RECORDATION REQUESTED BY:  
Intermountain Community Bank  
Canyon County Business Banking Center  
506 S Tenth Avenue  
Caldwell, ID 83605

WHEN RECORDED MAIL TO:  
Intermountain Community Bank  
Canyon County Business Banking Center  
506 S Tenth Avenue  
Caldwell, ID 83605

SEND TAX NOTICES TO:

Lance Thueson LLC  
455 S. Kings Road  
Nampa, ID 83687

200803271

REQUEST  
TYPE *Special Fee* *10*  
PIONEER-CALDWELL

PIONEER-CALDWELL

CANYON COUNTY RECORDER  
BY *[Signature]*

2009 DEC 31 PM 12:34

RECORDED

2009066147

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

## MODIFICATION OF DEED OF TRUST



THIS MODIFICATION OF DEED OF TRUST dated December 23, 2009, is made and executed between Lance Thueson LLC, an Idaho Limited Liability Company, whose address is 455 S. Kings Road, Nampa, ID 83687 ("Grantor") and Intermountain Community Bank, whose address is Canyon County Business Banking Center, 506 S Tenth Avenue, Caldwell, ID 83605 ("Lender").

DEED OF TRUST. Lender and Grantor have entered into a Deed of Trust dated April 4, 2008 (the "Deed of Trust") which has been recorded in Canyon County, State of Idaho, as follows:

Recorded April 7, 2008 in the Office of the County Recorder as Instrument No. 2008018730.

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Canyon County, State of Idaho:

Lots 4, 6, 10, 12, 13, 14, 17, 19, 20, 23, 24 and 25, Block 1;

Lots 3 and 7, Block 2 and

Lots 2, 6, 11 and 13, Block 3, CASTLETON PLACE SUBDIVISION, according to the plat thereof, filed in Book 39 of Plats at Page 30, records of Canyon County, Idaho.

The Real Property or its address is commonly known as NNA, Nampa, ID 83686.

MODIFICATION. Lender and Grantor hereby modify the Deed of Trust as follows:

The legal description is hereby modified to include: Lot 10, Block 1; further described in the full Legal Description above.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED DECEMBER 23, 2009.

GRANTOR:

LANCE THUESON LLC

By: *[Signature]*  
S. Lance Thueson, Member/Manager of Lance  
Thueson LLC

LENDER:

INTERMOUNTAIN COMMUNITY BANK

*[Signature]*  
Authorized Officer





**MODIFICATION OF DEED OF TRUST  
(Continued)**

Loan No: 90158001

Page 2

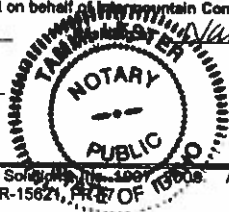
**LIMITED LIABILITY COMPANY ACKNOWLEDGMENT**

STATE OF Idaho )  
COUNTY OF Canyon ) ss  
On this 29 day of December, in the year 20 09, before me Frank Bastion  
a notary public in and for the State of Idaho, personally appeared S. Lance Thuesen,  
Member/Manager of Lance Thuesen LLC, known or identified to me (or proved to me on the oath of  
to be one of the members or designated agents in the limited liability company of Lance Thuesen LLC, and the member or designated agent or  
one of the members or designated agents who subscribed said limited liability company name in said instrument, and acknowledged to  
me that he or she executed the same in said limited liability company name.  
Notary Public for Idaho  
My commission expires 9/5/14 Residing Idaho



**LENDER ACKNOWLEDGMENT OF IDAHO**

STATE OF Idaho )  
COUNTY OF Canyon ) ss  
On this 29 day of December, in the year 20 09, before me Tammi Lester  
a notary public in and for the State of Idaho, personally appeared Jasen Dearson,  
known or identified to me (or proved to me on the oath of Jasen Dearson), to be Jasen Dearson  
authorized agent for Intermountain Community Bank that executed the within and foregoing instrument and acknowledged said  
instrument to be the free and voluntary act and deed of Intermountain Community Bank, duly authorized by the Intermountain Community Bank  
through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to  
execute said instrument and in fact executed this said instrument on behalf of Intermountain Community Bank.  
Notary Public for Idaho  
My commission expires 8-8-2011 Residing Idaho





## AGENCY ACKNOWLEDGMENT

Date: 07/19/2024

Applicant: Samantha Hammond

Parcel Number: R2941110900

Site Address: 1002 Huntington Ct. Nampa, ID.

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

☒ Applicant submitted/met for informal review.

Date: 07/23/2024 Signed: \_\_\_\_\_

*Anthony Lee*

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

City: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED





## AGENCY ACKNOWLEDGMENT

Date: 07/19/2024

Applicant: Samantha Hammond

Parcel Number: R2941110900

Site Address: 1002 Huntington Ct. Nampa, ID.

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: Nampa Fire District

☒ Applicant submitted/met for informal review.

Date: 7/25/2024 Signed: \_\_\_\_\_

Ron Johnson  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

City: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



## AGENCY ACKNOWLEDGMENT

Date: 07/19/2024

Applicant: Samantha Hammond

Parcel Number: R2941110900

Site Address: 1002 Huntington Ct. Nampa, ID.

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: Highway District No. 4

☒ Applicant submitted/met for informal review.

Date: 7/19/24 Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

City: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

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#### **Southwest District Health:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **N/A Irrigation District:**

☒ Applicant submitted/met for informal review.

Date: 9-3-24 Signed: \_\_\_\_\_

District: Nampa + Meridian Irr. Dist.

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

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## AGENCY ACKNOWLEDGMENT

Date: 07/19/2024

Applicant: Samantha Hammond

Parcel Number: R2941110900

Site Address: 1002 Huntington Ct. Nampa, ID.

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

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☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

City: City of Nampa

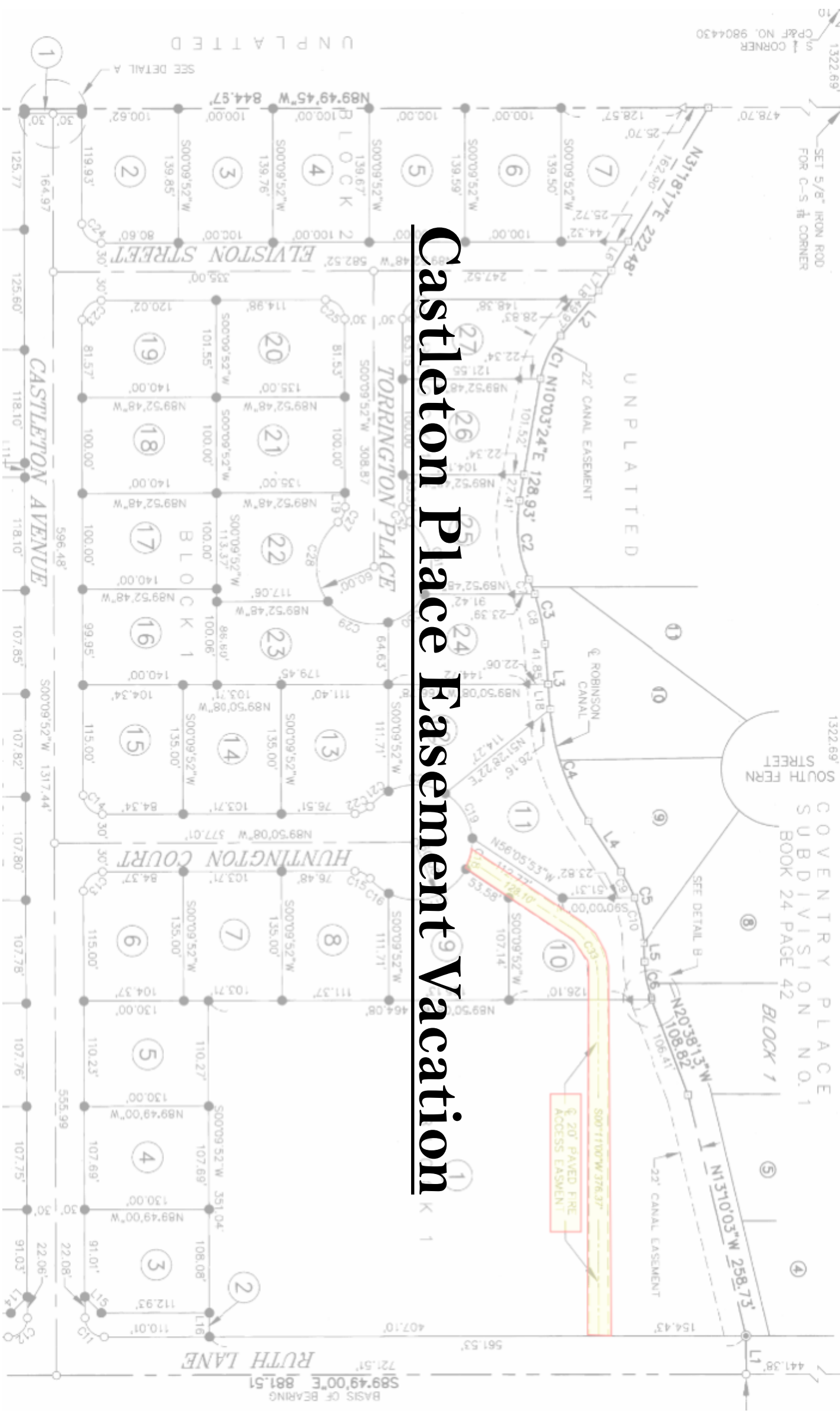
☒ Applicant submitted/met for informal review.

