



**Board of County Commissioners**  
**Hearing Date: August 26, 2025**  
*Canyon County Development Services Department*

**PLANNING DIVISION – STAFF REPORT**

**CASE NUMBER:** RD2025-0005  
**APPLICANT/PROPERTY OWNER:** Jacob McCracken  
**APPLICATION/REQUEST:** Private road name change for an existing private road that serves Parcels R28648011, R28648 and R28648010.  
**LOCATION:** The subject parcel (R28648011) is located at 8481 Tincup LN, Melba, ID, 83641; also referenced as a portion of the NE¼ of Section 21, Township 5N, Range 2W, B-M, Canyon County, Idaho.  
**ANALYST:** Arbay Mberwa, Associate Planner  
**REVIEWED BY:** Karla Nelson, Principal Planner

**ANALYSIS:**

The applicant, Jacob McCracken, requests the Board of County Commissioners approve a road name change per CCCO §06-05-13(11) for an existing private road that serves Parcels R28648011, R28648 and R28648010 (**Exhibit A**). The request will change the private road name from “Tincup Lane” to “Bird Dog Lane”.

The subject parcels, private road, and existing road name Tincup Lane, were approved in 2022 (**Exhibit B**).

Canyon County Code of Ordinances (CCCO) §06-05-13(11) states: “*Changing an existing street or private road name requires a public hearing by the Board and an affirmative action by the Board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.*”

A road name change application was submitted on March 24, 2025, and includes a road user’s maintenance agreement pursuant to CCCO §07-10-03(1)B3 (**Exhibit A**). See proposed condition of approval No. 4. Property owners who have frontage on the affected road were notified 30 days prior to the public hearing on July 22, 2025. The applicant, Jacob McCracken, owns a parcel along the private road, there are two other property owners who take access off the private road and consent to the private road name change (**Exhibit A1**).

The proposed private road name “Bird Dog Lane” was reviewed and found to be in substantial conformance with Section 06-05-13. The proposed road name is not duplicated by sound or spelling within Canyon County (**Exhibit A2**). See proposed conditions of approval, to comply with CCCO 07-10-03(3)A5.

**PUBLIC COMMENTS:**

Staff received “zero” (0) total written public comment by the materials deadline of August 16, 2025.

**SUMMARY & RECOMMENDED CONDITIONS:**

In consideration of the application and supporting materials, staff concludes that the proposed private road name change **is compliant** with Canyon County Ordinance 06 -05-13(11). A full analysis is detailed within the staff report.

1. The private road shall be built to meet the minimum construction standards (CCCO §07-10-03(3)). The private road must be constructed before the issuance of a certificate of occupancy. Evidence shall be

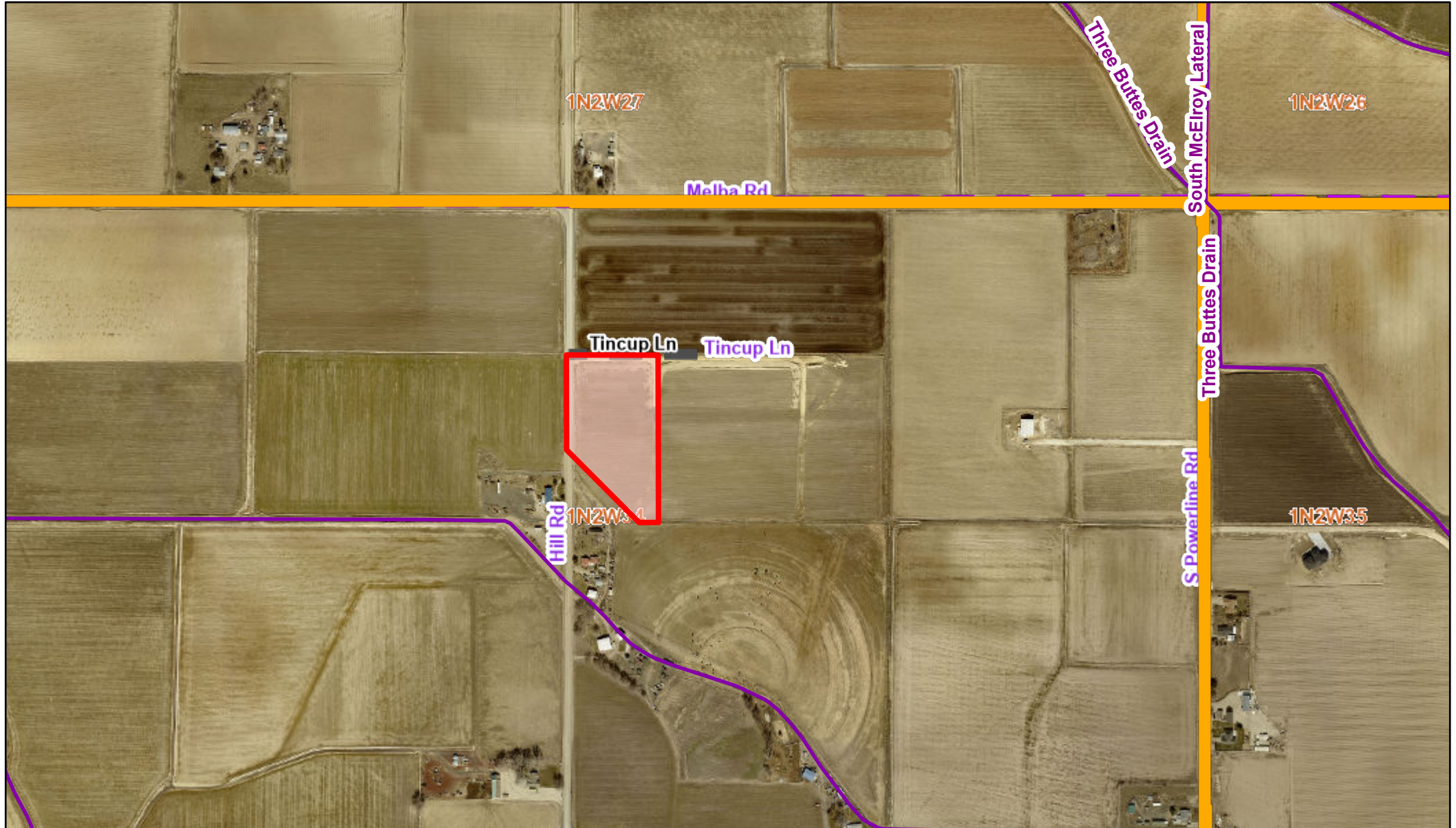
a certification from a licensed engineer submitted to DSD demonstrating the construction meets CCCO §07-10-03(3).

