

2. PC07450

9314981

ROAD MAINTENANCE AGREEMENT

THIS AGREEMENT is made and entered into this 30th day of June, 1993, by and between DAN A. KORN and SHARON L. KORN, husband and wife, of Caldwell, Canyon County, Idaho, hereinafter collectively referred to as "Korn," and JAMES S. HINKLE, JR., and DEBRA A. HINKLE, husband and wife, of Caldwell, Canyon County, Idaho, hereinafter collectively referred to as "Hinkle."

RECITALS:

The parties hereto recite and declare as follows:

A. Korn is the owner of certain real property located in Canyon County, State of Idaho, hereinafter referred to as "Parcel 1" and "Parcel 2," and more particularly described in Exhibits "A" and "B," respectively, attached hereto and incorporated herein by this reference.

B. Korn and Hinkle have entered into an agreement for the sale by Korn to Hinkle of the real property described in Exhibit "A" as Parcel 1.

C. Access to Parcels 1 and 2 is provided by a gravel road resting upon the right of way described in Exhibit "C" attached hereto and incorporated herein by this reference.

D. As a condition of the sale of Parcel 1 from Korn to Hinkle, it is the desire of the parties to provide for an agreement by which the costs of maintenance, repair, replacement, and improvement of the aforementioned gravel road shall be shared equally by the property owners of Parcels 1 and 2.

NOW, THEREFORE, based upon the above stated considerations, and upon other good and valuable consideration, the parties do hereby agree as follows:

AGREEMENT

1. That the aforementioned common roadway shall be maintained, repaired, replaced, and/or improved at the equal expense of the owners of Parcels 1 and 2 and any other person(s) lawfully accessing such roadway.

2. That this Agreement shall continue perpetually and shall run with the lands hereinabove described and shall be for the benefit and use of the owners of said real properties described and their heirs and assigns.

3. That this Agreement shall be executed in accordance with the laws of the State of Idaho and recorded in the office of the Canyon County Recorder.

IN WITNESS WHEREOF, the parties do set their hands to this Agreement this 30th day of June, 1993.

Dan A. Korn
Dan A. Korn

Sharon L. Korn
Sharon L. Korn

James S. Hinkle, Jr.
James S. Hinkle, Jr.

Debra A. Hinkle
Debra A. Hinkle

STATE OF IDAHO)

County of Canyon)

:ss

On this 30th day of June, in the year 1993, before me, the undersigned, a Notary Public, personally appeared DAN A. KORN AND SHARON L. KORN, husband and wife, known or identified to me, to use to the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

(SEAL)

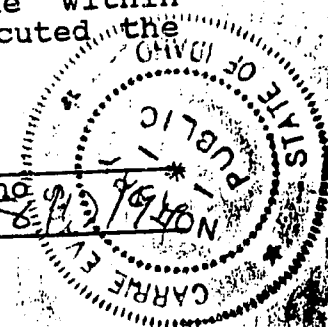
James K. Kratzberg
Notary Public for Idaho
Commission expires: 2-1-94

STATE OF IDAHO

County of Canyon)
:ss

On this 30th day of June, in the year 1993, before me, the undersigned, a Notary Public, personally appeared JAMES S. HINKLE, JR., and DEBRA A. HINKLE, husband and wife, known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Carrie Evans
Notary Public for Idaho
Commission expires: 8/12/94



(SEAL)