Date: July 26, 2024 Signed: \_\_\_\_\_

  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Castleton Place Easement Vacation





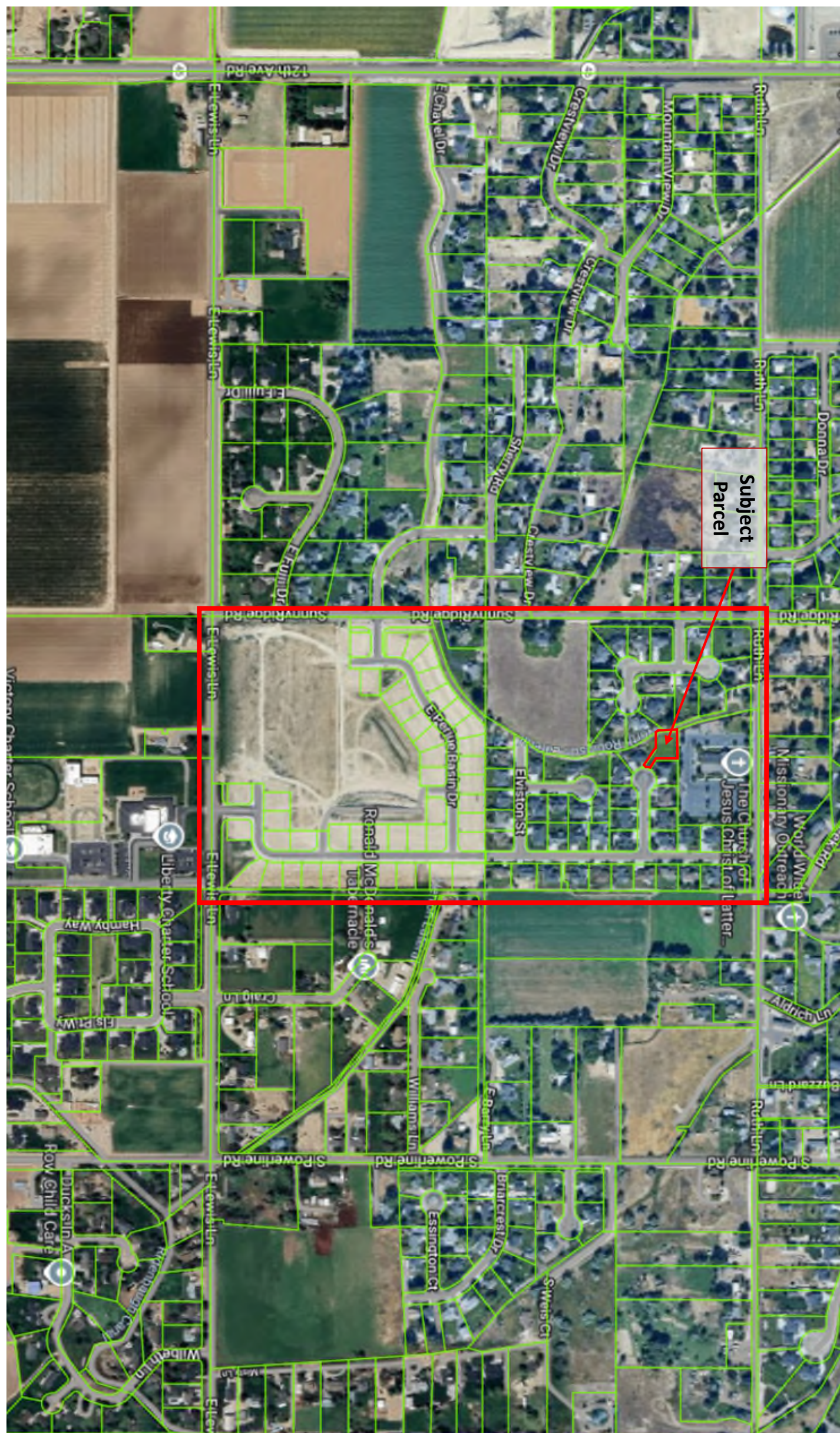
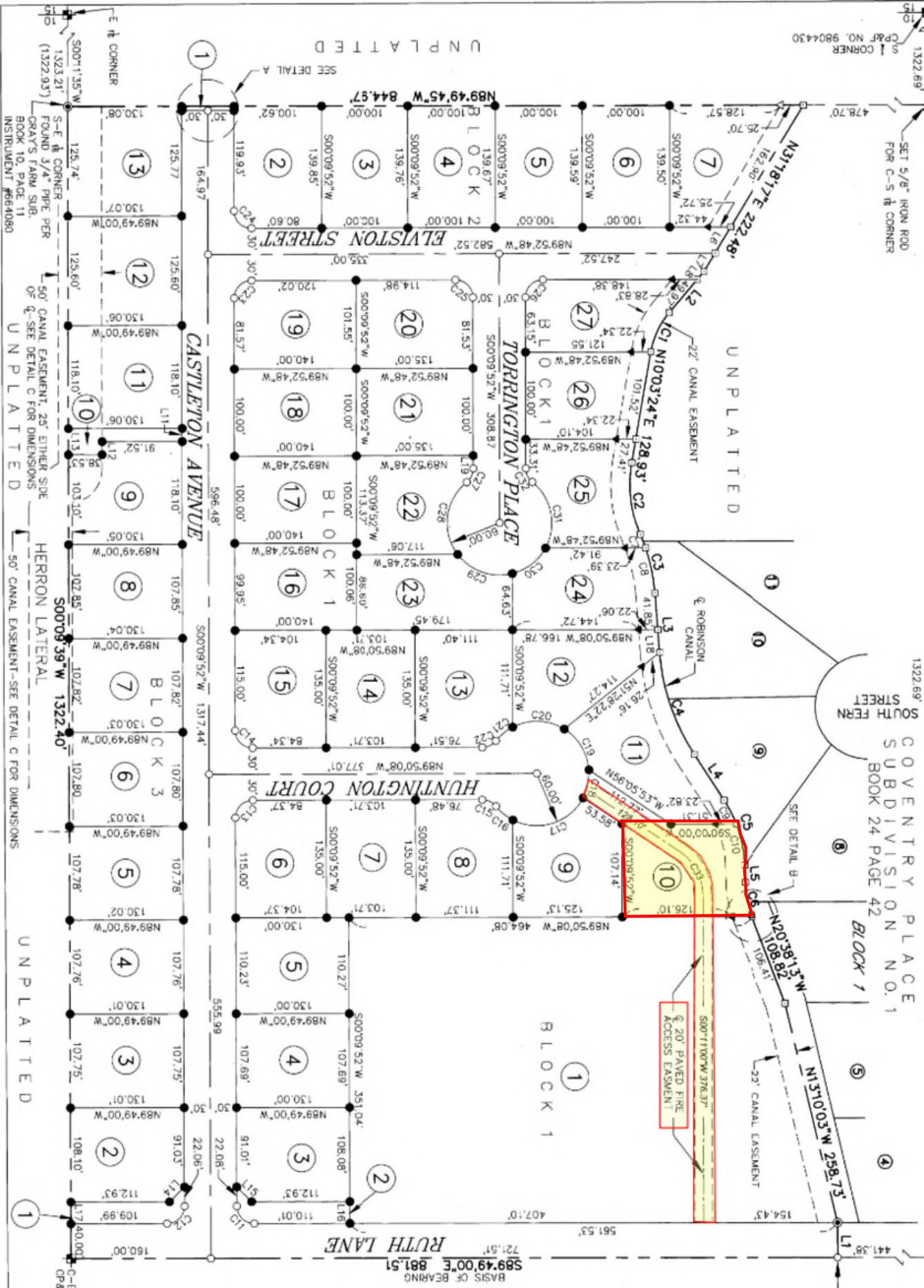


Exhibit III





# NOTES

1. LOT 7 BLOCK 2 SHALL REMAIN A NON-BUILD LOT UNTIL SUCH TIME THAT ELVISTON STREET BECOMES A THROUGH STREET.
2. LOT 10 BLOCK 1 SHALL REMAIN A NON-BUILD LOT UNTIL A SECOND PERMANENT ACCESS POINT TO CASTLETON SUBDIVISION IS PROVIDED.
3. ALL LOT LINES COMMON TO A PUBLIC OR PRIVATE RIGHT-OF-WAY AND THE SUBDIVISION EXTERIOR BOUNDARY HAVE A TEN (10') FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. THE EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS FROM THE PUBLIC OR PRIVATE RIGHT-OF-WAY TO EACH LOT.
4. ALL SIDE LOT LINES HAVE A FIVE (5') FOOT WIDE PERMANENT PUBLIC UTILITY, DRAINAGE AND IRRIGATION EASEMENT. IF THE LOT LINES ARE ADJUSTED, THE EASEMENT SHALL ALSO BE ADJUSTED ACCORDINGLY. PROVIDED NO UTILITIES HAVE BEEN INSTALLED IN THE EASEMENT.
5. LOT 1, BLOCK 2 SHALL REMAIN A NON-BUILD LOT FOR THE PURPOSE OF STREET BEAUTIFICATION. LOT 1, BLOCK 2 SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THAT A THROUGH STREET IS NECESSARY.
6. THIS PLAT COMPLETES WITH IDAHO CODE 31-3805(b)(1). THE LAND INCLUDED IN THIS PLAT IS WITHIN THE NAMPA MERIDIAN IRRIGATION DISTRICT AND SHALL BE PROVIDED IRRIGATION WATER THROUGH A COMMUNITY PRESSURIZED IRRIGATION SYSTEM. THE PRESSURIZED IRRIGATION SYSTEM HAS BEEN APPROVED BY THE CITY OF NAMPA AND THE NAMPA MERIDIAN IRRIGATION DISTRICT.



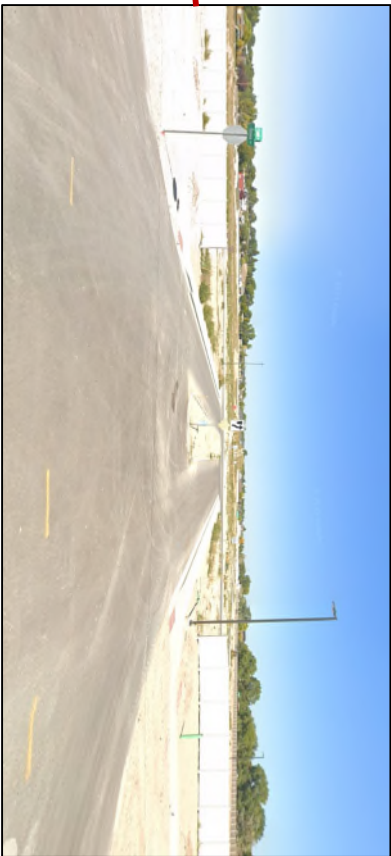
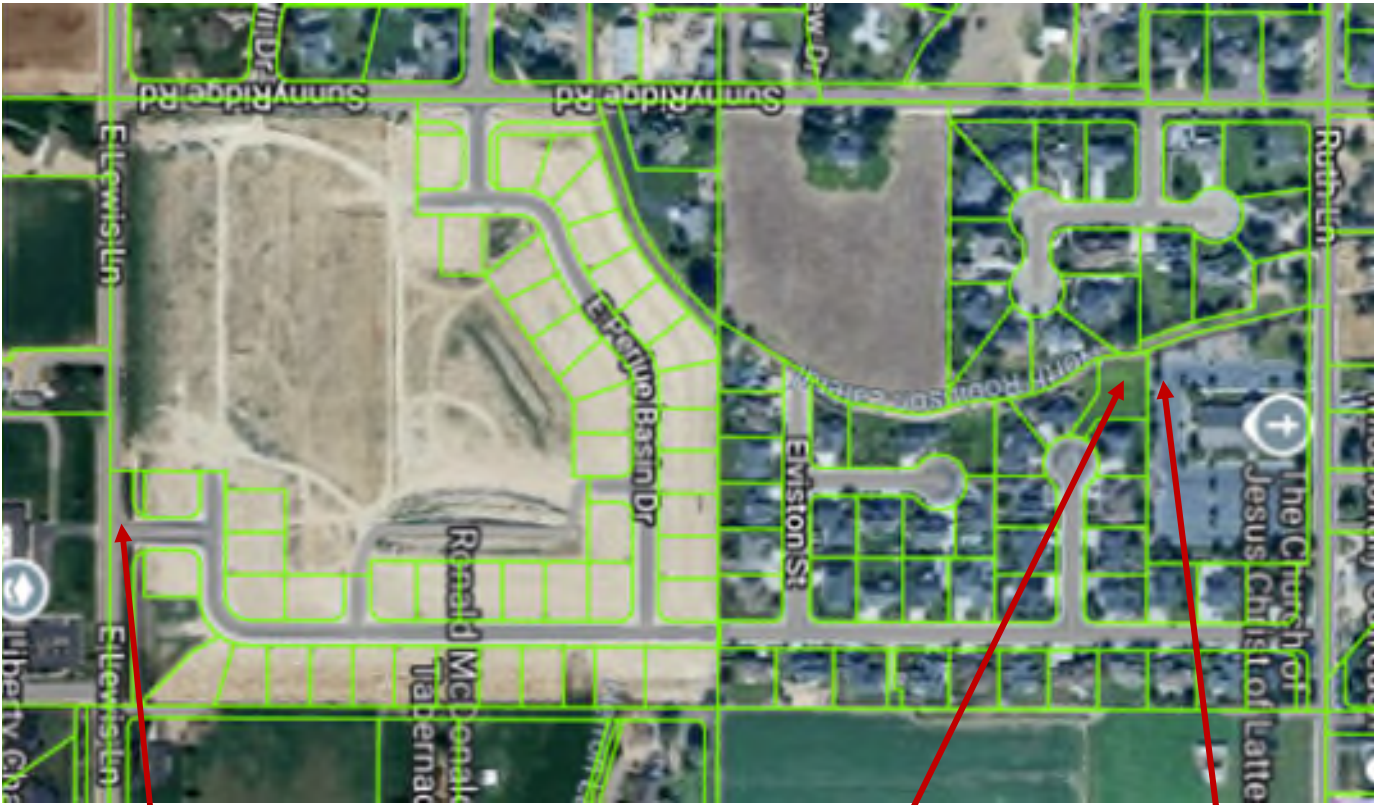


