

RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

15 September 2025

Canyon County DSD
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: Wayne Russel
627 Ruth Ln, Nampa
Boise-Kuna Irrigation District
Thacker Lateral 70+00
Sec.10, T2N, R2W, BM.

OR2025-0020/CR2025-0009

BK-524 D

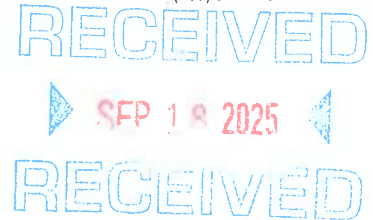
Karla Nelson, Planner:

The United States' Thacker Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 25 feet both directions from the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

If the original landscape is planned to be excavated more than 10 feet (20% or 11.3 degrees) within 50 feet of the above quoted federal easement, Boise Project will require that the canal/lateral to be piped by the landowner or developer to include all required box structures and deliveries within the project boundaries. Piped canals/laterals could get a reduced easement if agreed upon by Boise Project and the landowner/developer.

The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.



Fencing, gates, pathways and pressurized irrigation lines (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments. No variances will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors. ***Landowner/developer must do their due diligence to contact all owners of neighboring properties on this matter.***

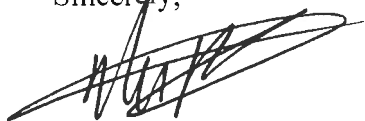
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Ritthaler', with a long horizontal flourish extending to the right.

Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Ray Moore	Watermaster, Div; 3 BPBC
	Alicia Flavel	Secretary – Treasurer, BKID
File		

Case #'s OR2025-0020/CR2025-0009

Map Amendment (Agricultural to Residential) & Conditional Rezone to Single Family Residential

BK-524 D

RUSSELL, WAYNE

THACKER LATERAL, TAP 0.70

4.64 WATER RIGHT ACRES

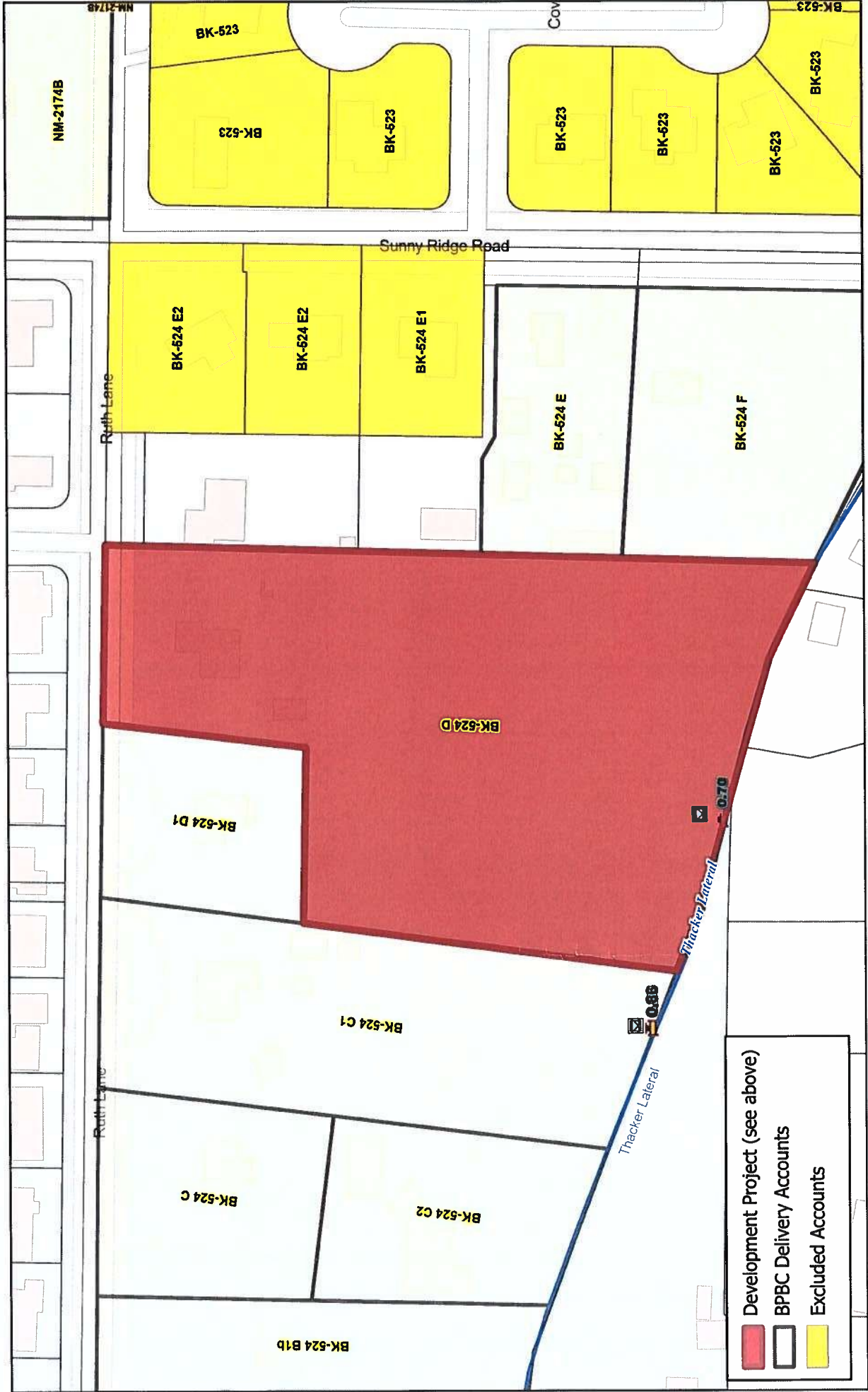
Agency: Canyon County Development Services

Contact: Karla Nelson, Planner Karla.Nelson@canyoncounty.id.gov (208) 455-6036

Hearing Date: NONE LISTED Response Deadline: 10/13/2025.

627 Ruth Lane, Nampa

X:\Scans\000_Miscellaneous\Russell_CR2025_0009



Boise-Kuna Irrigation District

129 N. School Avenue
Kuna, ID 83634-2201

David Reynolds, Director
Richard Durrant, Director
Daniel Sheirbon, Director

Telephone (208) 922-5608
Fax (208) 922-5659

October 7, 2025

Canyon County Development Services
ATTN: Karla Nelson, Planner
Karla.nelson@canyoncounty.id.gov
Caldwell, Idaho 83605

BKID Account: BK 524 D
RE: Wayne's Hideway, Case No. OR2025-0020/CR2025-0009
627 Ruth Lane, Nampa, Idaho 83686

Dear Ms. Nelson:

Boise-Kuna Irrigation District would like to reiterate the Boise Project Board of Control letter referring to Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer, contractors.