10/dwlf

PROPERTY DESCRIPTION
Parcel 1

For: Rick Sweaney
Job No.: MY0593
Date: May 13, 1993

A part of Gov't Lot 4
Sec. 2, T. 4 N., R. 3 W., B.M.
Canyon County, Idaho

Commencing at the NW corner of said Gov't Lot 4 (NW corner Sec. 2),
said corner monumented with a 5/8 inch diameter iron pin;

thence S. 0° 02' 03" W., a distance of 256.89 feet along the
westerly boundary of said Gov't Lot 4 to a 1/2 inch diameter iron
pin;

thence S. 0° 03' 35" E., a distance of 401.51 feet along the
westerly boundary of said Gov't Lot 4 to the **POINT OF BEGINNING**,
said point monumented with a 1/2 inch diameter iron pin;

thence S. 0° 01' 16" W., a distance of 329.99 feet along the
westerly boundary of said Gov't Lot 4 to a 1/2 inch diameter iron
pin;

thence N. 88° 28' 17" E., a distance of 478.37 feet parallel with
the southerly boundary of said Gov't Lot 4 to a 1/2 inch diameter
iron pin;

thence N. 29° 03' 03" W., a distance of 272.77 feet to a 1/2 inch
diameter iron pin;

thence N. 31° 47' 48" W., a distance of 101.67 feet to a 1/2 inch
diameter iron pin;

thence S. 88° 30' 15" W., a distance of 292.16 feet to the **POINT OF
BEGINNING**.

This parcel contains 2.932 acres more or less.

Also, this parcel is subject to all easements and rights of way of
record or implied.

All according to the record of survey as recorded in the Office of
the Canyon County Recorder.

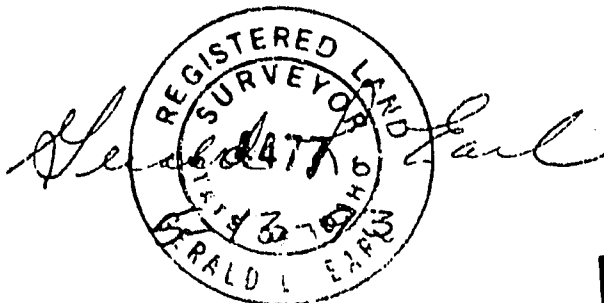


EXHIBIT A

PROPERTY DESCRIPTION
Parcel 2

For: Rick Sweaney
Job No.: MY0593
Date: May 13, 1993

A part of Gov't Lot 4
Sec. 2, T. 4 N., R. 3 W., B.M.
Canyon County, Idaho

Commencing at the NW corner of said Gov't Lot 4 (NW corner Sec. 2),
said corner monumented with a 5/8 inch diameter iron pin;

thence S. 0° 02' 03" W., a distance of 256.89 feet along the
westerly boundary of said Gov't Lot 4 to a 1/2 inch diameter iron
pin;

thence S. 0° 03' 35" E., a distance of 401.51 feet along the
westerly boundary of said Gov't Lot 4 to a 1/2 inch diameter iron
pin;

thence N. 88° 30' 15" E., a distance of 292.16 feet to the **POINT OF
BEGINNING**, said point monumented with a 1/2 inch diameter iron pin;

thence continuing N. 88° 30' 15" E., a distance of 366.17 feet to
a 1/2 inch diameter iron pin;

thence N. 88° 26' 56" E., a distance of 669.34 feet to a point on
the easterly boundary of said Gov't Lot 4, said point monumented
with a 1/2 inch diameter iron pin;

thence S. 0° 04' 15" W., a distance of 329.89 feet along the
easterly boundary of said Gov't Lot 4 to a 1/2 inch diameter iron
pin;

thence S. 88° 28' 17" W., a distance of 849.02 feet parallel with
the southerly boundary of said Gov't Lot 4 to a 1/2 inch diameter
iron pin;

thence N. 29° 03' 03" W., a distance of 272.77 feet to a 1/2 inch
diameter iron pin;

thence N. 31° 47' 48" W., ;a distance of 101.67 feet to the **POINT
OF BEGINNING**.

This parcel contains 7.115 acres more or less.

Also, this parcel is subject to all easements and rights of way of
record or implied.

EXHIBIT B

All according to the record of survey as recorded in the Office of
the Canyon County Recorder.