Exhibit III





Exhibit III

Thank you!

**EXHIBIT B**

**Supplemental Documents**

Planning & Zoning Commission

Case# VAC2024-0001

Hearing date: March 20, 2025

## R29411109 PARCEL INFORMATION REPORT

3/11/2025 6:35:11 PM

PARCEL NUMBER: **R29411109**

OWNER NAME: **LANCE THUESON LLC**

CO-OWNER:

MAILING ADDRESS: **455 S KINGS RD NAMPA ID 83687**

SITE ADDRESS: **1002 HUNTINGTON CT**

TAX CODE: **2080000**

TWP: **2N** RNG: **2W** SEC: **10** QUARTER: **SE**

ACRES: **0.40**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **RR / RURAL RESIDENTIAL**

HIGHWAY DISTRICT: **NAMPA HWY DIST #1**

FIRE DISTRICT: **NAMPA FIRE**

SCHOOL DISTRICT: **NAMPA SCHOOL DIST #131**

IMPACT AREA: **NAMPA**

FUTURE LAND USE 2011-2022 : **Res**

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **AG**

IRRIGATION DISTRICT: **BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN  
IRRIGATION DISTRICT**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In** FLOODWAY FIRM PANEL: **16027C0395F**

WETLAND: **Riverine**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2007019903**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **10-2N-2W SE CASTLETON PLACE SUB LT 10 BLK 1**

PLATTED SUBDIVISION: **CASTLETON PLACE SUB**

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



### DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

**Exhibit B1**



## Thueson Small Air Photo 1 Mile

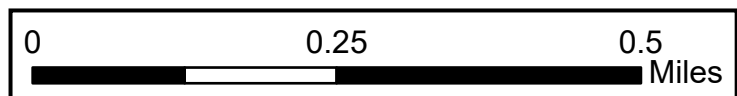


Exhibit III



# Thueson Small Vicinity Map

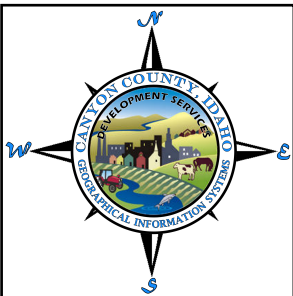
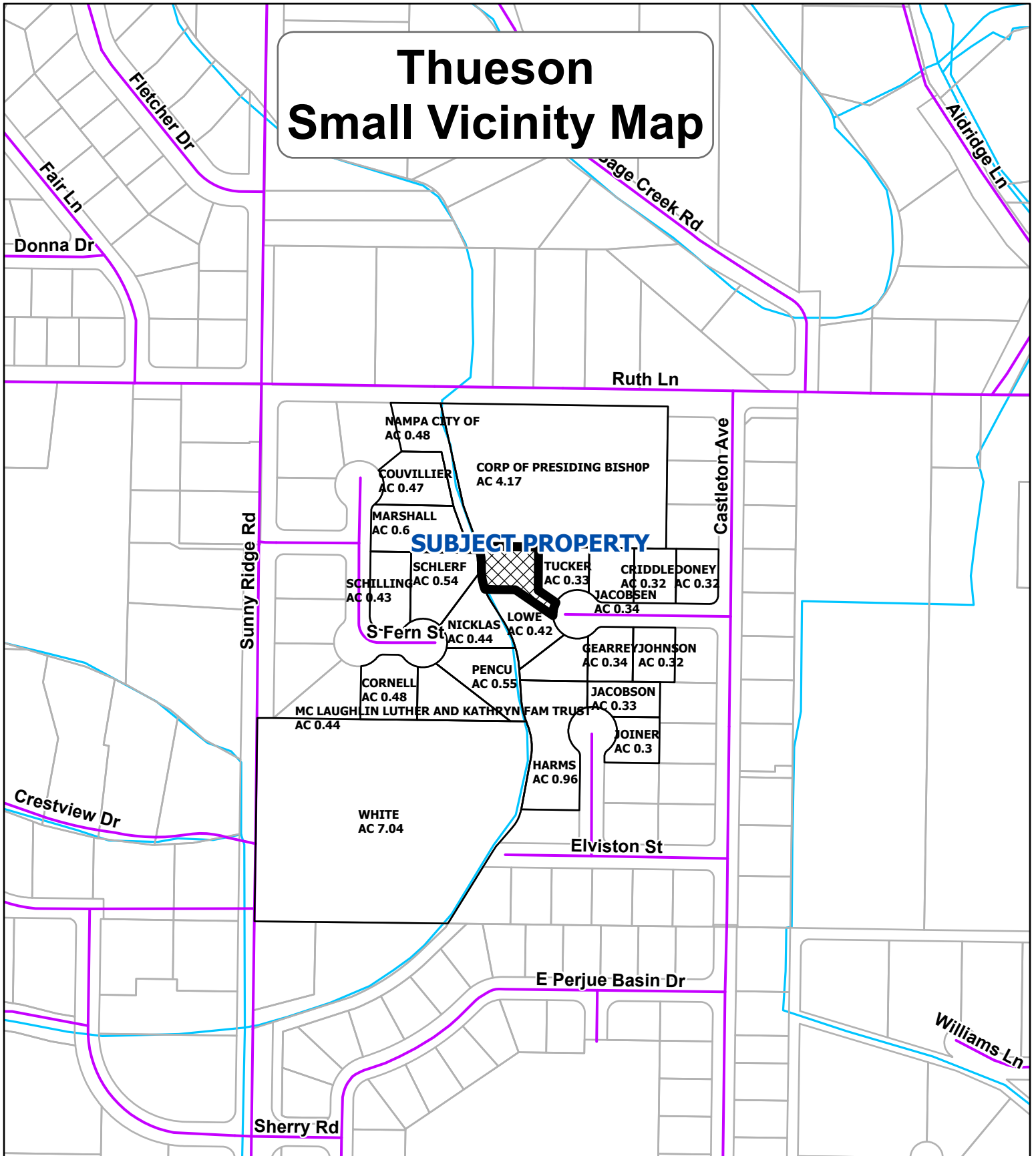
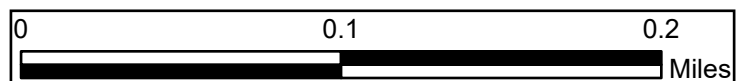
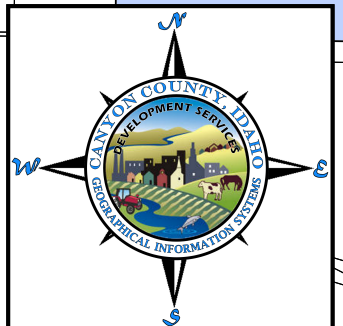
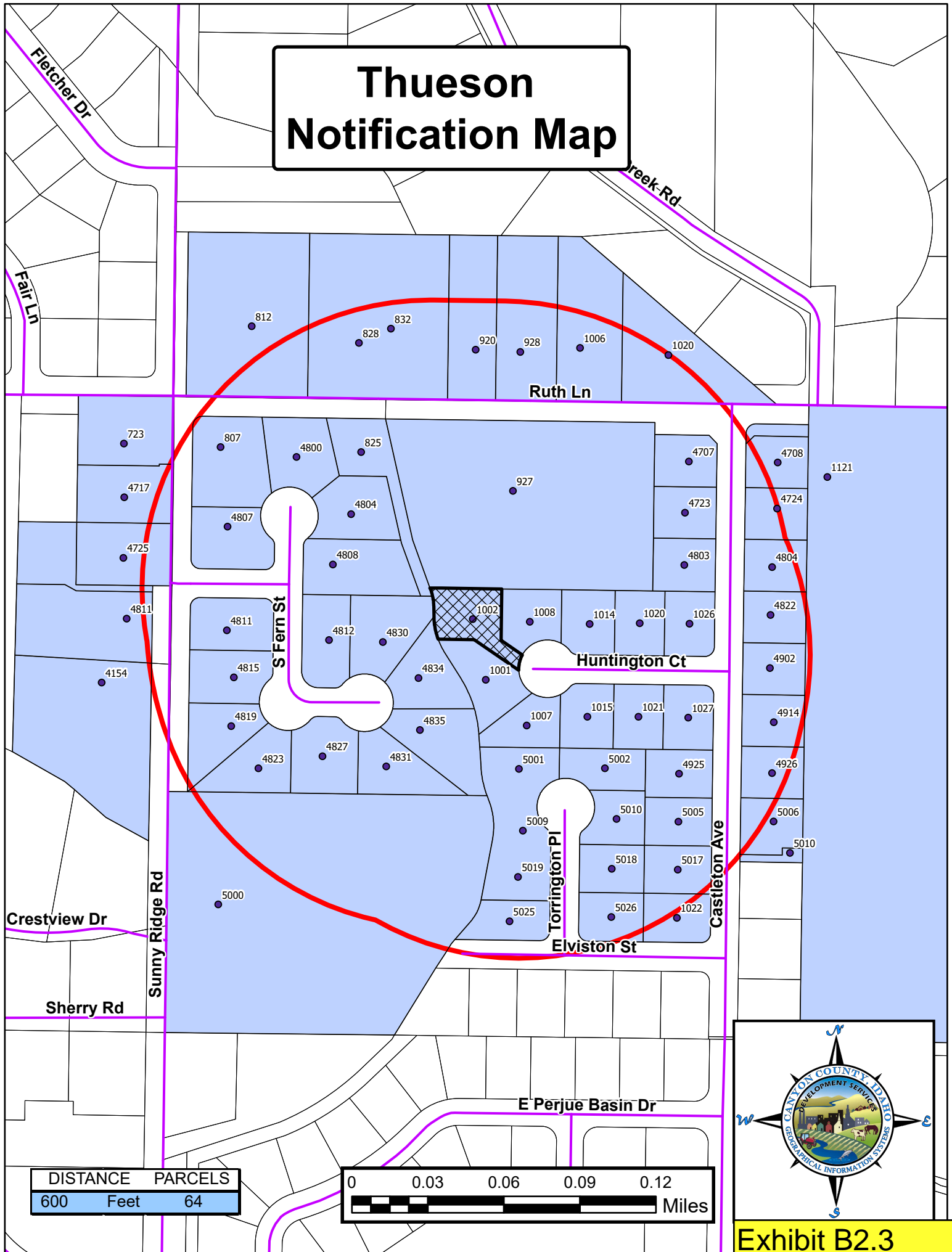


