



Director's Decision - AD2025-0133
Non-Viable Land Division – Canyon
County Code of Ordinances §07-18-09
Canyon County Development Services Department

CASE NUMBER: AD2025-0133
PARCEL NUMBER: R38456010A
PROPERTY OWNER/APPLICANT: Don Stine
ANALYST: Dane Adams, Associate Planner
DECISION: APPROVED with conditions – see page 6.

REQUEST:

The applicant requests a nonviable land division of parcel R38456010A (zoned "A" (Agricultural), approximately 2.65 acres) to create a total of two (2) residential parcels in conformance with Instrument No. 2026-026385 as follows:

Parcel 1: Approx. 1.449 acres (with residential building permit available)

Parcel 2: Approx. 1.201 acres (with residential building permit available)

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

PROPERTY HISTORY:

The original parcel was first divided in 2006 via LS2006-48, creating Parcel R38456010 and R338456. In 2021, LS2006-48 was amended via AD2021-0015 to create Parcel R38456010A (with a residential building permit available) and R38456010 (agricultural-only parcel).

FINDINGS:

Table 1. Administrative Land Divisions – Application and Process: CCCO §07-18-05

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	(1)	The following shall be provided with all applications for land divisions pursuant to this Article: A. Application; B. Fees; C. Site plan showing all lots and access locations; D. An irrigation plan (if applicable); E. Proof that any required conditions of county approvals are met (if applicable)
			Analysis	A complete application was accepted on November 3, 2025. On November 20, 2025, the applicant provided clarification to their letter of intent (Exhibit A2.1). On February 23, 2026, the original applicant sold the subject property. The new owner has signed a master application (Exhibit A3).
☒	☐	☐	(2)	Parcels divided pursuant to this Chapter with slopes greater than fifteen percent (15%) shall not be disturbed without an engineered grading and drainage plan consistent with section 07-17-33(1)C.
			Analysis	The subject property does not contain slopes over 15% according to the USGS slope map (Exhibit F).

☒	☐	☐	(3)	The subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code), the building code (chapter 6 of this code), and this chapter before the director can approve the application.
			Analysis	The subject property complies with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code), the building code (Chapter 6), and the zoning code (Chapter 7). There are no known code violations or previous conditions on the property.
☒	☐	☐	(4)	Notification of the application shall be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.
			Analysis	The City of Notus, Notus School District, Southwest District Health, Caldwell Fire District, State Fire Marshall, Notus-Parma Highway District, CenturyLink, Intermountain Gas, Idaho Power, Ziply, Black Canyon Irrigation District, Canyon County Sheriff, Canyon County Emergency Management Coordinator, Canyon County Paramedics, Farm Service Agency, Canyon County Assessor's Office, Canyon County Building Department, Canyon County Code Enforcement, Canyon County Engineering Department, Canyon County GIS Department, Idaho Department of Water Resources, Idaho Agricultural Aviation Association, and US Department of Agriculture were notified on November 26, 2025. Black Canyon Irrigation District (BCID) submitted a comment stating that the irrigation canal on the east side of the property has a 100-foot easement (50' on either side) and there can be no development within said easement. Additionally, the property has water rights amounting to 1 acre associated with it. BCID requests that the applicant complete a land split application and schedule an appointment with the BCID manager to resolve the concerns of the irrigation district, see conditions 5, 5a, 6, 6a, and 6b (Exhibit G1). The applicant was sent the BCIDs comment letter on January 23, 2025. Caldwell Fire Department submitted a comment stating they have no concerns with the subject division as long as all access meets the requirements set forth by the 2018 International Fire Code. The proposed properties have an estimated response time of 4 minutes, with the nearest fire station being roughly 2.5 miles away. Caldwell Fire Department requests that the applicant complete an Administrative Land Division application with their department, see conditions 4 and 4a (Exhibit G2). The applicant was sent the Caldwell Fire Department's comment letter on January 23, 2025 Notus-Parma Highway District submitted a comment stating that legal access to the subject parcels does not exist for the intended use. Staff has placed condition 3a on this approval, which will require the applicant to obtain legal access to the subject parcels before obtaining a building permit. Access must meet ACCHD Standards, which includes access being placed at a minimum of 330 feet from the intersection of Hop Rd and Galloway Rd, See conditions 3 and 3a. (Exhibit G3). The applicant was sent Notus-Parma Highway District's comment letter on January 23, 2025. The remaining agencies did not submit a comment within the 15-day time period.
☒	☐	☐	(5)	Pre-approval Decision: the following shall be provided after receiving pre-approval of the site plan from director.

				A. Record of Survey with metes and bounds descriptions of all lots that shows access from each parcel complies with the requirements of section 07-10-03: of this chapter, and that includes all existing and necessary easements;
			<i>Analysis</i>	Pre-approval of the site plan submitted in the application was granted on January 29, 2026. A record of survey, along with metes and bounds descriptions of all lots showing access in compliance with §07-10-03, was then submitted and recorded under Instrument Number 2026-026385.
☒	☐	☐	(6)	Decision: A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable. B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.
			<i>Analysis</i>	The application meets the requirements of section 07-18-05 per the above analysis. This document is the letter of approval and includes the details and requirements (conditions) of the division. See the decision on page 6.
☐	☐	☒	(7)	Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.
			<i>Analysis</i>	----
☒	☐	☐	(8)	Required Language on Approvals: Language from the Idaho Right to Farm Act shall appear on administrative land division approvals.
			<i>Analysis</i>	Idaho Code 22-4503: No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.

Table 2. Administrative Division of Nonviable Parcels in an Agricultural Zone: CCCO §07-18-09

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	(1)	Purpose: The director shall have the authority regarding the division of nonviable land within an "A" (Agricultural) zone, in whole or in part, where the result of the division limits negative impacts to adjacent agricultural uses.
			<i>Analysis</i>	The subject parcel is zoned "A" (Agricultural).
☒	☐	☐	(2)	Minimum Parcel: The proposed parcel created and its remnant shall be at least one (1) acre in size.
			<i>Analysis</i>	The request creates no more than two (2) residential parcels greater than the minimum lot size requirements for each parcel (Exhibit A1). Parcel one (1) is approximately 1.415 acres, and parcel two (2) is approximately 1.265 acres.
☒	☐	☐	(3)	Application: The applicant shall submit to DSD an application for a director's administrative decision along with the appropriate fee, including requirements of Section 07-18-05 of this chapter. Submittal shall also include the following:
			<i>Analysis</i>	A complete application was accepted on November 3, 2025.