2. A sign for the private road conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of the installation of road signs shall be provided to DSD within 90 days of the Findings of Fact, Conclusions of Law being signed.
3. The construction of a private road longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads must be approved in writing by Melba Fire District.
4. Prior to building permit issuance, a recorded road user's maintenance agreement and recorded perpetual easements for ingress/egress shall be submitted to DSD in accordance with CCCO §07-10-03(1)B3.











**EXHIBITS:**

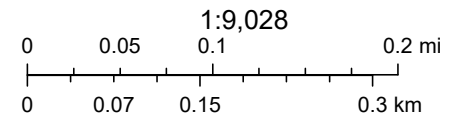
- A. Application
  1. Road Name Change Master Application
  2. DSD Review of Proposed Names – Email dated September 16, 2024.
  3. Record of Survey Inst. No. 2022-017454
  4. Inst# 2022-019889
- B. AD2021-0220 & RD2022-0014
- C. Site Visit Photos: July 14, 2025
- D. Compliance of condition of approval
  1. Road certification
  2. Melba Fire Dist. Approval
  3. Road User's Maintenance agreement
- E. Draft Findings of Fact, Conclusion of Law and Order (FCO's)

# Canyon County, ID Web Map



3/24/2025, 9:56:46 AM

- |   |   |   |
|---|---|---|
|  Multiple Parcel Search _Query result |  City Limits     | ITDFunctionalClassification   |
|  Hydro_NHDFlowline                    |  Sections        |  Major Collector |
|  County Boundary                      |  CC_PrivateRoads | Imagery_2022  |
|  Current Impact Area                  |   |  Red: Band_1     |
|   |   |  Green: Band_2   |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |

**EXHIBIT A**  
**APPLICATION MATERIALS RECEIVED**



# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Jacob McClacken</u>
	MAILING ADDRESS: <u>8481 Tincup Lane Melba, ID 83641</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
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: <u>Jacob S. McClacken</u> Date: <u>3.5.25</u>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: <u>8481 Tincup Lane</u>
	PARCEL #: <u>R286480110</u> LOT SIZE/AREA: <u>5.01</u>
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: <u>34</u> TOWNSHIP: <u>1N</u> RANGE: <u>2W</u>
	ZONING DISTRICT: FLOODZONE (YES/NO): <u>NO</u>

<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 type="checkbox"/> VACATION <input type="checkbox"/> APPEAL <input checked="" type="checkbox"/> <u>Private Road Name Change</u>
	<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: <u>RD2025-0005</u>	DATE RECEIVED: <u>3/24/25</u>
RECEIVED BY: <u>Madelyn Vander Veen</u>	APPLICATION FEE: <u>\$550</u> CK MO <input checked="" type="radio"/> CASH

Revised 3/1/22

## PRIVATE ROAD NAME CHANGE APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



**Addressing Ordinance CCZO 06-05-13(11):** Changing an existing street or private road name requires a public hearing by the Board and an affirmative action by the Board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.

Applicant(s): Jaah McClracken Phone: [REDACTED]  
Please Print Name  
8481 Tincup Lane Melba, ID 83641  
Current Street Address City/State Zip

Location of Private Road: Melba Rd. & Hill Rd.  
Two Nearest Cross Streets

Existing Private Road Name: Tincup Lane

New Private Road Name Request: Bird Dog Lane

Reason: We relate more to bird dogs than to tincups.

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13))

We, the undersigned, declare that we are property owners who rely on the private road for ingress/egress and have the legal right to do so. We understand that we are responsible for purchasing of a private road sign of a design approved by the Board of County Commissioners. Installation of the road sign must be verified in a manner acceptable to the Director of Development Services. (Failure to provide said verification within 90 days from the date of road name approval will void this application.) We further understand that our address will change because of re-naming this private road.

Signed: Jaah McClracken Date: 3-20-25  
Primary Applicant/Property Owner Application Date

Signed: [Signature] Printed Name: Aldo Pinto Date: 3-20-25  
Applicant/Property Owner

Signed: [Signature] Printed Name: Jon Stusick Date: 3-20-25  
Applicant/Property Owner

Signed: \_\_\_\_\_ Printed Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

Accepted By: \_\_\_\_\_ Date: \_\_\_\_\_  
Director / Staff Signature Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:
------------------	---------	--------------	-------	-------	------------

**All Persons with Legal Rights to Tincup Lane:**

- 1. Jacob McCracken**
  - a. 8481 Tincup Lane Melba, ID 83641**
- 2. Jon Stosich**
  - a. 6579 Blue Ox Lane Melba, ID 83641**
- 3. Aldo Pinto**
  - a. 1458 W Woodpine Street Meridian, ID 83646**



Search mail

**Exhibit A2**

Compose



Inbox

1

Starred

Snoozed

Important

Sent

Drafts

6

Categories

More

## Labels

[Imap]/Drafts

2023 Applications Sent

2023 Rejected Applicati...

2023 Viewed Applications

Applications

Articles/Good Reads

Backcountry Athlete

Church

Family

Girls' School

Grad School

GSPC Idaho

House Stuff

Investments

KMS Football

## Road Name Verification

Inbox x

**Jacob McCracken**

Hello, Please see below for our list of 6 potential lane names: 1. Bird Do

**Sage Huggins** <Sage.Huggins@canyoncounty.id.gov>  
to GIS, me

Good Afternoon,

Thank you for sending these over. I am assuming this is for a private road.  
If this would be a public road then I would need more information to determine

Below is the availability of these names.

1. Bird Dog Ln - Available
2. Rimrock Ln - Not Available; Duplicate
3. Running Quail Ln - Not Available; Sound Alike
4. Sage Rocket Ln - Available
5. Raging Rooster Ln - Available
6. Fighting Pheasant Ln - Available

Thank you,

Sage Huggins  
GIS Analyst  
Canyon County Development Services  
[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)  
208-455-6036

Thank you for your help!