Exhibit B2.2



# Thueson Notification Map



**Exhibit B2.3**



A PORTION OF THE SW 1/4 OF THE SE 1/4 OF  
SECTION 10, TOWNSHIP 2 NORTH, RANGE 2 WEST,  
B.M., CANYON COUNTY, IDAHO  
2024

1) A PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION IS HEREBY DESIGNATED, AS FOLLOWS, UNLESS OTHERWISE DIMENSIONED:

- 10' WIDE ALONG THE FRONTAGE OF EACH LOT OR PUBLIC RIGHT-OF-WAY
  - 10' WIDE ALONG THE REAR LOT LINES WHERE IT IS NOT A SUBDIVISION BOUNDARY
  - 5' WIDE ALONG EACH SIDE OF THE INTERIOR LOT LINES
- ALL EASEMENTS ARE AS SHOWN ON THIS PLAT.

3) IRRIGATION WATER WILL BE PROVIDED BY NAMPA & MERIDIAN IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(B.1). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NAMPA & MERIDIAN IRRIGATION DISTRICT.

4) ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

6) LOT 1, BLOCK 1, LOTS 1 & 2, BLOCK 2, LOT 7, BLOCK 3, LOTS 3, 13 & 15, BLOCK 5, AND LOT 1, BLOCK 6 ARE COMMON LOTS FOR THE PURPOSE OF OPEN SPACE AND IRRIGATION LINE(S). SAID LOT(S) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE LOTS ARE SUBJECT TO A BLANKET PUBLIC UTILITIES, DRAINAGE AND PRESSURE IRRIGATION EASEMENT.

8) LOTS 1 & 2, BLOCK 5 ARE SUBJECT TO AN EASEMENT IN FAVOR OF THE NAMPA & MERIDIAN IRRIGATION DISTRICT FOR THE OPERATION AND MAINTENANCE OF THE HERON LATERAL. SEE LICENSE AGREEMENT - INSTRUMENT NO. 2021-063351, RECORDS OF CANYON COUNTY, IDAHO.

10) STORM DRAINAGE FACILITIES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR PROPERTY OWNER ON WHICH THE STORM DRAINAGE FACILITY IS CONSTRUCTED. IF NO HOMEOWNER'S ASSOCIATION EXISTS, RESPONSIBILITY FOR STORM DRAINAGE FACILITIES INCLUDES ALL MAINTENANCE, BOTH ROUTINE AND NON-ROUTINE.

11) NO NEW DEVELOPMENT OR REDEVELOPMENT OF LAND MAY DISCHARGE STORM WATER ONTO HIGHWAY DISTRICT RIGHT-OF-WAY OR INTO THE DISTRICT'S MUNICIPAL SEPARATE STORM SEWER SYSTEM.

(13) THIS PLAT IS SUBJECT TO A TEMPORARY LICENSE AGREEMENT WITH THE NAMPA HIGHWAY DISTRICT NO. 1 RECORDED AS INSTRUMENT NO. 2022-025285, RECORDS OF CANYON COUNTY, IDAHO.

15) ALL LOTS SHALL BE SUBJECT TO THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTION RECORDED IN CONJUNCTION WITH THIS PLAT.

**L01 LINE**

**ADJACENT SUBDIVISION BOUNDARY**

| ⑥ | LOT NUMBER | ▲ | WITH PLASTIC CAP, FLS 11/73 |
|---|------------|---|-----------------------------|
|   |            |   | CALCULATED POINT, SEE       |
|   |            |   | WATER EQUIPMENT             |

FOUND ALUMINUM CAP MONUMENT  
W.C.  
NOTHING FOUND ON S.E.  
WITNESS CORNER, AS NOTED,  
W.C.

FOUND 3/8 IRON PIN WITH PLASTIC  
CAP, PLS 11120, UNLESS NOTED  
OTHERWISE  
R.M.  
MARKED MC  
REFERENCE MONUMENT, AS

FOUND 5/8" IRON PIN WITH PLASTIC CAP, ILLEGIBLE, SET ALUMINUM CAP, PLS 11779

RECORD OF DEEDS IN WITH LEGAL  
CAP, ILLEGIBLE, SET ALUMINUM CAP,  
PLS 11779

BOOK 57 PAGE 24

**CIVIL ENGINEERING | PLANNING | CADD**  
1119 E. STATE STREET, SUITE 210 TEL. 208-938-0013  
EAGLE, ID 83616 [www.baileyengineers.com](http://www.baileyengineers.com)

Exhibit B3



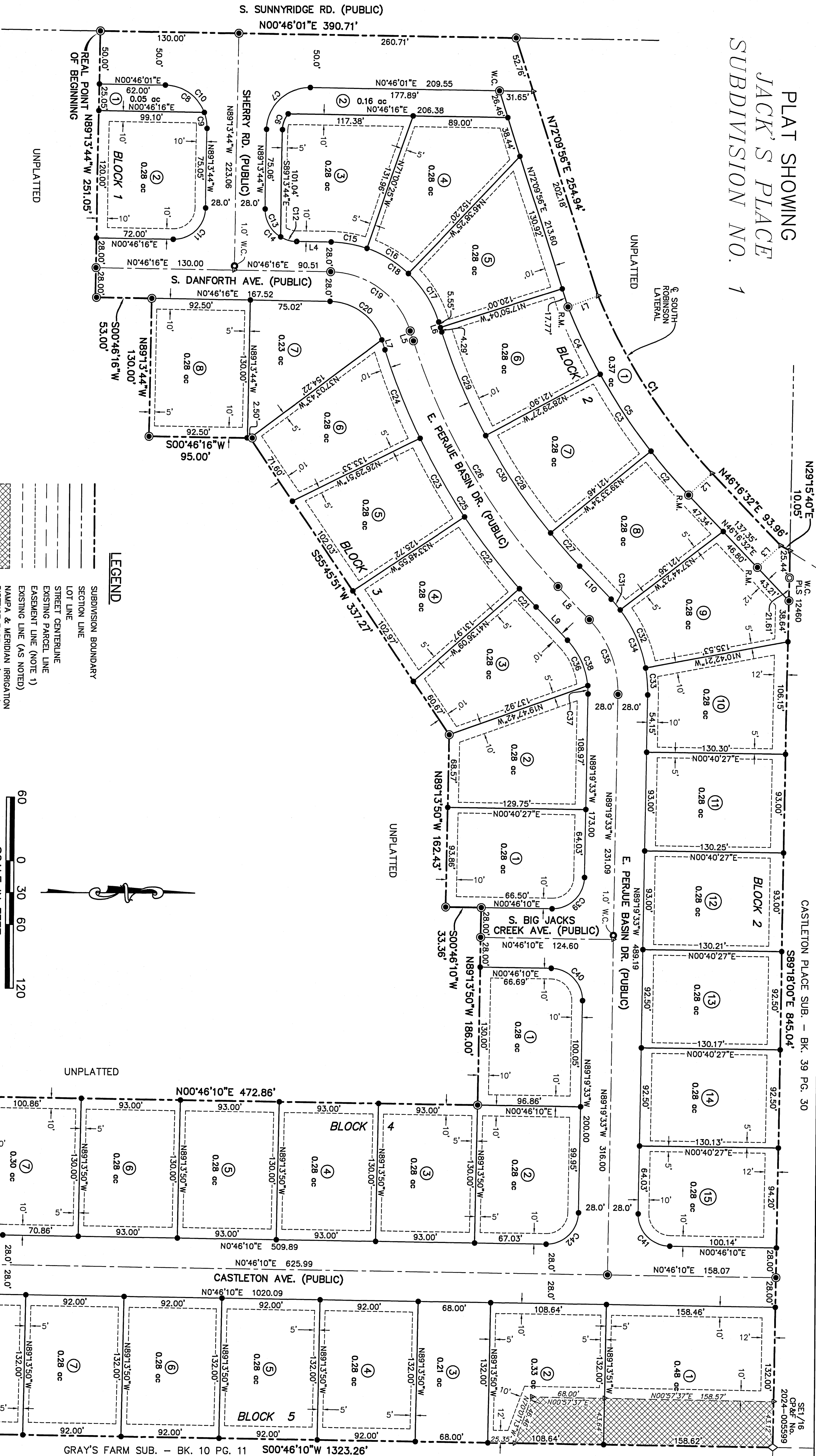
**2024-019483**  
**RECORDED**  
**06/24/2024 03:47 PM**

**RICK HOGABOAM**  
**CANYON COUNTY RECORDER**  
Pgs=5 MBROWN \$11.00  
PLAT  
KENT BROWN PLANNING SERVICES

|                                  |     |
|----------------------------------|-----|
| 08/03/22 ADDRESS COUNTY COMMENTS | Δ   |
| REVISIONS                        | NO. |