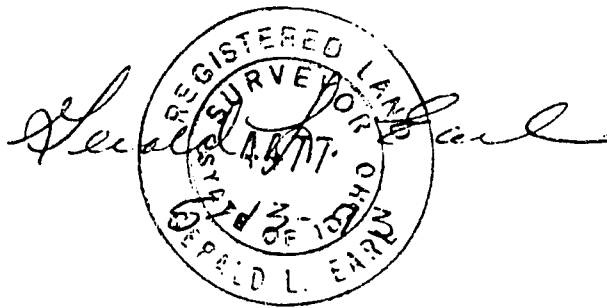


EXHIBIT B

EXHIBIT "C"

COMMENCING at the Southeast corner of Government Lot 4, Section 2, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, the INITIAL POINT of this description; thence

South 89° 27' West 56 feet along the South line of said Government Lot 4; thence

North 0° 01' East 1,014.3 feet parallel to the East line of said Government Lot 4; thence

South 54° 17' East 68.1 feet to a point in the said East line; thence

South 1° 01' West 974 feet along the said East line to the INITIAL POINT of this description.

ALSO

A part of Government Lot 4, Section 2, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described, to-wit:

COMMENCING at the Southwest corner of Government Lot 4, Section 2, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

North 0° 56' 30" East 660 feet along the West line of said Government Lot 4 to the INITIAL POINT of this description; thence continue

North 0° 56' 30" East 28 feet along the said West line; thence

North 89° 27' East 1,328.30 feet parallel to the South line of said Government Lot 4 to a point in the East line of said Government Lot 4; thence

South 1° 01' West 56 feet along the said East line; thence

South 89° 27' West 1,328.22 feet parallel to the said South line to a point in the said West line; thence

North 0° 56' 30" East 28 feet along the said West line to the INITIAL POINT of this description.

9314981

RECORDED

'93 JUN 30 PM 3 27

NEED ERR

CANYON CNT RECORDER

RY

U. Chas. J.
PIONEER - CALDWELL

REQUEST

TYPE

B&A *2400*

EXHIBIT "C" 1

Archived: Thursday, August 6, 2026 12:03:13 PM

From: [Evan Westensee](#)

Mail received time: Wed, 5 Aug 2026 17:41:13

Sent: Wed, 5 Aug 2026 11:40:47

To: [Amber Lewter](#)

Subject: Re: [External] Westensee Rezone

Importance: Normal

Sensitivity: None

Attachments:

[image001.png](#) 

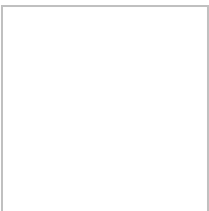
No problem from our end. We are 100% ok with that condition and want to make this as easy and frictionless as possible.

On Wed, Aug 5, 2026 at 11:38 'a0AM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

Hello Evan,

The Board has recently been placing restrictions on secondary residences as part of conditional rezone approvals. I wanted to get your thoughts on this application. What is your comfort level with including a condition restricting secondary residences?

Sincerely,



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: 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.

Michelle Barron

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, April 20, 2026 12:00 PM
To: Michelle Barron
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2025-0017 / Westensee
Attachments: Pre.Development.Meeting.Notes.Signed.12.17.2025.pdf

Hi Michelle,

1. Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will be required if this is proposed as a platted subdivision with 5 lots or more.**
2. Will adequate sanitary systems be provided to accommodate the use? **A site evaluation has not been completed, and test holes have not been excavated on site to determine site suitability.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see attached pre-development notes.

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: Monday, April 20, 2026 9:14 AM

To: lpennington@msd134.org; mgee@msd134.org; permits@starfirerescue.org; knute.sandahl@doi.idaho.gov; Iriccio@hwydistrict4.org; mkaes@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; developmentreview@blackcanyonirrigation.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; D3Development.Services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; middletown.rich@gmail.com; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>;

Subject: Agency Notice CR2025-0017 / Westensee

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/979>. You are invited to provide written testimony or comments by **May 24, 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.