We would like to see the irrigation deliveries and drainage ditches to adjoining properties identified on a GIS map. Our purpose is to ensure our patrons have use of their water as they have historically and that no harm is being incurred from the newly proposed development.

We would also like to make sure that all the easements are abided by in the letter from Boise Project.

If you have any questions, please feel to contact our office at 208-922-5608.

Sincerely,



David Reynolds
Chairman

cc: Jesse Christensen, HECO Engineers

Karla Nelson

From: Alicia Flavel <[REDACTED]>
Sent: Friday, June 26, 2026 9:41 AM
To: Caitlin Ross
Cc: Karla Nelson
Subject: Re: [External] Re: Agency Notice OR2025-0020/CR2025-0009 / Russell

Thanks!

Alicia Flavel
Secretary-Treasurer
Boise-Kuna Irrigation District
129 N. School Avenue
Kuna, Idaho 83634
Phone: [REDACTED]
[REDACTED]

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, June 26, 2026 9:33 AM
To: [REDACTED]
Cc: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: FW: [External] Re: Agency Notice OR2025-0020/CR2025-0009 / Russell

Thanks Alicia – forwarding to the Planner for this case, Karla Nelson, as she will be able to answer any comments or questions you have.

Thank you,
Caitlin

From: Alicia Flavel <[REDACTED]>
Sent: Friday, June 26, 2026 9:30 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>; 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'e[REDACTED]>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; [REDACTED]
'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Curt Shankel <shankelc@cityofnampa.us>; [REDACTED]m>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn <Lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>;

'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>;

'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: [External] Re: Agency Notice OR2025-0020/CR2025-0009 / Russell

#5 is not correct on the Preliminary Plat. The irrigation water is in Boise-Kuna Irrigation District NOT Nampa-Meridian Irrigation District. Also Boise-Kuna Irrigation District will be sending the billing and obligation will be to Boise-Kuna Irrigation District.

Alicia Flavel

Secretary-Treasurer

Boise-Kuna Irrigation District

129 N. School Avenue

Kuna, Idaho 83634

Phone: [REDACTED]

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

Sent: Thursday, June 25, 2026 12:25 PM

To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>;
[REDACTED] <[REDACTED]@prevention.nampafire.org> <prevention@nampafire.org>;
'effingere@nampafire.org' <effingere@nampafire.org>; 'knute.sandahl@doi.idaho.gov'
<knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>;
'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com'
<eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>;
'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>;
'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'
<Contract.Administration.Bid.Box@ziply.com>; [REDACTED] <[REDACTED]>;
'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>;
'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov'
<anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>;
'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov'
<kendra.conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf
<Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel
<shankelc@cityofnampa.us>; [REDACTED] Dalia Alnajjar
<Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn
<lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing
Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>;
'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com'
<makline2@marathonpetroleum.com>

Subject: Agency Notice OR2025-0020/CR2025-0009 / Russell

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1158>. You are invited to provide written testimony or comments by **July 27, 2026**, 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, 5:00 p.m. 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.

Karla Nelson

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Friday, September 19, 2025 8:56 AM
To: Karla Nelson
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice OR2025-00020/CR2025-0009 / Russell

Good morning,

As this development is only proposing 5 residential lots, minimal impact is anticipated to SH-45. Therefore, ITD has no comments at this time.

Thanks,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

[Book a Meeting with Me!](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 11, 2025 2:02 PM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; [REDACTED]; '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>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; [REDACTED]; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel <shankelc@cityofnampa.us>; [REDACTED]; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice OR2025-00020/CR2025-0009 / Russell

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.

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Eddy Thiel <eddy@nampahighway1.com>

Sent: Thursday, September 11, 2025 2:31 PM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Subject: [External] FW: Agency Notice OR2025-00020/CR2025-0009 / Russell

Good Afternoon Karla,

I have attached a copy of our comments for the subject development.

Thank you,

Eddy

Eddy Thiel

ROW

eddy@nampahighway1.com

4507 12th Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

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

Sent: Thursday, September 11, 2025 2:02 PM

To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>;

'[REDACTED]' <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>; 'arobins@idahopower.com' <arobins@idahopower.com>;

'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>;

'Contract.Administration.Bid.Box@ziplay.com' <Contract.Administration.Bid.Box@ziplay.com>;

'[REDACTED]' <tritthaler@boiseproject.org>; 'tritthaler@boiseproject.org'

<tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov'

<mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>;

'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov'

<D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian

Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf

<Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Curt Shankel

<shankelc@cityofnampa.us>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar

<Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn

<lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing

Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>;

'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com'

<makline2@marathonpetroleum.com>

Subject: Agency Notice OR2025-00020/CR2025-0009 / Russell

NAMPA HIGHWAY DISTRICT NO. 1

September 11, 2025

To: Karla Nelson
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re: OR2025-0020, CR2025-0009, Rayona Russell

I have reviewed the request from Rayona Russell for a Comprehensive Plan Map Amendment from Agriculture to Residential and requesting a rezone of Approx. 5.33 acres from Rural Residential to Single Family Residential with a date of Notification of 9/11/25.

Comments are based upon information provided to the Highway District by Canyon County Development Services and from the Patron. Nampa Highway District #1 has no objection to the rezone subject to the following information:

1. The Subject property is adjacent to Ruth Ln.
2. NHD#1 Functional Classification of Ruth Ln is a Rural Local Roadway.
3. Patron will need to Submit the required Plan Submittal Package to the Highway District along with associated Review Fees for a formal review by the Highway District.
4. Ruth Ln is a ¼ section line road and considered a potential collector roadway and requires 40' ROW dedication.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

Nampa Highway District #1 reserves the right to provide amended comments/conditions of approval subject to the formal review by the Highway District, Plat revisions, and/or revisions to the ACCHD Standards Manual or NHD#1 Supplementals.



Karla Nelson

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, June 23, 2026 3:01 PM
To: Karla Nelson
Subject: RE: [External] FW: Agency Notice OR2025-00020/CR2025-0009 / Russell

Good Afternoon Karla,

I still haven't received a Plat submittal and review fees for this development per our previous comments.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, June 23, 2026 1:42 PM
To: Eddy Thiel <eddy@nampahighway1.com>
Subject: RE: [External] FW: Agency Notice OR2025-00020/CR2025-0009 / Russell

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Hi Eddy,

The applicant for this project needed to add Parcel R29424 to the application to allow for adequate private road width with the eventual subdivision. I've attached an updated site plan, this will not change the number of new residences there will be at most 4 new residential lots, the existing homes on Parcel R29424 and R29423 will be retained. Our minimum lot size for the requested zone is 1 acre so the applicant may end up with only 3 new lots. Please let me know if this change impacts your previous comments.