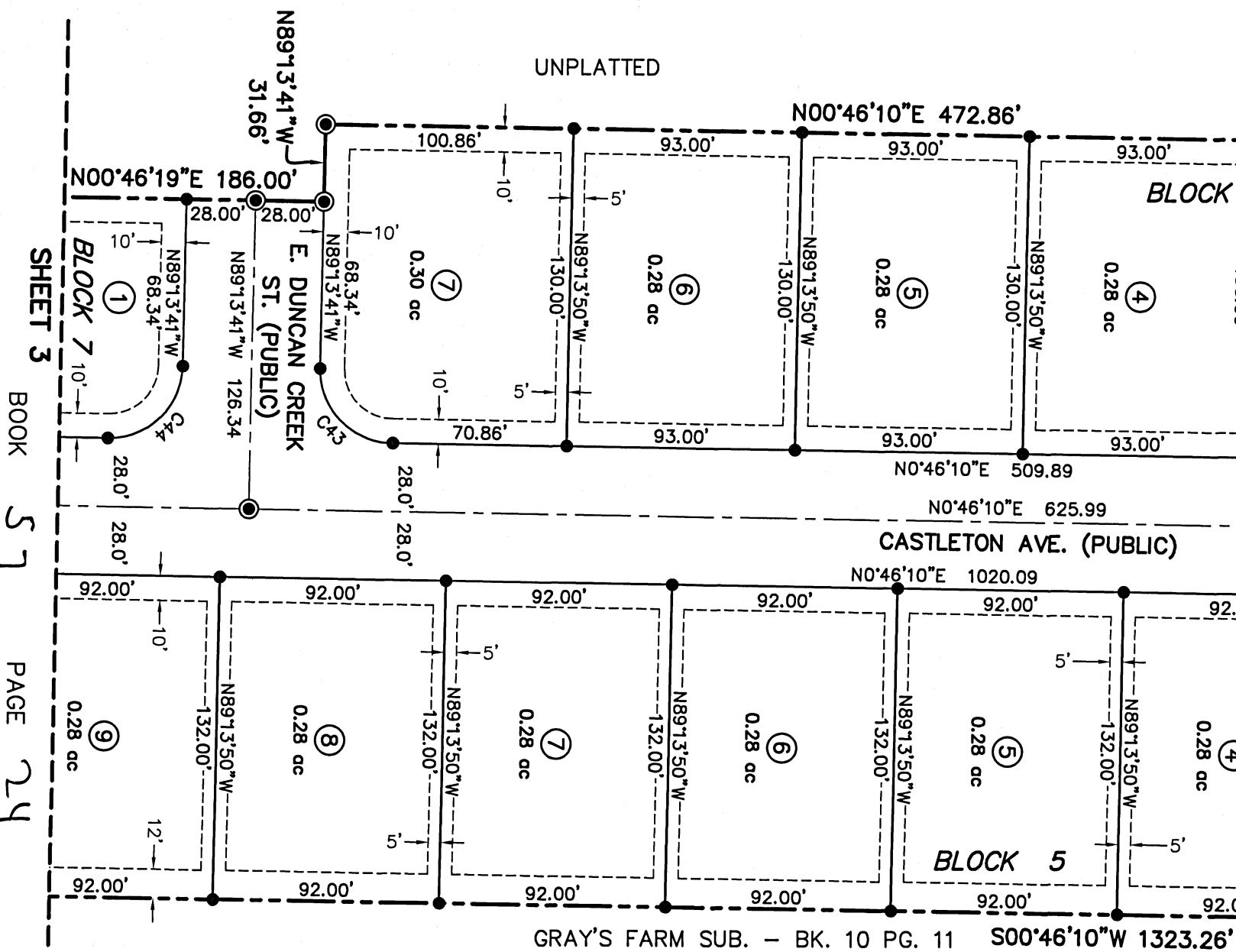
PLAT SHOWING  
JACK'S PLACE  
SUBDIVISION NO. 1



| Line # | Direction   | Length |
|--------|-------------|--------|
| L1     | S20°20'53"E | 30.03' |
| L2     | S43°23'16"E | 30.00' |
| L3     | S43°43'28"E | 30.00' |
| L4     | S00°46'16"W | 32.51' |
| L5     | S72°09'56"W | 9.84'  |
| L6     | N72°09'56"E | 9.84'  |
| L7     | N72°09'56"E | 9.84'  |
| L8     | S46°16'32"W | 43.16' |
| L9     | N46°16'32"E | 43.16' |
| L10    | S46°16'32"W | 43.16' |

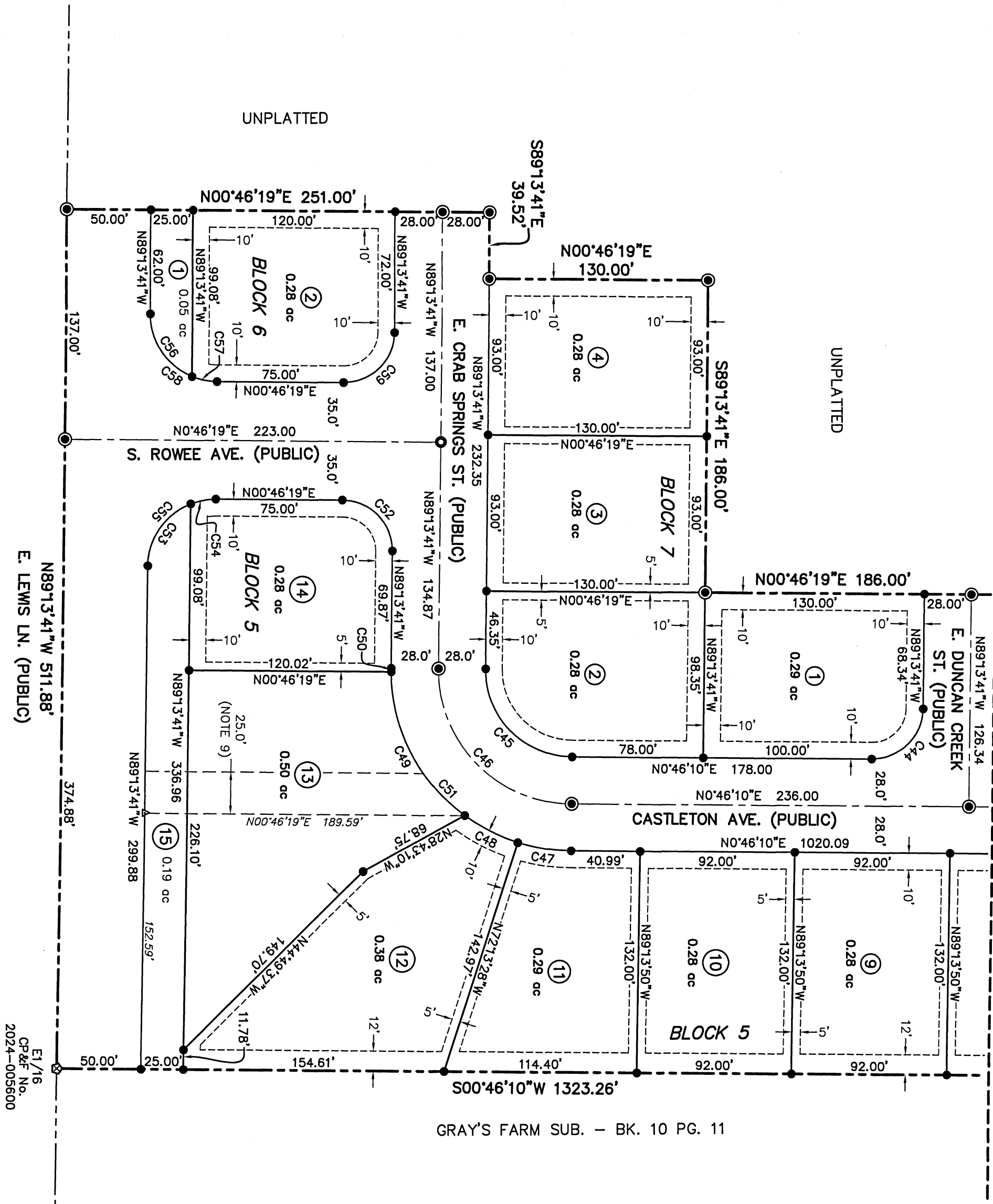


CODY M. MCCAMMON, PLS 11779  
IDAHO SURVEY GROUP  
9955 W. EMERALD ST  
BOISE, ID 83704



PLAT SHOWING  
JACK'S PLACE  
SUBDIVISION NO. 1

SHEET 2



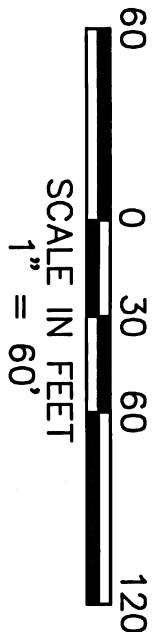
GRAY'S FARM SUB. - BK. 10 PG. 11

| Curve Table |         |         |         |             |           |
|-------------|---------|---------|---------|-------------|-----------|
| Curve #     | Radius  | Length  | Chord   | Bearing     | Delta     |
| C1          | 569.15' | 199.82' | 198.79' | N57°00'54"E | 20°06'56" |
| C2          | 562.68' | 54.62'  | 54.60'  | N49°03'24"E | 5°33'43"  |
| C3          | 562.68' | 86.95'  | 86.86'  | N56°15'52"E | 8°51'13"  |
| C4          | 562.68' | 70.46'  | 70.42'  | N64°16'43"E | 7°10'31"  |
| C5          | 562.68' | 212.03' | 210.78' | N57°04'16"E | 21°35'26" |
| C6          | 25.00'  | 16.01'  | 15.74'  | S70°52'59"E | 36°41'30" |
| C7          | 40.00'  | 62.83'  | 56.57'  | S44°13'52"E | 89°58'45" |
| C8          | 40.00'  | 47.52'  | 44.77'  | S34°47'50"W | 68°03'39" |
| C9          | 40.00'  | 15.32'  | 15.23'  | S79°47'58"W | 21°56'36" |
| C10         | 40.00'  | 62.83'  | 56.57'  | S45°46'08"W | 90°00'15" |
| C11         | 30.00'  | 47.12'  | 42.43'  | S44°13'44"E | 90°00'00" |
| C12         | 30.00'  | 15.71'  | 15.53'  | S15°46'16"W | 30°00'00" |
| C13         | 30.00'  | 31.42'  | 30.00'  | S60°46'16"W | 60°00'00" |
| C14         | 30.00'  | 47.12'  | 42.43'  | N45°46'16"E | 90°00'00" |
| C15         | 108.00' | 34.11'  | 33.97'  | S09°49'13"W | 18°05'53" |
| C16         | 108.00' | 46.16'  | 45.81'  | S31°06'52"W | 24°29'26" |
| C17         | 108.00' | 54.30'  | 53.73'  | S57°45'46"W | 28°48'21" |
| C18         | 108.00' | 134.58' | 126.04' | S36°28'06"W | 71°23'40" |
| C19         | 80.00'  | 99.69'  | 93.36'  | S36°28'06"W | 71°23'40" |
| C20         | 52.00'  | 64.80'  | 60.68'  | N36°28'06"E | 71°23'40" |
| C21         | 628.00' | 23.26'  | 23.26'  | N47°20'12"E | 2°07'19"  |
| C22         | 628.00' | 85.35'  | 85.29'  | N52°17'28"E | 7°47'14"  |
| C23         | 628.00' | 85.30'  | 85.24'  | N60°04'33"E | 7°46'57"  |
| C24         | 628.00' | 89.86'  | 89.78'  | N68°03'59"E | 8°11'54"  |
| C25         | 628.00' | 283.77' | 281.36' | N59°13'14"E | 25°53'24" |
| C26         | 600.00' | 271.12' | 268.82' | N59°13'14"E | 25°53'24" |
| C27         | 572.00' | 41.58'  | 41.57'  | S48°21'29"W | 4°09'54"  |
| C28         | 572.00' | 110.50' | 110.33' | S55°58'30"W | 11°04'07" |
| C29         | 572.00' | 106.39' | 106.23' | S66°50'15"W | 10°39'23" |
| C30         | 572.00' | 258.47' | 256.27' | N59°13'14"E | 25°53'24" |