Please direct your comments or questions to Planner **Michelle Barron** at michelle.barron@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

Pre-Development MeetingName of Development: Zoning Amendment/Land DivisionApplicant: Evan Westensee

P.E./P.G.: _____

Others In Attendance: _____

of Lots: 4 Wastewater Flow: N/A Acreage Proposed: 6.05Location of Development: 13864 Hidden Canyon Ln, Caldwell, ID 83607Parcel #: R34467000 0Project in Area of Concern: In the NP Area Groundwater/Rock <10': hardpanLevel 1 NP Study Required: ☒ Yes ☐ NoLSAS/CSS Proposed: N/AProposed Drinking Water: ☒ Individual ☐ City ☐ Community ☐ Public Water SupplyInformation Distributed: ☐ SER ☒ NP Guidance ☐ Non-Domestic WW ap

Description of Projects:

The applicant has met with Southwest District Health (SWDH) to discuss a proposed land use change from Agricultural (AG) to Commercial-Residential (C1-R1), along with a land division of approximately 6.05 acres. The applicant has indicated future plans to further subdivide the 6.05-acre parcel into four (4) additional parcels in addition to an existing parcel, which would constitute a subdivision. At that time, the applicant would be required to comply with the applicable subdivision approval process. The proposed development is located within a designated Nitrate Priority Area; therefore, a Nutrient-Pathogen Study will be required upon initiation of the subdivision. Groundwater does not currently appear to be a limiting factor; however, if groundwater is encountered during site evaluation activities, groundwater monitoring will be required for a specified duration in accordance with IDAPA 58.01.03 and the Technical Guidance Manual (TGM). Available information indicates that hardpan soils are likely to be encountered on the property. Upon approval of the zoning amendment and land division, the applicant may submit an application for a site evaluation and schedule test hole excavations to further assess site suitability for subsurface sewage disposal systems.

Anthony Lee



April 27, 2026

Michelle Barron, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Michelle.barron@canyoncounty.id.gov

Subject: Agency Notice CR2025-0017 / Westensee

Dear Michelle Barron:

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), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYLED 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) 373-0459.

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) 373-0459.

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) 373-0564.

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) 373-0510.

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". The signature is stylized with a large initial "T" and a long horizontal stroke at the end.

Troy Smith
Regional Administrator



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

April 28, 2026

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Michelle Barron, Planner

**RE: CR2025-002 Conditional Rezone from Agricultural to C-R-R Residential
Canyon County Parcel R34462 aka 13864 Hidden Canyon Lane**

Dear Commissioners:

Highway District No. 4 has reviewed the application for conditional rezone of the above described parcel R34462 from Agricultural to C-R-R Residential and offers the following comments on the proposed use:

General

The subject property consists of approximately 6.05 acres located beyond the public maintenance limits of Canyon Lane. Said parcel is located within the NW 1/4 Sec 2 T4N R3W. The subject property does not have public road frontage. Access to the public road system is gained via an approach at the Canyon Lane cul-de-sac.

According to the COMPASS functional class map dated July 26, 2023, Canyon Lane from Highway 44 extending to the future 9th Street/Canyon Lane intersection (approximately 2,800' north of Highway 44) is classified as a major collector thereafter the road is classified as a local road. Public road maintenance of Canyon Lane terminates at the cul-de-sac of Canyon Lane approximately 4,000' north of Highway 44.

Access

The subject property is currently served by a gravel driveway approach onto the Canyon Lane cul-de-sac. This access point is shared with multiple parcels including: R34467, R34468, R34468010, R34467010, R34462010, R34469, and R34469010. This single point of access will serve the future subdivision and all current parcels. The existing approach location is suitable for the proposed residential use.

Transportation Impacts

The 2 additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the new development will be mitigated by collection of transportation impact fees at the time of building permit issuance.

Preliminary Plat

Not applicable

HD4 does not oppose the requested zoning change, but requests the Commission make these comments conditions of any approved land use action. Please feel free to contact me with any questions on this matter.