Thank you for the information

Reply

Reply all

Forward



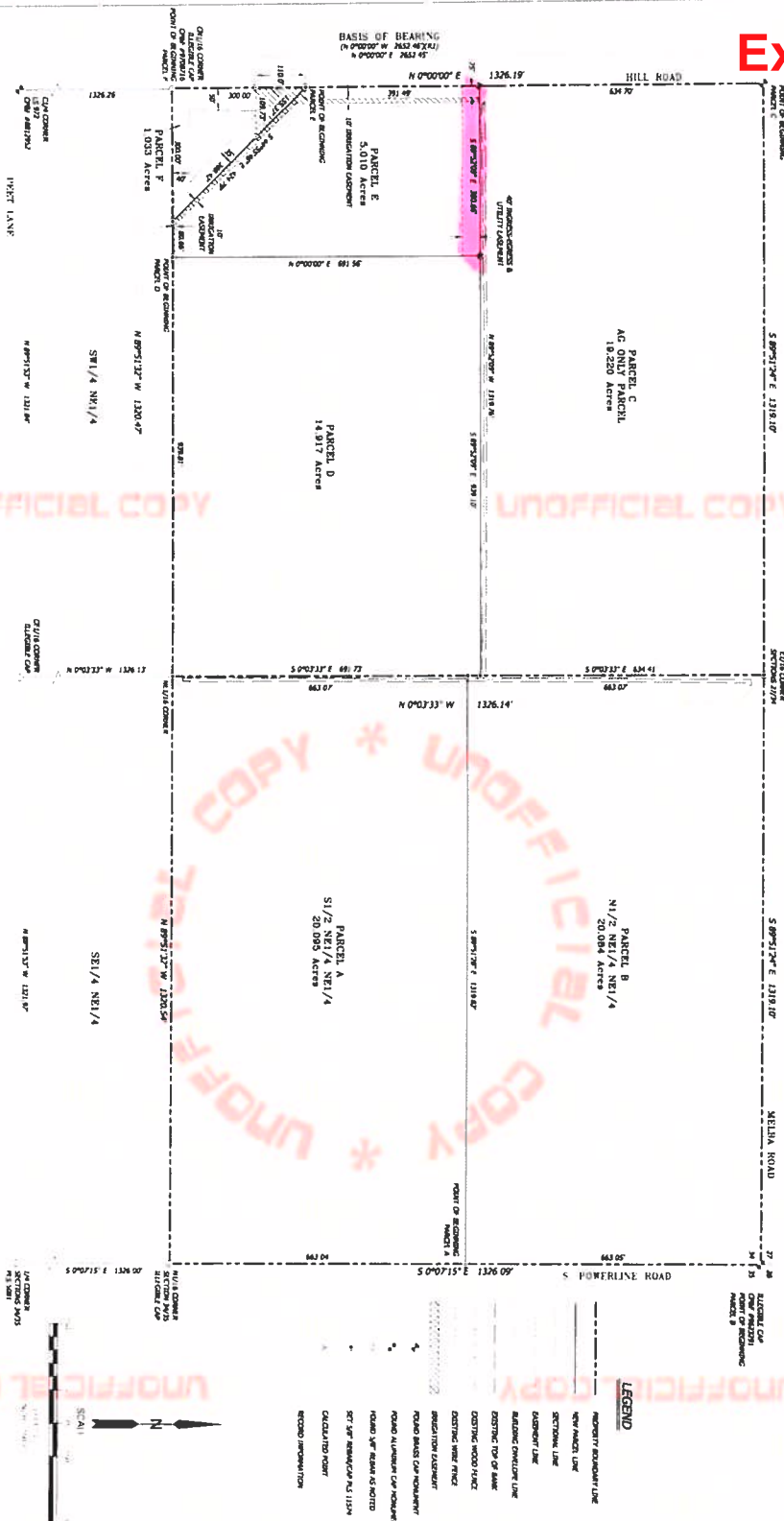
Potential lane names:

1. Bird Dog
2. Rimrock
3. Running Quail
4. Sage Rocket
5. Raging Rooster
6. Fighting Pheasant

# Exhibit A3

## RECORD OF SURVEY - ADMINISTRATIVE PROPERTY SPLIT

LOCATED IN THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4  
OF SECTION 34, T. 1 N., R. 2 W., B.M.,  
CANYON COUNTY, IDAHO, 2022



**SURVEYOR'S NARRATIVE:**  
SLYVIA AND SURFING WERE CONTRACTED BY JON THORSON TO PREPARE AN ASSESSMENT OF THE PROPERTY SHOWN AS SHOWN HEREON.  
THE EXISTING FOUNDATIONS ARE SHOWN IN THE POSITIONS AS LOCATED. THE EIRING CORNER WAS SET AT THE INTERSECTION BETWEEN THE TOWN AND ALLENDALE AVE. THE NE CORNER OF SECTION 1 AND THE TOWN BOUNDS LAY AT THE NE CORNER OF SECTION 14.  
THE NEIRING CORNER WAS SET FOR AN INTERSECTION BETWEEN THE CORRESPONDING 11/8 THE ACREAGE WAS DIVIDED AT THE DISCRETION OF THE CLIENT.

## REFERENCES:

**CERTIFICATE OF SURVEYOR**

I, JEFF BEALEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY OF THE GROUNDS UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS SHOWN THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CONVEYANCE OF LAND AND MINING ACT. IDAHO CODE

0117

KEITH BEAGLEY

P.L.S.:1574

SAFETY INDEX NO. 124-1-0-0-00-00

2030 S. WASHINGTON AVE  
ENNETT, ID 83617  
(208) 396-8104  
FAX (208) 398-8105

  
SAWTOOTH  
...and Sawtooth, LLC

WWW.SAWTOOTHLLC.COM

SAFETY	DATE	ISSUED BY	CHECKED BY	DATE
1-0-1	2002	JB		12/10/00

NOT OFFICIAL  
SEE ORIGINAL IN RECORDER'S  
OFFICE

2022-017454  
RECORDED  
03/31/2022 12:56 PM





Sawtooth Land Surveying, LLC

P (208) 398.8104 F (208) 398.8105  
2030 S. Warrington Ave., Emmett, ID 83617

## EXHIBIT A

### Parcel E Description

**BASIS OF BEARING** for this description is N. 00°00'00" E, between a brass cap LS 972 marking the C1/4 corner of Section 34 and a brass cap LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho

A parcel of land being Parcel "E" as shown on that certain Record of Survey, recorded as instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34 T. 1 N., R. 2 W., B.M., Canyon County, Idaho more particularly described as follows:

**COMMENCING** at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34

Thence N. 0°00'00" E, coincident with the west line of said NW1/4 of the NE1/4, a distance of 300.00 feet to a 5/8" rebar with cap PLS 11574 and the **POINT OF BEGINNING**:

Thence continuing, N. 0°00'00" E, coincident with said west line 391.49 feet to a 5/8" rebar with cap PLS 11574.