| Curve Table |         |         |         |             |           |
|-------------|---------|---------|---------|-------------|-----------|
| Curve #     | Radius  | Length  | Chord   | Bearing     | Delta     |
| C31         | 128.00' | 13.37'  | 13.36'  | S49°16'05"W | 5°59'05"  |
| C32         | 128.00' | 60.39'  | 59.84'  | S65°46'38"W | 27°02'02" |
| C33         | 128.00' | 25.42'  | 25.38'  | S84°59'03"W | 11°22'48" |
| C34         | 128.00' | 99.19'  | 96.72'  | S66°28'29"W | 44°23'54" |
| C35         | 100.00' | 77.49'  | 75.57'  | S66°28'29"W | 44°23'54" |
| C36         | 72.00'  | 47.95'  | 47.07'  | N65°21'15"E | 38°09'24" |
| C37         | 72.00'  | 7.84'   | 7.84'   | N87°33'12"E | 61°43'30" |
| C38         | 72.00'  | 55.79'  | 54.41'  | S44°16'42"E | 90°05'43" |
| C39         | 30.00'  | 47.17'  | 42.46'  | N45°43'18"E | 89°54'17" |
| C40         | 30.00'  | 47.07'  | 42.39'  | S45°43'18"W | 89°54'17" |
| C41         | 30.00'  | 47.17'  | 42.46'  | S44°16'41"E | 90°05'42" |
| C42         | 30.00'  | 47.13'  | 42.43'  | S45°46'14"W | 90°00'09" |
| C43         | 30.00'  | 47.12'  | 42.43'  | N44°13'46"W | 89°59'51" |
| C44         | 52.00'  | 81.68'  | 73.54'  | N45°46'14"E | 90°00'09" |
| C45         | 80.00'  | 125.67' | 113.14' | N45°46'14"E | 90°00'09" |
| C46         | 108.00' | 32.06'  | 31.94'  | N09°16'21"E | 17°00'22" |
| C47         | 108.00' | 35.72'  | 35.56'  | N27°15'01"E | 18°56'58" |
| C48         | 108.00' | 99.74'  | 96.24'  | N63°10'59"E | 52°54'58" |
| C49         | 108.00' | 2.13'   | 2.13'   | S89°47'36"E | 1°07'51"  |
| C50         | 108.00' | 169.65' | 152.74' | N45°46'14"E | 90°00'09" |
| C51         | 30.00'  | 47.12'  | 42.43'  | N45°46'19"E | 90°00'00" |
| C52         | 40.00'  | 47.46'  | 44.72'  | N55°14'25"W | 67°58'32" |
| C53         | 40.00'  | 15.38'  | 15.28'  | N101°4'25"W | 22°01'28" |
| C54         | 40.00'  | 62.83'  | 56.57'  | S44°13'41"E | 90°00'00" |
| C55         | 40.00'  | 47.46'  | 44.72'  | N56°47'03"E | 67°58'32" |
| C56         | 40.00'  | 15.38'  | 15.28'  | N11°47'03"E | 22°01'28" |
| C57         | 40.00'  | 62.83'  | 56.57'  | N45°46'19"E | 90°00'00" |
| C58         | 40.00'  | 47.12'  | 42.43'  | N44°13'41"W | 90°00'00" |
| C59         | 30.00'  | 47.12'  | 42.43'  | N44°13'41"W | 90°00'00" |

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- LOT LINE
- STREET CENTERLINE
- EXISTING PARCEL LINE
- EASEMENT LINE (NOTE 1)
- EXISTING LINE (AS NOTED)
- LOT NUMBER
- FOUND 5/8" IRON PIN WITH PLASTIC CAP, ILLLEGIBLE, SET ALUMINUM CAP, PLS 11779
- SET 5/8" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS 7729
- SET 1" MAGNETICALLY DETECTABLE COPPER DISK MONUMENT, PLS 11779
- CALCULATED POINT, NOTHING FOUND OR SET
- EASEMENT DIMENSION



CODY M. MCCAMMON, PLS 11779  
IDAHO SURVEY GROUP  
9955 W. EMERALD ST  
BOISE, ID 83704

SHEET 3 OF 5

BOOK

57

PAGE 24

JACK'S PLACE SUBDIVISION NO. 1

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development Inc., an Idaho Corporation is the owner of the property described as follows:

A parcel of land located in the SW 1/4 of the SE 1/4 of Section 10, T.2N., R.2W., B.M., Canyon County, Idaho more particularly described as follows:

Commencing at the South 1/4 corner of said Section 10 from which the Southeast corner of said Section 10 bears, South 89°13'41" East, 2647.77 feet; thence on the north-south centerline of said Section 10, North 00°46'01" East, 665.00 feet to the REAL POINT OF BEGINNING;

thence continuing on said north-south centerline, North 00°46'01" East, 390.71 feet to the centerline of the South Robinson Lateral; thence on said centerline the following four (4) courses and distances:

North 72°09'56" East, 254.94 feet;

199.82 feet along the arc of a non-tangent curve to the left, said curve having a radius of 569.15 feet, a central angle of 20°06'56" and a long chord which bears North 57°00'54" East, 198.79 feet;

North 46°16'32" East, 93.96 feet;

North 29°15'40" East, 10.05 feet to the Southwest corner of Castleton Place Subdivision as filed in Book 39 of Plats at Page 30, records of Canyon County, Idaho;

thence South 89°18'00" East, 845.04 feet to the Southeast corner of said Castleton Place Subdivision coincident with the Northwest corner of Grays Farm Subdivision as filed in Book 10 of Plats at Page 11, records of Canyon County, Idaho;

thence on the west boundary line of said Grays Farm Subdivision, South 00°46'10" West, 1,323.26 feet to the East 1/16 corner of said Section 10;

thence on the south boundary line of said Section 10, North 89°13'41" West, 511.88 feet;

thence leaving said south boundary line, North 00°46'19" East, 251.00 feet;

thence South 89°13'41" East, 39.52 feet;

thence South 00°46'19" East, 130.00 feet;

thence South 89°13'41" East, 186.00 feet;

thence North 00°46'19" East, 186.00 feet;

thence North 89°13'41" West, 31.66 feet;

thence North 00°46'10" East, 472.86 feet;

thence North 89°13'50" West, 186.00 feet;

thence South 00°46'10" West, 33.36 feet;

thence North 89°13'50" West, 162.43 feet;

thence South 55°45'51" West, 337.27 feet;

thence South 00°46'16" West, 95.00 feet;

thence North 89°13'44" West, 130.00 feet;

thence South 00°46'16" West, 53.00 feet;

thence North 89°13'44" West, 251.05 feet to the REAL POINT OF BEGINNING.

Containing 19.858 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this subdivision will be eligible to receive water service from an existing City of Nampa main line located adjacent to this subdivision, and the City of Nampa has agreed in writing to serve all of the lots in this subdivision.

Challenger Development Inc., an Idaho Corporation

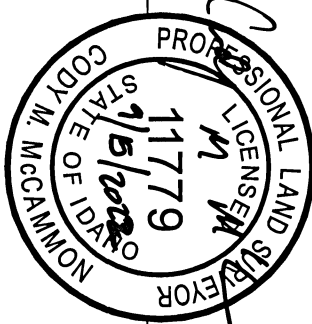
Corey D. Barton, President

CERTIFICATE OF SURVEYOR

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Cody M. McCammon

P.L.S. No. 11779



ACKNOWLEDGMENT

State of Idaho )

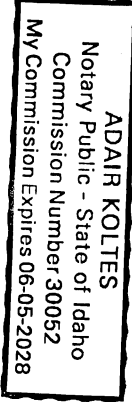
County of Ada ) s.s.

On this 22nd day of September, 2028, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development Inc., an Idaho Corporation, the corporation which executed the within instrument and acknowledged to me that he executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

6-05-28

My commission expires



Notary Public for Idaho  
Residing in Nampa, Idaho

JACK'S PLACE SUBDIVISION NO. 1

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Nampa and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

*Jack Myrd* 09/15/2022  
District Health Department, EHS Date

APPROVAL OF NAMPA HIGHWAY DISTRICT NO. 1

Nampa Highway District No. 1 does hereby accept this plat, and the dedicated public streets, highways and rights of way as are depicted on this plat, in accordance with the provisions of I.C. 50-1312.

*Alt Civil* 4-25-24  
Chairman Date

APPROVAL OF COUNTY COMMISSIONERS

Accepted and approved this 24 day of June, 2024, this plat was duly accepted and approved by the Canyon County Commissioners, Canyon County, Idaho.

*Bruce Holton*  
Chairman

*Rick Thompson, M.D.*  
Clerk Deputy



APPROVAL OF CITY ENGINEER

I, the undersigned, City Engineer in and for the City of Nampa, Canyon County, Idaho, hereby approve this plat

*Paul Baker* 11/13/23  
City Engineer Date

CERTIFICATE OF COUNTY SURVEYOR

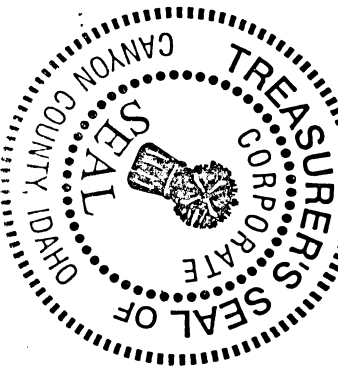
I, the undersigned, Professional Land Surveyor in and for Canyon County, Idaho, hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

*David R. Kimmer* 9/19/22  
Canyon County Surveyor Under IC 50-1305  
DAVID R. KIMMER REG. #252659

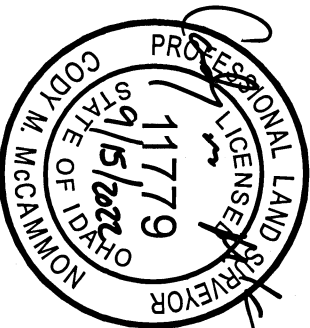
CERTIFICATE OF COUNTY TREASURER

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308 do hereby certify that any and all current and/or delinquent County property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

05/31/2024  
Date



*Tina Hagedorn*  
County Treasurer



CODY M. MCCAMMON, PLS 11779  
IDAHO SURVEY GROUP  
9955 W. EMERALD ST  
BOISE, ID 83704

BOOK 57 PAGE 24

**Bailey Engineering, Inc.**

CIVIL ENGINEERING | PLANNING | CADD  
1119 E. STATE STREET, SUITE 210  
EAGLE, ID 83816  
TEL: 208-938-0013  
www.baileyengineers.com



Aerial Imagery obtained from Google Earth. Imagery date: 4/17/2024

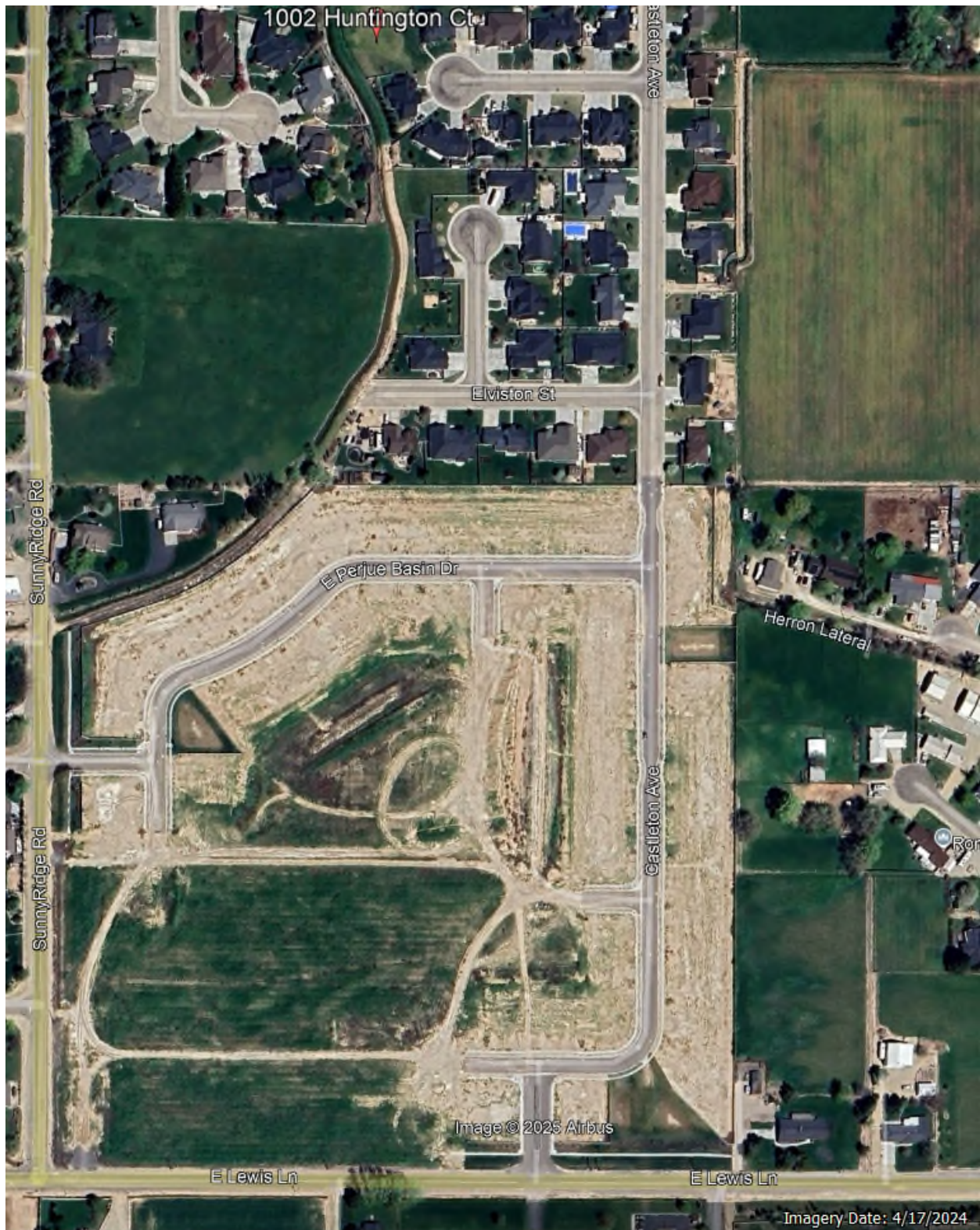


Exhibit B4

Exhibit III

**EXHIBIT C**

**Agency Comments Received by: March 10, 2025**

Planning & Zoning Commission

Case# VAC2024-0001

Hearing date: March 20, 2025



## Madelyn Vander Veen

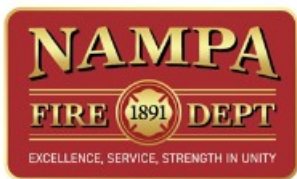
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**From:** Ron Johnson <johnsonrl@nampafire.org>  
**Sent:** Monday, December 23, 2024 2:35 PM  
**To:** Caitlin Ross; Madelyn Vander Veen  
**Subject:** [External] RE: [EXTERNAL]Agency Notification VAC2024-0001 Thueson  
**Attachments:** VAC2024-0001\_Thueson\_Fire Dist. Comments.pdf

Hi Madelyn,

Nampa Fire District comments are attached. Please contact me if you have any questions.

Regards,



**Ron Johnson - IAAI-CFI, CFM**  
**Deputy Chief - Fire Marshal**  
9 12<sup>th</sup> Ave South, Nampa, ID  
O: 208.468.5760  
C: 208.250.7005  
[Nampa Fire Website](#) - [Facebook](#)

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Friday, December 20, 2024 10:35 AM  
**To:** 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; Ron Johnson <johnsonrl@nampafire.org>; Julie Linan <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.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@ziplay.com' <Contract.Administration.Bid.Box@ziplay.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>  
**Subject:** [EXTERNAL]Agency Notification VAC2024-0001 Thueson

You don't often get email from [caitlin.ross@canyoncounty.id.gov](mailto:caitlin.ross@canyoncounty.id.gov). [Learn why this is important](#)

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Please see the attached agency notice. You are invited to provide written testimony or comments by **January 19, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Madelyn Vander Veen** at [madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

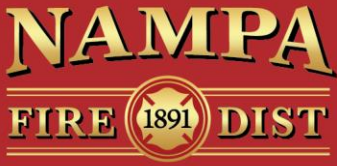
8am – 5pm

Wednesday

1pm – 5pm

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

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EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** May 28, 2024

**TO:** Canyon County Development Services Department

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** Becky Yzaguirre

**OWNER:** Lance Thueson

**PROJECT ADDRESS:** 1002 Huntington CT., Nampa, ID 83686

**RE:** VAC2024-0001

This application is for the vacation of the fire access easement located on 1002 Huntington CT.

Nampa Fire District has reviewed the request to remove the non-build plat note for Lot 10, Block 1 of the Castleton Place Subdivision. The non-build was intended for a temporary emergency access road until a full secondary connection was made to the subdivision.

Castleton Avenue now extends from Ruth Ln. to E. Lewis Ln., eliminating the need for the secondary emergency access easement on Lot 10, Block 1.

The removal of this easement does not negatively affect Nampa Fire District's ability to respond.

Nampa Fire District approves of the removal of the plat note.

Please contact me if you have any questions.

Regards,

Ron Johnson  
Fire Marshal  
Nampa Fire Protection District

## Madelyn Vander Veen

---

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Monday, December 23, 2024 10:09 AM  
**To:** Madelyn Vander Veen  
**Subject:** [External] RE: Agency Notification VAC2024-0001 Thueson

Hi Madelyn,

Request for comments on the questions below.

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is not required.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Lot 10 Block 1 will not be connected to a septic system and within city services.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **SWDH is not concerned about the use of this project.**

Please let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

**Anthony Lee, RS/BS | Land Development Senior**  
o 208.455.5384 | c 208.899.1285 | f 208.455.5300  
[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Friday, December 20, 2024 10:35 AM  
**To:** 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.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>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; 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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>

**Subject:** Agency Notification VAC2024-0001 Thueson

**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.**

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 19, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Madelyn Vander Veen** at [madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

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## Madelyn Vander Veen

---

**From:** Eddy Thiel <eddy@nampahighway1.com>  
**Sent:** Monday, December 30, 2024 7:59 AM  
**To:** Madelyn Vander Veen  
**Subject:** [External] FW: Agency Notification VAC2024-0001 Thueson  
**Attachments:** Master Application - Lance Thueson-VAC2024-0001.pdf; Agency Response Requested Notification Form 2-23.pdf

Good Morning Madelyn,

Nampa Highway District #1 has no objection to vacating a fire access easement in Lot 10, Block 1 of Castleton Place Sub. as there is a second access to Castleton Place Sub through Jack's Place Sub #1.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
eddy@[nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Friday, December 20, 2024 10:35 AM  
**To:** 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.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>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'nmid@nmid.org' <nmid@nmid.org>; 'eolvera@nmid.org' <eolvera@nmid.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>  
**Subject:** Agency Notification VAC2024-0001 Thueson

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Please direct your comments or questions to Planner **Madelyn Vander Veen** at [madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

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1pm – 5pm

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

**PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.**

## Madelyn Vander Veen

---

**From:** Doug Critchfield <critchfieldd@cityofnampa.us>  
**Sent:** Tuesday, January 7, 2025 8:42 AM  
**To:** Madelyn Vander Veen  
**Subject:** [External] FW: Legal Notice VAC2024-0001 Thueson  
**Attachments:** VAC2024-0001\_Thueson\_Fire Dist. Comments.pdf

Madelyn – Here is the Fire District Response. There are no comments from Nampa. Thanks - Doug



**Doug Critchfield, Principal Planner, ASLA**

O: 208.468.5406, F: 208.468.5439

500 12<sup>th</sup> Ave. S., Nampa, ID 83651

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**NAMPA**Ready

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**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Friday, December 20, 2024 10:36 AM  
**To:** Kristi Watkins <[watkinsk@cityofnampa.us](mailto:watkinsk@cityofnampa.us)>; Daniel Badger <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>; Addressing <[Addressing@cityofnampa.us](mailto:Addressing@cityofnampa.us)>; Doug Critchfield <[critchfieldd@cityofnampa.us](mailto:critchfieldd@cityofnampa.us)>; Clerks <[clerks@cityofnampa.us](mailto:clerks@cityofnampa.us)>; Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Legal Notice VAC2024-0001 Thueson

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of **Nampa** and Canyon County, that the Development Services Department has accepted the following application: **CASE #VAC2024-0001**. Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **January 19, 2025**, although at this point, no hearing date has been set. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact the Planner **Madelyn Vander Veen** at [madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

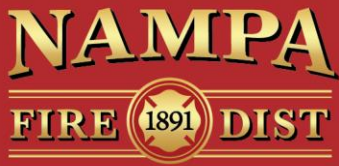
8am – 5pm

Wednesday

1pm – 5pm

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

**PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.**



EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** May 28, 2024

**TO:** Canyon County Development Services Department

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** Becky Yzaguirre

**OWNER:** Lance Thueson

**PROJECT ADDRESS:** 1002 Huntington CT., Nampa, ID 83686

**RE:** VAC2024-0001

This application is for the vacation of the fire access easement located on 1002 Huntington CT.