Respectfully,

Leonard Riccio, P.E.
Transportation Planner
Senior Assistant Engineer

Michelle Barron

From: Office @ BCID <office@blackcanyonirrigation.com>
Sent: Tuesday, May 5, 2026 12:30 PM
To: Michelle Barron
Cc: evan.westensee@gmail.com
Subject: [External] CR2025-0017 Westensee Rezone Comments
Attachments: Project03-25 Westensee Split Review.pdf

Please see attached.

Thank you,
Jennifer Strange

Black Canyon Irrigation Office

208.459.4141 x 107

P.O. Box 226

Notus, ID 83656

TITLE COMPANIES: Please remember we [require the most recent recorded deed](#) be included with each water verification request. Thank you.

Alternate email for requests: water@blackcanyonirrigation.com.

60,000 IRRIGABLE ACRES

ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

May 1, 2026

Michelle Barron

Canyon County Development Services Department

111 North 11th Ave, STE 310

Caldwell, ID 83605

Michelle.Barron@canyoncounty.id.gov

RE: Westensee Conditional Rezone – CR2025-0017—Parcel R34462

Black Canyon Irrigation District has reviewed the agency response letter that was sent out regarding case number CR2025-0017. We have no concerns with the proposed conditional rezone related to parcel R34462. BCID requests the landowner (Westensee) contact our office to split the irrigation water on the property. Don't hesitate to contact me if you have any questions.

Thank-you.

Mike Meyers



Manager

Black Canyon Irrigation District

mikem@blackcanyonirrigationdistrict.com

CC: Evan Westensee- evan.westensee@gmail.com

Archived: Thursday, August 6, 2026 12:03:56 PM

From: [Keaton Massie](#)

Mail received time: Wed, 5 Aug 2026 00:16:53

Sent: Tuesday, August 4, 2026 6:16:54 PM

To: [Michael Stowell](#) [Amber Lewter](#) [Amber Lewter](#)

Subject: [External] Re: CR2025-0017

Importance: Normal

Sensitivity: None

Attachments:

[R34462 Response Times 2.pdf](#)  [R34462 Response Times.pdf](#) 

Hello Amber,

My chief asked that I send response times for R34462 (13864 Hidden Canyon Ln, Caldwell, ID 83607). Attached is the response time map. <https://arcg.is/09D5au1> I also have attached two PDFs with the response times.

Please let me know if you have any questions!

Thank you,

Capt. Keaton Massie

From: Michael Stowell <mstowell@ccparamedics.com>

Sent: Tuesday, August 4, 2026 3:09 PM

To: Keaton Massie <kmassie@ccparamedics.com>

Subject: RE: CR2025-0017

I would just send it to Amber Lewter.

From: Keaton Massie <kmassie@ccparamedics.com>

Sent: Tuesday, August 04, 2026 2:45 PM

To: Michael Stowell <mstowell@ccparamedics.com>

Subject: Re: CR2025-0017

Hello sir,

I do not believe I received this one. Can you please send me the contact information for who sent it to you? I will then send them the response times.

Thank you,

Capt. Massie

From: Michael Stowell <mstowell@ccparamedics.com>

Sent: Tuesday, August 4, 2026 12:06 PM

To: Keaton Massie <kmassie@ccparamedics.com>

Subject: FW: CR2025-0017

Keaton,

I looked over this application and do not see a reason why she would want me to comment on this. I'm guessing that she just wants the response times.

-Chief

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, August 04, 2026 11:56 AM
To: Michael Stowell <mstowell@ccparamedics.com>
Subject: CR2025-0017

Hello,

Can I get a comment for this proposed rezone please?