☒	☐	☐	(3)A	Evidence demonstrating the land, in whole or in part, is nonviable for agricultural use; and
			Analysis	Per the applicant's letter of intent (Exhibit A2 and A2.1), property characteristics such as lot size and shape make the property nonviable in whole for agricultural use. The subject property is currently 2.65 acres. This size does not meet the minimum agricultural exemption for the Canyon County Assessor's office. The subject property is long and narrow, with uneven geometry that makes efficient agricultural operations difficult. This evidence is supported by staff research located in sections 07-18-09(3)B and 07-18-09(5)C.
☒	☐	☐	(3)B	Evidence demonstrating the result of the request will minimize potential negative impacts to adjacent agricultural uses.
			Analysis	According to the applicant's site plan, access will be taken directly from Hop Rd. The Notus-Parma Highway district provided a comment stating that access can be allowed off of Hop Rd, it shall be a shared driveway at least 330 feet from the intersection of Hop Rd and Galloway Rd, see conditions 3 and 3a (Exhibit G3). Due to the location of the Notus Canal on the East side of the property (Exhibit C), Parcel R38456010A is separated from the adjacent agricultural operation and therefore not expected to cause a negative impact to the adjacent agricultural uses. The Black Canyon Irrigation District provided a comment letter on December 1, 2025, which states that the proposed use can encroach on any easements in place (Exhibit G1). Staff has placed conditions 5, 5a, 6, 6a, and 6b, which minimize these potential negative impacts. During notification of the proposed land division, (0) public comments were received.
☒	☐	☐	(4)	Notifications: Upon acceptance of an application, DSD shall, by mail, provide notification of the proposed division to the owners of parcels which are contiguous to the subject parcel(s) and to the owners of parcels which are within six hundred feet (600') of the external boundaries of the subject parcel(s) and shall provide such individuals a period of fifteen (15) calendar days from the date of the mailing to submit comments concerning the proposed division. Notification of the application shall also be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.
			Analysis	Notification of the request was sent to property owners within 600 feet on November 26, 2025. Zero (0) comments were received by the comment deadline. Notification of the request was sent to Notus-Parma Highway District and Caldwell Fire District on November 26, 2025. See the analysis under 07-15-04 for comment summary.
☐	☐	☒	(5)	Evaluation and Determination of Application: The director shall evaluate each application on an individual basis and shall exercise discretion in determining whether or not to approve such an application with consideration given to each of the following requirements:
			Analysis	----
			(5)A	The parcel(s) must be eligible for division; and

☒	☐	☐	Analysis	Parcel R38456010A is eligible for a land division subject to meeting the criteria below.
☒	☐	☐	(5)B	The subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code) and the building code (chapter 6 of this code) before the director can approve the application; and
			Analysis	The subject property complies with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code), the building code (Chapter 6), and the zoning code (Chapter 7). There are no known code violations or previous conditions on the property.
☒	☐	☐	(5)C	The parcel, in whole or in part, shall consist of land with site constraints and/or resource issues, such as lack of water, suitable soils, topography, land compatibility, lot size or configuration, that makes productive agricultural use extremely difficult; and
			Analysis	According to the applicant's letter of intent and clarification email, the subject property has an irregular configuration that makes productive agricultural use extremely difficult. Additionally, according to the applicant's clarification email, the subject parcels' shape also makes productive agricultural use extremely difficult (Exhibit A2.1). According to the Canyon County Soil Suitability map, the subject property consists of Least Suited Class V soils (Exhibit E). According to historical Google satellite imagery, the subject parcel has not been farmed since at least 2004 (Exhibit D).
☒	☐	☐	(5)D	The division shall not create a negative impact to surrounding agricultural uses. The director may include conditions of approval to mitigate potential negative impacts.
			Analysis	The division is not anticipated to create a negative impact on the surrounding agricultural use. See conditions 5, 5a, 6, 6a, 6b, and 7 for mitigation of potential negative impacts.
☒	☐	☐	(6)	The applicant has the burden of proving that the application meets these requirements. A. Deliberate action to withhold agricultural land from productive use strictly to qualify for a land division pursuant to this section shall disqualify such land from treatment under this section.
			Analysis	It does not appear that there has been deliberate action to withhold agricultural land from productive use to qualify for a land division.
☒	☐	☐	(7)	Decision, Division of Nonviable Parcel: A. If the application meets the requirements of this section, the director may approve the division into fewer than five (5) parcels from the original parcel. The director may attach conditions to the approval which limits the division or use. B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division. C. The director shall give notice of the decision granting or denying the application, to those previously notified of the pending application
			Analysis	A. It has been determined that the original parcel has been divided twice, resulting in Parcel R38456, R38456010, and R38456010A. This division will be the third from the original parcel, creating a total of 4 parcels from the original parcel.

				B. This document is the letter of approval and includes the details and requirements (conditions) of the division.
☐	☐	☒	(8)	Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 4 of this chapter.
			<i>Analysis</i>	----
☐	☐	☒	(9)	Onetime Only Division: Once a nonviable parcel in an agricultural zone has been approved, there shall be no other administrative land division from that land regardless of ownership of any of the land involved.
			<i>Analysis</i>	----
☐	☐	☒	(10)	Required Language on Approvals: Language from the Idaho Right To Farm Act shall appear on administrative land division approvals.
			<i>Analysis</i>	See section 07-18-05(8) for language from the Idaho Right To Farm Act.

DECISION:

The application for the described nonviable land division in accordance with CCCO §07-18-05 and §07-18-09 is **APPROVED** subject to the following conditions of approval:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing a building permit, the development shall comply with the requirements and regulations of Notus-Parma Highway District as evidenced by an approval letter from Notus-Parma Highway District (**Exhibit G3**).
 - a. The applicant shall complete an approach permit application with the Notus Parma Highway District prior to building permit submittal (**Exhibit G3**). Evidence shall be submitted to the Canyon County Development Services Department.
4. Prior to issuance of a certificate of occupancy, compliance with the International Fire Code is required (**Exhibit G2**), as evidenced by review and an approval letter from the Caldwell Fire Department (CCCO §06-01-09(6) and CCCO §07-10-03(2)).
 - a. The applicant shall complete an administrative land division application with the Caldwell Fire Department prior to building permit submittal (**Exhibit G2**). Evidence shall be submitted to the Canyon County Development Services Department.
5. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.
 - a. Development shall not encroach on the Black Canyon Irrigation District easement located on the East property line of Parcel R38456010A. (**Exhibit G1**).
6. The applicant shall comply with all conditions set forth by the Black Canyon Irrigation District (**Exhibit G1**).
 - a. The applicant shall complete a lot split application with the Black Canyon Irrigation District prior to building permit submittal (**Exhibit G1**). Evidence shall be submitted to the Canyon County Development Services Department.
 - b. The applicant shall complete a meeting with the Black Canyon Irrigation District Manager prior to building permit submittal (**Exhibit G1**). Evidence shall be submitted to the Canyon County Development Services Department.

7. Secondary Dwellings (CCCO §07-10-27 & §07-14-25) are prohibited on Parcels 1 and 2 as referenced in the Record of Survey (Instrument Number 2026-026385), unless the land division application is amended or there is a change in the land use designation.
8. The construction of driveways and private roads longer than one hundred fifty feet (150') from a public street right-of-way to the most distant portion of an inhabited building and private roads must be approved in writing by the applicable fire district.
9. Prior to building permit issuance, a recorded road user's maintenance agreement and recorded perpetual easements for ingress/egress shall be submitted to DSD in accordance with CCCO §07-10-03(1)B3.

Per CCCO §07-18-05(7): Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.

Karla Nelson

Karla Nelson, Principal Planner

7-16-26

Date

State of Idaho)

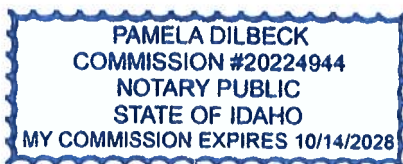
SS

County of Canyon County)

On this 10th day of July, in the year of 2026, before me Pamela Dilbeck, a notary public, personally appeared Karla Nelson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028



EXHIBITS:

A. Application

- A1. Site Plan
- A2. Letter of Intent
 - A2.1 Clarification email with applicant
- A3. Updated Master Application

B. Parcel Tool

C. Aerial Imagery

D. Google Earth Historical Photos

- D1. September 2004
- D2. June 2005
- D3. September 2006
- D4. August 2009
- D5. July 2010
- D6. August 2011

D7. October 2012
D8. August 2013
D9. June 2014
D10. April 2015
D11. April 2016
D12. June 2017
D13. July 2018
D14. May 2020
D15. September 2021
D16. July 2022
D17. May 2023
D18. May 2024

E. Canyon County Soils Suitability Map

F. USGS Slope Map

G. Agency Comments

G1. Black Canyon Irrigation District; Received: December 1, 2025
G2. Caldwell Fire Department; Received: December 3, 2025
G3. Notus-Parma Highway District; Received: December 9, 2025

SITE PLAN

Hop Rd

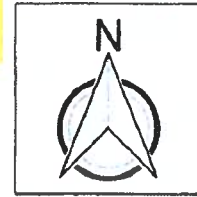
Caldwell, Idaho 83607

Parcel ID: 38456010A0

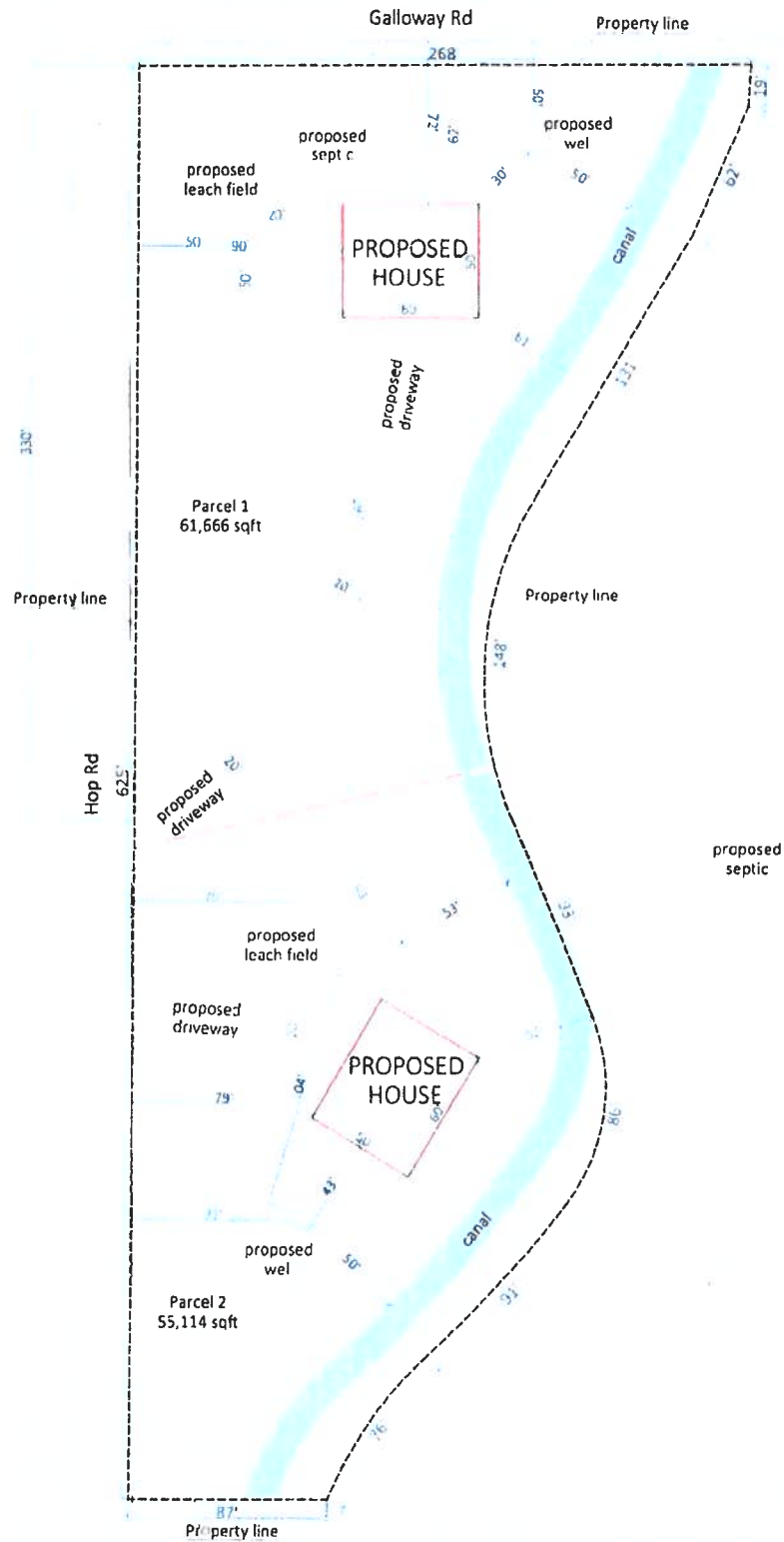
Lot area: 2.65 Acres

Paper Size: 11"x17"

Exhibit A1



scale 1"=50'



Lindsey Draper and Travis C Evanow

962 Otter Ave
Meridian, Idaho

Canyon County Planning & Zoning Department

111 N. 11th Avenue
Caldwell, ID 83605

Subject: Letter of Intent for Administrative Land Division

Dear Planning & Zoning Department,

We are submitting this letter of intent to request consideration for an **Administrative Land Division** of my property located at TBD Hop Road, parcel R38456010A which totals approximately **2.65 acres**.

The purpose of this request is to divide the existing parcel into **two separate lots**. The proposed division will enhance the utility and marketability of the property due to the **irregular shape of the existing lot**, which limits efficient use as a single parcel. Additionally, the property is **non-viable for agricultural or farming purposes** because it lacks water rights necessary for irrigation.

Splitting the property will create two lots that are better suited for residential use and consistent with surrounding land uses in the area. This administrative division will not negatively impact neighboring properties or public services and will improve overall land use efficiency.

Please consider this request for administrative review. We are happy to provide any additional information, maps, or supporting documentation as needed to assist with your evaluation.

Thank you for your time and consideration.

Sincerely,

Lindsey M Draper and Travis C Evanow

Dane Adams

From: Lindsey Draper [REDACTED]
Sent: Thursday, November 20, 2025 3:09 PM
To: Dane Adams
Subject: [External] Re: More information needed for AD2025-0133

Good Afternoon Dane,

Thank you for your review and the opportunity to provide additional information regarding the agricultural viability of the 2.65-acre parcel. Based on the physical characteristics of the property and the lack of any irrigation water rights, the lot is not suitable for productive agricultural use. The following points summarize the factors that limit its viability and support the proposed administrative division.

1. Insufficient Parcel Size for Commercial Agriculture

At only 2.65 acres, the parcel does not meet the minimum size typically required to support economically viable farming operations in Canyon County. Once setbacks, access needs, and non-plantable areas are considered, the usable acreage becomes too limited to support standard planting layouts, equipment operation, or livestock activity.

2. Irregular and Constrained Lot Shape

The parcel's unusual and irregular shape further restricts its functional agricultural area. Narrow sections and uneven geometry create fragmented spaces that are difficult to cultivate efficiently. These physical constraints make traditional farming operations impractical and cost-inefficient.

3. Lack of Irrigation Water Rights

The parcel has no deliverable irrigation water rights. Without legal access to irrigated water, the property cannot support typical agricultural crops or practices. Dryland farming is not feasible given the parcel's size, layout, and soil conditions, and the absence of any water source effectively eliminates its agricultural utility.

4. Benefits of a Non-Viable Lot Split to Future Planning and the Surrounding Area

Allowing a non-viable lot split aligns with long-term planning objectives by ensuring that land use reflects the practical capabilities of the property. Because the parcel cannot function as productive agricultural land, dividing it into more usable, logically shaped parcels will increase the functionality and value of the land. Smaller, well-configured parcels support more appropriate residential or ancillary uses, which in turn enhances the overall compatibility and aesthetics of the area.

A non-viable lot split also contributes positively to surrounding property values by preventing the continued designation of the parcel as agricultural land when it cannot serve that purpose. Bringing the property into alignment with actual on-the-ground conditions helps create a more orderly and intentional development pattern, supporting the county's broader land-use goals. Two lots will conform with all requirements and set backs, as well as highway district requirements for approved approaches for the lots

Conclusion

Considering the small size, irregular shape, lack of irrigation water rights, and the planning benefits of

MASTER APPLICATION**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #310, Caldwell, ID 83605

Phone: 208-402-4164



PROPERTY OWNER	OWNER NAME: <u>M+M Investment Properties</u>			
	MAILING ADDRESS: <u>2818 S Pond St Boise ID 83705</u>			
	PHONE: [REDACTED]	EMAIL: [REDACTED]		
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>Don Stine</u> Date: <u>3-4-20</u>				
APPLICANT (IF DIFFERENT THAN OWNER)	CONTACT NAME: <u>Don Stine</u>			
	COMPANY NAME: <u>Stine Construction</u>			
	MAILING ADDRESS: <u>2818 S Pond St Boise ID 83705</u>			
	PHONE: [REDACTED]	EMAIL: [REDACTED]		
SITE INFO	STREET ADDRESS: <u>T.B.D. Hop Rd.</u>			
	PARCEL #: <u>38456010 A0</u>	LOT SIZE/AREA: <u>2.651 Acres</u>		
	LOT: _____	BLOCK: _____	SUBDIVISION: _____	
	QUARTER: <u>NW 1/4 NW 1/4</u> SECTION: <u>25</u> TOWNSHIP: <u>5 N</u> RANGE: <u>4</u>			
	CURRENT ZONING: <u>Not sure?</u> FLOODZONE (YES/NO): _____			
HEARING LEVEL APPS	☐ CONDITIONAL USE ☐ COMP PLAN AMENDMENT ☐ CONDITIONAL REZONE ☐ ZONING AMENDMENT (REZONE) ☐ DEV. AGREEMENT MODIFICATION ☐ VARIANCE ~33% ☐ MINOR REPLAT ☐ VACATION ☐ APPEAL ☐ SHORT PLAT SUBDIVISION ☐ PRELIMINARY PLAT SUBDIVISION ☐ FINAL PLAT SUBDIVISION ☐ AG PROTECTION AREA ☐ ROAD NAME CHANGE			
	DIRECTORS DECISION APPS	☒ ADMINISTRATIVE LAND DIVISION ☐ EASEMENT REDUCTION ☐ SIGN PERMIT ☐ PROPERTY BOUNDARY ADJUSTMENT ☐ HOME BUSINESS ☐ VARIANCE 33% > ☐ PRIVATE ROAD/DRIVEWAY CONST. ☐ TEMPORARY USE ☐ DAY CARE ☐ OTHER ☐ EASEMENT REDUCTION ☐ (N) ROAD NAME		
		CASE NUMBER: _____ DATE RECEIVED: _____		
		RECEIVED BY: _____ APPLICATION FEE: _____ CK MO CC CASH		

bringing the property into a more appropriate land-use category, the parcel is clearly non-viable for agricultural purposes. These factors support approval of the requested administrative division.

Please let me know if any further information or documentation would be helpful as you complete your review.

Sincerely,
Lindsey Draper and Travis Evanow

On Thu, Nov 20, 2025 at 1:18 PM Dane Adams <Dane.Adams@canyoncounty.id.gov> wrote:

Good afternoon,

Apologies for the delayed response. Upon reviewing your application, I want to confirm that you are applying for a non-viable land division, as there are no more administrative land divisions available on the property.

If you are applying for non-viable, please provide evidence on how the property is non-viable. This can be lot/size constraints, lack of water rights, slope, easements, etc.

Please reach out with any questions.

Sincerely,



Dane Adams

Associate Planner

Canyon County Development Services Department

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

R38456010A PARCEL INFORMATION REPORT

1/29/2026 11:33:18 AM

PARCEL NUMBER: R38456010A

OWNER NAME: EVANOW TRAVIS CONRAD

CO-OWNER: DRAPER LINDSEY MARIE

MAILING ADDRESS: 11638 W GINGER CREEK DR BOISE ID 83713

SITE ADDRESS: 0 HOP RD

TAX CODE: 0820000

TWP: 5N **RNG:** 4W **SEC:** 25 **QUARTER:** NW

ACRES: 2.65

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURE

HIGHWAY DISTRICT: NOTUS-PARMA HWY #2

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: NOTUS SCHOOL DIST #135

IMPACT AREA: NOT In Impact Area

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AGRICULTURE

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY FIRM PANEL:
16027C0207G

WETLAND: Riverine

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: COLLECTOR

INSTRUMENT NO. : 2022030050

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 25-5N-4W NW TX 22445 IN NWNW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

Canyon County, ID Web Map

Exhibit C



1/29/2026, 11:32:21 AM

Parcel Number Search_Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

County Boundary

Current Impact Area

City Limits

Sections

Red: Band_1

Green: Band_2

Blue: Band_3

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

Scale: 0 to 0.05 mi / 0 to 0.08 km

1:2,257

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

Canyon County, ID

Exhibit D

Historical Google Earth Photos

Parcel R38456010A

Exhibit D1

September 2004

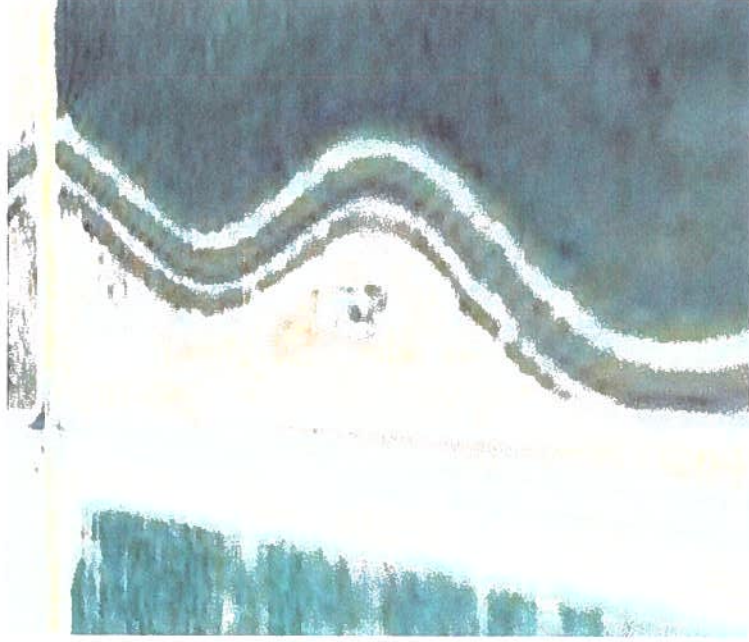


Exhibit D2

June 2005



Exhibit D3

September 2006

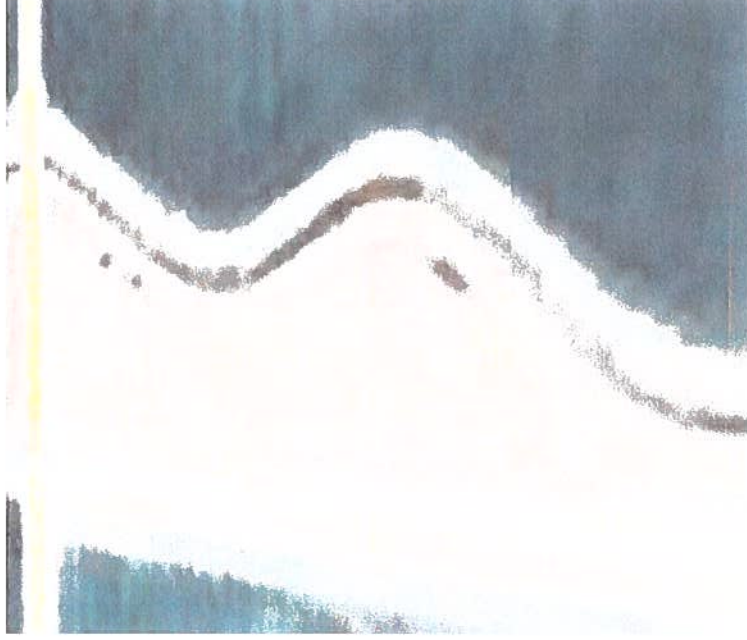


Exhibit D4

August 2009



Exhibit D5

July 2010

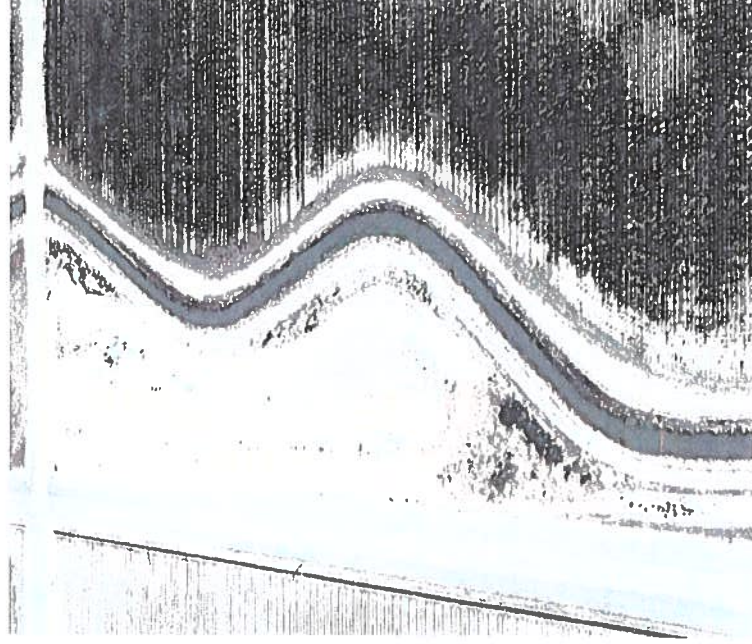
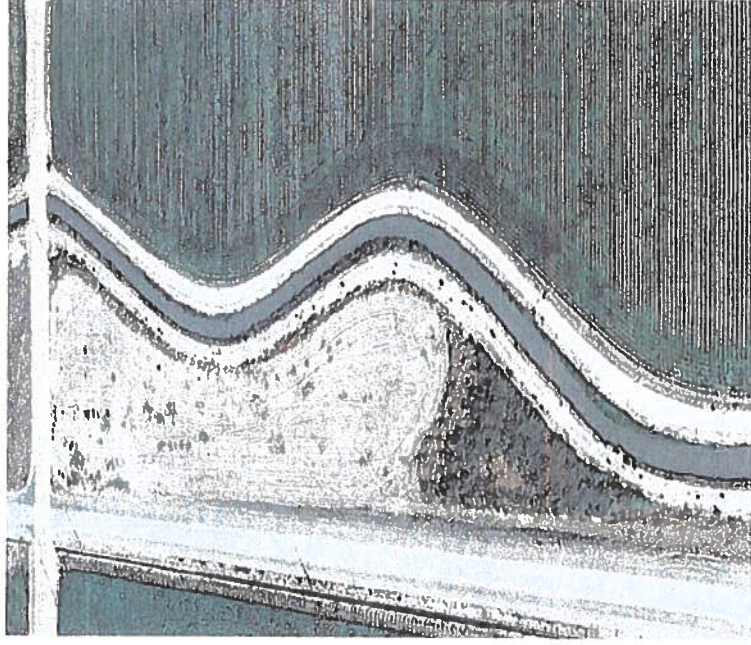


Exhibit D6

August 2011



October 2012

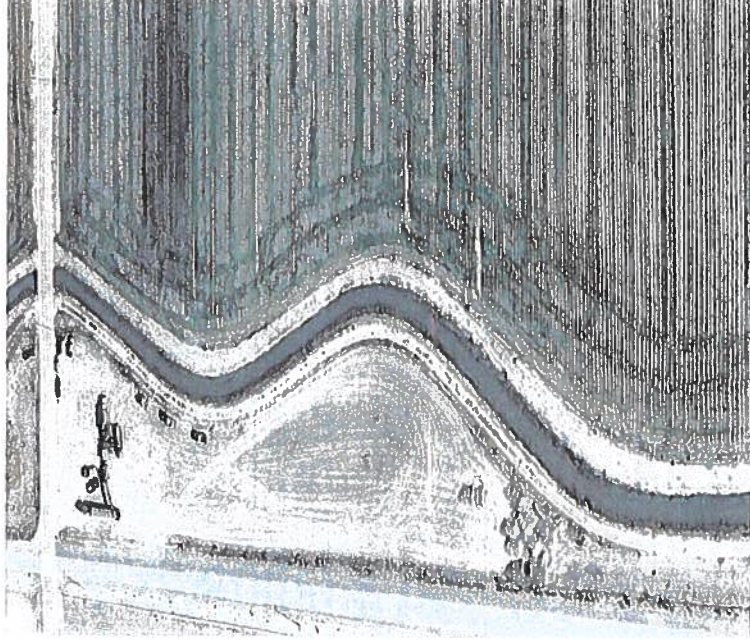


Exhibit D8

August 2013

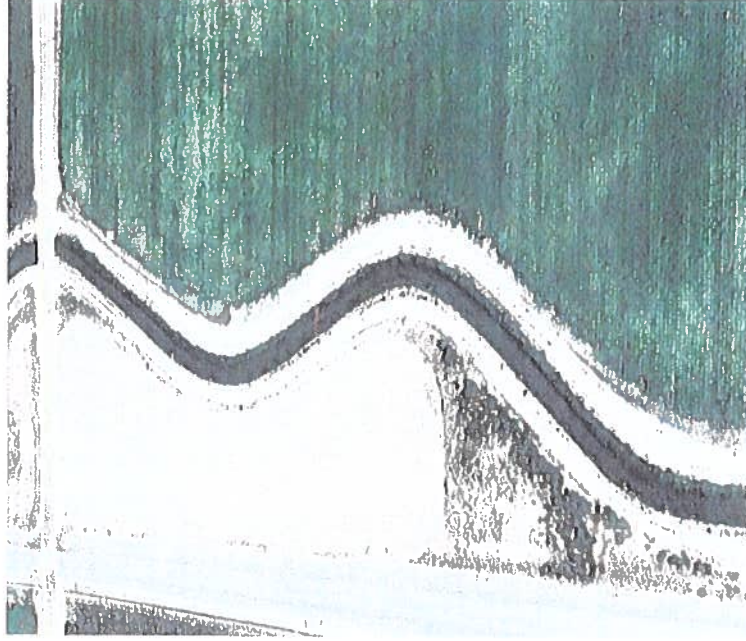
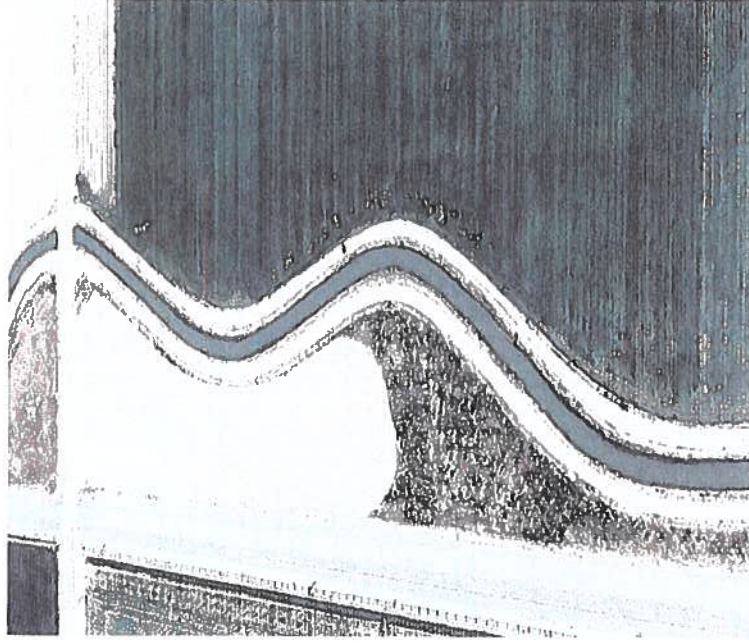


Exhibit D9

June 2014



April 2015

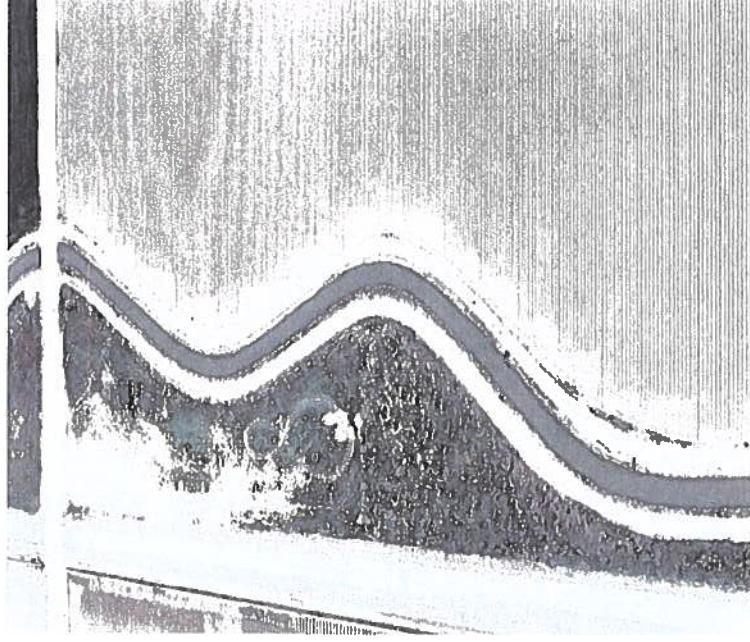
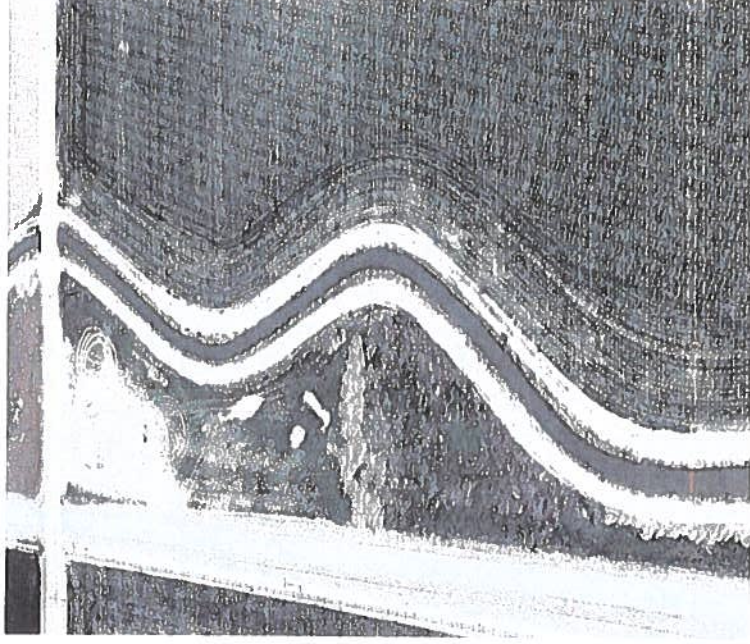


Exhibit D11

April 2016



June 2017

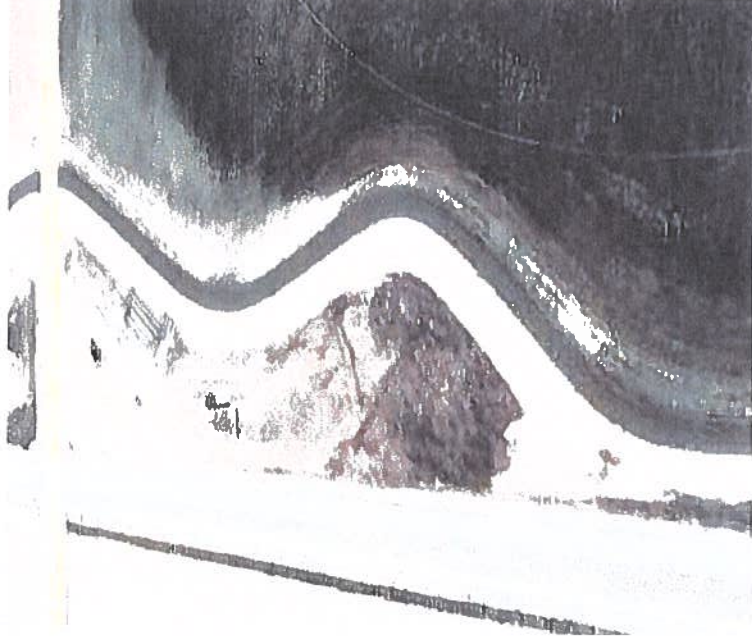


July 2018



Exhibit D14

May 2020



September 2021

Exhibit D15



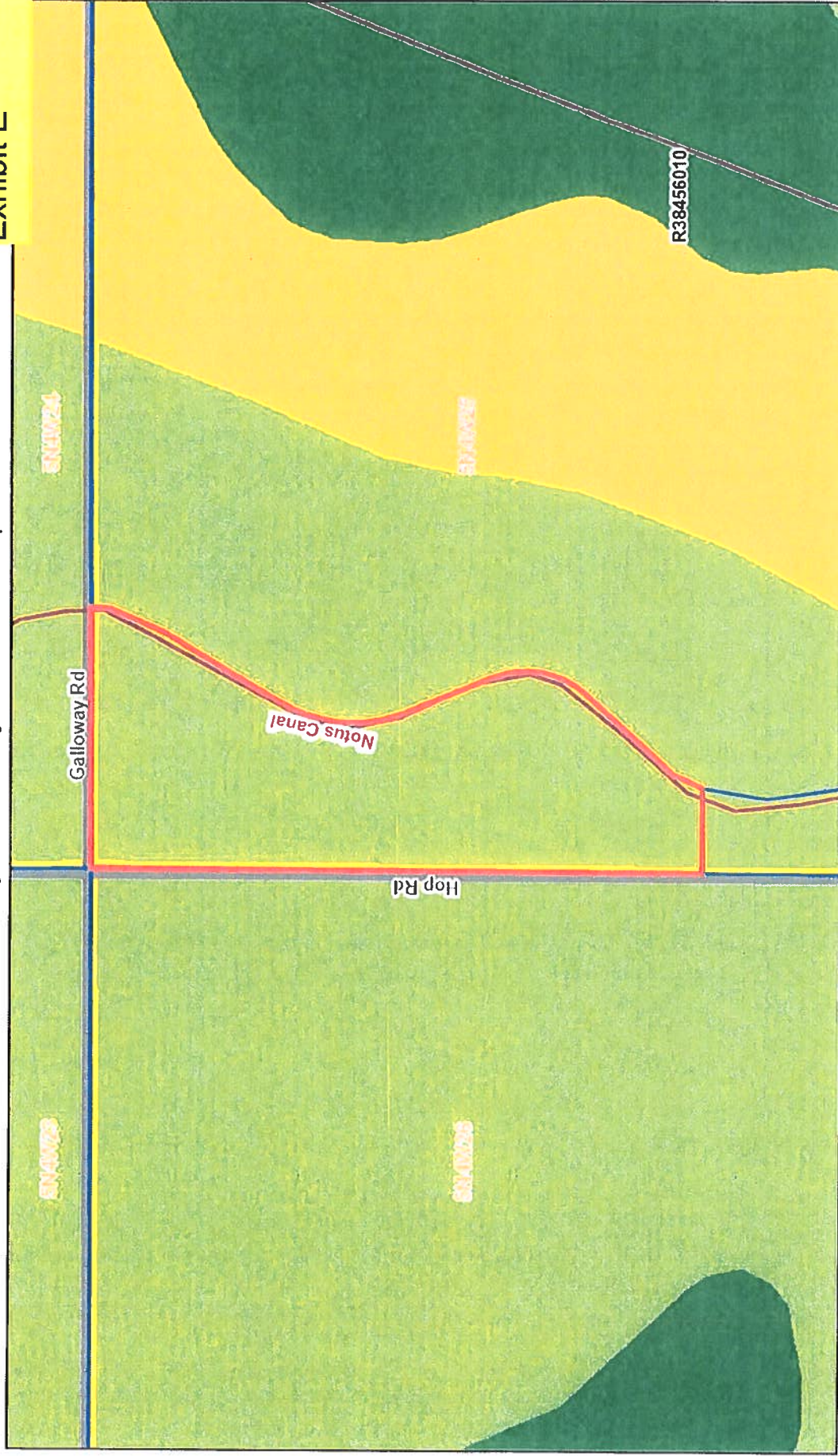
Exhibit D16

July 2022



Canyon County, ID Web Map

Exhibit E



1/29/2026, 11:34:55 AM

Parcel Number Search_Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

County Boundary

Current Impact Area

City Limits

Sections

Canyon Soils Suitability

BEST-SUITED / CLASS I

BEST-SUITED / CLASS II

MODERATELY-SUITED / CLASS III

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon, DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |

Canyon County, ID Web Map

Exhibit F



1/29/2026, 11:36:09 AM

Parcel Number Search_Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

SlopePercent_USGS

0 to 3

3 to 6

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

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

Canyon County, ID



December 1, 2025

Case Name: Draper & Evanow
Case Number: AD2025-0133
Parcel Number: R38456010A

Dear development services

Black Canyon Irrigation District (BCID) has reviewed the application for Lindsay Draper and Travis Evanow. BCID Has a few concerns with this application.

1. BCID has an overall 100' easement or 50' from center both ways on our Unit #1 canal which is the canal boarding the property. It appears that there may be several encroachments onto BCID's easement.
2. The applicant will need to come to BCID's office and complete a lot splits.
3. This property has a water right with BCID in the amount of 1 acre. BCID strongly recommends that the water be utilized for surface water under the surface water first policy the Idaho Legislature passed 67-6537
4. BCID is requesting that the applicant schedule a meeting with the manager of BCID to resolve the issues that BCID has before approving the application.

Mike Meyers

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com



Exhibit G2

Date 12/03/2025

Canyon County

Parcel: R38456010A

Re: Case Number: AD2025-0133

The Caldwell Rural Fire District has reviewed and can approve the Administrative Land Division application subject to compliance with access requirements set forth by the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

- Nearest Fire Station:
- Station 18 707 Notus Rd. Caldwell
- Distance: 2.5
- Estimated response time: 4 minutes

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0-1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1-2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2-3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3-4 miles	Slower—moderate	Closest available, limited	6-8min travel
4-5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3-4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.



Administrative Land Division

A required Fee of \$107.92 can be paid at the Fire Administrative office located at: 621 Cleveland Blvd. Caldwell ID 83605, second floor.

Conditions for Canyon County Rural Construction, Commercial & Residential

Commercial & Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. [Citizenserve Online Portal](#)

Homes over 3,600 square feet under the eaves shall require water supply or a fire sprinkler system installed in the residence.

Access and addressing shall be approved by the fire department.

The application can be found at [Permits/Inspections | Caldwell, ID](#)

Regards.,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org



THE
LANGDON
GROUP



J-U-B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

December 9, 2025

Canyon County Development Services Department

Attn: Dane Adams

dane.adams@canyoncounty.id.gov

111 N 11th Ave., Ste 140

Caldwell, ID 83605

RE: Case No. R38456010A

To Whom it may concern:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application request for the property located at 0 Hop Road, Caldwell dated November 26, 2025, for a Non-Viable Land Division of parcel R38456010A.

Hop Rd and Galloway Rd are both under the jurisdiction of the NPHD. The functional classifications for Hop Road and Galloway Road per NPHD's 2017 Transportation Plan are Major Collector Roads.

At this time and based upon the information provided with the application, the following conditions of approval apply:

1. **Legal access to the subject parcel does NOT currently exist for the intended use.** The applicant will be required to submit an approach application that meets the current Association of Canyon County Highway District Standards for each desired point of access.
2. Under Section 3061.020.A of the 2022 ACCHD Standards, a Major Collector a roadway operating as Minimum Use (defined as less than 50 vehicle trips per day or 5 trips in the peak hour), the minimum driveway spacing requirement is 330 feet. The proposed layout will need to be adjusted to meet these requirements. A shared access between the two parcels placed at a minimum of 330 ft from the intersection of Hop/Galloway would be acceptable.
3. There appears to be an existing canal access and maintenance road for the Notus Canal on the east side of the property. The applicant shall coordinate and secure approval from the Irrigation District for proposed parcel modifications.
4. Application requirements shall meet 2022 ACCHD Standards. Additional conditions of approval may be required per **ACCHD Sections 3030, 3061, & 3070.**

NPHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



THE
LANGDON
GROUP



J·U·B ENGINEERS, INC.



GATEWAY
MAPPING
INC.

NPHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by the Planning & Zoning Commission and the Canyon County Commissioners when the Rezone is approved. After the above requirements have been considered, a site visit with the Highway District is recommended to discuss options for adjusting the proposed driveway locations.

Sincerely,

Cooper Felton, PE
J-U-B ENGINEERS, Inc.

CC:

- Lynn Troxel, NPHD#2 Director of Highways