Nampa Fire District has reviewed the request to remove the non-build plat note for Lot 10, Block 1 of the Castleton Place Subdivision. The non-build was intended for a temporary emergency access road until a full secondary connection was made to the subdivision.

Castleton Avenue now extends from Ruth Ln. to E. Lewis Ln., eliminating the need for the secondary emergency access easement on Lot 10, Block 1.

The removal of this easement does not negatively affect Nampa Fire District's ability to respond.

Nampa Fire District approves of the removal of the plat note.

Please contact me if you have any questions.

Regards,

Ron Johnson  
Fire Marshal  
Nampa Fire Protection District

January 17, 2025

Sent via email to: [madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov)

**Applicant:** Becky Yzaguirre on behalf of Lance Thueson  
c/o Ardurra

**Location Info:** Castleton Place Sub. / Lot 10 Blk 1  
Parcel(s): R29411109

Dear Canyon County:

This is in response to your Agency Notification dated **12/20/24** regarding the possible vacation and abandonment in entirety of a fire access easement located as noted above.

- The attached Exhibit(s) more specifically identify the requested area for vacation.

X We have no Utilities within the described access easement to be vacated and do not object to the vacation.

       We have Utilities within the described access easement to be vacated and require the right-of-way to support continued use, maintenance and/or relocation of such Utilities.

Specifications:

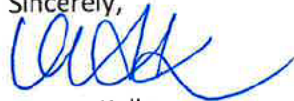
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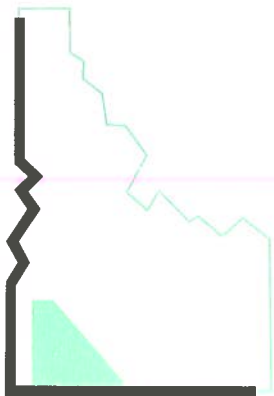
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Sincerely,



Megan Kelly  
Associate Real Estate Specialist  
Idaho Power Company | Corporate Real Estate  
208-388-2972 | [mkelly@idahopower.com](mailto:mkelly@idahopower.com)

1221 W. Idaho St (83702)  
P.O. Box 70  
Boise, ID 83707



## Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

January 22, 2025

Canyon County Development Services  
111 N 11th Ave. Suite 310  
Caldwell, ID 83605


**RE: VAC2024-0001/ 1002 Huntington Ct**

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above referenced application as it borders the Robinson Lateral managed by Boise-Kuna Irrigation District. Please contact Thomas Ritthaler, Boise Project- Board of Control, at 208-344-1141 or 2465 Overland Road Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. Developers must comply with Idaho Code 31-3805.

Sincerely,

  
Steve Pardew  
Development Coordinator  
Nampa & Meridian Irrigation District  
SP /eol

Cc:

Office/ file  
T. Ritthaler, Board of Control

RECEIVED  
JAN 28 2025  
RECEIVED



Exhibit III

APPROXIMATE IRRIGABLE ACRES

RIVER FLOW RIGHT

BOISE PROJECT RIGHT

Exhibit C6





February 21, 2025

Madelyn Vander Veen  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov)

Subject: Agency Notice of VAC2024-0001 / Thueson

Dear Ms. Vander Veen:

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), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

## **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 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 plan 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 will be 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 ground water 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 plan 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 stormwater 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 construction best 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 releases 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 Smith", with a stylized flourish at the end.

Troy Smith  
Regional Administrator

**EXHIBIT IV.**  
**Comments**



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



Brad Little, Governor  
Jess Byrne, Director

June 23, 2025

Madelyn Vander Veen  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov)

Subject: Agency Notice VAC2024-0001 Thueson

Dear Ms. Vander Veen:

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:  
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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.
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- **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". The signature is stylized with a large initial "T" and a cursive "G".

Troy Smith  
Regional Administrator

**EXHIBIT V.**

**Draft Findings of Fact, Conclusion of Law, and Order**





**BOARD OF COUNTY COMMISSIONERS**  
**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**

In the matter of the application of:

**Thueson – VAC2024-0001**

The Canyon County Board of County Commissioners considers the following:

- The applicant, Lance Thueson, represented by John Carpenter of Ardurra, is requesting a vacation of a fire access easement in Lot 10, Block 1 of Castleton Place Subdivision. There is now another access to the subdivision from Lewis Lane through Jack's Place Subdivision.
- The subject property is located at 1002 Huntington Court, also referenced as Parcel R29411109, a portion of the SE quarter of Section 10, T2N, R2W, BM, Canyon County, Idaho.

**Summary of the Record**

1. The record is comprised of the following:
  - A. The record includes all testimony, the staff report, exhibits, and documents in Case File VAC2024-0001.
    - a. All exhibits can be found in the Board of County Commissioners staff report dated July 24, 2025.

**Applicable Law**

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-17-35 (Subdivision/Easement Vacations), Idaho Code §50-1306A (Vacation of Plats - Procedure), and CCCO §09-11-25 (Nampa Area of City Impact Agreement).
  - a. Notice of the public hearing was provided per CCCO §07-05-01.
  - b. Any property owner desiring to have an existing subdivision vacated, in whole or part, including easements, shall complete and file an application along with any fees with DSD and also file such other applications as are otherwise required by law. Upon receipt of the completed application and other information as may be required, DSD shall affix the date of application acceptance thereon. The application shall be considered by the commission at a public hearing noticed as provided for in Article 5 of this chapter. Vacations shall be processed in accordance with the regulations set forth in Idaho Code section 50-1306A and recorded in accordance with the regulations set forth in Idaho Code section 50-1324. The commission shall review the request and any agency response and make a recommendation to the Board for approval, conditional approval, or denial.
2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its ordinances regarding land use, including subdivision permits. See I.C. §67-6504
3. The Board has the authority to hear this case and make its own independent determination. See I.C. §67-6519, §67-6504.
4. The Board can sustain, modify, or reject the Commission's recommendations. See CCCO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the

rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534, require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

**The application, VAC2024-0001, was presented at a public hearing before the Canyon County Board of County Commissioners on March 20, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Board of County Commissioners decides as follows:**

**SUBDIVISION/EASEMENT VACATIONS – CCCO §07-17-35**

- 1. Any property owner desiring to have an existing subdivision vacated, in whole or part, including easements, shall complete and file an application along with any fees with DSD and also file such other applications as are otherwise required by law.**

**Conclusion:** A complete application with fees was filed with DSD, including the application fee. No other applications are required by law.

**Findings:** (1) A complete application with fees was accepted on November 6, 2024 (Exhibit III.A).

- 2. Upon receipt of the completed application and other information as may be required, DSD shall affix the date of application acceptance thereon. The application shall be considered by the commission at a public hearing noticed as provided for in Article 5 of this chapter. Vacations shall be processed in accordance with the regulations set forth in Idaho Code section 50-1306A and recorded in accordance with the regulations set forth in Idaho Code section 50-1324.**

**Conclusion:** The requirements of 07-17-35(2) have been met or will be met at the time of approval.

- Findings:**
- (1) The date of application acceptance, November 6, 2024, was noted on the application (Exhibit III.A).
  - (2) The application was considered by the Planning & Zoning Commission at a public hearing on March 20, 2025 (Exhibits I and II). Noticing for the hearing was provided for according to Article 5.
  - (3) The vacation has been processed in accordance with all applicable parts of Idaho Code as follows:
    - 50-1306A(1): A complete application was submitted to the Development Services Department (DSD), including the circumstances of the request to vacate (Exhibit III.A2), legal description of the easement to be vacated (Exhibit III.A4), and the only affected person is the property owner, Lance Thueson.
    - 50-1306A(2): Noticing per Canyon County Code of Ordinances (CCCO) Article 07-05 exceeds noticing requirements in this state code except for the certified mail requirement. Certified mail to property owners within 300 feet was sent prior to the Board of County Commissioners hearing.
    - 50-1306A(4): The property is within one (1) mile of Nampa city limits, so written notice was sent to the City of Nampa in accordance with Canyon County Code §09-11-25 (Area of City Impact Agreement).
    - 50-1306A(7): Publication costs are factored into the application fee.
    - 50-1306A(10): Certified mail to property owners within 300 feet was sent prior to the Board of County Commissioners hearing. Proof of notification by certified mail is available by request.
    - 50-1324(1): The applicant must provide certification from the County Treasurer that all taxes due are paid prior to the Board signing the plat or resolution.
    - 50-1324 (2): If approved, a resolution with record of survey shall be recorded as described.

**3. The commission shall review the request and any agency response and make a recommendation to the Board for approval, conditional approval, or denial.**

**Conclusion:** The commission has reviewed the request and agency responses and made a recommendation to the Board for approval.

**Findings:** (1) The request went before the Planning & Zoning Commission at the public hearing on March 20, 2025, for a recommendation to the Board of County Commissioners. The Commission recommended approval in the findings signed on April 3, 2025 (Exhibits I and II).

**CCCO §09-11-25 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE**

**Conclusion:** The property is located within the Nampa Area of City Impact. The case complies with the area of city impact agreement.

**Findings:**

- (1) Pursuant to CCCO §09-11-25, the following procedures shall be adhered to in processing applications within the Nampa area of city impact: (1) Land Use Applications: All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection 09-11-17(3) of this article.
  - a. CCCO §09-11-17(3) - Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.
- (2) The code states, in part, "Processing of vacation requests for easements and/or rights of way shall be executed in accordance with provisions of state code. They shall be done by ordinance of the city council and approved first by the same during a public hearing. Vacations may be reviewed but not approved by zoning staff. Vacation approval shall be required in order to either erase some or all of an easement or right of way."
- (3) As stated in the findings for CCCO §07-17-35(2), the request for this easement vacation is being executed in accordance with the provisions of the state code. In accordance with state code, the vacation, if approved, shall be done by resolution of the Board of County Commissioners (Idaho Code §50-1324).
- (4) A notice was sent to the City of Nampa per CCCCO §09-11-25(1) and 09-11-17(3). The City did not have any comments (Exhibit III.C4). Pursuant to CCCO §09-11-17, Canyon County may proceed without the recommendation of the City of Nampa.

**Order**

Based upon the Findings of Fact, Conclusions of Law, and Order contained herein, the Board of County Commissioners **approves** Case # VAC2024-0001, a vacation of a fire access easement.

Conditions of Approval:

1. The applicant must provide certification from the County Treasurer that all taxes due are paid as required by Idaho Code 50-1324 (1).
2. The applicant must provide Development Services a copy of the recorded survey.
3. The instrument number of the record of survey shall be included in a resolution signed by the Board of County Commissioners which shall be recorded as described in Idaho Code 50-1324 (2).

**DATED** 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<br>Vote |
|---------------------------------------|-------|-------|-----------------|
| _____<br>Commissioner Leslie Van Beek | _____ | _____ | _____           |
| _____<br>Commissioner Brad Holton     | _____ | _____ | _____           |
| _____<br>Commissioner Zach Brooks     | _____ | _____ | _____           |

Attest: Chris Yamamoto, Clerk

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_