All the best,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Karla Nelson

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Thursday, June 25, 2026 1:26 PM
To: Karla Nelson
Subject: [External] FW: Agency Notice OR2025-0020/CR2025-0009 / Russell
Attachments: Updated Agency Response Requested Notification Form 2-23.pdf

Good afternoon Karla,

Our comments remain the same as what was submitted 9/11/25.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 25, 2026 12:26 PM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>;
'[REDACTED]' <[REDACTED]@nampafire.org> <prevention@nampafire.org>;
'effingere@nampafire.org' <effingere@nampafire.org>; 'knute.sandahl@doi.idaho.gov'
<knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@ForgedFiber37.com'
<brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>;
'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com'
<arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com'
<monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com'
<Contract.Administration.Bid.Box@ziply.com>; '[REDACTED]';
'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>;
'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov'
<anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>;
'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; Kendra.Conder@itd.idaho.gov;
Brian.Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine.Wendelsdorf
<Christine.Wendelsdorf@canyoncounty.id.gov>; Michael.Stowell <mstowell@ccparamedics.com>; Curt.Shankel
<shankelc@cityofnampa.us>; '[REDACTED]'; Dalia.Alnajjar
<Dalia.Alnajjar@canyoncounty.id.gov>; Tom.Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy.Ostyn
<lucy.ostyn@canyoncounty.id.gov>; Code.Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing
Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>;
'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com'
<makline2@marathonpetroleum.com>
Subject: Agency Notice OR2025-0020/CR2025-0009 / Russell



PLANNING AND ZONING DEPARTMENT

TO: Karla Nelson, Principal Planner, Canyon County Development Services
DATE: September 15, 2025
FROM: Doug Critchfield, Principal Planner
RE: OR2025-0020/CR2025-0009

The property is in the Nampa Impact Area and is in the Medium Density Residential land use designation on the Nampa Future Land Use Map. The maximum lot size allowed in this land use designation is 17,000 sq. ft. As proposed, Nampa does not support this application and requests denial. The applicant is welcome to contact the City of Nampa Planning and Zoning Department to discuss options to develop this site.

Sincerely,

Doug Critchfield,
Principal Planner
Planning & Zoning Department
critchfielddd@cityofnampa.us
(208) 468-5442

EDC
file

"Owner/Applicant(s) shall comply with all applicable requirements [including obtaining proper permits] as may be imposed by City agencies appropriately involved in the review of improvement or land use requests (e.g., Nampa Fire, Building, Planning and Zoning and Engineering Departments, etc.) as this zoning verification letter does not and shall not have the effect of approving a project or abrogating requirements from those agencies."



PLANNING AND ZONING DEPARTMENT

TO: Karla Nelson, Canyon County Development Services

DATE: July 2, 2026

FROM: Doug Critchfield, Principal Planner

RE: **Case No. OR2025-0020/CR2025-0009:** The property owners, Russell and Rayona Russell and Bob and Nancy Parks, represented by HECO Engineers, requests a Comprehensive Plan Map Amendment from 'Agriculture' to 'Residential' and concurrently requests a Conditional Rezone from an "RR" (Rural Residential) zone to a "CR-R1" (Conditional Rezone -Single Family Residential) zone on Parcels R29423 and R29424, approximately 6.23 acres, for the purpose of developing the property as a residential subdivision. The subject property is located at 627 and 611 Ruth Lane, Nampa, also referenced as a portion of the SW¼ of Section 10, T2N, R2W, BM, Canyon County, Idaho.

The Property is in the Nampa Impact Area. The Comprehensive Plan Future Land Use Map indicates that this property is in a 'Medium-Density Residential' land use designation with a density range of 2.5 - 8 dwelling units per acre. The proposed subdivision density is approximately 1 dwelling unit per acre, which is below the density range of the 'Medium-Density Residential' designation. The property is approximately .54 miles from Nampa City limits. The surrounding land uses are residential.

The proposed subdivision is not in conformance with the Nampa 2040 Comprehensive Plan. Nampa requests that the applicant go through the pre-annexation process with the City of Nampa. As it stands now, Nampa requests denial of this proposal.

Sincerely,

Doug Critchfield,
Principal Planner, Long Range Planning
Planning & Zoning Department
critchfielddd@cityofnampa.us
(208) 468-5442

EDC/file

Karla Nelson

From: Karla Nelson
Sent: Tuesday, February 17, 2026 3:18 PM
To: Daniel Badger; Doug Critchfield
Cc: Peter Nielsen
Subject: RE: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

Thank you



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Daniel Badger <BadgerD@cityofnampa.us>
Sent: Tuesday, February 17, 2026 2:13 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>; Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Peter Nielsen <nielsenp@cityofnampa.us>
Subject: Re: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

Water services are available in the intersection of Ruth and Sunnyridge. Sewer service is not readily available to the property.

Daniel Badger, P.E

City Engineer | Development Engineering
Office: (208) 468-5469 | Cell: (208) 936-5690
500 12th Avenue South | Nampa, ID 83651
cityofnampa.us | [Stay Connected](#)

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, February 13, 2026 1:44 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Cc: Daniel Badger <BadgerD@cityofnampa.us>; Peter Nielsen <nielsenp@cityofnampa.us>
Subject: RE: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

Hi Karla – Daniel or Peter could answer this for you. Thanks

**Doug Critchfield (ASLA)**

Principal Planner | Planning & Zoning Department

Office: (208) 468-5442 | Cell: (208) 606-5799

500 12th Ave S | Nampa, ID 83651

cityofnampa.us | [Stay Connected](#)

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

cityofnampa.us/2050 – Help us plan Nampa's future

From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Friday, February 13, 2026 1:24 PM

To: Doug Critchfield <critchfielddd@cityofnampa.us>

Subject: FW: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

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.

Hi Doug,

Do you know how far away sewer/water services are for this property (R29423)? For their septic systems, I'm not sure that SWDH will allow for much smaller lots than what the applicant is proposing. If they could connect to services, then they could more easily match city plans, and our code also allows for smaller lots when connection is possible.

Thanks,

**Karla Nelson, AICP**

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

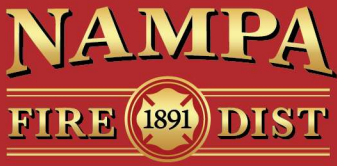
From: Doug Critchfield <critchfielddd@cityofnampa.us>

Sent: Monday, September 15, 2025 11:59 AM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Subject: [External] RE: Legal Notice OR2025-00020/CR2025-0009 / Russell

Karla – Please see attached. Thanks - Doug



EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

DATE: July 21, 2026

TO: City of Nampa – Planning and Zoning

FROM: Elijah Effinger, Nampa Fire Protection District, Fire Marshal

APPLICANT: Jesse Christensen / HECO Engineers

OWNER: Bob Parks

PROJECT ADDRESS: 627 Ruth Lane

RE: Russell (OR2025-0020/CR2025-0009)

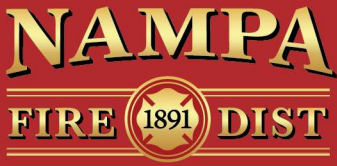
This application is for The property owners, Russell and Rayona Russell and Bob and Nancy Parks, represented by HECO Engineers, requests a Comprehensive Plan Map Amendment from 'Agriculture' to 'Residential' and concurrently requests a Conditional Rezone from an "RR" (Rural Residential) zone to a "CR-R1" (Conditional Rezone -Single Family Residential) zone on Parcels R29423 and R29424, approximately 6.23 acres, for the purpose of developing the property as a residential subdivision. The subject property is located at 627 and 611 Ruth Lane, Nampa, also referenced as a portion of the SW¼ of Section 10, T2N, R2W, BM, Canyon County, Idaho.

The Nampa Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Fire District required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).



EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

Fire Access Comments:

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

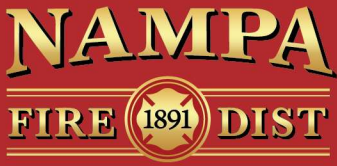
The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

When a bridge or elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO HB-17. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. (IFC 503.2.6)

For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. No Parking signs shall be installed throughout cul-de-sacs, turnarounds and at gates or bollards controlling emergency access. Developments with marked parking stalls shall have signs posted at each entrance stating Place a sign at each entrance to the site stating, "**ALL LANES ARE FIRE LANES-PARK IN MARKED STALLS ONLY**". The language below in smaller



EXCELLENCE
SERVICE
STRENGTH IN UNITY

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

208.468.5770

font is as follows: **“Violating Vehicle Will Be Towed; IFC Sec. 503”**. See exhibit below.

No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

Gates and Bollards shall comply with requirements of the IFC with designs being submitted to the Fire Code Official for approval. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock. See exhibit below for acceptable Bollard models manufactured by Maxiforce. (IFC 503.6, D103.5).

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 1.8 miles from Nampa Fire Station 2 with an approximate response time of 4 minutes.

Exhibits

“No Parking” Signs

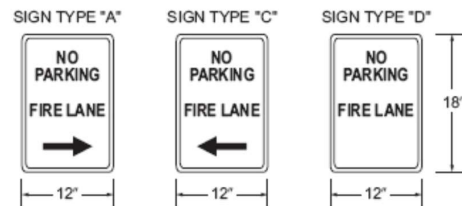
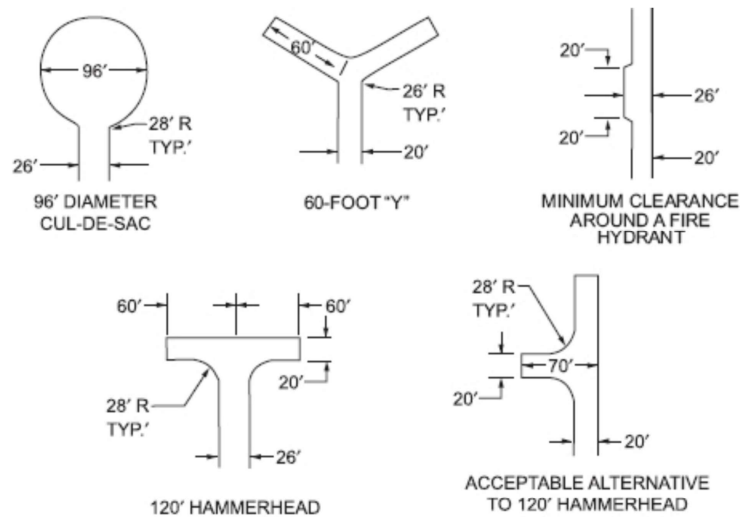


FIGURE D103.6 FIRE LANE SIGNS

“No Parking” signs for developments with parking stalls. Post at entrances.



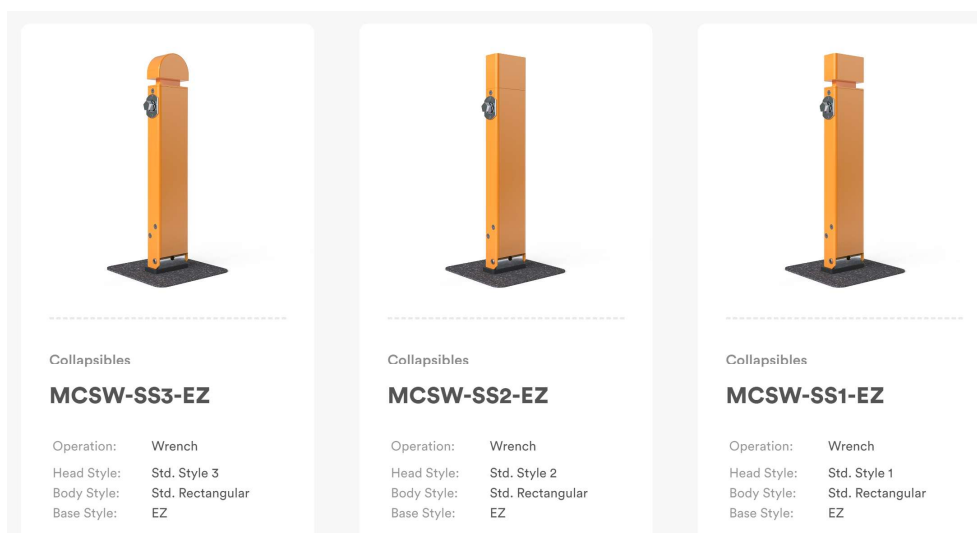
Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Approved Bollards by Maxiforce



Karla Nelson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, September 12, 2025 7:18 AM
To: Karla Nelson
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice OR2025-00020/CR2025-0009 / Russell
Attachments: NP.Study.Approval.Letter.Signed.07.02.2025.pdf

Hi Karla,

- 1.) Will a Nutrient Pathogen Study be required? **Yes, a Nutrient Pathogen Study (NP) has been conducted and approved.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **The applicant has conducted a site evaluation, and it appears that septic systems are suitable. However, the applicant has not submitted a subdivision application and Subdivision Engineering Report (SER) for review.**
- 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 the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

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 | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, September 11, 2025 2:02 PM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; '[REDACTED]' <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>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com'

Nexus Number: 024090

July 2, 2025

Rayona C. Russell
627 Ruth Ln
Nampa, ID 83686

RE: Ruth Lane Subdivision, Level 1 Nutrient Pathogen (NP) Study Approval Addendum No. 1

Mr. Russell,

Southwest District Health (SWDH) and the Idaho Department of Environmental Quality (DEQ) acknowledge receipt of the Level 1 Nutrient-Pathogen Study Addendum No. 1 for the proposed Ruth Lane Subdivision, located in Section 10, Township 2 North, Range 2 West. The Addendum, prepared by Atlas Technical Consultants of Boise, Idaho, on your behalf, was received for review on May 23, 2025.

According to the submitted documentation, the subject property encompasses approximately 5.33 acres. The proposed development includes four (4) buildable lots with a minimum lot size of 0.84 acres. The development plan includes individual wastewater disposal systems and individual water wells to serve single-family residences on each lot.

Based on the data and analysis presented in the Nutrient-Pathogen Study, the proposed development of the Ruth Lane Subdivision is not expected to significantly impact downgradient groundwater quality. Accordingly, the Level 1 Nutrient-Pathogen Study is hereby approved as of June 4, 2025, subject to the following conditions:

Condition(s) of approval:

- DEQ's Review of the MB Spreadsheets indicates **all** lots will need extended treatment systems to reduce nitrate concentrations in wastewater to 16 mg/L or less.
- The maximum house size permitted is a four (4) bedroom house (300 gallons per day). 300 gallons per day is the value used in the NP study as the amount of effluent discharged from each individual subsurface disposal system.
- If lots are added, the study must be resubmitted and/or amended before additional lots are approved.
- Secondary dwellings are not approved for this proposed subdivision without resubmitting and/or amending the NP study to include additional dwellings. Approval of secondary dwellings is based on the resubmittal or amended NP study findings.

Based on the review and findings provided by the Idaho Department of Environmental Quality (DEQ), the Ruth Lane Subdivision may proceed to the next phase of the approval process, contingent upon compliance with the requirements outlined in Southwest District Health's (SWDH) Subdivision Engineering Report (SER). The SER, along with the associated subsurface sewage disposal system design, must reflect and incorporate the conclusions of the approved Nutrient-Pathogen Study. During lot design, particular attention must be given to the placement of septic systems to minimize potential impacts to downgradient wells. Upon submission of the completed SER to SWDH, a formal review will be conducted.

If you have questions, contact me at 208.899.1285 or via e-mail: anthony.lee@phd3.idaho.gov

Respectfully,

Anthony Lee, REHS/RS
Land Development Senior

Cc: Cody Ellis, L.G./ Atlas Technical Consultants



September 15, 2025

Karla Nelson, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
karla.nelson@canyoncounty.id.gov

Subject: Agency Notice OR2025-00020/CR2025-0009 / Russell

Dear Ms. Nelson:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project 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://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

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 local public health district.
- 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 groundwater.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (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.
- 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.
- 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 groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for 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 storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- 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 GROUNDWATER 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 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. 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.

- **Groundwater 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, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both 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 land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

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

Sincerely,

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

Troy Smith
Regional Administrator



Growing Together LLC

301 Warehouse St.
Caldwell, ID 83605

January 29, 2026

Canyon County Planning and Zoning Commission

Canyon County Development Services
111 N. 11th Avenue, Suite 203
Caldwell, ID 83686

Re: Letter of Support for Rayona Russell Application – Wayne’s Hideaway Subdivision

Dear Members of the Planning and Zoning Commission,

On behalf of Growing Together LLC, I am writing in support of the application submitted by Rayona Russell for the proposed Wayne’s Hideaway Subdivision at 627 Ruth Lane, Nampa, Idaho, including the requested conditional rezone from Rural Residential (RR) to Single-Family Residential (R-1) with a one-acre minimum lot size.

Growing Together supports this proposal because it reflects the existing land use pattern and subdivision character already established in the immediate area. Although much of the surrounding area is zoned RR, many existing parcels in the vicinity are already below one acre. The requested R-1 designation, conditioned on a one-acre minimum lot size, is therefore more consistent with the established lot pattern and residential character than the RR zone.

We believe this application aligns with the Canyon County Zoning Ordinance and the Canyon County 2030 Comprehensive Plan, particularly policies that encourage orderly growth, compatibility with surrounding land uses, and inward residential development in areas already functioning as residential neighborhoods—rather than expansion into agricultural areas.

For these reasons, Growing Together supports approval of the application and appreciates the applicant’s effort to maintain neighborhood compatibility through lot sizes that are consistent with the surrounding area.

Thank you for your consideration.

Sincerely,



George Crookham

President

on behalf of Growing Together LLC

111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Tuesday, June 16, 2026 10:41 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>; Eryanna Wagner <[REDACTED]>
Subject: RE: [External] Ruth Lane Subdivision

Karla, yes it will be 6 and the existing homes will be retained. I will have something over to you today.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, June 16, 2026 10:38 AM
To: [REDACTED]
Subject: RE: [External] Ruth Lane Subdivision

Hi Eryanna and Jesse,
I'm hoping to get this case scheduled with the P&Z in the next few months. I will need to resend the initial agency notice with the additional parcel. I also need to confirm that the total number of lots will now be 6, but the 2 existing residences will be retained, and only 4 new residences are proposed? If there is a very basic updated site plan showing the six lots, that would also be helpful.

Thanks!



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Eryanna Wagner <[REDACTED]>
Sent: Tuesday, June 9, 2026 1:21 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: Re: [External] Ruth Lane Subdivision

Hi Karla,

Attached is the comprehensive plan amendment signed by Bob Parks.

Eryanna Wagner

Staff Engineer

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, June 8, 2026 8:08 AM
To: Eryanna Wagner <[REDACTED]>
Subject: RE: [External] Ruth Lane Subdivision

Eryanna,

I forgot to include the comprehensive plan map amendment, the new property owner that will be included in this request will also need to sign the comprehensive plan amendment application: [Agency Acknowledgment](#)

Thank you,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Eryanna Wagner <[REDACTED]>

Sent: Friday, June 5, 2026 10:18 AM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Subject: Re: [External] Ruth Lane Subdivision

Hi Karla,

I have attached the zoning amendment for the neighboring property of Ruth Lane Subdivision and an affidavit of legal interest. We will also work on preparing the updated Basic Site Plan.

Eryanna Wagner

Staff Engineer

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, June 3, 2026 11:17 AM
To: Eryanna Wagner <[REDACTED]>
Subject: RE: [External] Ruth Lane Subdivision

Eryanna,

Yes, the new applicant will need to sign the application so we know that they are ok with you including them in the request. [Microsoft Word - Zoning Amendment](#) (see page 3 of the application). It would also be helpful to have an updated basic site plan showing the private road and updated information on the number of lots and any other updated narrative on how the request is changing. We will also need an updated legal description of the full property boundary by the time it goes to the Board of County Commissioners so that it can be included in the development agreement.

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Eryanna Wagner <[REDACTED]>
Sent: Wednesday, June 3, 2026 11:06 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: [External] Ruth Lane Subdivision

Hi Karla,

We submitted a rezone application for the Ruth Lane Subdivision located at 627 Ruth Ln, Nampa, ID 83686.

We need to update the application to add an additional applicant:

Bob Parks
611 Ruth Ln
Nampa, ID 83686

Please let us know if there is any additional information needed to make this update.

Thank you,

Karla Nelson

From: Karla Nelson
Sent: Monday, June 1, 2026 4:28 PM
To: 'Jesse Christensen'
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

No worries, I understand.

We could potentially wait until the Board hearing, but the legal description is needed for the rezone ordinance and DA, so the rezone cannot be approved without a legal description. Also, I can't say that the additional parcel is part of the application without their signature saying that they are ok with their property being rezoned. An updated site plan would also help to show that you will meet the private road standards.



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen [REDACTED] >
Sent: Monday, June 1, 2026 4:25 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks for responding to my questions, even if they are a bit silly. I guess I am not asking this correctly. Do we need to submit a legal description for rezoning the property? I am getting some pushback from my clients about why this is needed at all.

Thank You

Jesse Christensen, PE

Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
[REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, June 1, 2026 4:22 PM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Yes, if you are adding that additional parcel into the request then we need them to sign on and update the legal description to include their parcel.



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Monday, June 1, 2026 3:08 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Is that for just the rezone application that we are doing right now?

Thank You

Jesse Christensen, PE

Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Monday, June 1, 2026 2:31 PM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
I still need:

1. Updated legal description with the additional parcel that you are adding
2. Signed application from the added parcel property owner(s)
3. Updated site plan

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Monday, June 1, 2026 1:59 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Good afternoon Karla, I was just checking in on this note about our conversation with Daniel from the City of Nampa. I also wanted to know if we need the new application and legal for the zoning meeting portion of the process.

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Jesse Christensen

Sent: Wednesday, May 13, 2026 9:20 AM

To: 'Karla Nelson' <Karla.Nelson@canyoncounty.id.gov>

Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Good morning Karla, I will have to check with the surveyor to see if they started that. We have spoken with Daniel at the City of Nampa and they seem to be willing to work with us on the setback requirements.

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: 2 [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, May 12, 2026 3:06 PM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,
Just checking in to see if you have any updates on:

1. Updated legal description
2. Signed application from the added parcel
3. Updated site plan

Thanks,



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Wednesday, April 15, 2026 12:22 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, I read that but apparently my reading comprehension is a bit lacking today. I will get with the surveyor for the legal and a site plan should be fine.

Thank You

Jesse Christensen, PE

Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, April 15, 2026 12:19 PM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,

I need a new legal description including both of the parcels and an application signed by the new owner of parcel R29424. You will also want to provide an updated site plan (it doesn't need to be very detailed, but it should show both parcels and it would be helpful to show where the private road will be located and that the resulting parcel sizes will still be an average of 1 acre. If you can't do that piece yet, that is ok but know that when you get to the subdivision phase you may only end up with 4 new parcels once the roadway is subtracted from the acreage. Is the intent now to keep the existing homes on each property and to end up with a 6-lot subdivision? Often, secondary residences come up, will the applicants be willing to prohibit secondary residences if deemed necessary by the Commission?

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Wednesday, April 15, 2026 12:12 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, what do you need from me to send this forward?

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: 208 642 3304



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Wednesday, April 15, 2026 11:26 AM

To: Jesse Christensen <[REDACTED]>

Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,

It sounds like that will give you enough space. The road will need to be in its own private road lot or dedicated as a public roadway. It will need to be between 50-60' wide. An easement will only work if it is approved to be a common driveway, and a common driveway cannot serve more than 4 lots/residences (that is City of Nampa code). Since you are in the City of Nampa area of impact, Nampa's subdivision ordinance, detailed in our area of impact agreement applies unless waived. If the neighboring parcel will be in the rezone, you will need to provide an updated legal description covering both of those parcels. The site plan doesn't need to be finalized before you get to the preliminary plat phase, but you will want to ensure that you have enough acreage to have an average of 1-acre lots after the road right-of-way dedication or private road lot is removed from the acreage.

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen [REDACTED]
Sent: Monday, April 13, 2026 12:05 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Good morning Karla, we did a neighborhood meeting last week to talk to the neighbors about the City's opinion on the density and they agree the 1 acre lots would be preferable. We also have a twist in the access road and it looks like the neighbor directly west is willing to join the subdivision so the road with 50 easement can probably stay as depicted. We need to update the plat map showing the road lot.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, March 31, 2026 2:09 PM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Unfortunately, in a subdivision, the road needs to be in its own lot and that lot, if serving more than 2 homes, needs to be 50-60' wide. The Board doesn't have the discretion to just allow a 28' easement. The details can be finalized with the preliminary plat phase, but we do need to see how access is going to work to the lots, as that is a question for the rezone. It doesn't need to be fully engineered or designed, but enough to show a concept plan, and it is helpful to understand if the number of lots will end up being fewer as a result of the private road.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Tuesday, March 31, 2026 1:56 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, do the commissioners have the leeway to allow our request for the one 28 foot easement? The much older sub behind us already has something similar. This private road will not be stubbed to the border and will not have any future connections. Once the homeowners have control they'd need to decide on sidewalks but I really don't see that happening. I completely understand why we do this and the possibility of future road connections but it really doesn't fit this site. At least I don't think it does.

If the only applications moving forward right now are rezone and comp plan amendment do we really need to focus on the road at this time?

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Tuesday, March 31, 2026 1:48 PM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,

You would need to talk with the Highway District to see if they would allow for two access points, if so then the house could continue to be served by the existing driveway. The lot width requirement is meant to ensure adequate width if the highway district were ever to take over the road. As the population continues to grow, the added width can also be helpful with additional amenities such as sidewalks. The requirement is certainly easier on greenfield sites, but unfortunately, we don't have any leeway in the code as written to get around that requirement.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Tuesday, March 31, 2026 1:33 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, I know you are busy over there and appreciate your time. I guess I have some follow-up questions.

1. If the road is moved to the east side of the property within a 50 foot wide private road lot what would that do to the access for the existing house? It has it's own approach right now.
2. What is the reasoning behind the 50 – 60 foot requirement for the lot? We can still provide access to all the lots and fire protection with a 20 foot road way within a 28 foot easement including turnaround.

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: 2 [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, March 25, 2026 1:03 PM
To: Jesse Christensen [REDACTED]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse, sorry for the delay, this got buried in my email. A shared driveway (that is only serving two residences) can be within a 28' wide easement. All private roads (serving 3 or more houses) however need to be in their own private road lot.

Hope that helps.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Thursday, March 19, 2026 2:10 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Still working on that Karla, thanks for following up. I do have one follow up question. A shared private road easement can be 28 feet wide as long as it only goes to two lots and doesn't need to be it's own lot correct? And this easement can cross other property?

Thank You

Jesse Christensen, PE

Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, March 18, 2026 3:01 PM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,

Following up on the private road. Do your clients want to keep the private road on the west side of the existing home? Again, it will need to be within its own lot that can be no less than 50' wide. With that reduction to 50' and based on my aerial map measuring tool, that would leave approximately 10' to the existing home. Since you are in the Nampa area of impact, applicable setbacks within Nampa's code can apply, and in this case, if I'm reading Nampa's code correctly, I think they would permit a 10-foot setback. Since the private road will be in its own lot, the acreage from that lot will end up being reduced from the amount available for the buildable lots. Do you know if you will still have enough acreage for the proposed 5 lots?

Thanks,



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Karla Nelson
Sent: Thursday, February 19, 2026 9:59 AM
To: 'Jesse Christensen' <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks, Jesse, that makes sense for the water and septic.

Regarding the private road, unfortunately, there is no variance available for the private road lot. The lowest the subdivision standards allow for is a 50' wide lot. You could request a variance for the existing house setbacks. The private road lot needs to be a minimum of 50' wide; the road itself can be 20' wide, but the lot can go no lower than 50' wide, and the setback is measured from the edge of the private road lot. Our subdivision standards require that private roads be in their own lots, and the code allows for a reduction of the 60' wide lot, but it specifies that the lowest it can go is 50' wide.



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Thursday, February 19, 2026 9:48 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Will do Karla, we'll get something formal out to you asap. But I'm pretty sure we'd like to try a variance request for the allowable 28 foot right of way with a 20-foot paved road because of site constraints. Having water about 300 feet from the property doesn't help the subdivision since the Nitrate Priority Area and NP Study are going to hold us to the number of lots we have shown. There is not higher density available through DEQ. If sewer were available we could make it work but 1-million plus in sewer, water, and road repair doesn't work.

Thank You

Jesse Christensen, PE

Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Thursday, February 19, 2026 9:31 AM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Sounds good, keep me posted on what they would like to do regarding the private road and connection to water with Nampa.



Karla Nelson, AICP

Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Thursday, February 19, 2026 9:29 AM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Good morning Karla, I will let them know. FYI, we are working with the surveyor to complete the boundary adjustment and should hopefully have that completed "soon".

Thank You

Jesse Christensen, PE

Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Thursday, February 19, 2026 8:31 AM

To: Jesse Christensen <[REDACTED]>

Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,

The forecast looks good for Monday. I plan to be out there mid-day to take photos. The property owner doesn't need to be there. Thank you for letting them know.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>

Sent: Wednesday, February 18, 2026 1:53 PM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Karla, that is unacceptable. You said you would be out today and that is what I expected. I've been sitting out here for hours waiting. 🟡 ⋯ 😏

All of that is a lie. Good idea, please let me know when you are heading over there so I can give the owners a heads up. Who would have thought we'd finally get some snow. I am supposed to go look at a 200 ish acre lot in New Meadows next week and we've been looking at there be no snow.

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Wednesday, February 18, 2026 1:48 PM

To: Jesse Christensen [REDACTED]

Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,

I should have looked more closely at the weather. I'm going to wait until next week for a site visit and will plan to go on a dry day.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen [REDACTED]

Sent: Friday, February 13, 2026 3:49 PM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Sounds like a plan Karla, I will give them a heads up.

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Friday, February 13, 2026 3:48 PM
To: Jesse Christensen [REDACTED]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Jesse,

One last thing, part of our review process is to conduct a site visit. I plan to go out to the site next week (hopefully Wednesday afternoon). I'll just walk the site and take photos. These will be used in the hearing to give the commissioners a sense of the site and the surrounding area. The applicant does not need to be there, but wanted to let you know so they are not surprised to see me out there taking photos.

Thank you,



Karla Nelson, AICP
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6036
Email: Karla.Nelson@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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.

From: Karla Nelson
Sent: Friday, February 13, 2026 2:08 PM
To: Jesse Christensen [REDACTED]
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Jesse,

I was just looking at old maps and noticed that the acreage has changed. It looks like a property boundary adjustment was done by deed in 2011 with Parcel R29424 and recorded with the assessor's office in 2021, but was never approved by Development Services. We started to require property boundary adjustments in 2010, so an after-the-fact Property Boundary Adjustment will need to be approved before the rezone can be approved. The property boundary adjustment application can be found here: [Canyon County Development Services](#)

Thanks,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen [REDACTED]
Sent: Friday, February 13, 2026 1:31 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Thanks Karla, I will review this and reach out to the owners. I appreciate the review. To semi answer your first point. The owners discussed this with the City of Nampa early on and the cost to connect to City services doesn't make sense even with a higher density. If it was a much larger subdivision that could absorb the cost it might pencil out, but this is pretty small. I am not sure there is a path to annexation but I might be wrong about that.

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Friday, February 13, 2026 1:17 PM

To: Jesse Christensen [REDACTED]

Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Jesse,

I've attached agency comments that we have received so far for case # CR2025-0009 & OR2025-0020. The property is within Nampa's area of impact, and the city is opposed to the request currently, as their plans call for smaller lot sizes. Have you talked with the City of Nampa to discuss pre-annexation and the potential for connecting to city services? I would suggest talking with them so we can have a better understanding of the possibilities. Our code does allow smaller lot sizes for parcels within an area of city impact with central sewer and/or water services. If you could connect to either of those services, the lots could be reduced to 12,000 square feet.

The other concern I see at this point is around access. For subdivisions, our code requires private roads to be in their own lots, and that lot needs to be 60' wide. The width can be reduced to 50' if site characteristics require the reduction and the reduction will not cause injury, damage, or a safety hazard. In this case, I think we can make the case for the reduction to a 50' wide lot, but unfortunately, our code does not allow a private road lot to be reduced any further. The road itself only needs to be 20' wide, but the private road lot needs to be 50' wide. It looks like your plans envision an easement for the private road, which will not work with our subdivision requirements. Also, the one-acre average lot size of the requested zone is calculated based on the average of all the residential lots with the private road in its own lot. You will want to confirm that you can still get 5 lots with an average of 1 acre. Another concern with the private road is that the existing home likely will not meet setbacks. The existing home lot will have a front setback of 20' from Ruth Lane and from the private road lot. A variance will be required, and if it is not approved, then the other option would be removing the existing home or perhaps moving the access to the other side of the existing home (if it could fit there).

It looks like the applicant currently uses an easement on the neighboring property, but the intent with the future subdivision will be to have the private road fully contained on the applicant's property, correct?

Note also the comments from the irrigation district on preserving easements.

I still have a number of applications in line before yours, but I'm hoping that we might be ready for the planning and zoning commission in May or June. Let me know how the applicant wants to handle the private road concerns and what, if anything, you discuss with the City of Nampa.

Thank you,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Thursday, September 4, 2025 2:05 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Karla here are the signed applications for the packets. Please let me know if you need anything else.

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED] 4



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Sent: Wednesday, September 3, 2025 3:06 PM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

No, need to update the affidavit. Just send the signed application when you have it.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>
Sent: Wednesday, September 3, 2025 2:54 PM
To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>
Subject: FW: [External] RE: CR2025-0009 & OR2025-0020

Karla, I think we have addressed everything I can get this signed tomorrow by the owner. Do we need to update the Affidavit of Legal Interest?

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Sal Ochoa <[REDACTED]>
Sent: Wednesday, September 3, 2025 8:48 AM
To: Jesse Christensen <[REDACTED]>
Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Everything should be updated to reflect the comments from Karla.

Thank you,

Sal Ochoa
Staff Engineer
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Jesse Christensen <[REDACTED]>
Sent: Tuesday, September 2, 2025 1:56 PM
To: Sal Ochoa <[REDACTED]>
Subject: FW: [External] RE: CR2025-0009 & OR2025-0020

Thank You

Jesse Christensen, PE
Project Engineer
Licensed in ID, OR and (TX Inactive)
Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661
Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687
Mailing: PO Box 235 - Payette, ID 83661
Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Tuesday, September 2, 2025 1:55 PM

To: Jesse Christensen <[REDACTED]>

Subject: RE: [External] RE: CR2025-0009 & OR2025-0020

Hi Jesse,

Just a few changes. Below is a screenshot from your **comprehensive plan map amendment application**. Where it says current comprehensive plan designation, delete RR and write 'Agricultural'; where it says requested comprehensive plan designation, delete R-1 and write 'Residential'. Where it says zoning district, write R-R (that is to designate what the current zoning is).

SITE INFO	STREET ADDRESS:	627 Ruth Lane	
	PARCEL NUMBER:	R29423	
	PARCEL SIZE:	5.33 AC	
	CURRENT COMPREHENSIVE PLAN DESIGNATION:	RR	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION:	R-1	
	FLOOD ZONE (YES/NO)	NO	ZONING DISTRICT:

Check the applicable application type:	
☒	Comprehensive Plan Map Amendment (change the future land use designation)
☐	Comprehensive Plan Text Amendment (propose a new Comp Plan Policy or Amendment)

For the **Zoning Amendment application**, the way we have the application set up is a little strange. What you have for current zoning and proposed zoning is fine, just delete 'CC' under zoning district, we don't have a CC district, and that box isn't really needed, it is covered with what you have in the proposed zoning box.

SITE INFO	STREET ADDRESS:	627 Ruth Lane	
	PARCEL NUMBER:	R29423	
	PARCEL SIZE:	5.33 AC	
	CHECK THE APPLICABLE APPLICATION TYPE:		
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT	
	CURRENT ZONING:	PROPOSED ZONING:	
	RR (Rural Residential)	R-1 (Single Family Residential)	
FLOOD ZONE (YES/NO)	NO	ZONING DISTRICT:	CC

For the **letter of intent**, the only change would be under the Comprehensive Plan Amendment paragraph. The amendment is to designate the parcel for future residential use, and the corresponding rezone request with the proposed Single Family Residential R-1 zone fits within the broader residential designation in the comprehensive plan.

I hope this makes sense. Feel free to reach out if you have questions. If possible, it will be best for the property owner to sign the application so we know that they understand what is being applied for.



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

From: Jesse Christensen <[REDACTED]>

Sent: Friday, August 29, 2025 11:47 AM

To: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Subject: [External] RE: CR2025-0009 & OR2025-0020

Good morning Karla, thanks for taking the time yesterday to answer my confused questions. I have attached updated unsigned applications and revised letter of intent. Could you please let me know if this is what you wanted. Also I am going to have trouble getting Rayona's signature until maybe next week. We do have the affidavit of legal interest would my signature suffice?

Thank You

Jesse Christensen, PE

Project Engineer

Licensed in ID, OR and (TX Inactive)

Nampa Office

HECO ENGINEERS

Corporate Office: 32 N Main St - Payette, ID 83661

Nampa Office: 5700 E Franklin Rd, Suite 160 - Nampa, ID 83687

Mailing: PO Box 235 - Payette, ID 83661

Phone: [REDACTED]



This communication contains proprietary business information and may contain confidential information. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately destroy, discard, or erase this information and contact the sender.



From: Karla Nelson <Karla.Nelson@canyoncounty.id.gov>

Sent: Thursday, August 28, 2025 11:12 AM

To: Jesse Christensen <[REDACTED]>

Subject: CR2025-0009 & OR2025-0020

Jesse,

I have been assigned to your comprehensive plan map amendment and conditional rezone for 627 Ruth Lane. I think there was some confusion about what zoning and future land use designations you need to request.

The current zoning for the property is Rural Residential (R-R). In order to get the 1-acre lot sizes proposed a current zoning designation of Single Family Residential (R-1) is required.

The future land use designation for the property in our comprehensive plan is 'Agricultural', and you need a future land use designation of 'Residential' for your proposal.

The application submitted asks for a current zone change from A (Agricultural) to RR (Rural Residential). The property already has RR zoning; you will need to update the application to the current zoning of R-R and the proposed zoning of R-1.

Similarly, you will need to update the application for a Comprehensive plan designation from Agricultural to Residential. Please update the master application sheet for both the conditional rezone and future land use map amendment to what I have described above, and please update your letter of intent with that same information.

Once I get those updated documents, I can send the application out for our initial agency comments. I don't want to send until we get the updated information, as I think it would be confusing.

Also, I want to make sure you and the applicant understand that the preliminary plat will not be reviewed until after the rezone and comprehensive plan map amendment are approved. The subdivision part of the application will be a separate hearing process. For the private road, can you let me know the width of the proposed easement and the width of the road? Our code calls for a 60' private road easement and a 20' wide surface width for roads that are serving less than 100 Average Daily Trips. The easement width can be reduced to a minimum of 28', but we must find that the physical characteristics of the site require a width reduction.

Let me know if you have any questions.

All the best,



Karla Nelson, AICP

Principal Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6036

Email: Karla.Nelson@canyoncounty.id.gov

Website: www.canyoncounty.id.gov