Sincerely,

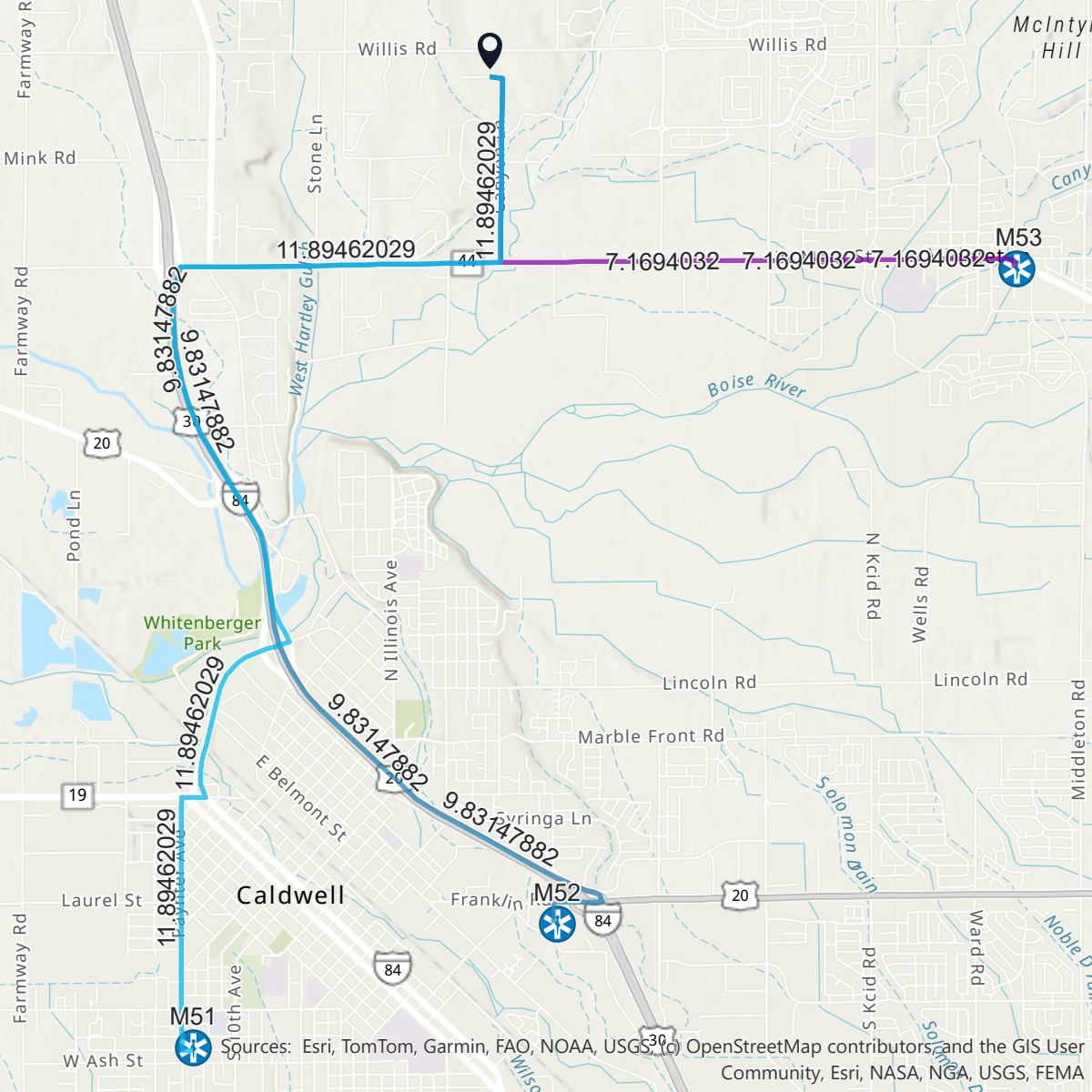


Amber Lewter
Associate Planner
Canyon County Development Services Department

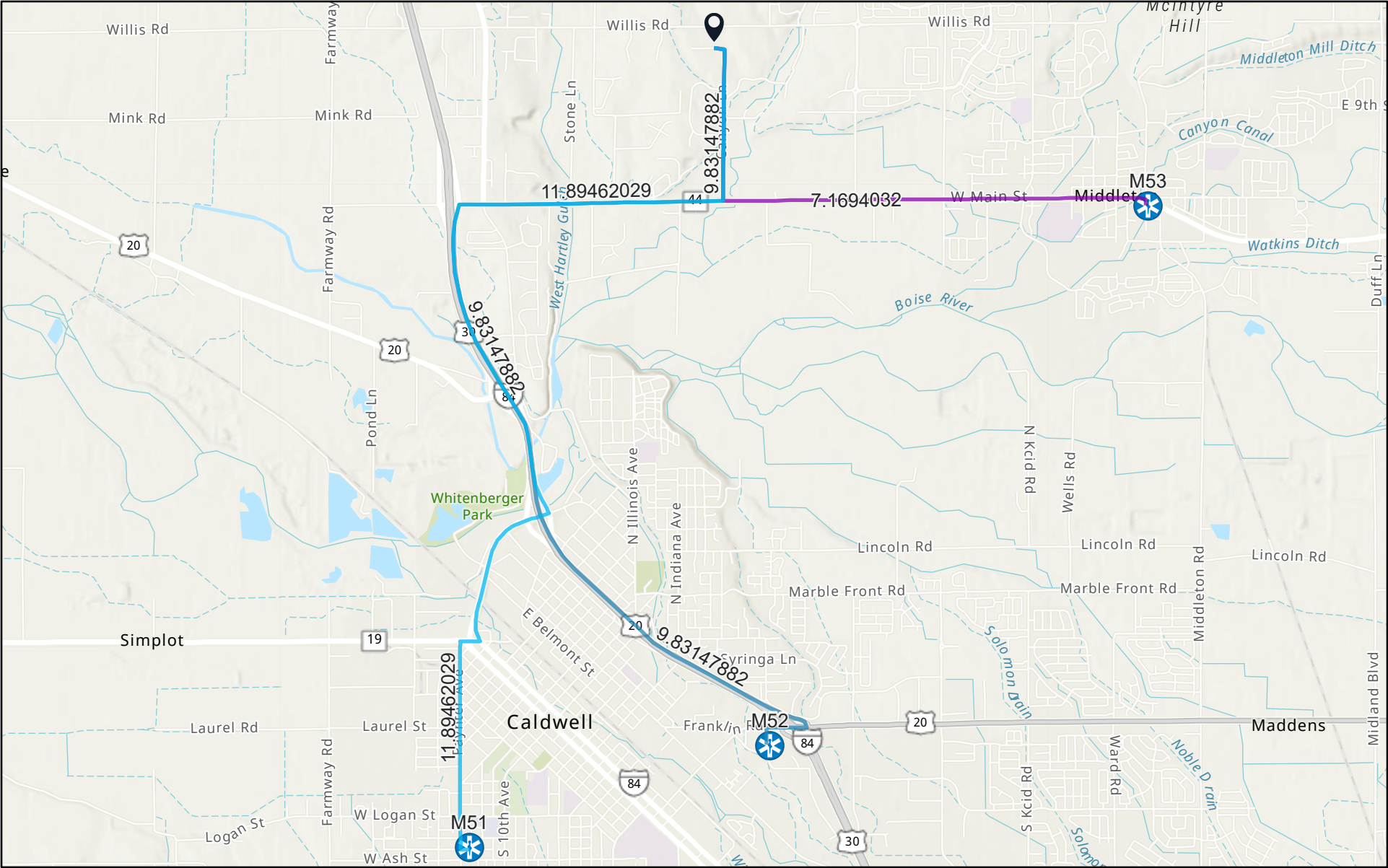
111 N. 11th Ave. Suite 310, Caldwell, ID 83605

Office: (208) 402-4164 - Direct: (208) 454-6631 - Website: canyoncounty.id.gov

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R34462 Response Times



8/4/2026

Route 1 - 1 - 1 Route 1 - 1 - 1 M52 station R34462
Route 1 - 1 - 1 M51 station M53 station World_Hillshade

1:69,552
0 0.42 0.85 1.7 mi
0 0.5 1 2 km
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA