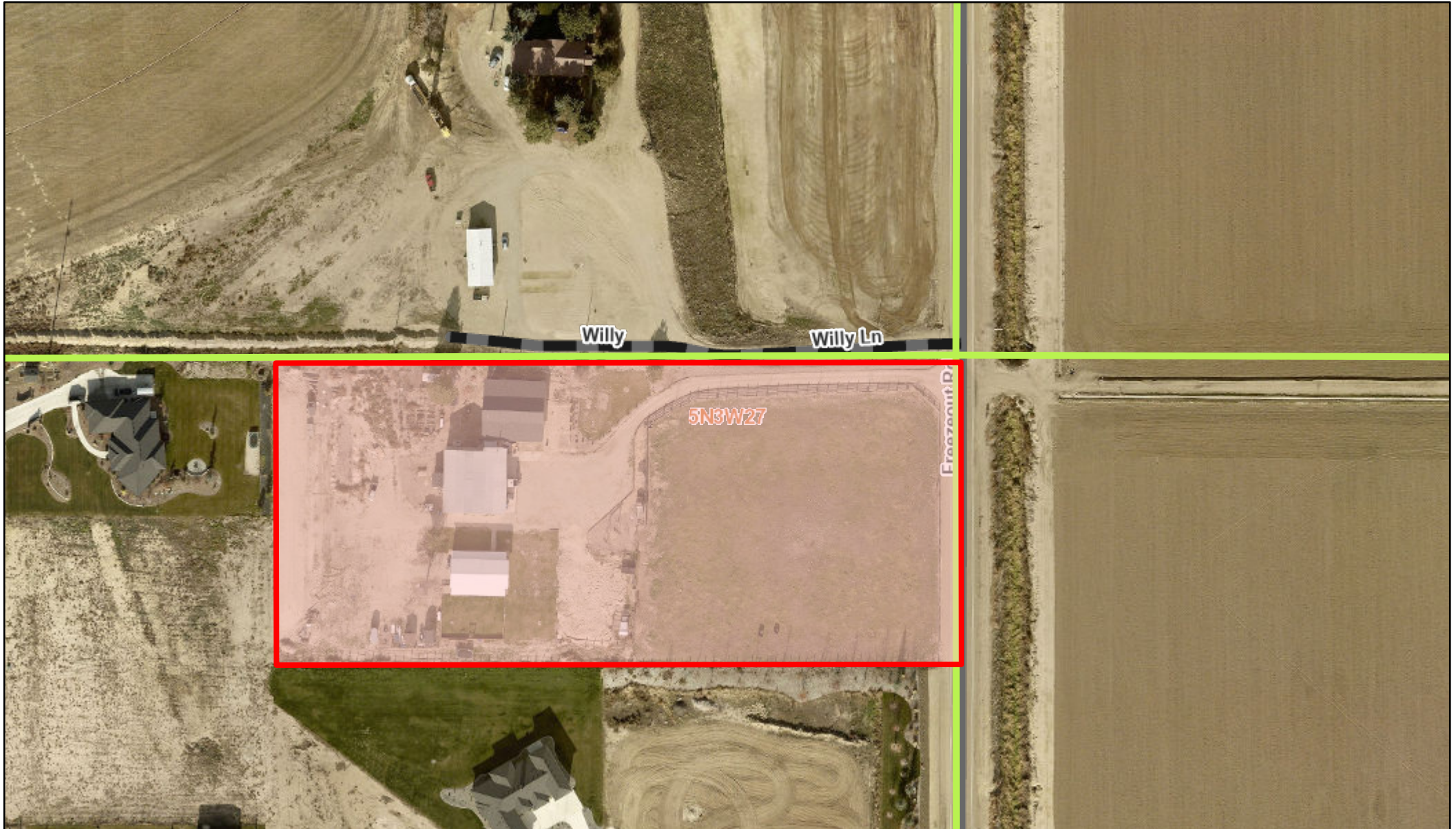
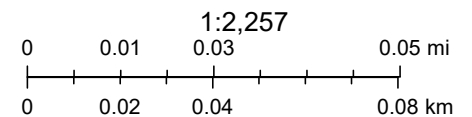


Canyon County, ID Web Map



9/15/2026, 2:58:12 PM

- Multiple Parcel Search _Query result
- Quarter Line
- CC_PrivateRoads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_2026
- Red: Band_1
- Green: Band_2
- Roads



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

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 | City of Nampa |



ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Hayley Danekas</u>
	MAILING ADDRESS: <u>25497 Freeretail rd. Caldwell ID. 83607</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>Hayley Danekas</u> Date: <u>9.15.26</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: <u>25497 Freeretail rd. Caldwell ID 83607</u>	
	PARCEL NUMBER: <u>R38046</u>	
	PARCEL SIZE: <u>5.01 acres</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>Agriculture</u>	PROPOSED ZONING: <u>Residential</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>AG</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CR2026-0017</u>	DATE RECEIVED: <u>9/16/26</u>
RECEIVED BY: <u>H</u>	APPLICATION FEE: <u>2400.00</u> ☒ MO ☒ CC ☒ CASH



RECEIVED
SEP 15 2026
BY: H

ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

- ☒ Rezone
☒ Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED
COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
☒ Master Application completed and signed.		
☒ Letter of Intent (see standards on next page)		
☒ Land Use Worksheet		
☒ Neighborhood Meeting form was completed and signed		
☒ Completed Agency Acknowledgement form including:		
☒ Southwest District Health		
☒ Irrigation District		
☒ Fire District		
☒ Highway District/Idaho Transportation Dept		
☒ Area of City Impact (If applicable)		
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		
Deed or evidence of property interest to the subject property		
Fee: Rezone: Per Adopted Fee Schedule Conditional Rezone: Per Adopted Fee Schedule Text Amendment: Per Adopted Fee Schedule		
Fees are non-refundable		

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: _____ Date _____

DSD Planner: _____ Date _____

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS
Description of proposed use: expand on the Land Use Worksheet
Description of the existing use.
Expected impacts and traffic of future development.
Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
Conditional Rezone:
Explanation/Description of the Concept Plan
Proposed conditions of approval

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

- ☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

- ☐ Pressurized ☐ Gravity

5. **ACCESS:**

- ☒ Frontage ☒ Easement Easement width 60ft Inst. # _____

6. **INTERNAL ROADS:**

- ☒ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING**

- ☐ Fencing will be provided (Please show location on site plan)

Type: Wood Height: 5 ft.

8. **STORMWATER:**

- ☐ Retained on site ☒ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Irrigation ditch behind property

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 2 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: Well and firetrucks

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Notice Of Neighborhood Meeting Pre-application requirement for a Public Hearing

08/26/26

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a rezone. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance 07-01-15*. This meeting for our surrounding neighbors is only for informational purposes.

This neighborhood meeting is **NOT** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: September 10th, 2026

Time: 2:00 pm

Location: Middleton Public Library

Property description: 307 Cornell St. Middleton, ID. 83644

The project is summarized below:

Site Location: 25495 and 25497 Freezeout Rd. Caldwell, ID. 83607

Proposed access: Current driveway on property

Total acreage: 5.01

Proposed lots: 2

We look forward to our neighborhood meeting. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement.

Feel free to contact me at [REDACTED]

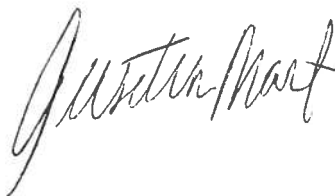
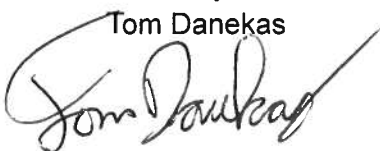
Sincerely,

Tom Danekas

Kasey Danekas

Justine Monteith

Dillon Monteith



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 25495 & 25497 Freezeout Rd	Parcel Number: 238046	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: Aug-24-26	Number of Acres: 5.01	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Tom & Kasey Danekas		
Company Name:		
Current address: 25495 Freezeout Rd		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: Sep-10-26	MEETING LOCATION: Middleton library	
MEETING START TIME: 2:00pm	MEETING END TIME: 2:20pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Kasey Danekas

APPLICANT/REPRESENTATIVE (Signature):

Kasey Danekas

DATE: 9, 10, 26



Development Services Department



Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605

(208) 454 7458 • www.canyoncounty.id.gov

Planning Application Consent for Property Inspection

Name: Kasey Danekes

Planning Application(s): _____

Address: 25497 + 25495 Freewant rd. Caldwell, ID. 83607

Parcel Number(s): R38046

Relationship to Property:

Circle any that apply:

☒ Owner

☐ Lessee

☐ Authorized Agent

☐ Other: _____

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this application.

This consent authorizes entry **Monday-Friday between 8 am and 5 pm**

For the following purpose: To conduct site inspection/visit related to land use application (s). Site inspection includes visual observation of the site and buildings, measurements, & site photos.

Consent to enter the property for a site inspection does not authorize searches, inspections, or surveillance beyond the scope of the application. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: Kasey Danekes

Date: 9.15.26

If signing as agent: [Authority/POA/Title] _____

Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources and maintain a prosperous future for all.

Letter of Intent
4/20/26

To Whom it May Concern,

Let this letter serve as notification of our desire to divide parcel number R38046 in half East to West. The parcel is currently one parcel with two dwellings. The new parcels would divide the land, however no changes of existing use would occur. One additional well will be added to 25495 Freezeout Road. The proposed rezone is consistent with the area's comprehensive plan as the parcels would be an average of two acres and maintain current road use. The current driveway, turnaround, and access road between the South house (25495 Freezeout) and the shop will become easement roads.

Thank you,
Tom Danekas
Kasey Danekas
Dilon Monteith
Justine Monteith



AGENCY ACKNOWLEDGMENT

Date: 9-15-26
Applicant: Kasey Panekas
Parcel Number: 1238046
Site Address: 25495, 25497 Frazzout rd. Caldwell, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 05/01/2026 Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

SEE ?

Fire District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 4/23/26 Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for informal review.

Date: 7/31/26 Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 04/23/2026

Applicant: Tom & Kasey Danekas / Dillion & Justine Monteith

Parcel Number: R3804

Site Address: 25495 and 25497 Freezeout Rd., Caldwell ID

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Middleton Rural Fire District

☒ Applicant submitted/met for informal review.

Date: 04/23/2026 Signed: _____

V. Islas V. Islas Deputy Chief
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



5N3W27

R38046

Freezeout Rd

604

D290AE103

POWERED BY

Leti Heidel

From: Kevin Reeves <kreeves@boiseproject.org>
Sent: Monday, September 14, 2026 5:15 AM
To: Leti Heidel
Subject: [External] Re: R33454010

Good morning,

The lizard lateral on the east side of the property in question has a 25' easement from lateral centerline in both directions.

Thanks,

Kevin Reeves
Assistant Project Manager
Boise Project Board of Control
Office: (208)344-1141



From: Leti Heidel <Leti.Heidel@canyoncounty.id.gov>
Sent: Friday, September 11, 2026 3:20 PM
To: Kevin Reeves <kreeves@boiseproject.org>
Subject: R33454010

Hello,

I have another parcel with a canal on the east side of the property. Can you tell me what the easement is on this parcel?



Thanks!



Leti Heidel

Permit Technician

Canyon County Development Services Department (DSD)

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

Direct Line: 208-454-7254

Email: leti.heidel@canyoncounty.id.gov

Public Office Hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 89366

Date: 9/15/2026

Date Created: 9/15/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Kasey Danekas

Comments: CR2026-0017

Site Address: 25495 FREEZEOUT RD, Caldwell ID 83607-0000 / Parcel Number: 38046000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone	CR2026-0017	\$1,250.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0017	\$500.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0017	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2026-0017	\$50.00	\$0.00	\$0.00

Sub Total: \$2,400.00

Sales Tax: \$0.00

Total Charges: \$2,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Cash		\$1,000.00
Check	89	\$1,400.00

Total Payments: \$2,400.00

ADJUSTMENTS

Receipt Balance: \$0.00