Thence S. 89°52'09" E, 380.66 feet to a 5/8" rebar with cap PLS 11574;

Thence S. 0°00'00" W, 691.56 feet to a 5/8" rebar with cap PLS 11574 on the south line of said NW1/4 of the NE1/4;

Thence N. 89°51'32" W, coincident with said south line 80.66 feet to a 5/8" rebar with cap PLS 11574.

Thence N. 44°55'46" W, 424.79 feet to the **POINT OF BEGINNING**.

The above described parcel contains 5.010 acres more or less.

Also, **SUBJECT TO** a 40-foot-wide ingress-egress and utility easement over and across the north 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

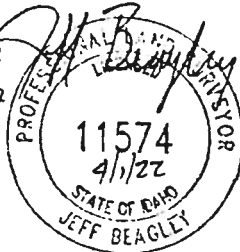
Also **TOGETHER WITH** and **SUBJECT TO** an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.

Jonathan D Stosich  
*[Signature]*

MOUNTAIN WEST IRA, INC.  
BY: ADRIANE J. HULL  
ITS: AUTHORIZED SIGNER

04/14/22

4/15/2022



*[Signature]* Brian Bailey 04/05/22

*[Signature]* Jennifer Bailey 04/05/22



Sawtooth Land Surveying, LLC

P (208) 388 8104 F (208) 308 8105  
2030 S Washington Ave. Emmett, ID 83617

## EXHIBIT A

### Parcel D Description

**BASIS OF BEARING** for this description is N 00°00'00" E., between a brass cap, LS 972 marking the C1/4 corner of Section 34 and a brass cap, LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West Boise Meridian, Canyon County, Idaho.

A parcel of land being Parcel "D" as shown on that certain Record of Survey, recorded as Instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34, T. 1 N., R. 2 W., B. M., Canyon County, Idaho more particularly described as follows:

**COMMENCING** at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34,

Thence S 89°51'32" E., coincident with the south line of said NW1/4 of the NE1/4, a distance of 380.66 feet to a 5/8" rebar with cap PLS 11574 and the **POINT OF BEGINNING**;

Thence leaving said south line, N 0°00'00" E., parallel with the west line of said NW1/4 of the NE1/4, a distance of 691.56 feet to a 5/8" rebar with cap PLS 11574;

Thence S 89°52'09" E., 939.10 feet to a 5/8" rebar with cap PLS 11574 on the east line of said NW1/4 of the NE1/4;

Thence S 0°03'33" E., coincident with said east line, 691.73 feet to a 5/8" rebar with cap PLS 11574 marking the NE1/16 corner;

Thence N 89°51'32" W., coincident with said south line of the NW1/4 of the NE1/4, a distance of 939.81 feet to the **POINT OF BEGINNING**.

The above described parcel contains 14.917 acres more or less.

**TOGETHER WITH** a 40-foot-wide ingress-egress and utility easement over and across the north 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also **TOGETHER WITH** an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.

Jonathan D Stosich  
4/19/2022

04/14/22

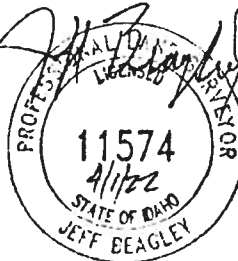
MOUNTAIN WEST IRA, INC.  
BY: ADRIANE J. HULL  
ITS: AUTHORIZED SIGNER

Brian Bailey

04/05/22

Jennifer Bailey

04/05/22



**SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane**

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

The undersigned parties, Owners of parcels D and E, and those Owners of properties benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO. 2022-017454 ("Easement") attached hereto, agree to the following:

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributes and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Recorders.

Acknowledged By: Date: 9-5-23Date: 9-5-23

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

By: Date: 9/5/23State of Idaho

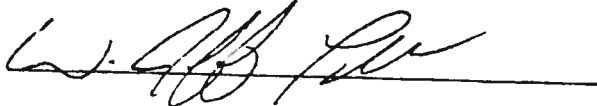
) S.S.

County of BlaineOn this 5<sup>th</sup> day of September, in the year 2023, before meW. Jeff Dillon, personally appeared Brian Bailey, Jennifer Bailey, and

State of Idaho ,

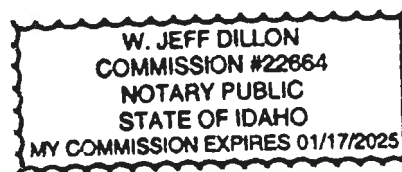
Ada County, ss.

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he executed the same.



Residing at: Boise, Idaho

My Commission Expires: 1/17/25



**EXHIBIT B**  
**SUPPLEMENTAL MATERIAL**



**Director Decision**  
**Administrative Land Division – AD2021-0220**  
**Canyon County Zoning Ordinance**  
**§07-18-03 & §07-10-03**

**Exhibit B**

2022-021028

RECORDED

04/19/2022 01:42 PM



00697477202200210280040048

Case Number: AD2021-0220 / RD2022-0014

Parcel #'s: R28648, R28650, & R28650010

Property Owner/Applicant(s): Jon Stosich, Zach Cobb, &  
Dallin Wasden

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 LBERG

\$19.00

MISC

ZACH COBB

**Request:** The applicants are requesting an administrative land division and administrative division of non-viable farm-ground to divide Parcel 28648 into three (3) residential parcels and non-build parcel (agricultural only). The request also includes an after-the-fact land division of Parcels R28650 & R28650010. The request includes a private road application and an access easement reduction to allow a 40' wide easement. The subject parcels are zoned "A" (Agricultural).

**Property History:** In 2021, Parcel R28650 was split via deed creating Parcel R28650010. Prior to the split, Parcel R28650 was an "original parcel" (created prior to September 6, 1979, CCZO §07-02-03; in 1969).

Parcel R28648, approximately 39.91 acres consists of an "original parcel" (created prior to September 6, 1979, CCZO §07-02-03; See PI2021-0275).

**Findings §07-18-01 - Administrative Land Division:** The request is consistent with CCZO §07-18-01, as follows:

- The request is consistent with the minimum lot size and number of divisions allowed within a "A" zone. The request creates no more than two (2) residential parcels per original parcel, and all resulting parcels are greater than the minimum lot size of one acre.
- Based on contour maps, the property does not contain slopes greater than 15%.
- Development shall either use water rights from an Irrigation District or 0.5 acre-feet from the domestic well in accordance with Idaho Law 42-111(a).
- The request was reviewed and approved by Nampa Highway District and Melba Fire Department. All requested conditions have been added as conditions of approval.

**Finding §07-18-03 - Administrative Division of a Nonviable Parcel in an Agricultural Zone:** The request is consistent with CCZO §07-18-03, as follows:

- The request is consistent with the minimum lot size (one acre) and does not exceed the number of divisions allowed from an original parcel.
- Pursuant to the applicant's letter of intent (Exhibit B), the property has not been farmed for many years and has remained dry ground. Aerial views of the property using Google Earth show a lack of agricultural uses for many years. The split location is cut off from the farm ground by the current irrigation system that feeds the violable farm ground.
- The result of the request will not impact surrounding agricultural uses. The application and record of survey (ROS #2022-017454) show the proposed parcel will have a building envelope so it will not interfere with access to irrigation or any access to land that is viable farm ground.
- Notice to property owners within 600 feet of the exterior boundaries of the properties were sent out on January 19, 2022. Those noticed were given 15 days to provide written comments. No comments were received.
- Notice to Nampa Highway District and Melba Fire District were sent out on January 19, 2022. Those noticed were given 15 days to provide written comments. The following comments were received:
  - o Nampa Highway District: Parcels C, D, & E will access through a shared easement. Parcel F has access to Hill Rd. Parcel A will access from S Powerline and parcel B will access from existing access off Melba Rd.



- o Melba Fire District. If back of homes are located more than 150 feet from the public right-of-way, fire district approval is needed for access and turnaround.
- The parcels shall be divided and adjusted in compliance with Instrument No. 2022-017454 (Exhibit A). The subject parcels shall be divided as follows:

Parcel(s) #:	New Acreage
Parcel A	20.095+/- acres: Building permit available
Parcel B	20.084+/- acres: Building permit available
Parcel C	19.220+/- acres: Agricultural only, no residential building permit available
Parcel D	14.917+/- acres: Building permit available
Parcel E	5.010+/- acres: Building permit available
Parcel F	1.033+/- acres: Building permit available

**DISCLAIMER:** Parcels will not be adjusted by the Assessor's Office until deeds are recorded.


**Findings (Private Road & Easement Reduction):** A private road application was signed by the applicant and submitted with the proposed road name and survey (Instrument No. 2022-017454). Parcels C, D, & E as referenced on the record of survey will be served by a 40' wide easement via a private road, "Tin Cup Land". Per CCZO §07-10-03(1)B3, a Road User's Maintenance Agreement was recorded by the applicant (Instrument No. 2022-019889).

The proposed 40' foot shared access easement will serve two residential parcels. Based on review by Melba Fire District and Nampa Highway District, the reduction is not anticipated to cause injury, damage or a safety issue. Therefore, the request for an access easement reduction meets the required findings (CCZO §07-10-03(1)D).

**Decision:** The application to complete the described administrative land division, property boundary adjustment, private roads in accordance with CCZO §07-10-03, §07-18-01 and §07-18-03 is

**APPROVED** subject to the following conditions of approval:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. Prior to building permit issuance, all requirements of Nampa Highway District shall be met.
3. Prior to issuing a building permit, Southwest District Health requires an on-site evaluation and septic permit.
4. Prior to issuing a building permit, Melba Fire District requires review and approval for access and turnaround if back of home is more than 150' from the public right-of-way.
5. All irrigation easements must remain free of obstruction. All irrigation and drainage must remain intact unless otherwise approved by Boise Project Board of Control.
6. Prior to the issuance certificate of occupancy on parcels E & D, private road shall be built to meet the minimum construction standards (CCZO §07-10-03(3)). The Certification of road construction and road sign installation shall be obtained from an engineer and submitted to Canyon County DSD.

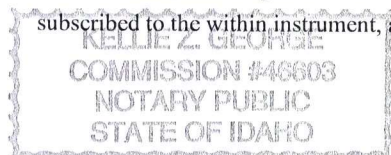

4.15.22

---

Dan Lister, Planning Official Date  
 State of Idaho ) SS  
 County of Canyon County )

On this 15 day of April, in the year of 2022, before me Kellie Z George, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are)

subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.



