



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.

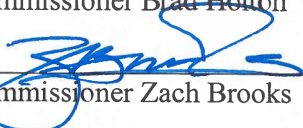
Order

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 20th day of August, 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: UROSS

Deputy

Date: 08.20.25