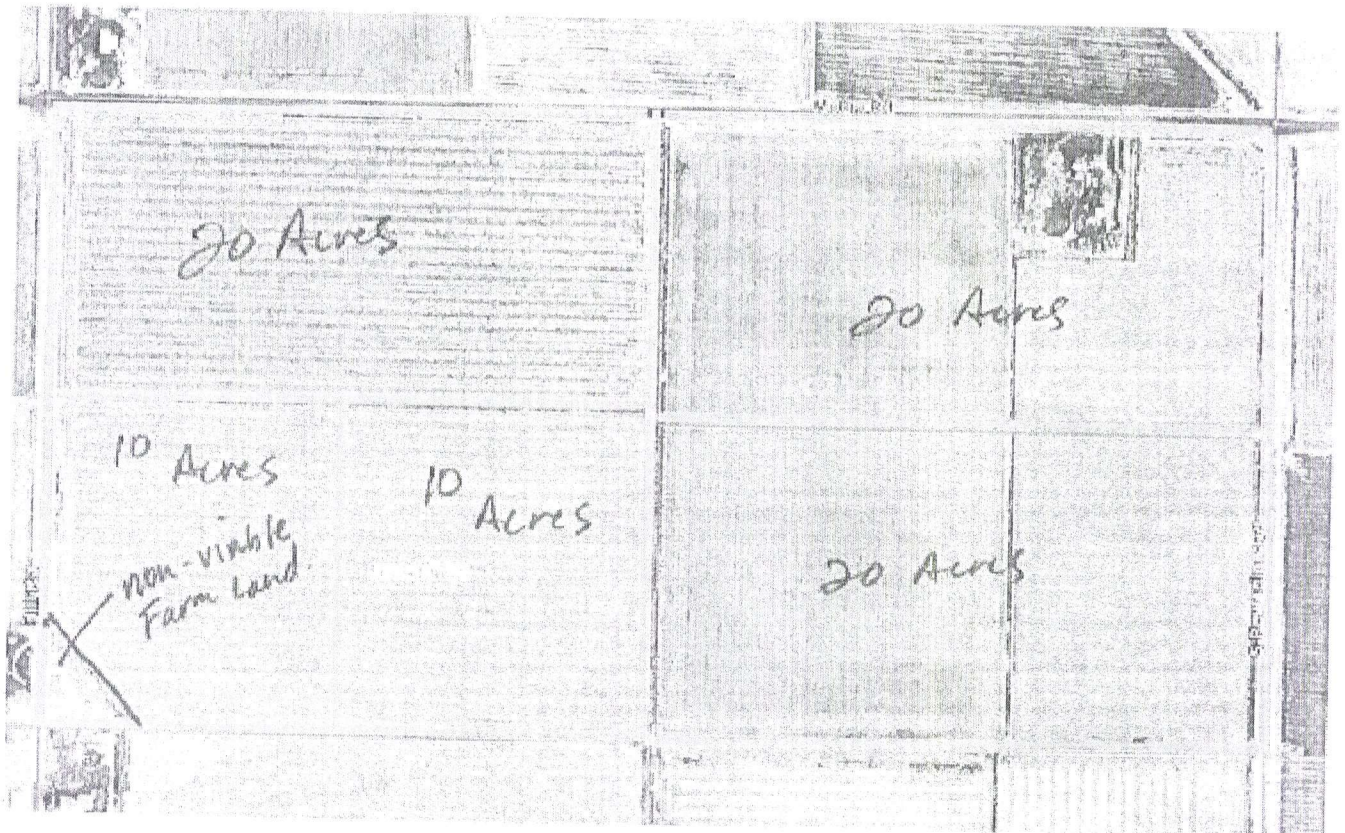
Notary: 

My Commission Expires: 3.14.2024





Exhibit B  
Letter of intent



Our Request is to divide the following two parcels in the desired manner. The larger three parcels are approx. 20 acres each and the two parcels are approx. 10 acres each with an easement going through the one property to access the back. This same easement would also be for irrigation and utility easement. The two parcels would share access and the back property would be responsible for maintaining the driveway.

In addition to the administrative split application, we are requesting an additional building permit for the 10-acre parcel next to Hill Road based on the non-viable farm ground ordinance. There is a corner of land that is not farmable that would be a great building area. Since the parcel is approx. 10 acres, A one acre building envelope would be created to ensure the integrity of the farm to be protected.

Property Accesses will be off of Hill Road and South Powerline with the existing home's access to continue off of Melba Rd. There will be no other residential accesses off Melba Rd.

Also A request to reduce easement qualifications from 60 ft to 50'. I believe that will be amply space for road and any utilities needed to service the back lot. Also the least amount of farm ground disturbed the better.

## APPROVAL FOR PRIVATE ROAD NAME

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



**Addressing Ordinance § 06-05-09(2B) & 06-05-11(1, 3):** All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicants(s): MW IR FBO Jonathan Stosich Date: 4/14/2022

13905 W Wainwright Dr Boise, ID 83713  
Applicant Mailing Street Address City/State Zip

Location of Private Road: Melba Rd & S Powerline Rd

Two Nearest Cross Streets of Property Site Address

**YOUR APPLICATION FOR A PRIVATE ROAD NAME HAS BEEN APPROVED FOR THE NAME:**

Tincup Ln

Case No. RD2022-0014, AD2021-0220


The following addresses will be changed accordingly because of the new Private Road Name:

Old Address:

0 Melba Rd (R28648)

New Address:

0 Tincup Ln (R28648)

Road name approved by: 

Date: 4/14/2022

The Applicant is responsible for the purchasing of a blue private road sign that meets highway district specifications, and installed according to highway district requirements. Please note that The County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.



## Issuance of a Certificate of Address

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

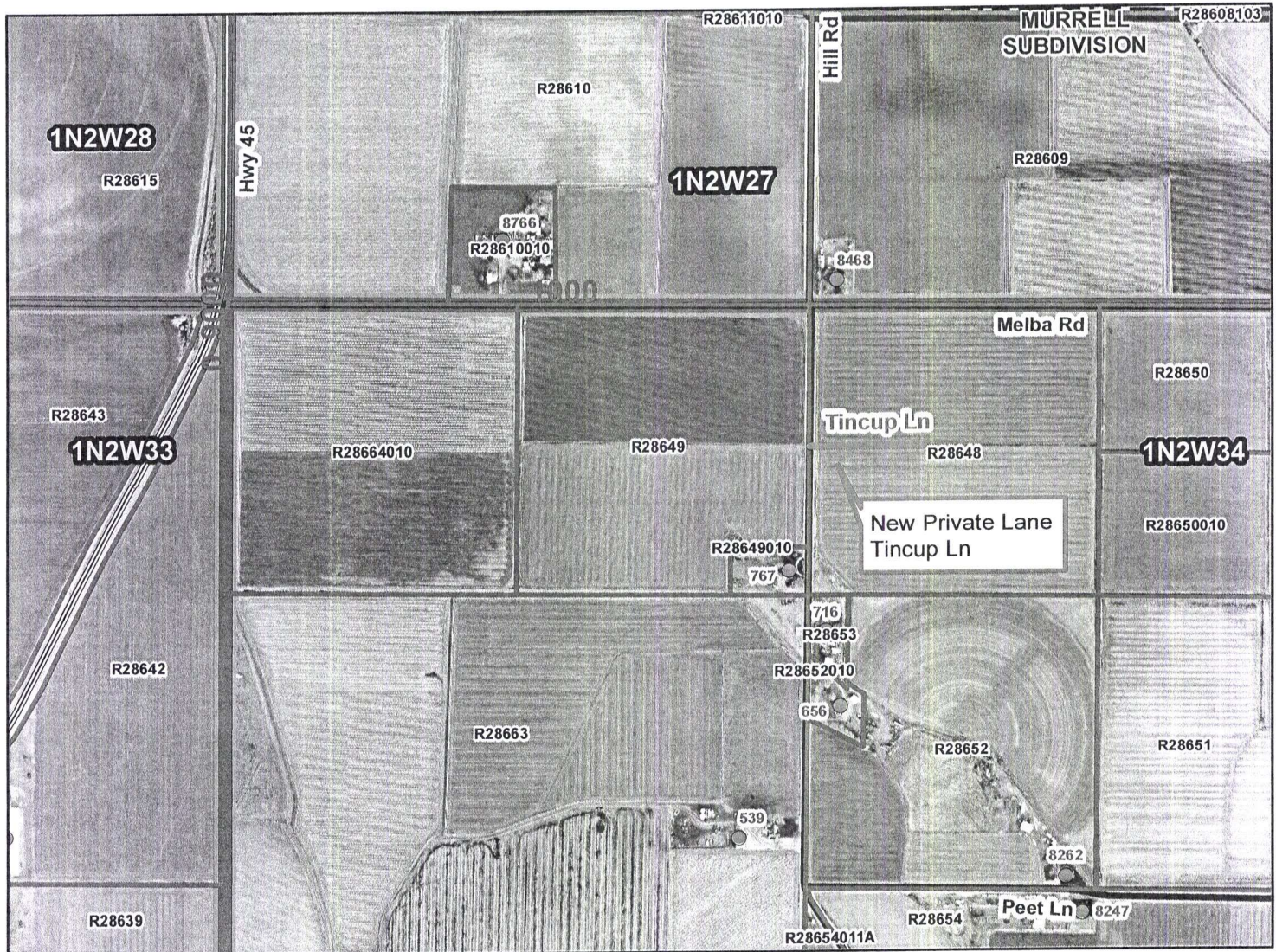
**New Private Road  
Tincup Ln**

**Melba, ID 83641**

Addressing Ordinance § 06-05-05 (1) Authority: This article is authorized by Idaho Code sections 31-714 and 31-828 and article 12, section 2 of the Idaho constitution. (2) Purpose: The purpose of this article is to promote the public health, safety, general welfare, peace, good order, comfort and convenience of the county and the inhabitants thereof and to provide for: A. The coordination of street names and a numbering grid system; B. Coordination of addresses for the quick efficient delivery of emergency services; C. The administration and enforcement of this article by defining the powers and duties of the director.

Effective Date: 4/14/2022

Address Issued By: TALmeida



The Canyon County Assessor, Canyon County Sheriff's Office, Canyon County Elections, applicable USPS post office, applicable Fire District, applicable Highway District and interested agencies are notified of the new address. It is the owner's responsibility to place new address numbers or replace old address numbers on the property, mail box and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance 06-05-19. The address or address change should reflect within six (6) weeks of date on Canyon County Issuance of Certificate Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

**Addresses are subject to change upon discrepancies with addresses out of sequence and are also subject to change upon driveway location.**



#### Legend

- Address Point
- ▨ Caldwell
- ▨ City Limits
- ▨ Nampa
- == Highway
- == Interstate
- Roads

**SCALE** 1 in = 722 feet Map Scale: 1:8,667

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties.



**EXHIBIT C**  
**SITE VISIT PHOTOS**  
**JULY 14, 2025**



## Exhibit C



Figure 1. Facing south on the private road.



Figure 2. Facing north on the private road.

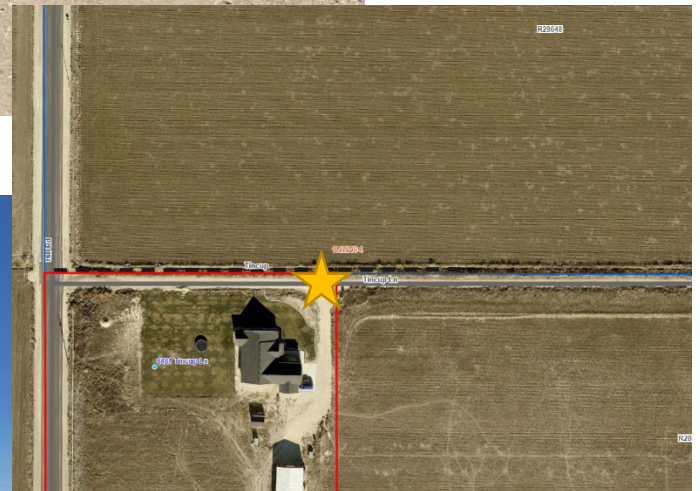






Figure 3. Facing north on the private road.



Figure 4Facing east on the private road.





*Figure 6. Facing south on the private road.*



*Figure 5. Facing west on the private road.*

**EXHIBIT D**  
**COMPLIANCE**



100 E Bower Street, Suite 110  
Meridian, ID 83642  
(208) 288-1992

## Exhibit D1

May 17, 2024

Tom Crosby  
Building Official  
Building Department  
111 North 11<sup>th</sup> Ave. #310  
Caldwell, Idaho 83605

**Re: 8481 Tincup Ln – Private Driveway Spot Check - BP2023-0837**

Dear Mr. Crosby,

Keller Associates, Inc. completed an inspection of the private driveway located at 8481 Tincup Ln. We inspected the private driveway for conformance with the Canyon County Code Ordinance 07-10-03 and standard construction practices.

**The private driveway appears to meet Canyon County Code and we recommend acceptance of the private driveway.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County.

If you have any questions, please do not hesitate to call Keller Associates at (208) 288-1992.

Sincerely,

**KELLER ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.  
County Engineer

cc: File

**MELBA FIRE DEPARTMENT WORKSHEET FOR:  
CANYON COUNTY  
EMERGENCY VEHICLE ACCESS TURNAROUNDS  
And  
Fire Suppression Water Supply**

Date: 2-29-24  
Applicant: Jacob McClacken  
Address: 8181 Tinuplane

Project Location:

Phone: (wk) 208-571-5596 (hm)  
Insurance Carrier:  
Address:  
Lender:  
Address:

(cross street reference)

(Buyer If not applicant)

**Roads**

Are roads serving only 1 or 2 Buildings 20 ft. wide?..... Y/N/NA  
Are roads serving only ag. Buildings 20 ft. wide?..... Y/N/NA  
Are roads serving 3 or more dwellings 26 ft wide?..... Y/N/NA  
Are roads 6 1/2 % grade or less..... Y/N/NA  
Are there any bridges?.... (80,000 lb.rating?)..... Y/N/NA  
Are Curves of proper radius?... (28' & 48')..... Y/N/NA  
Is a turn-around required?..... (length > 150')..... Y/N/NA

**Water**

Are buildings over 3200 sq ft.?..... Y/N/NA  
Are buildings over 2100 sq ft. (with exposure hazard?)..... Y/N/NA  
Is building sprinkled instead of on-site water?..... Y/N/NA  
Is "on-site" water required?..... Y/N/NA  
Special requirements needed (see attached for requirements)..... Y/N/NA

Have all required agreements been recorded?..... Y/N/NA

BUILDING PERMIT APPROVED?..... YES NO

[Signature] Fire Marshall 2-29-24  
Signature Title Date

CERTIFICATE OF OCCUPANCY APPROVED?..... YES NO

[Signature] Fire Marshall 3-1-24  
Signature Title Date

Applicant has read and understands Melba Fire Dept. access, Turnarounds and water supply.

[Signature] 2.29.24  
Signature Date

Access Fee: \$200.00 Ck# 236 Pd. Non-refundable  
Additional Inspections \$ 50.00

--ATTACH A COPY OF PROJECT SITE PLAN TO THIS DOCUMENT--



## Exhibit D3

### REVISED SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan Stosich SEP IRA and MWIRAFBO Jonathan Stosich ROTH IRA

The undersigned parties, Owners of parcels D and E, and those Owners of properties benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO. 2022-017454 ("Easement") attached hereto, agree to the following.

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributees and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Recorders.

Acknowledged By:

Austin Leagjeld

Date:

9/14/23

MOUNTAIN WEST IRA, INC.  
BY: AUSTIN LEAGJELD  
ITS: AUTHORIZED SIGNER

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan Stosich SEP IRA and MWIRAFBO Jonathan Stosich ROTH IRA

Approved by: Jonathan Stosich

[Signature]

Date:

9/13/2023

By \_\_\_\_\_ Date \_\_\_\_\_

State of Idaho

J.S.S

County of Ada

On this 14 day of September in the year 2023 before me

Sherry Poole, personally appeared Austin Leary, et al, and  
nil, and proved to me on the basis of satisfactory evidence to be  
the person(s) whose name(s) is(are) subscribed to the within instrument, and acknowledged that  
he(she)(they) executed the same on behalf of MWIRA FBO Jonathan Stosich SEP IRA and  
MWIRA FBO Jonathan Stosich ROTH IRA

Notary Public

My Commission Expires on 10-3-2028

SHERRY POOLE  
NOTARY PUBLIC - STATE OF IDAHO  
COMMISSION NUMBER 20224735  
MY COMMISSION EXPIRES 10-3-2028

\_\_\_\_\_  
Jacob McCracken

\_\_\_\_\_  
Keeta McCracken

\_\_\_\_\_  
Brian Bailey

\_\_\_\_\_  
Jennifer Bailey

**EXHIBIT E**  
**DRAFT FCOs**



**Board of County Commissioners**  
**McCracken – Road Name Change – RD2025-0005**

Development Services Department

**FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER**

**Findings**

1. The applicant, Jacob McCracken, request that the Board of County Commissioners approve a road name change per CCCO §06-05-13(11) to an existing private road that serves Parcels R28648, R28648010, and R28648011. The request will change the private road name from “Tincup Lane” to “Bird Dog Lane”. The subject parcel is located at 8481 Tincup Lane, Melba Idaho, 83641; also referenced as a portion of the NE¼ of Section 34, Township 1N, Range 2W, B-M, Canyon County, Idaho (**Exhibit A** of Staff Report).
2. The subject parcels are zoned “A” (Agricultural). The subject parcels, private road, and existing private road name, “Tincup Lane”, were approved on April 15, 2022 (**Exhibit B** of Staff Report).
  - a. A road user’s maintenance agreement was submitted in compliance with the conditions of AD2021-0220, RD2022-0014 and CCCO §07-10-03(1)B3 (**Exhibit A4** of Staff Report).
3. Pursuant to Canyon County Code of Ordinances (CCCO) §06-05-13(11), property owners who have frontage on the affected road were notified 30 days prior to the public hearing on July 22, 2025. No comments were received.
4. The record includes all testimony, the staff report, exhibits, and documents in Case File No. RD2025-0005.

**Conclusions of Law**

The request is consistent with Canyon County Code of Ordinances (CCCO) §06-05-13(11) which states:

*“Changing an existing street or private road name requires a public hearing by the Board and an affirmative action by the Board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.”*

A road name change application was submitted on March 24, 2025, and includes the existing road user’s maintenance agreement pursuant to CCCO §07-10-03(1)B3 (**Exhibit A4** of Staff Report). Property owners who have frontage on the affected road were notified 30 days prior to the public hearing on July 22, 2025. No comments were received.

The new private name “Bird Dog Lane” was reviewed and found to be in substantial conformance with Section 06-05-13. The proposed road name is not duplicated by sound or spelling within Canyon County (**Exhibit A2** of Staff Report).

**Conditions of Approval**

1. The private road shall be built to meet the minimum construction standards (CCCO §07-10-03(3)). The private road must be constructed before the issuance of a certificate of occupancy. Evidence shall be a certification from a licensed engineer submitted to DSD demonstrating the construction meets CCCO §07-10-03(3).
2. A sign for the private road conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of the installation of road signs shall be provided to DSD within 90 days of the Findings of Fact, Conclusions of Law being signed.
3. The construction of a private road longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads must be approved in writing by Melba Fire District.
4. Prior to building permit issuance, a recorded road user’s maintenance agreement and recorded perpetual easements for ingress/egress shall be submitted to DSD in accordance with CCCO §07-10-03(1)B3.

**Order**

Based upon the Findings of Fact, Conclusions of Law contained herein for Case RD2025-0005, the Board of County Commissioners **approve** the road name change per CCCO §06-05-13(11), changing the private road name from “Tincup Lane” to “Bird Dog Lane”.

**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 Vote
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Zach Brooks	_____	_____	_____

Attest: Rick Hogaboam, Clerk

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

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