Hearing Examiner
September 24, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CR2025-0017**

PROPERTY OWNER/APPLICANT: **Evan Westensee**

APPLICATION: **Conditional Rezone from the Agricultural ("A") Zone to the Conditional Rezone-Rural Residential ("CR-RR") Zone**

LOCATION: **The subject property is located at 13864 Hidden Canyon Ln, Caldwell, also referenced as Parcel R34462, a portion of the NW ¼ of Section 2, T4N, R3W, BM, Canyon County, Idaho.**

PLANNER: **Amber Lewter, Associate Planner**

STAFF RECOMMENDATION: **Approval with Conditions**

REQUEST:
The applicant, Evan Westensee, is requesting a conditional rezone of approximately 6.05 acres from the "A" (Agricultural) zone to the "CR-RR" (Conditional Rezone –Rural Residential) zone. If approved, the applicant plans to proceed with an administrative land division application to divide the parcel into three (3) residential parcels with a restriction on secondary residences (**Exhibits B2 and B7**).

PARCEL INFORMATION REPORT: *See **Exhibit C.1** for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures, and Idaho Code §67-6519 (Application Granting Process).

BACKGROUND:
Per PI2016-250, the original parcel was approximately 12.13 acres on September 6, 1979. In 1982, an administrative land division occurred prior to the application process to divide the original parcel into two (2) parcels – one (1) parcel with 6.05 acres (R34462) and 6.08 acres (R34462010). Parcels R34462 and R34462010 take access off of a Private Road, Hidden Canyon Lane, approved in 2015 (RD2015-8).

See **Exhibit B8** for the Easement and Road Users Maintenance Agreement (RUMA) between Parcels R34462 and R34462010 and an Easement for the private section of Canyon Lane.

HEARING CRITERIA:

Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Canyon County Comprehensive Plan for 2030. The Future Land Use Map in the 2030 Comprehensive Plan designates the parcel as "Residential" (**Exhibit C2.9**). The applicant is requesting a conditional rezone to the Rural Residential zone. "The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses" (Page 26, 2030 Comprehensive Plan). The property's proximity to the City of Middleton, approximately 0.76 miles to the east, places it within an area anticipated for gradual residential transition while remaining outside city limits. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • <u>Property Rights Goals and Policies:</u> o G1.01.00: "*Protect the integrity of individual property rights while safeguarding public health, safety, and welfare*." o P1.01.01: "*No person shall be deprived of private property without due process of law*." o P1.01.03: "*Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals*." Canyon County values the applicant's and surrounding property owners' private property rights and may support the applicant's project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional rezone (CCCO Section §07-06-07). *See the recommended conditions of approval.* • <u>Population Goals and Policies:</u> o P2.01.01: "*Plan for anticipated population and households that the community can support with adequate services and amenities*" o G2.02.00*: "Promote housing, business, and service types needed to meet the demand of the future existing population*." The Future Land Use Map designates the area as Residential, indicating anticipated residential growth. Agency comments indicate that public services can accommodate the proposed development. • <u>Land Use and Community Design Goals and Policies:</u> o P4.03.02: "*Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns*." o P4.03.03: "*Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances require conditions of approval to promote compatibility.*"	

- G4.04.00: "*Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character*."
- P4.04.04: "*Maintain a balance between residential growth and agriculture that protects the rural character*."
- P4.07.01: "*Plan land uses that are compatible with the surrounding community*."

The surrounding area contains existing residential subdivisions in all directions, demonstrating a development pattern that is compatible with Rural Residential zoning. The proposed conditional rezone, together with the recommended conditions of approval, promotes compatibility with surrounding land uses. *See the recommended conditions of approval.*

- Housing Goals:
  - G11.1.00: "*Encourage opportunities for a diversity of housing choices in the County*."
  - G11.02.00: "*Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources*."

The Rural Residential zone provides Canyon County residents with a diversity of housing choices and maintains the rural character due to the larger lot sizes.

Criteria Met?		
Yes	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone to "R-R" (Rural Residential) is more appropriate than the current zoning designation of "A" (Agricultural). The requested Rural Residential zoning provides a transition between agricultural land and more intensive residential development.

The surrounding area primarily contains residential uses with some interspersed agricultural uses. To the north, south, east, and west, there are residential subdivisions (**Exhibits C2.1, C2.3, and C2.6**).

The R-R zone would be more appropriate than the A zone as this area appears to have been transitioning steadily to contain more residential uses. Within 1-mile of the subject property, there are forty-one (41) platted subdivisions with an average lot size of 1.63 acres and six (6) subdivisions in platting with an average lot size of 1.25 acres. In the immediate vicinity, Northslope Estates #1 Subdivision (platted in 2004) is found approximately 0.13 miles to the south with an average lot size of 2.85 acres. Willis Estates Subdivision (platted in 2008) is also found approximately 0.21 miles to the west with an average lot size of 1.93 acres. The applicant's request to rezone the property to rural residential is consistent with the average lot sizes found within subdivisions in the area and are actually larger than many of the surrounding subdivision lots (**Exhibits C2.3, C2.6 and C2.10**).

Pursuant to Canyon County ordinance CCCO §07-10-25(2) the purpose of the "R-R" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.

Adjacent Existing Conditions (Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural Uses with homesites, some agriculturally zoned parcels with residences, and residential uses**	**R-R**	**A**
S	**Agriculturally zoned parcels with residences**	**A**	**CR-C1 and CR-C2**

	(Northslope Estates #1 Subdivision)		
E	**Agricultural Uses and Residential Uses**	**R-R**	**A, R-1, C1, and City of Middleton**
W	**Agricultural Uses with homesites, some agriculturally zoned parcels with residences (Willis Estates Subdivision), and residential uses**	**A**	**R-R and R-1**

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases Within the Past 5 Years (Exhibit C2.10):

1. CU2025-0018 – Staging Area/Contractor Shop – Approved
2. SD2022-0028 – Final Plat (Green Hills Landing No. 1) – Approved
3. SD2018-0019 – Preliminary Plat (Green Hills Landing Sub) – Approved
4. RZ2021-0016 – Rezone from AG to R-1 (Guijaro) – Approved
5. CU2022-0032 – School – Approved
6. CR2022-0033 – Rezone from AG to CR-R1 (Kelley) – Approved
7. RZ2019-0034 – Rezone from AG to R-1 (Mortensen) – Approved
8. CR2022-0007 – Rezone from CR-C1 to CR-C2 (Payne) – Approved
9. RZ2022-0006 – Rezone from AG to CR-R1 (Phoenix) – Approved
10. SD2024-0001 – Plat (Ridgeland Estates Sub) – Approved
11. SD2023-0008 – Plat (Sleep Hollow Sub #2) – Approved
12. SD2020-0010 – Preliminary Plat (Spring Hills Ranch Sub) – Approved
13. CU2022-0031 – RV Storage – Approved
14. RZ2021-0053 – Rezone from AG to R-1 (Thornton Gallup LLC) – Denied
15. SD2019-0008 – Plat (Trison Estates Sub) – Approved
16. RZ2019-0040 – Rezone from AG to R-1 (Wangsgard) – Approved
17. CR2022-0026 – Rezone from AG to CR-R1 (Woodruff) – Approved

The land use cases in the past 5 years demonstrate a trend to contain more residential uses. It is important to note that the parcel to the southwest of the subject property (Parcel R34479) was denied because the request for an R-1 zoning was found to be too dense for the area, and Middleton School District capacity impacts and Fire impacts were not adequately addressed (RZ2021-0053). The subject property does not appear to have the same issues due to the smaller scale nature of this request (See **Exhibit E3** for Highway District No. 4 comment letter and **Exhibit E6** for Middleton School District comment letter for the subject conditional rezone request).

Criteria Met?		
Yes	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone to Rural Residential (CR-R-R) is compatible with the surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.	

		Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of three (3) residential parcels of approximately two (2) acres with the restriction of secondary residences (**Exhibits B2, B3 and B7**). The surrounding area contains a mixture of agricultural uses, residential uses on a variety of acreage sizes, and approved residential subdivisions. The proposed three (3) parcel development at approximately two (2) acre lot sizes is consistent with this existing pattern of development (**Exhibits C2.3, C2.6 and C2.10**). This area has been transitioning to contain more residential uses as evidenced by the surrounding land use decisions in the past five years and average parcel size within subdivisions. In the past five years, six (6) rezones have been approved from the agricultural zone to a residential zone, and six (6) subdivision plats have been approved. The average lot size of current and future subdivisions in the area is 1.30 acres and 1.56 acres, respectively, which is consistent with the applicant's request. As conditioned, the proposed development is not anticipated to interfere with adjacent agricultural production, nor detract from established residential uses (**Exhibits C2.6 and C2.10)**. See further analysis located in 07-06-07(6)A2 and A4.
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis		The proposed conditional rezone will not negatively affect the character of the area with the conditions of approval. Due to the applicant limiting the development to three (3) approximately two (2) acre parcels and restricting secondary residences, this will maintain the area's rural residential character while limiting impacts associated with more intensive residential development. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area contains a mixture of agricultural uses and rural residential development, including multiple existing and approved subdivisions to the north, south, east, and west of the subject property (**Exhibits C2.1, C2.3, and C2.6**). The proposed three-parcel development with an average parcel size of (2) acres is consistent with the established development pattern while maintaining the rural character of the area. Within 1-mile of the subject property, there are forty-one (41) platted subdivisions with an average lot size of 1.63 acres and six (6) subdivisions in platting with an average lot size of 1.25 acres. (**Exhibits C2.1, C2.3, C2.6, and C2.10**). **The following measures will be implemented to mitigate the impact:** The applicant is proposing to limit the development to three (3) parcels with a minimum lot size of two (2) acres and prohibiting secondary residences (**Exhibits B2 and B7**). *See condition number 4c*. Any future proposal to create additional residential parcels from the subject property would require a rezone and a subdivision plat.
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis		The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, individual septic systems are proposed for the development. (**Exhibit B4**). Per Southwest District Health's (SWDH) comment letter, the proposed development does not require a Nutrient Pathogen Study unless the proposal will be for a subdivision plat with 5 or more lots, the

	applicant will need to apply for a sub-surface sewage disposal permit and conduct test holes to determine site suitability on each parcel, but there are not any concerns with rezoning the property if the applicant meets all of SWDH's requirements (**Exhibit D1**). **Water:** Per the applicant's land use worksheet, domestic water will be provided via individual domestic wells (**Exhibit B4**). Future well construction shall comply with applicable Idaho Department of Water Resources requirements. **Drainage:** Per the applicant's land use worksheet, stormwater is retained onsite (**Exhibit B4**). **Irrigation:** The parcel is served by Black Canyon Irrigation District (BCID). Comment received from BCID requests that the property owner contact their office to split the irrigation water on the property (**Exhibit E4**). The property owner shall use surface irrigation water if available per State Statute 67-6537, 31-3805, and 42-111. Use of water from a domestic well for irrigation is restricted for up to a half-acre as specified in State Statute 42-111(a). Per the applicant's land use worksheet, irrigation water is provided via an irrigation well (**Exhibit B4**). To address irrigation on the property, staff has proposed that at the time of application for an administrative land division: an irrigation plan must be submitted to Canyon County Development Services, and the irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1). Additionally, staff is also recommending that BCID requirements be met at the time of application for an administrative land division (*see proposed conditions of approval #2 and #3*). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 20, 2026 and August 20, 2026. No agency comments were provided by those services at the time the staff report was written. Utility service will be coordinated during subsequent development permitting.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and future traffic patterns created by the proposed development.. Highway District No. 4 (HD4) is not requiring roadway improvements at this time. HD4 states in their comment letter, "the two (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" (**Exhibit E3**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone, and it will exist at the time of the development. The property takes access off of Canyon Lane (public), to Canyon Lane (private), to Hidden Canyon Lane (private). See **Exhibit B9** for visual representation of public vs private roads.	

	Highway District No. 4 states in their comment letter that, "The subject property is currently served by a gravel driveway approach onto the Canyon Lane cul-de-sac." The comment letter states that the point of access will serve the future subdivision and all current parcels and that the existing approach location is suitable for the proposed residential use (**Exhibit E3**). See **Exhibit B9** for visual representation of Canyon Lane cul-de-sac (public) in pink. Currently, there is an access easement running north-to-south from the public portion of Canyon Lane through Canyon Lane private road to the property's southern boundary for Parcel R34462 to take access. There is an access easement and a RUMA between parcels R34462 and R34462010 (**Exhibit B3)**. See visual representation in **Exhibit B9**. Pursuant to CCCO §07-10-03, "private roads serving more than 100 average daily trips must be paved. Trip generation per dwelling is 9.52 trips/day per ITE, 'Trip Generation 9th Edition', rates for single-family detached housing. Total ADT for a private road is the total daily trips for the total dwellings entitled on properties using any segment of a private road. The current private road is serving multiple parcels, including R34467, R34468, R34468010, R34467010, R34462010, R34469, and R34489010. Compliance with CCCO §07-10-03 shall be demonstrated prior to building permit issuance, including paving requirements if the average daily trip threshold is met. *See condition number 6.*	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** Middleton School District sent in a comment letter on August 6, 2026, stating that the school district doesn't typically comment unless it is a larger project, but based on the demographic information, the project would add 1.5 – 2 students (**Exhibit E6**). Due to the small addition of students, it is not anticipated that any impact or accommodations will be needed for the proposed use. **Police:** The Canyon County Sheriff's Office is required to provide services to Parcel R34462. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on April 20, 2026, and August 20, 2026, and no comments were received by the Sheriff's Office. **Fire Protection** Parcel R34462 is under the jurisdiction of the Middleton Rural Fire District (MRFD). MRFD is required to provide services to the parcel. Prior to issuance of a certificate of occupancy, the property owners shall comply with all Fire District requirements per State-adopted IFC, and as evidenced by review and approval documentation from the applicable fire district. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. Agency notice was sent on April 20, 2026, and August 20, 2026, and no comments were received by the Middleton Fire District. **Emergency Medical Services:** Canyon County Ambulance District responded with estimated response times for three (3) nearby stations on August 4, 2026: Station M53 has an estimated response time of 7.17 minutes, Station M52 has an estimated response time of 9.83 minutes, and Station M51 has an estimated response time of 11.89 minutes (**Exhibit E5**).	

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on April 20, 2026 and August 20, 2026. Property owners within 600 feet of the subject property boundaries were notified on August 24, 2026. Full political notice was completed on August 20, 2026. A newspaper notice was published on August 25, 2026. The subject property was posted with a notice by August 25, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in Exhibit D.

PUBLIC COMMENTS
Staff did not receive any written public comments by the materials deadline of September 14, 2026.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

2. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.

3. At the time of application for an administrative land division, Black Canyon Irrigation District (BCID) applicable requirements shall be met as outlined in their comment letter in **Exhibit E4**. Evidence of compliance with BCID requirements shall be an approved irrigation district document indicating completion of requirements.

4. The subject property, approximately 6.05 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels (**Exhibits B2 and B3**).
    a. The minimum lot size for parcels created shall be two (2) acres.
    b. Secondary residences are prohibited.

5. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
    a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CR2025-0017, Westensee, finding the application **does** meet the criteria for approval under Article 07-06-07(6)A of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].

- **Denial of the Application**: "I move to deny CR2025-0017, Westensee, finding the application **does not** meet the criteria for approval under 07-06-07(6)A of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].

- **Table the Application:** "I move to continue CR2025-0017, Westensee to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
   3. Site Plan
   4. Land Use Worksheet
   5. Neighborhood Meeting
   6. Agency Acknowledgment
   7. Email Correspondence with Applicant on Secondary Residences
   8. Easement and RUMA with Instrument No. 1993-14981
   9. Public/Private Road Visual Representation
   10. Applicant's Presentation Materials

C. Supplemental Documents
   1. Parcel Information Report
   2. Case Maps/Reports
      2.1. Small Air Photo 1 Mile
      2.2. Small Vicinity Map
      2.3. Zoning and Classification
      2.4. Dairy, Feedlot and Gravel Pit
      2.5. Soil and Prime Farmlands Map with Report
      2.6. Subdivision Map with Report
      2.7. Nitrate Priority and Well Map
      2.8. TAZ Household and Jobs Maps
      2.9. Future Land Use Map
      2.10. Case Map (1-Mile) and Summary Report
      2.11. Slope Percent Map
      2.12. FEMA Small Air Photo
      2.13. Contour Map

D. Site Visit Photos: September 15, 2026

E. Agency Comments Received by: September 14, 2026
   1. Southwest District Health (SWDH); Received: April 20, 2026
      1.1. Pre-Development Meeting Notes
      1.2. SWDH Additional Comment; Received: August 21, 2026
   2. Department of Environmental Quality (DEQ); Received: April 27, 2026
   3. Highway District No. 4 (HD4); Received: April 28, 2026
   4. Black Canyon Irrigation District (BCID); Received: May 1, 2026

5. CC Ambulance District; Received: August 4, 2026
6. Middleton School District; Received: August 6, 2026

Exhibit A:

EXHIBIT A

Draft FCOs

Hearing Examiner

Case #: CR2025-0017

Hearing Date: September 24, 2026

In the matter of the application of:
Westensee – CR2025-0017

The Canyon County Hearing Examiner considers the following:

The applicant, Evan Westensee, is requesting a conditional rezone of approximately 6.05 acres from the "A" (Agricultural) zone to the "CR-RR" (Conditional Rezone – Rural Residential) zone. If approved, the applicant plans to proceed with an administrative land division application to divide the parcel into three (3) residential parcels with the restriction of no secondary residences.

Summary of the Record

1. The record is comprised of the following:
   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0017.
      1. All exhibits can be found in the case staff report dated September 24, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and §67-6519 (Application Granting Process).
   a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).
   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01
2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3. Any hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCCO §07-03-07.
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and

statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2025-0017, was presented at a public hearing before the Hearing Examiner on September 24, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Hearing Examiner decides as follows:

Conditional Rezone Standards of Evaluation

<table>
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The applicant is requesting a conditional rezone to the Rural Residential zone. "The R-R district provides rural transitional areas to create a boundary between agricultural and urban areas. These areas are generally conducive to small-scale farming operations and compatible with non-agricultural uses" (Page 26, 2030 Comprehensive Plan). The property's proximity to the City of Middleton, approximately 0.76 miles to the east, places it within an area anticipated for gradual residential transition while remaining outside city limits.

The request aligns with the following goals and policies of the 2030 Comprehensive Plan:

• <u>Property Rights Goals and Policies:</u>
o G1.01.00: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."
o P1.01.01: "No person shall be deprived of private property without due process of law."
o P1.01.03: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."

Canyon County values the applicant's and surrounding property owners' private property rights and may support the applicant's project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional rezone (CCCO Section §07-06-07). See the recommended conditions of approval.

• <u>Population Goals and Policies:</u>
o P2.01.01: "Plan for anticipated population and households that the community can support with adequate services and amenities"
o G2.02.00: "Promote housing, business, and service types needed to meet the demand of the future existing population."

The Future Land Use Map designates the area as Residential, indicating anticipated residential growth. Agency comments indicate that public services can accommodate the proposed development.

• <u>Land Use and Community Design Goals and Policies:</u>
o P4.03.02: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."</td></tr>
</table>

- P4.03.03: "*Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances require conditions of approval to promote compatibility.*"
- G4.04.00: "*Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character*."
- P4.04.04: "*Maintain a balance between residential growth and agriculture that protects the rural character*."
- P4.07.01: "*Plan land uses that are compatible with the surrounding community*."

The surrounding area contains existing residential subdivisions in all directions, demonstrating a development pattern that is compatible with Rural Residential zoning. The proposed conditional rezone, together with the recommended conditions of approval, promotes compatibility with surrounding land uses. *See the recommended conditions of approval.*

- Housing Goals:
  - G11.1.00: "*Encourage opportunities for a diversity of housing choices in the County*."
  - G11.02.00: "*Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources*."

The Rural Residential zone provides Canyon County residents with a diversity of housing choices to maintain the rural character due to the larger lot sizes.

Criteria Met?		
Yes	2	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone to "R-R" Rural Residential is more appropriate than the current zoning designation of "A" (Agricultural). The requested Rural Residential zoning provides a transition between agricultural land and more intensive residential development.

The surrounding area primarily contains residential uses with some interspersed agricultural uses. To the north, south, east, and west, there are residential subdivisions (**Staff Report Exhibits C2.1, C2.3, and C2.6**).

The Rural Residential (R-R) zone would be more appropriate than the Agricultural (A) zone as this area appears to have been transitioning steadily to contain more residential uses. Within 1-mile of the subject property, there are forty-one (41) platted subdivisions with an average lot size of 1.63 acres and six (6) subdivisions in platting with an average lot size of 1.25 acres. In the immediate vicinity, Northslope Estates #1 Subdivision (platted in 2004) is found approximately 0.13 miles to the south with an average lot size of 2.85 acres. Willis Estates Subdivision (platted in 2008) is also found approximately 0.21 miles to the west with an average lot size of 1.93 acres. The applicant's request to rezone the property to rural residential is consistent with the average lot sizes found within subdivisions in the area and are actually larger than many of the surrounding subdivision lots (**Staff Report Exhibits C2.3, C2.6 and C2.10**).

Pursuant to Canyon County ordinance CCCO §07-10-25(2) the purpose of the "R-R" zoning district is to encourage and guide growth in areas where a rural lifestyle may be determined to be suitable.

Adjacent Existing Conditions (Staff Report Exhibits B2.1 and B2.3):

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural Uses with homesites, some agriculturally zoned parcels with residences, and residential uses**	**R-R**	**A**

S	**Agriculturally zoned parcels with residences (Northslope Estates #1 Subdivision)**	**A**	**CR-C1 and CR-C2**
E	**Agricultural Uses and Residential Uses**	**R-R**	**A, R-1, C1, and City of Middleton**
W	**Agricultural Uses with homesites, some agriculturally zoned parcels with residences (Willis Estates Subdivision), and residential uses**	**A**	**R-R and R-1**

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases Within the Past 5 Years (Staff Report Exhibit C2.10):

1. CU2025-0018 – Staging Area/Contractor Shop – Approved
2. SD2022-0028 – Final Plat (Green Hills Landing No. 1) – Approved
3. SD2018-0019 – Preliminary Plat (Green Hills Landing Sub) – Approved
4. RZ2021-0016 – Rezone from AG to R-1 (Guijaro) – Approved
5. CU2022-0032 – School – Approved
6. CR2022-0033 – Rezone from AG to CR-R1 (Kelley) – Approved
7. RZ2019-0034 – Rezone from AG to R-1 (Mortensen) – Approved
8. CR2022-0007 – Rezone from CR-C1 to CR-C2 (Payne) – Approved
9. RZ2022-0006 – Rezone from AG to CR-R1 (Phoenix) – Approved
10. SD2024-0001 – Plat (Ridgeland Estates Sub) – Approved
11. SD2023-0008 – Plat (Sleep Hollow Sub #2) – Approved
12. SD2020-0010 – Preliminary Plat (Spring Hills Ranch Sub) – Approved
13. CU2022-0031 – RV Storage – Approved
14. RZ2021-0053 – Rezone from AG to R-1 (Thornton Gallup LLC) – Denied
15. SD2019-0008 – Plat (Trison Estates Sub) – Approved
16. RZ2019-0040 – Rezone from AG to R-1 (Wangsgard) – Approved
17. CR2022-0026 – Rezone from AG to CR-R1 (Woodruff) – Approved

The land use cases in the past 5 years demonstrate a trend to contain more residential uses. It is important to note that the parcel to the southwest of the subject property (Parcel R34479) was denied because the request for an R-1 zoning was found to be too dense for the area, and Middleton School District capacity impacts and Fire impacts were not adequately addressed (RZ2021-0053). The subject property does not appear to have the same issues due to the smaller scale nature of this request (See **Staff Report Exhibit E3** for Highway District No. 4 comment and **Staff Report Exhibit E6** for Middleton School District comment).

Criteria Met?		
Yes	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**

Analysis

The proposed conditional rezone to Rural Residential (CR-RR) is compatible with the surrounding land uses. Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of three (3) residential parcels of approximately two (2) acres and restricting of secondary residences (**Staff Report Exhibits B2, B3 and B7**). The surrounding area contains a mixture of agricultural uses, residential uses on a variety of acreage sizes, and approved residential subdivisions. The proposed three parcel development at approximately two (2) acre lot sizes is consistent with this existing pattern of development (**Staff Report Exhibits C2.3, C2.6 and C2.10**).

This area has been transitioning to contain more residential uses as evidenced by the surrounding land use decisions in the past five years and average parcel size within subdivisions. In the past five years, six (6) rezones have been approved from the agricultural zone to a residential zone, and six (6)

	subdivision plats have been approved. The average lot size of current and future subdivisions in the area is 1.30 acres and 1.56 acres, respectively, which is consistent with the applicant's request. As conditioned, the proposed development is not anticipated to interfere with adjacent agricultural production, nor detract from established residential uses (**Staff Report Exhibits C2.6 and C2.10)**. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere or conflict with or negatively impact one another and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses. See further analysis located in 07-06-07(6)A2 and A4.	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone will not negatively affect the character of the area. Because development is limited to three approximately two (2) acre parcels, the proposal maintains the area's rural residential character while limiting impacts associated with more intensive residential development. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area contains a mixture of agricultural uses and rural residential development, including multiple existing and approved subdivisions to the north, south, east, and west of the subject property (**Staff Report Exhibits C2.1, C2.3, and C2.6**). The proposed three-parcel development with an average parcel size of (2) acres is consistent with the established development pattern while maintaining the rural character of the area. Within 1-mile of the subject property, there are forty-one (41) platted subdivisions with an average lot size of 1.63 acres and six (6) subdivisions in platting with an average lot size of 1.25 acres. (**Staff Report Exhibits C2.1, C2.3, C2.6, and C2.10**). **The Following Measures Will Be Implemented to Mitigate the Impact:** The applicant is proposing to limit the development to three (3) parcels with a minimum lot size of two (2) acres and prohibiting secondary residences (**Staff Report Exhibits B2 and B7**). *See condition number 4c*. Any future proposal to create additional residential parcels would require a subsequent rezone and a subdivision plat. *See condition number 4a*.	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, individual septic systems are proposed for the development. (**Staff Report Exhibit B4**). Per Southwest District Health's (SWDH) comment letter, the proposed development does not require a Nutrient Pathogen Study unless the proposal will be for a subdivision plat with 5 or more lots, the applicant will need to apply for a sub-surface sewage disposal permit and conduct test holes to determine site suitability on each parcel, but there are not any concerns with rezoning the property if the applicant meets all of SWDH's requirements (**Staff Report Exhibit D1**). **Water:** Per the applicant's land use worksheet, domestic water will be provided via individual domestic wells (**Staff Report Exhibit B4**). Future well construction shall comply with applicable Idaho Department of Water Resources requirements.	

	Drainage: Per the applicant's land use worksheet, stormwater is retained onsite (**Staff Report Exhibit B4**). **Irrigation:** The parcel is served by Black Canyon Irrigation District (BCID). Comment received from BCID requests that the property owner contact their office to split the irrigation water on the property (**Staff Report Exhibit E4**). The property owner shall use surface irrigation water if available per State Statute 67-6537, 31-3805, and 42-111. Use of water from a domestic well for irrigation is restricted for up to a half-acre as specified in State Statute in 42-111(a). Per the applicant's land use worksheet, irrigation water is provided via an irrigation well (**Staff Report Exhibit B4**). To address irrigation on the property, staff has proposed that at the time of application for an administrative land division: an irrigation plan must be submitted to Canyon County Development Services, and the irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1). Additionally, staff is also recommending that BCID requirements be met at the time of an administrative land division (*see recommended conditions of approval #2 and #3*). **Utility:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 20, 2026 and August 20, 2026. No agency comments were provided by those services at the time the staff report was written. Utility service will be coordinated during subsequent development permitting.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and future traffic patterns created by the proposed development. Highway District No. 4 is not requiring roadway improvements. Highway District No. 4 (HD4) states in their comment letter, "the two (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" (**Staff Report Exhibit E3**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone, and it will exist at the time of the development. The property takes access off of two private roads, Canyon Lane and Hidden Canyon Lane. Highway District No. 4 states in their comment letter that, "The subject property is currently served by a gravel driveway approach onto the Canyon Lane cul-de-sac." The comment letter states that the point of access will serve the future subdivision and all current parcels and that the existing approach location is suitable for the proposed residential use (**Staff Report Exhibit E3**). Currently, there is an access easement running north-to-south on the eastern boundary of the property for Parcel R34462 to take access from the public portion of Canyon Lane through Canyon Lane private road. There is an access easement and a RUMA between parcels R34462 and R34462010 (**Staff Report Exhibit B3)**. Pursuant to CCCO §07-10-03, private roads serving more than 100 average daily trips must be paved. Trip generation per dwelling is 9.52 trips/day per ITE, "Trip Generation 9th Edition", rates for single-family detached housing. Total ADT for a private road is the total daily trips for the total dwellings entitled on properties using any segment of a private road. The current private road is serving multiple parcels including R34467, R34468, R34468010, R34467010, R34462010, R34469, and R34489010. Compliance with CCCO §07-10-03 shall be demonstrated prior to building permit	

	issuance, including paving requirements if the applicable average daily trip threshold is met. *See condition number 6.*	
Criteria Met?	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Yes		
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. **Schools:** Middleton School District sent in a comment letter on August 6, 2026, stating that the school district doesn't typically comment unless it is a larger project, but based on the demographic information, the project would add 1.5 – 2 students (**Staff Report Exhibit E6**). It is not anticipated that any impact or accommodations will be needed for the proposed use. **Police:** The Canyon County Sheriff's Office is required to provide services to Parcel R34462. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on April 20, 2026, and August 20, 2026, and no comments were received by the Sheriff's Office. **Fire Protection** Parcel R34462 is under the jurisdiction of the Middleton Fire District. Middleton Fire District is required to provide services to the parcel. Prior to issuance of a certificate of occupancy, the property owners shall comply with all Fire District requirements per State-adopted IFC, and as evidenced by review and approval documentation from the applicable fire district. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. Agency notice was sent on April 20, 2026, and August 20, 2026, and no comments were received by the Middleton Fire District. **Emergency Medical Services:** Canyon County Ambulance District responded with estimated response times for three (3) nearby stations on August 4, 2026: Station M53 has an estimated response time of 7.17 minutes, Station M52 has an estimated response time of 9.83 minutes, and Station M51 has an estimated response time of 11.89 minutes (**Staff Report Exhibit E5**).	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Hearing Examiner recommends **approval** of Case # CR2025-0017, a zoning map amendment from Agricultural to Conditional Rezone Rural Residential.

DATED this _____ day of _____, 2026.

HEARING EXAMINER
CANYON COUNTY, IDAHO

_____
Bruce Eggelston, Hearing Examiner;

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

ATTACHMENT A

RECOMMENDED CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

2. At the time of application for an administrative land division, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.

3. At the time of application for an administrative land division, Black Canyon Irrigation District (BCID) applicable requirements shall be met as outlined in their comment letter in **Staff Report Exhibit E4**. Evidence of compliance with BCID requirements shall be an approved irrigation district document indicating completion of requirements.

4. The subject property, approximately 6.05 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) of the Canyon County Code of Ordinances (CCCO) and shall not exceed three (3) residential parcels (**Staff Report Exhibits B2 and B3**).

    a. No additional residential parcels shall be created from the subject property without approval of a subsequent rezone and a subdivision plat.

    b. The minimum lot size for parcels created shall be two (2) acres.

    c. Secondary residences are prohibited.

5. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

    a. Commencement (or "commence") shall be as defined in CCCO §07-02-03 (Definitions Enumerated).

Exhibit B:

EXHIBIT B

Application Packet & Supporting Materials

Hearing Examiner

Case #: CR2025-0017

Hearing Date: September 24, 2026

Exhibit B1:

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Evan Westensee	
	MAILING ADDRESS: 13864 Hidden Canyon Ln, Caldwell, ID, 83607	
	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: Evan Westensee *Date:* 12/22/2025

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

SITE INFO	STREET ADDRESS: 13864 Hidden Canyon Ln.	
	PARCEL NUMBER: R34467	
	PARCEL SIZE: 6.05 acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: Agricultural	PROPOSED ZONING: Residential (RR)
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2025-0017	DATE RECEIVED:	Dec 23, 2025
RECEIVED BY:	Arbay M	APPLICATION FEE: 2400	CK MO CC CASH

Conditional rezone 1250
Dev. Agreement 500
Notification 600
Case maps 50

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/21/23

Exhibit B2:

Michelle Barron

From: [redacted]
Sent: Friday, February 6, 2026 2:29 PM
To: Michelle Barron
Subject: [External] Letter of Intent- Revised

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michelle,

Here is the revised letter of intent. Primarily we are looking to change from CR-R1 to CR-RR zoning. Please let me know what other suggestions you may have as you proof read this. Thank you very much for your help!

Letter of Intent: Zoning Amendment
February 6, 2026
Evan Westensee
13864 Hidden Canyon Ln.
Caldwell ID 83607
Cell: 8[redacted]

Canyon County Development services/To Whom it May Concern,

My name is Evan Westensee, we are looking to re-zone our current parcel (RR34467) from Agricultural to CR-RR. Currently there is a manufactured home on the existing 6.05 acres. We plan to create a spacious 2 additional lots that will be 2 acre minimums.

I will attempt to address all the points asked for in the application below:

Proposed use and existing use:
Existing zoning is agricultural and future land use is Residential. This area can be viewed as transitional as the future land use is residential. We are proposing CR-RR zoning as it is consistent with the surrounding area by supporting low-density residential development, preserving open space, and maintaining the rural-residential character envisioned for this area. Our intention is to remain on this property long term with our family. We want to put into the conditions a minimum lot size of 2 acres.

How proposed use may affect neighboring uses:
This request is compatible with area surrounding usage of rural residential on lots ranging from 1– 3-acre parcels and aligns with the Comprehensive Plan's specific zoning criteria. It will not negatively affect neighboring uses. This will not negatively impact traffic in the surrounding area and neighboring homes.

Based on typical residential traffic patterns, single-family homes generate a low number of daily trips, and the addition of two homes is **not expected to create any measurable change** to existing traffic flow or road capacity. The current roadway network can comfortably accommodate the small increase in use, and no adverse impacts to safety, congestion, or travel times are anticipated. For these reasons, the proposed land division and rezoning should have **no negative effect on local traffic conditions**.

Description of site features: This site does not have any exceptional features and has a gentle rolling slop but is relatively flat. We plan on complying and respecting all set-backs, easements, and requirements set by the city to ensure

safe and productive development that aligns with the County's comprehensive plan. We also are willing to put into the conditions

Adequate facilities and service will be included in the final 3 lot layout and there is ample room for a domestic well and septic system for each lot.

Business Operations: There are no business operations planned for these sites

- **How the proposed usage is consistent with zoning criteria and comprehensive plan**: This request is consistent with the comprehensive plan located south of Willis Rd on Hidden Canyon Ln and listed in the comprehensive plan. Future land use is Residential and is consistent with all surrounding land use, lot size, and development plans. We do not intend to change from its intended use as we plan to have gardens, animals, and plenty of open space on these lots.

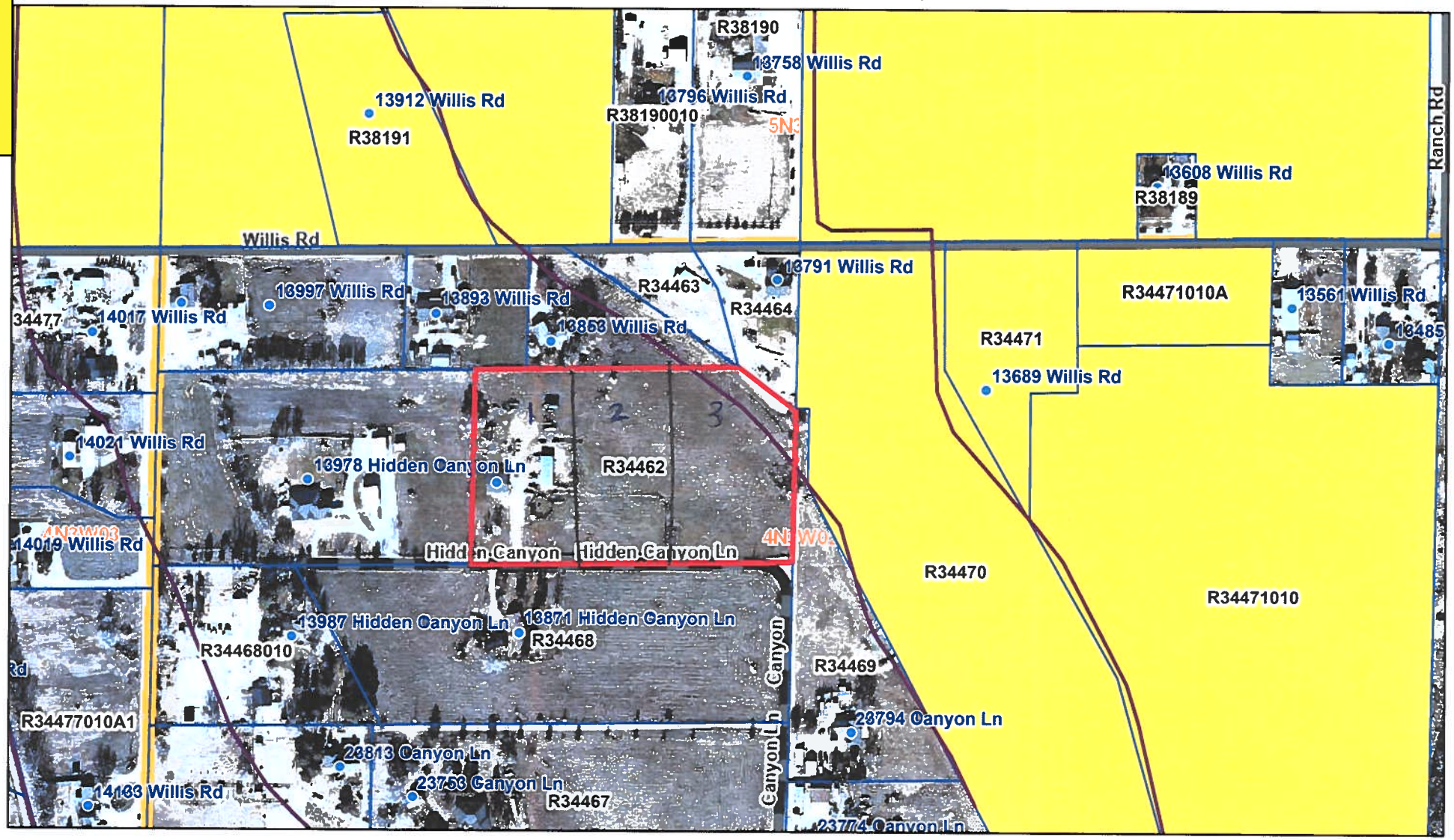
Any questions please reach out to me, and I will address accordingly

Thanks,

Evan Westensee

Exhibit B3:

Canyon County, ID Web Map



11/13/2025, 9:11:49 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

Parcel Address Search _Query result

CCAddressPoints

Hydro_NHDFlowline

CanyonCountyRoads

Roads

CC_PrivateRoads

Current Zoning

RR (RURAL RESIDENTIAL)

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

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 |

Exhibit B4:

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_____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: NO Height: _____

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)

   N/A

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☒ Water supply source: Sprinkler

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:** 3

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building ☒ Kennel ☐ Individual Housing ☐ Other Planning on cat and Dog only.

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: _____

Sent in Mail Dec. 12, 2025

Exhibit B5:

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date: December 11, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a Condition 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. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

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 display 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: Monday, December 22, 2025
Time: 6:00 PM
Location: 13864 Hidden Canyon Ln, Caldwell, ID, 83607
Property description: 6.05 acres with single family dwelling

The project is summarized below:

Site Location: 13864 Hidden Canyon Ln, Caldwell, ID, 83607
Proposed access: Driveway
Total acreage: 6.05
Proposed lots: 3

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this
time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at [redacted]

Sincerely,

Evan Westensee

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: 13864 Hidden Canyon Ln.	Parcel Number: R34467	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: Dec. 12, 2025	Number of Acres: 6.05	Current Zoning:
Description of the Request: Re-zone		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: EVAN WESTENSEE		
Company Name: N/A		
Current address: 13864 Hidden Canyon Ln.		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [redacted]	Cell: " "	Fax: N/A
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 12/22/2025	MEETING LOCATION: 13864 Hidden Canyon Ln.
MEETING START TIME: 6:00 PM	MEETING END TIME: 7:00 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jimmy Spells		13853 Willis Road
2. Rachel Sottag		13787 Hidden Canyon
3. Josh Sottag		" "
4. Allen Bashaw		13978 Hidden Canyon La
5. Anthony Welch		23794 Canyon Ln.
6. BRIAN CARD		23774 Canyon LN
7. TAMRA CARD		23774 Canyon LN
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):

Evan Westervelt

APPLICANT/REPRESENTATIVE (Signature): Evan Westervelt

DATE: 12/22/2025

Exhibit B6:

AGENCY ACKNOWLEDGMENT

Date:
Applicant: EVAN WESTENSEE
Parcel Number: R34467
Site Address: 13864 HIDDEN CANYON LN, 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: 12/17/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Middleton RFD
☒ Applicant submitted/met for informal review
Date: 11/21/2025 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District:
☒ Applicant submitted/met for informal review.
Date: 12-11-25 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: Middleton
☒ Applicant submitted/met for informal review.
Date: 12/11/2025 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: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____

Authorized Southwest District Health Representative

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Fire District Representative

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Highway District Representative

Irrigation District: District: Black Canyon Irrigation

☐ Applicant submitted/met for official review.

Date: 12-15-25 Signed: _____

Authorized Irrigation Representative

Area of City Impact: City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

Exhibit B7:

Archived: Friday, August 28, 2026 1:43:01 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.

2.

PC07450

Exhibit B8:

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

Sharon L. Korn

James S. Hinkle, Jr.

Debra A. Hinkle

STATE OF IDAHO)
:ss
County of Canyon)

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 be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public for Idaho
Commission expires:

(SEAL)

STATE OF IDAHO)
:ss
County of Canyon)

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: 8/12/96

(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.

REGISTERED LAND SURVEYOR 477 IDAHO GERALD L. EARLY

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.

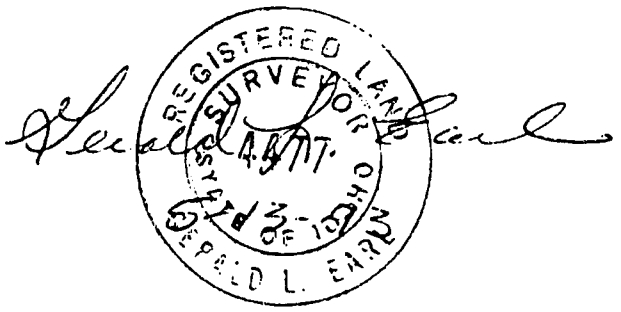


EXHIBIT B

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.

EXHIBIT "C" -

RECORDED

'93 JUN 30 PM 3 27

NEIL ERR
CANYON CNTY RECORDER
BY O'Clair

REQUEST PIONEER — CALDWELL

TYPE RLA FEE 24.00

93114981

Public/Private Road Visual Representation:

Exhibit B9:

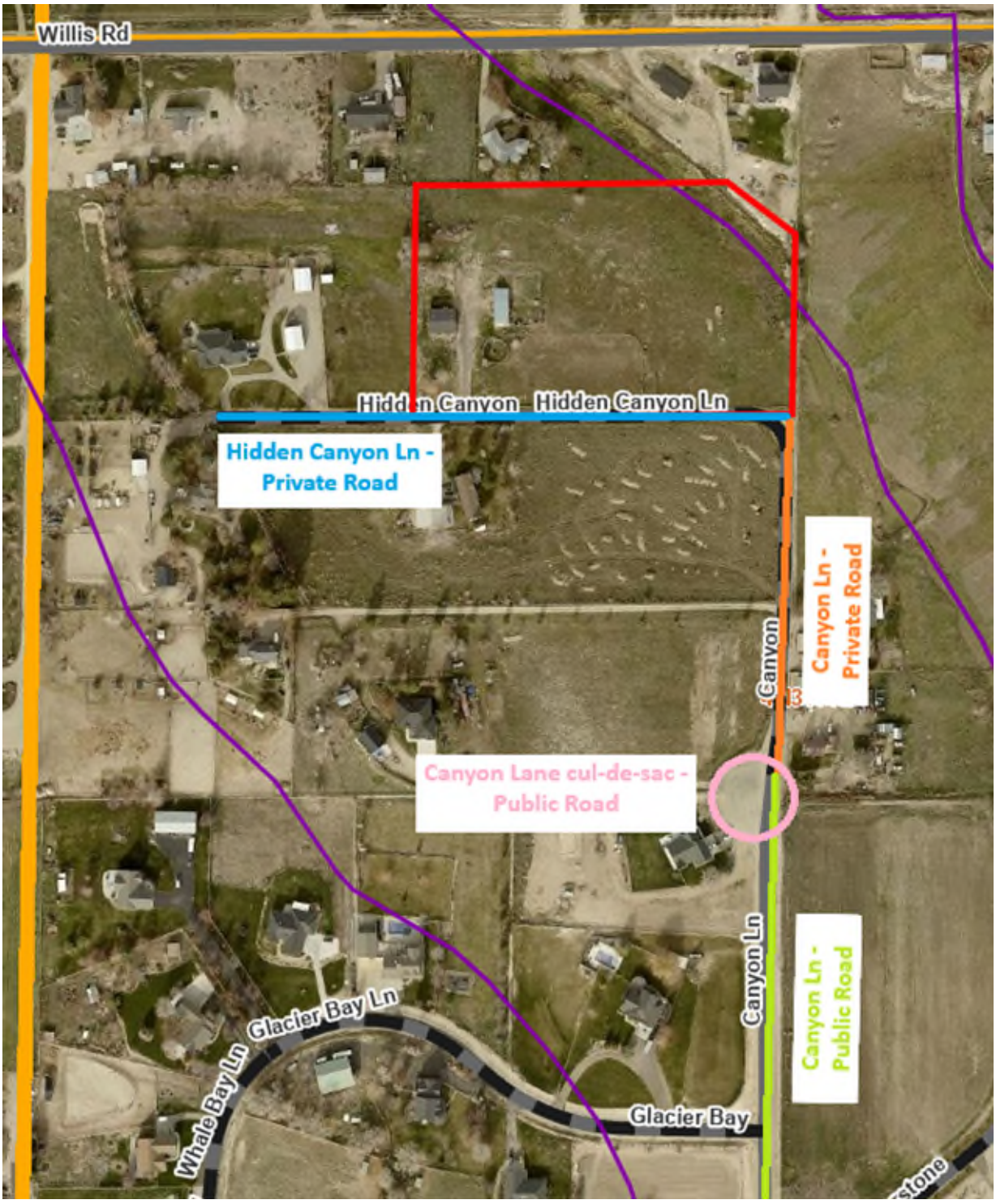


Exhibit B10:

Westensee- Conditional Rezone

CR2025-0017

September 24, 2026

Name: Evan Westensee

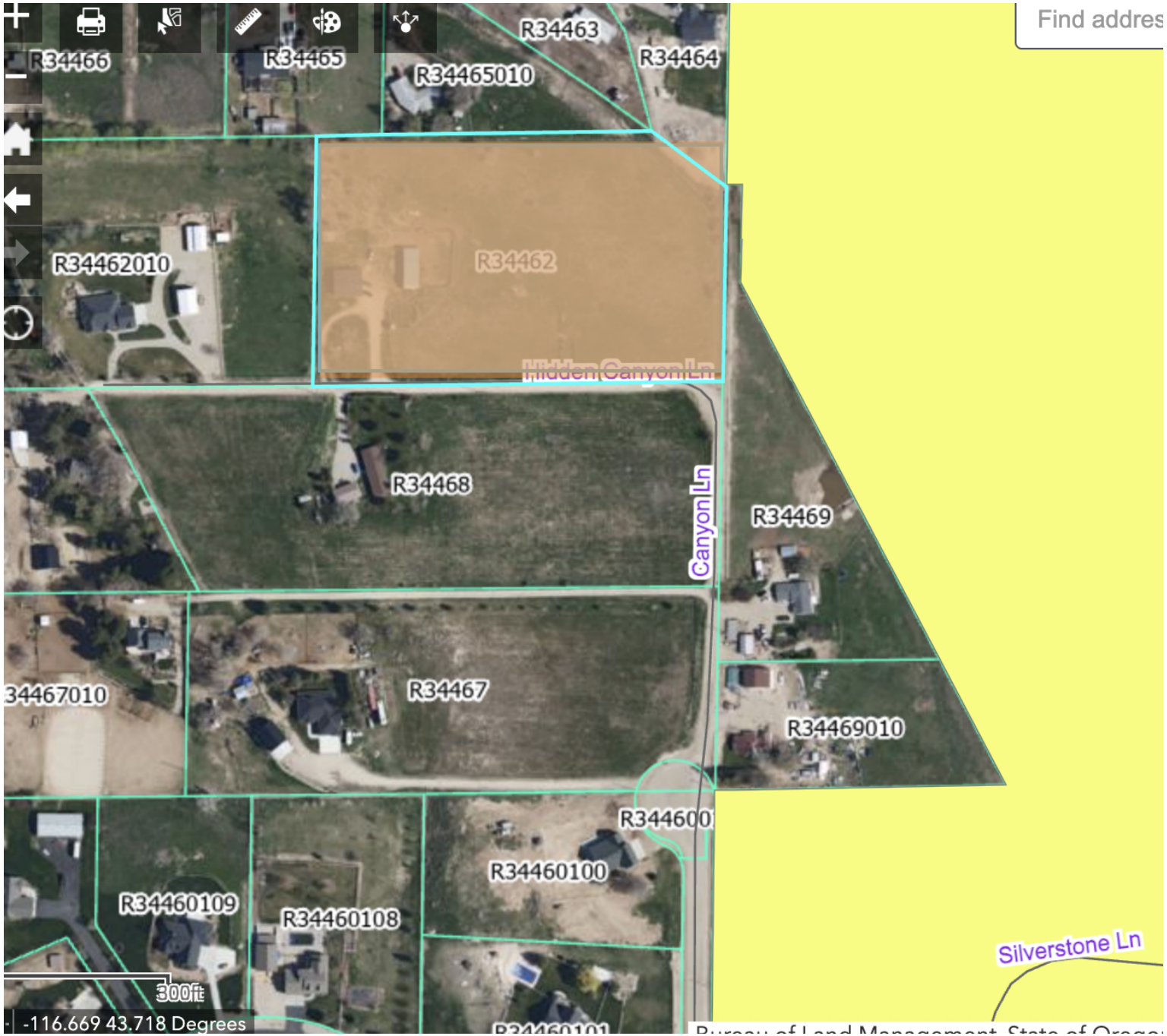
SUMMARY

Address: 13864 Hidden Canyon Ln. Caldwell, ID, 83607
6.05 acres

Re-Zone from AG (Agricultural) to CR-RR (Rural Residential Conditional rezone)

Purpose: To allow for rural residential development that preserves the area's rural character

*Currently have option to get Building Permit as is on property.


Find addres
R34466
R34465
R34463
R34465010
R34464
R34462010
R34462
HiddenCanyonLn
R34468
Canyon Ln
R34469
34467010
R34467
R34469010
R344600
R34460100
R34460109
R34460108
Silverstone Ln
300ft
-116.669 43.718 Degrees

AG -> CR-RR





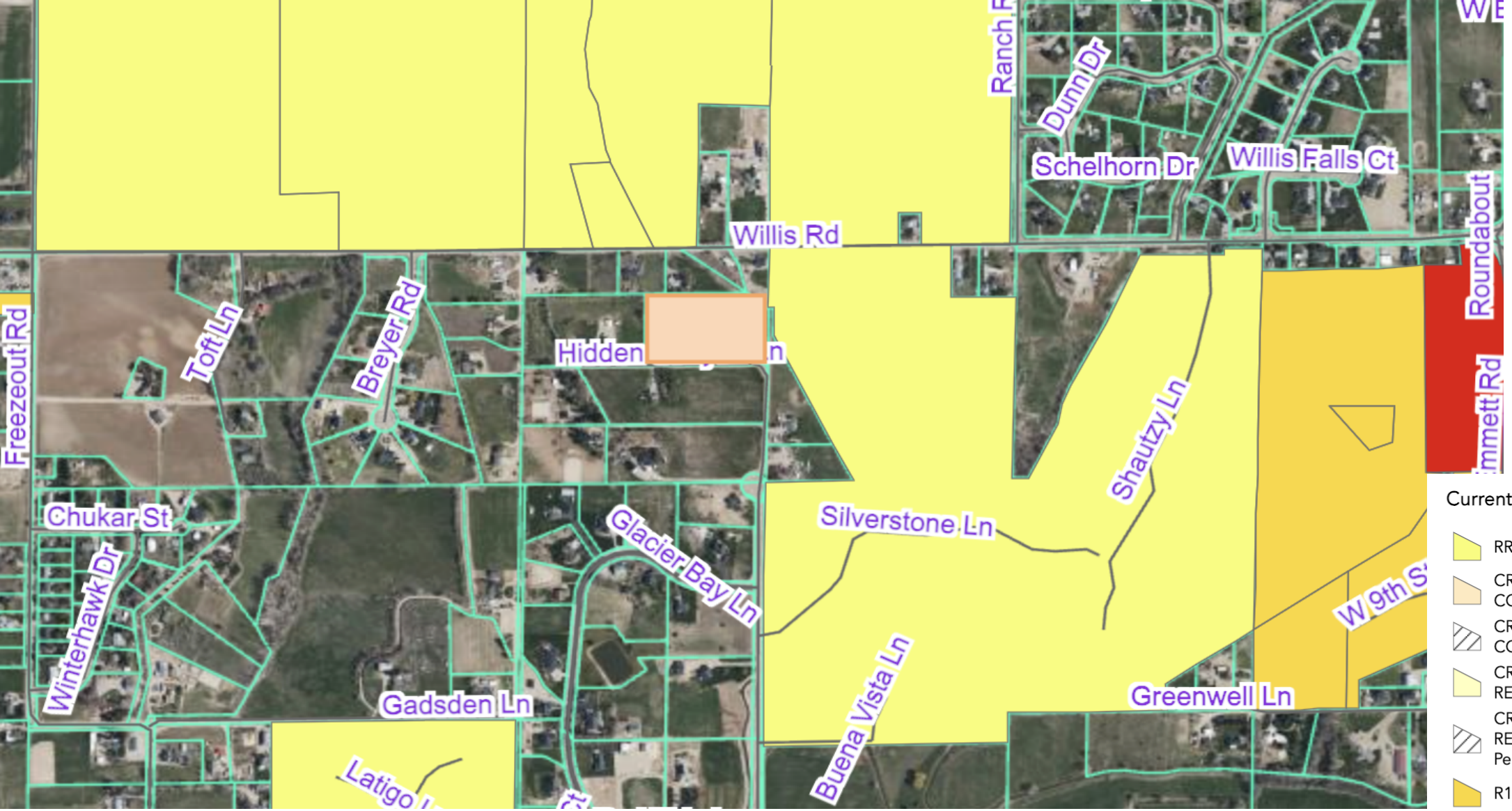
CURRENT

Use: Primary Residence

Typography: Generally flat with a gentle slope from West to East

Surrounding Zoning:

North: Rural Residential (RR)
South: Rural Residential (RR)
East: Rural Residential (RR)
West: R1 (Single Family Residential)



Current Zoning

- RR (RURAL RESIDENTIAL)
- CR-RR (RURAL RESIDENTIAL - COND REZONE)
- CR-RR (RURAL RESIDENTIAL - COND REZONE), Pending
- CR-R1 (SINGLE FAMILY RESIDENTIAL- COND REZONE)
- CR-R1 (SINGLE FAMILY RESIDENTIAL- COND REZONE), Pending
- R1 (SINGLE FAMILY RESIDENTIAL)
- R2 (MEDIUM DENSITY RESIDENTIAL)
- C (COMMERCIAL - 1965 ZONING ORD.)
- C1 (NEIGHBORHOOD COMMERCIAL)
- CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE)

COMMENTS

HWY DISTRICT 4

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.

"HD4 does not oppose the requested zoning change, but requests the Commission make these
comments conditions of any approved land use action."
-Leonard Riccio, P.E
Transportation Planner

SOUTHWEST DISTRICT HEALTH

"There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements."

IDAHO DEPARTMENT OF ENVIRONMENTAL EQUALITY (DEQ)

We have been in contact with the DEQ and are willing to meet all conditions and standards set forth to ensure we are staying within those set guidelines.

BLACK CANYON IRRIGATION DISTRICT

"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."

-Mike Meyers, Manager, BCID

Exhibit C:

EXHIBIT C

Supplemental Documents

Hearing Examiner

Case #: CR2026-0017

Hearing Date: September 24, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

Exhibit C1:

R34462 PARCEL INFORMATION REPORT

8/28/2026 1:55:11 PM

PARCEL NUMBER:	R34462
OWNER NAME:	WESTENSEE EVAN
CO-OWNER:	WESTENSEE KAILEY
MAILING ADDRESS:	13864 HIDDEN CANYON LN CALDWELL ID 83607
SITE ADDRESS:	13864 HIDDEN CANYON LN
TAX CODE:	0320000
TWP: 4N RNG: 3W SEC: 02 QUARTER: NW	
ACRES:	6.05
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	MIDDLETON FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0235F
WETLAND:	Riverine
NITRATE PRIORITY:	NE CANYON CO.
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2025044506
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	02-4N-3W NW TAX 12 IN LT 4
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 SHERRIFS 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.

Exhibit C2:

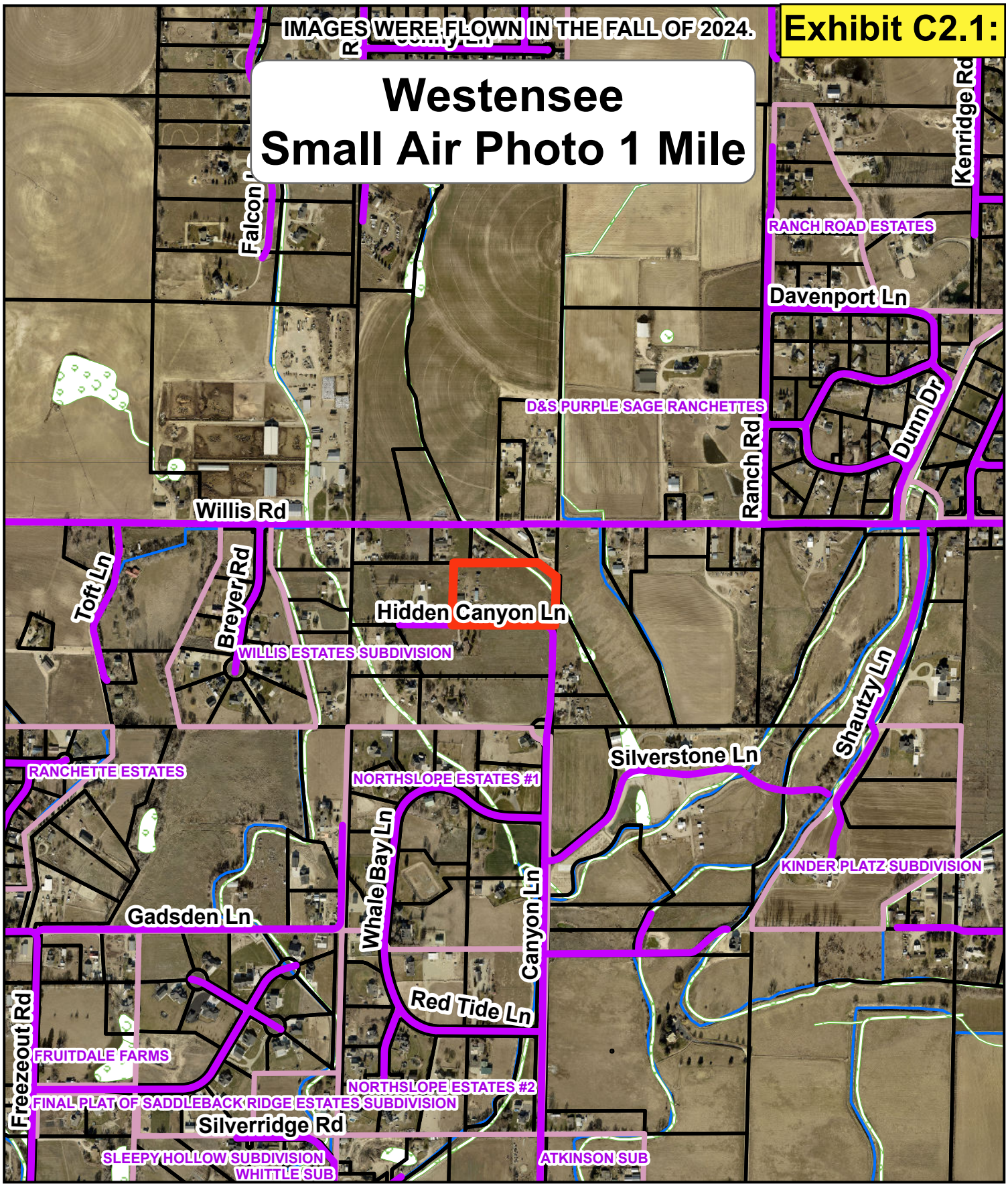
EXHIBIT C2

Case Maps/Reports

Hearing Examiner

Case #: CR2026-0017

Hearing Date: September 24, 2026


Exhibit C2.1:
IMAGES WERE FLOWN IN THE FALL OF 2024.
Westensee
Small Air Photo 1 Mile
Falcon
Kenridge Rd
RANCH ROAD ESTATES
Davenport Ln
Dunn Dr
D&S PURPLE SAGE RANCHETTES
Ranch Rd
Willis Rd
Toft Ln
Breyer Rd
Hidden Canyon Ln
WILLIS ESTATES SUBDIVISION
Shautzy Ln
Silverstone Ln
RANCHETTE ESTATES
NORTHSLOPE ESTATES #1
Whale Bay Ln
Canyon Ln
KINDER PLATZ SUBDIVISION
Gadsden Ln
Red Tide Ln
Freezeout Rd
FRUITDALE FARMS
NORTHSLOPE ESTATES #2
FINAL PLAT OF SADDLEBACK RIDGE ESTATES SUBDIVISION
Silverridge Rd
SLEEPY HOLLOW SUBDIVISION
WHITTLE SUB
ATKINSON SUB
City_Limits
Wetlands
0
0.25
0.5
Miles

Westensee Small Vicinity Map

Exhibit C2.2:

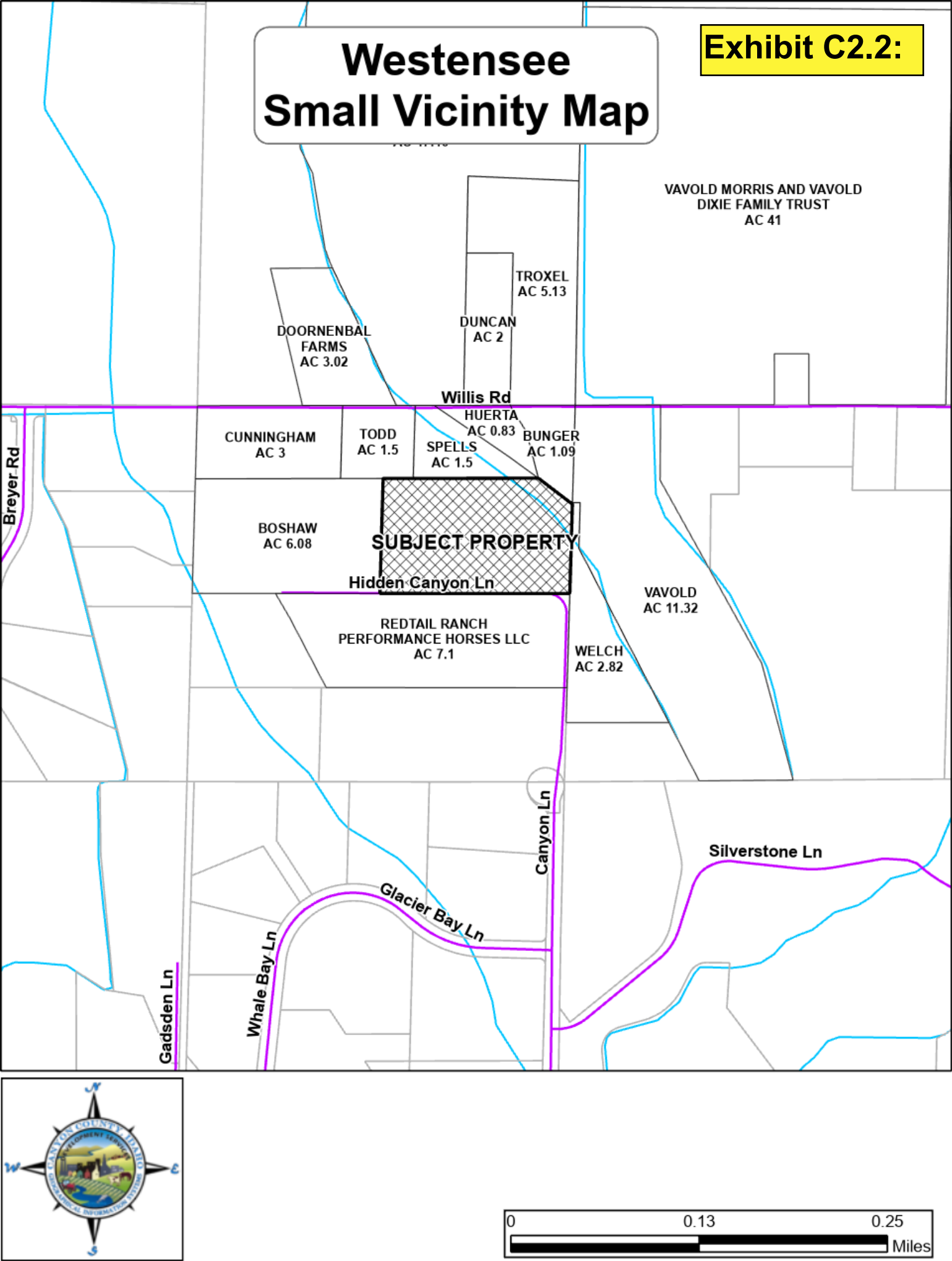
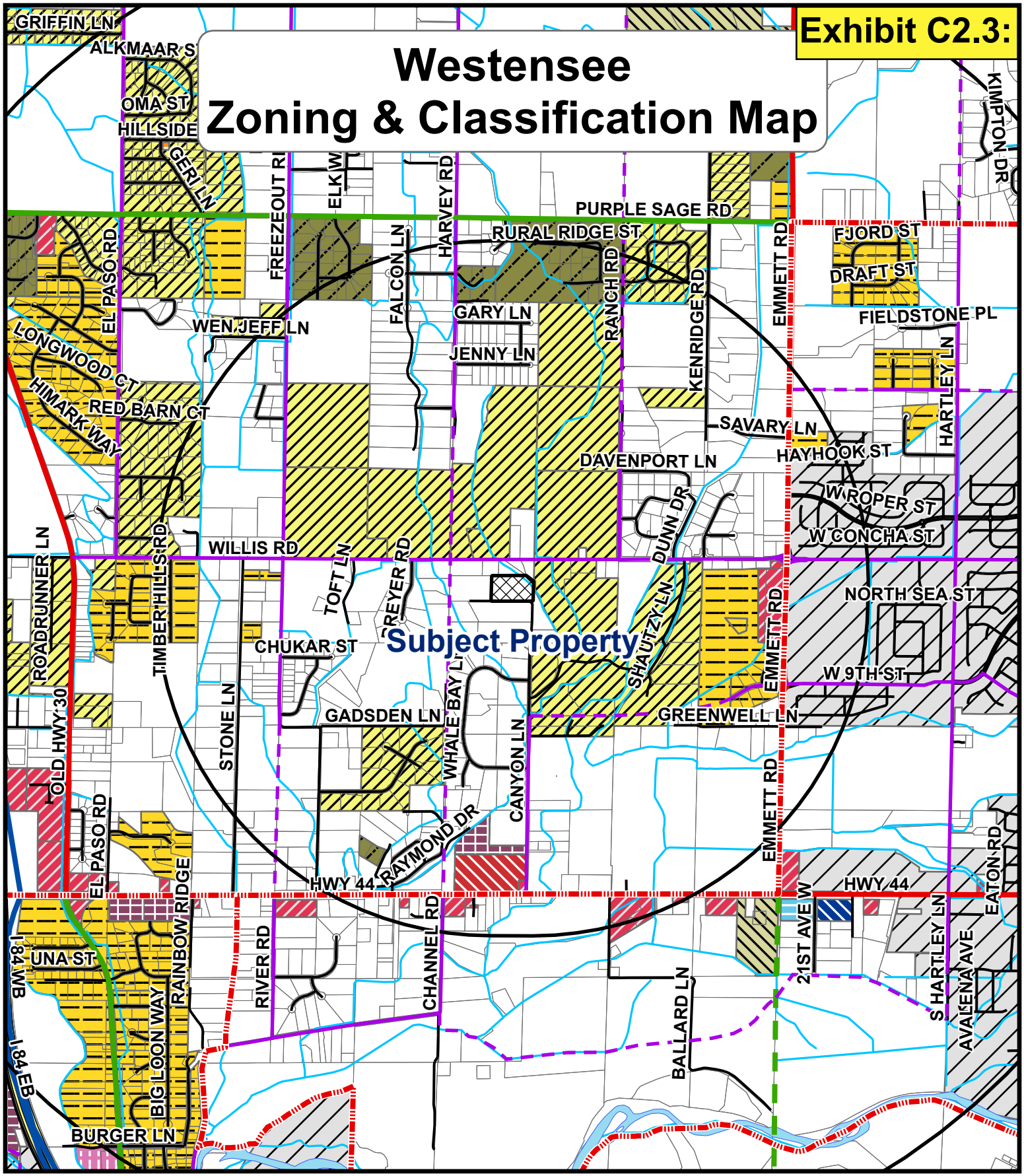
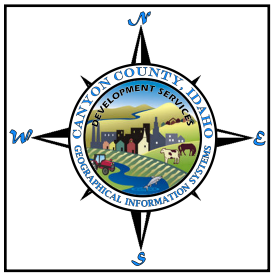


Exhibit C2.3:

Westensee Zoning & Classification Map



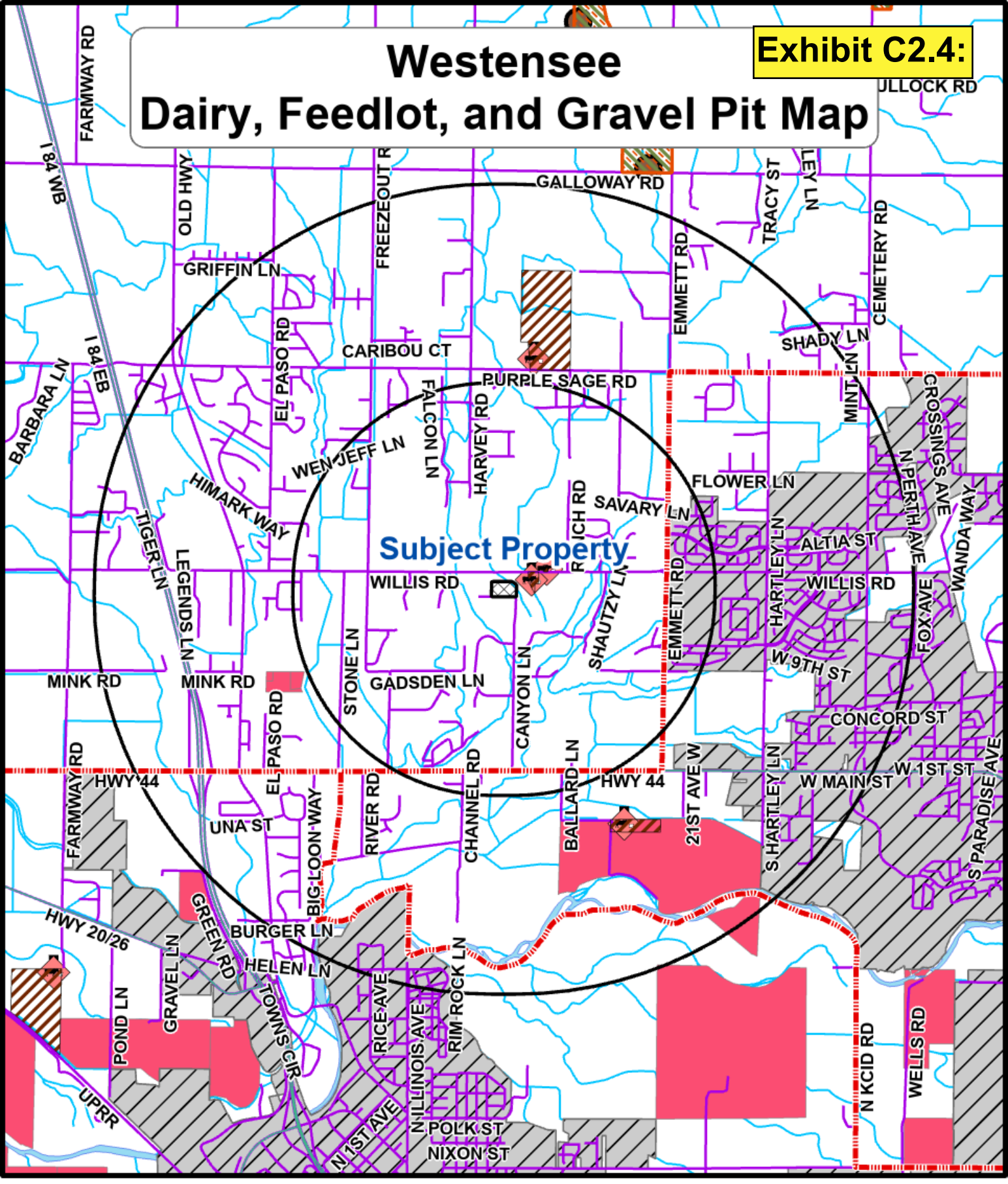


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.25 0.5 Miles

Westensee
Dairy, Feedlot, and Gravel Pit Map

Exhibit C2.4:

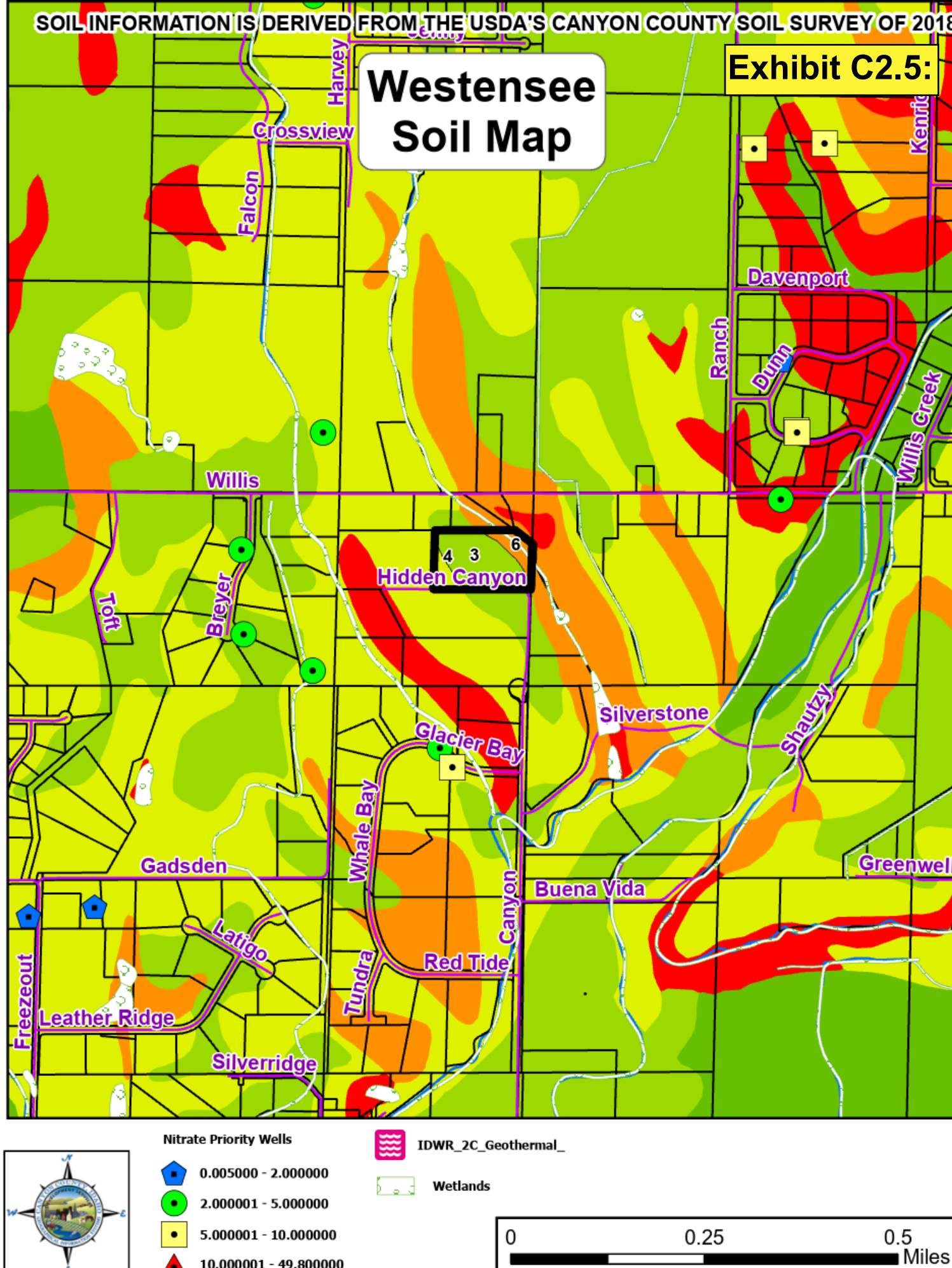


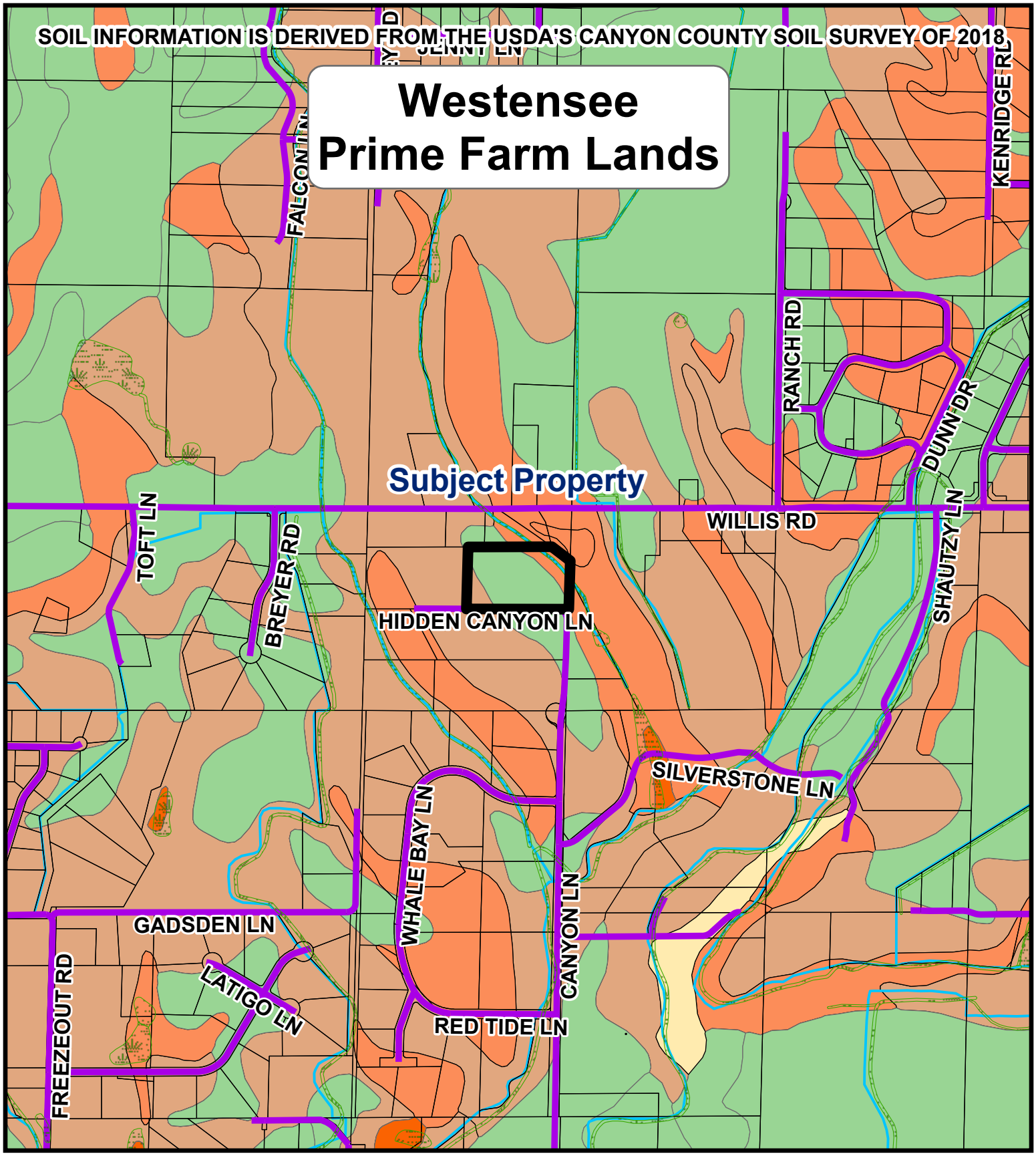
FEEDLOTS

DAIRIES

GRAVELPITS

0 0.75 1.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Exhibit C2.5:
Westensee Soil Map
Harvey
Crossview
Falcon
Kenric
Davenport
Ranch
Dunn
Willis Creek
Willis
4 3 6
Hidden Canyon
Toft
Breyer
Silverstone
Glacier Bay
Shautzy
Whale Bay
Gadsden
Greenwell
Buena Vida
Canyon
Latigo
Red Tide
Tundra
Freezeout
Leather Ridge
Silverridge
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Westensee
Prime Farm Lands
FALCON LN
KENRIDGE RL
RANCH RD
DUNN DR
Subject Property
TOFT LN
BREYER RD
WILLIS RD
SHAUTZY LN
HIDDEN CANYON LN
SILVERSTONE LN
WHALE BAY LN
CANYON LN
GADSDEN LN
FREEZEOUT RD
LATIGO LN
RED TIDE LN
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

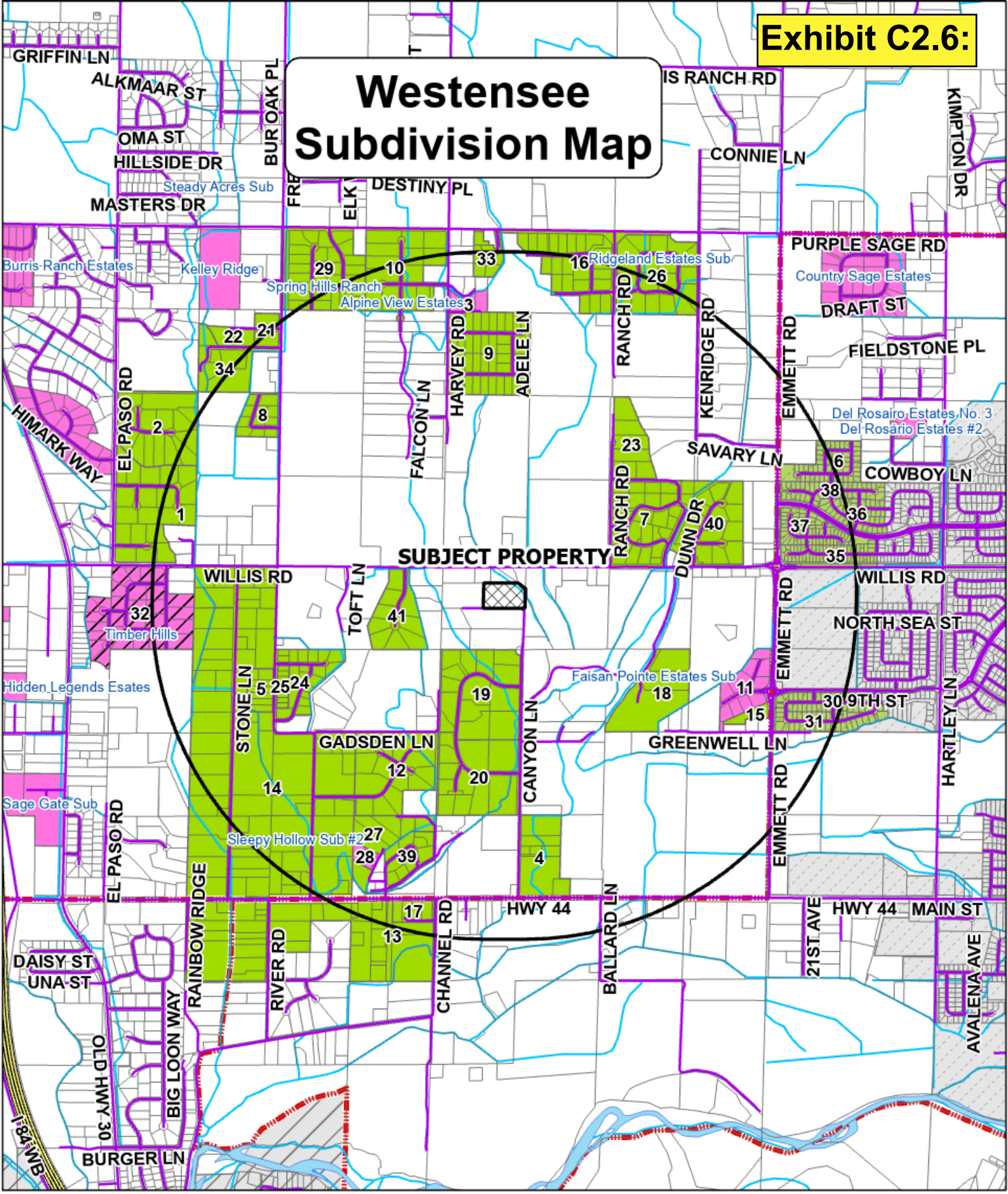
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	184316.20	4.23	69.98%
6	LEAST SUITED SOIL	47722.73	1.10	18.12%
4	MODERATELY SUITED SOIL	31361.44	0.72	11.91%
		263400.37	6.05	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EsB	Prime farmland if irrigated	184316.20	4.23	69.98%
EvD	Not prime farmland	47722.73	1.10	18.12%
EvC	Farmland of statewide importance, if irrigated	31361.44	0.72	11.91%
		263400.37	6.05	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL


Exhibit C2.6:
Westensee Subdivision Map
GRIFFIN LN
ALKMAAR ST
OMA ST
HILLSIDE DR
Steady Acres Sub
MASTERS DR
BUR OAK PL
DESTINY PL
IS RANCH RD
CONNIE LN
KIMPTON DR
PURPLE SAGE RD
Country Sage Estates
DRAFT ST
FIELDSTONE PL
Burris Ranch Estates
Kelley Ridge
Spring Hills Ranch
Alpine View Estates
Ridgeland Estates Sub
RANCH RD
KENRIDGE RD
EMMETT RD
HARVEY RD
ADELE LN
FALCON LN
EL PASO RD
HIMARK WAY
SAVARY LN
Del Rosario Estates No. 3
Del Rosario Estates #2
COWBOY LN
DUNN DR
SUBJECT PROPERTY
WILLIS RD
TOFT LN
Timber Hills
NORTH SEA ST
Hidden Legends Esates
STONE LN
Faisan Pointe Estates Sub
9TH ST
GADSDEN LN
GREENWELL LN
CANYON LN
HARTLEY LN
Sage Gate Sub
Sleepy Hollow Sub #2
RAINBOW RIDGE
HWY 44
MAIN ST
21ST AVE
AVALENA AVE
DAISY ST
UNA ST
RIVER RD
CHANNEL RD
BALLARD LN
OLD HWY 30
BIG LOON WAY
I-84 WB
BURGER LN
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
41	1111.29	852	1.30

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
6	140.22	90	1.56

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
23	8.19	3.02	0.83	47.46

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ALBION ACRES SUBDIVISION NO. 1	1	5N3W34	41.10	19	2.16	COUNTY (Canyon	2018
ALBION ACRES SUBDIVISION NO. 2	2	5N3W34	33.13	14	2.37	COUNTY (Canyon	2018
ALPINE VIEW ESTATES SUBDIVISION	3	5N3W35	4.12	3	1.37	COUNTY (Canyon	2025
ATKINSON SUB	4	4N3W02	21.36	10	2.14	COUNTY (Canyon	1971
BALE SUB	5	4N3W03	7.08	7	1.01	COUNTY (Canyon	1990
BRIDGER CREEK SUBDIVISION	6	5N3W36	14.71	50	0.29	MIDDLETON	2022
D&S PURPLE SAGE RANCHETTES	7	5N3W35	36.47	31	1.18	COUNTY (Canyon	1972
DEE ANN MEADOWS SUB	8	5N3W34	9.71	12	0.81	COUNTY (Canyon	1974
DRAKE SUB	9	5N3W35	40.05	41	0.98	COUNTY (Canyon	1973
EAGLES NEST ESTATES	10	5N3W34	35.62	11	3.24	COUNTY (Canyon	1998
FAISAN POINTE ESTATES SUBDIVISION	11	4N3W02	13.82	13	1.06	COUNTY (Canyon	2021
FINAL PLAT OF SADDLEBACK RIDGE ESTATES S	12	4N3W03	35.81	16	2.24	COUNTY (Canyon	2020
FROST FARMS	13	4N3W10	53.58	20	2.68	COUNTY (Canyon	1907
FRUITDALE FARMS	14	4N3W03	273.92	83	3.30	COUNTY (Canyon	1911
GREEN ESTATES	15	4N3W02	2.87	2	1.44	COUNTY (Canyon	2009
GREEN HILLS LANDING SUBDIVISION NO. 1	16	5N3W35	35.91	25	1.44	COUNTY (Canyon	2025
KAMEO SUB	17	4N3W10	5.09	4	1.27	COUNTY (Canyon	2005
KINDER PLATZ SUBDIVISION	18	4N3W02	25.33	4	6.33	COUNTY (Canyon	2017
NORTHSLOPE ESTATES #1	19	4N3W02	42.71	15	2.85	COUNTY (Canyon	2004
NORTHSLOPE ESTATES #2	20	4N3W02	37.37	12	3.11	COUNTY (Canyon	2005
RADFORD RIDGES NO 2 SUBDIVISION	21	5N3W34	4.75	3	1.58	COUNTY (Canyon	2019
RADFORD RIDGES SUBDIVISION	22	5N3W34	4.59	2	2.29	COUNTY (Canyon	2017
RANCH ROAD ESTATES	23	5N3W35	15.21	7	2.17	COUNTY (Canyon	2003
RANCHETTE ESTATES	24	4N3W03	17.05	20	0.85	COUNTY (Canyon	1972
RANCHETTE ESTATES #2	25	4N3W03	2.89	9	0.32	COUNTY (Canyon	1974
RIDGELAND ESTATES SUBDIVISION	26	5N3W35	36.20	19	1.91	COUNTY (Canyon	2025
SLEEPY HOLLOW SUBDIVISION	27	4N3W03	17.60	6	2.93	COUNTY (Canyon	2005
SLEEPY HOLLOW SUBDIVISION PHASE 2	28	4N3W03	2.72	3	0.91	COUNTY(CANYON	2024
SPRING HILL RANCH SUBDIVISION	29	5N3W34	38.15	28	1.36	COUNTY (Canyon	2022
STONEHAVEN SUBDIVISION NO. 6	30	4N3W01	12.39	50	0.25	MIDDLETON	2022
STONEHAVEN SUBDIVISION NO. 7	31	4N3W01	11.46	37	0.31	MIDDLETON	2023
TIMBER HILLS SUBDIVISION	32	4N3W03&04	45.62	28	1.63	COUNTY (Canyon	2021
VAVOLD HEIGHTS SUB	33	5N3W35	6.53	6	1.09	COUNTY (Canyon	2006
WEN-JEFF ESTATES	34	5N3W34	16.78	7	2.40	COUNTY (Canyon	1997
WEST HIGHLANDS RANCH SUBDIVISION NO. 13	35	5N3W36	13.86	55	0.25	MIDDLETON	2022
WEST HIGHLANDS RANCH SUBDIVISION NO. 14	36	5N3W36	11.75	39	0.30	MIDDLETON	2022
WEST HIGHLANDS RANCH SUBDIVISION NO. 15	37	5N3W36	13.55	58	0.23	MIDDLETON	2022
WEST HIGHLANDS RANCH SUBDIVISION NO. 16	38	5N3W36	11.14	44	0.25	MIDDLETON	2022
WHITTLE SUB	39	4N3W03	11.42	10	1.14	COUNTY (Canyon	1971
WILLIS CREEK SUBDIVISION	40	5N3W35	28.54	19	1.50	COUNTY (Canyon	2005
WILLIS ESTATES SUBDIVISION	41	4N3W03	19.35	10	1.93	COUNTY (Canyon	2008

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Timber Hills	45.49	28	1.62
Faisan Pointe Estates Sub	13.82	11	1.26
Ridgeland Estates Sub	38.64	18	2.15
Spring Hills Ranch	38.15	27	1.41
Alpine View Estates	4.12	4	1.03
Sleepy Hollow Sub #2	0.00	2	0.00

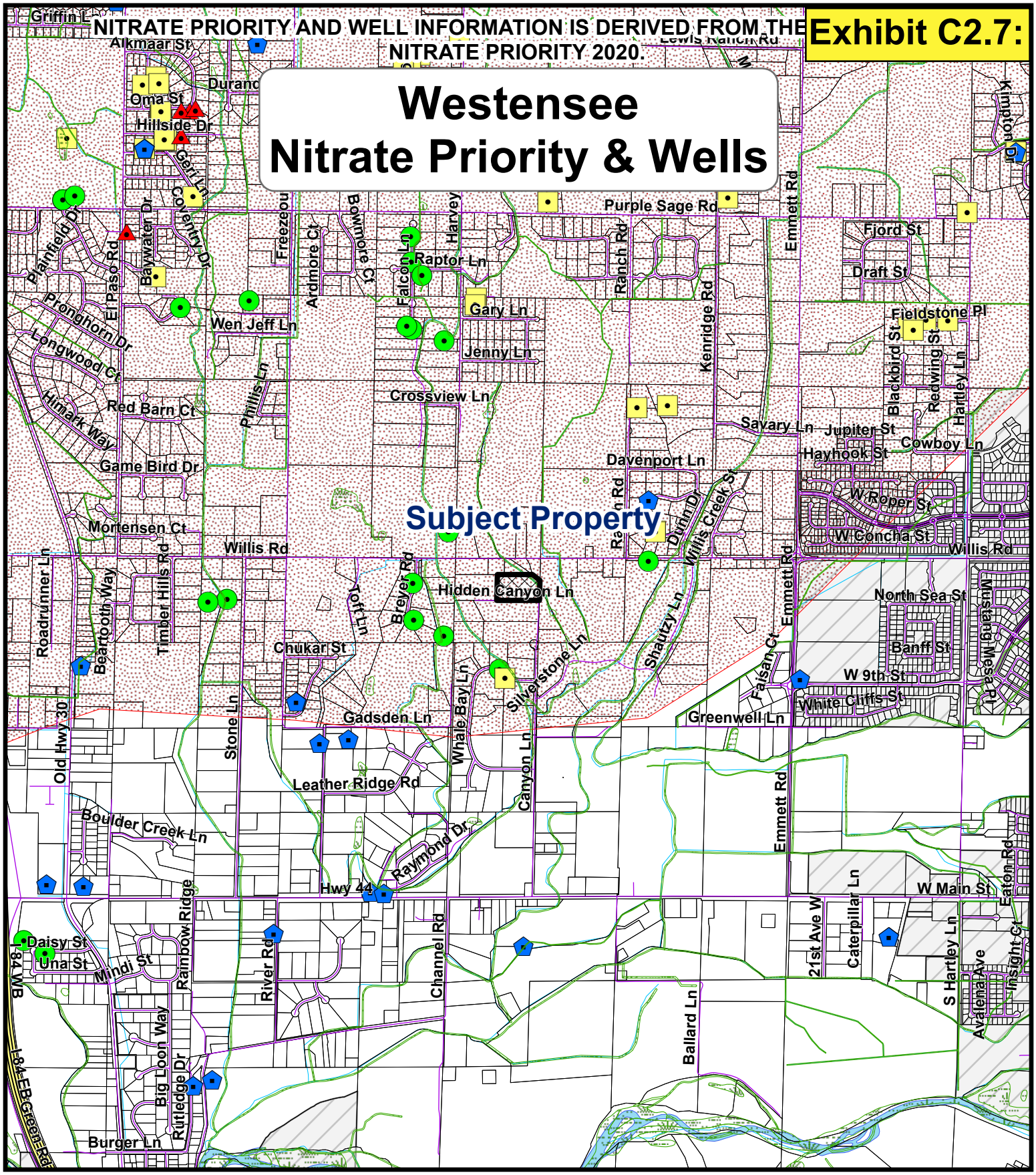
MOBILE HOME & RV PARKS

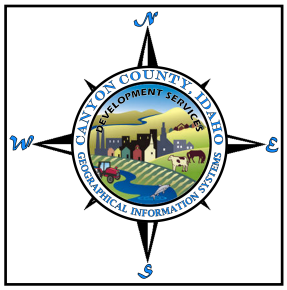
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE NITRATE PRIORITY 2020.

Exhibit C2.7:

Westensee Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

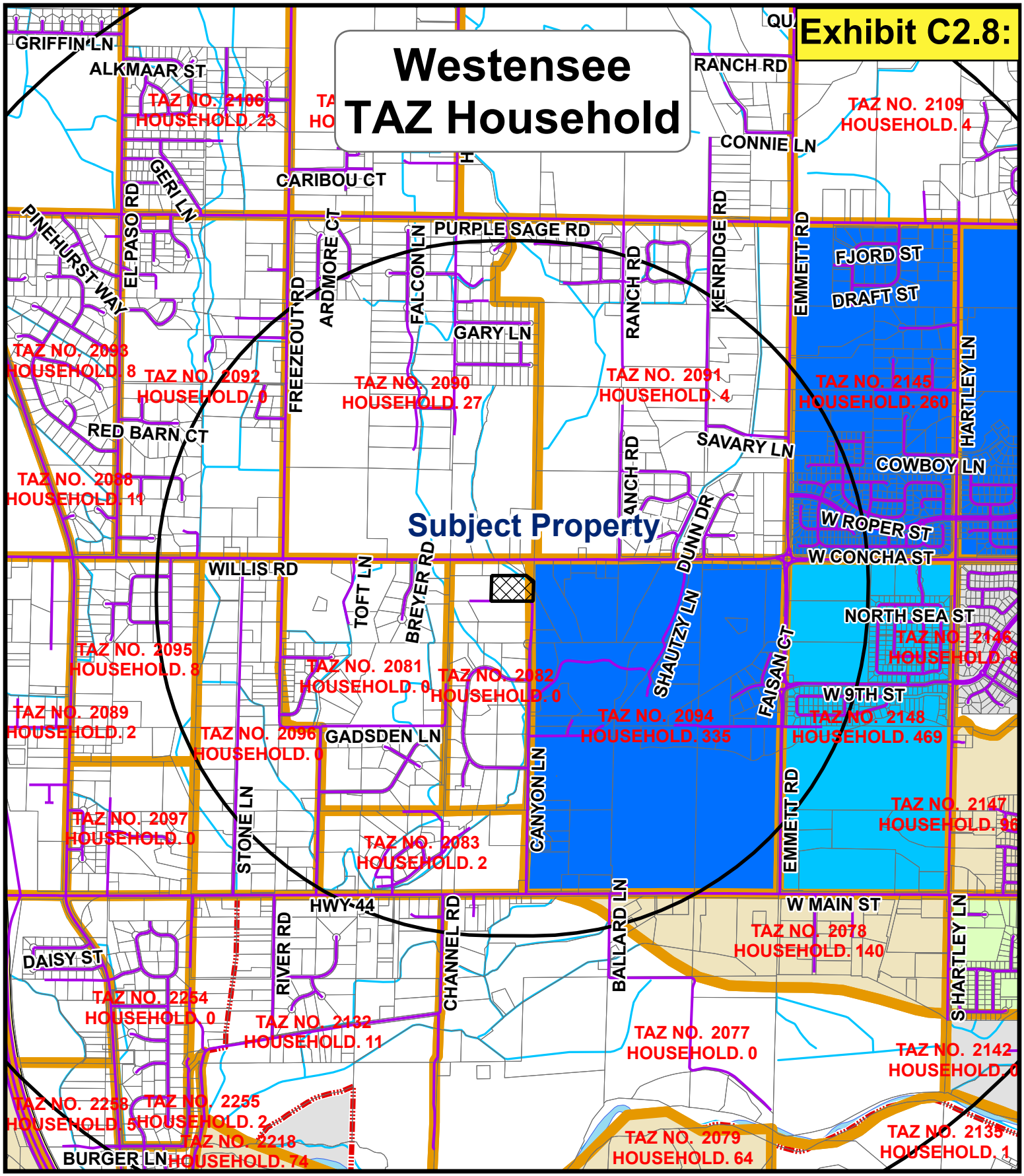
WETLANDS

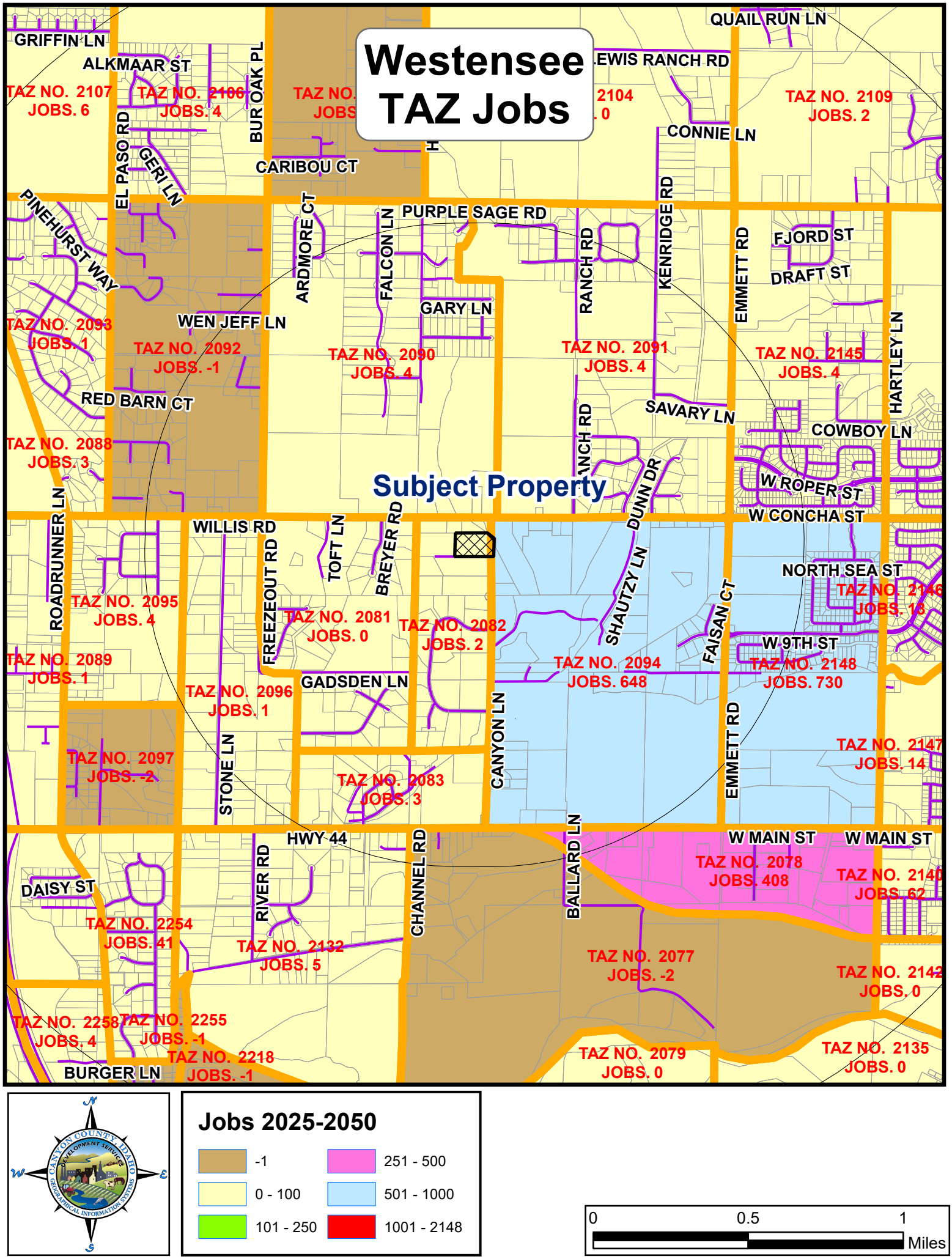
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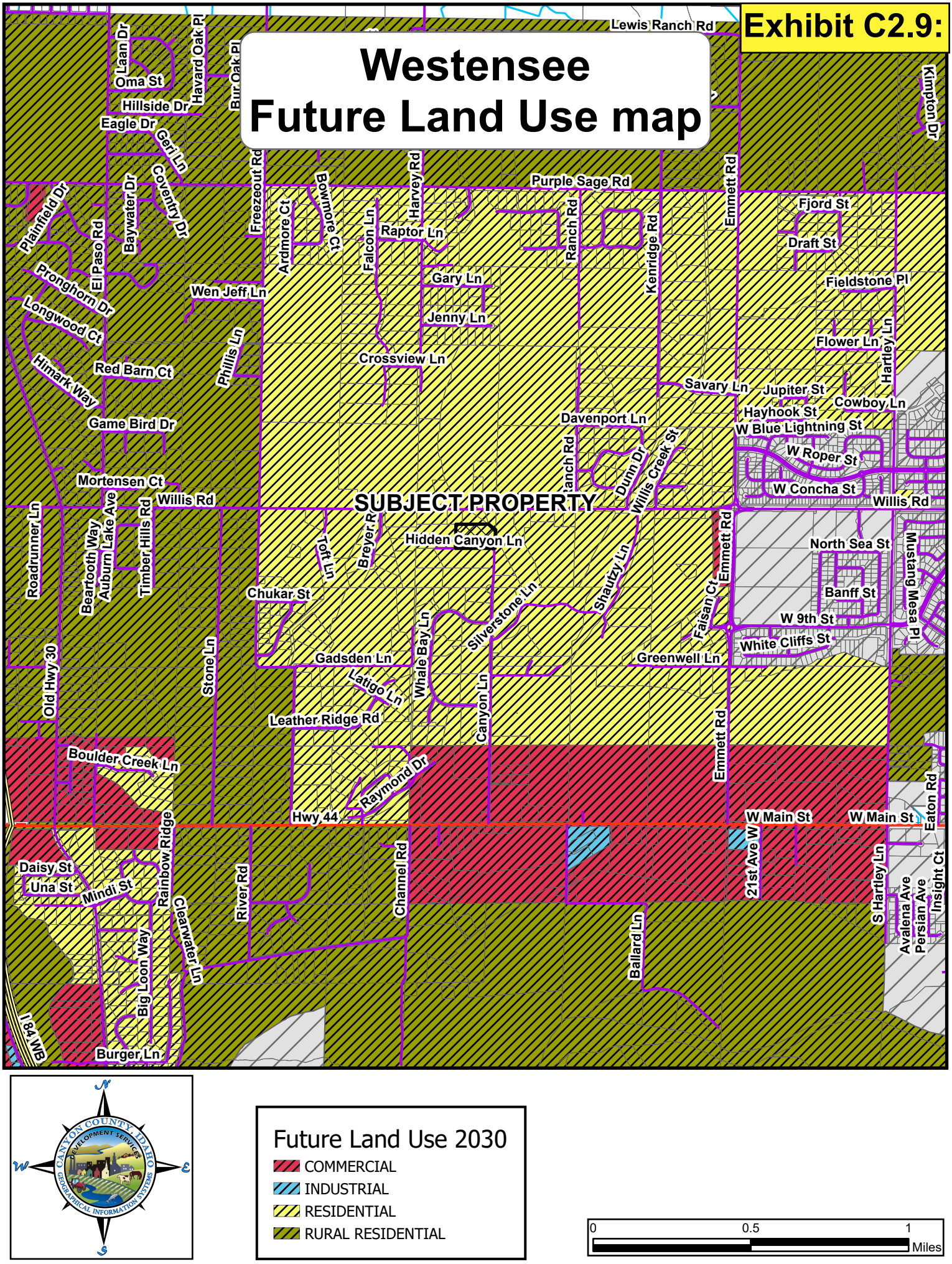
DEQ WELLS
N03_MGL

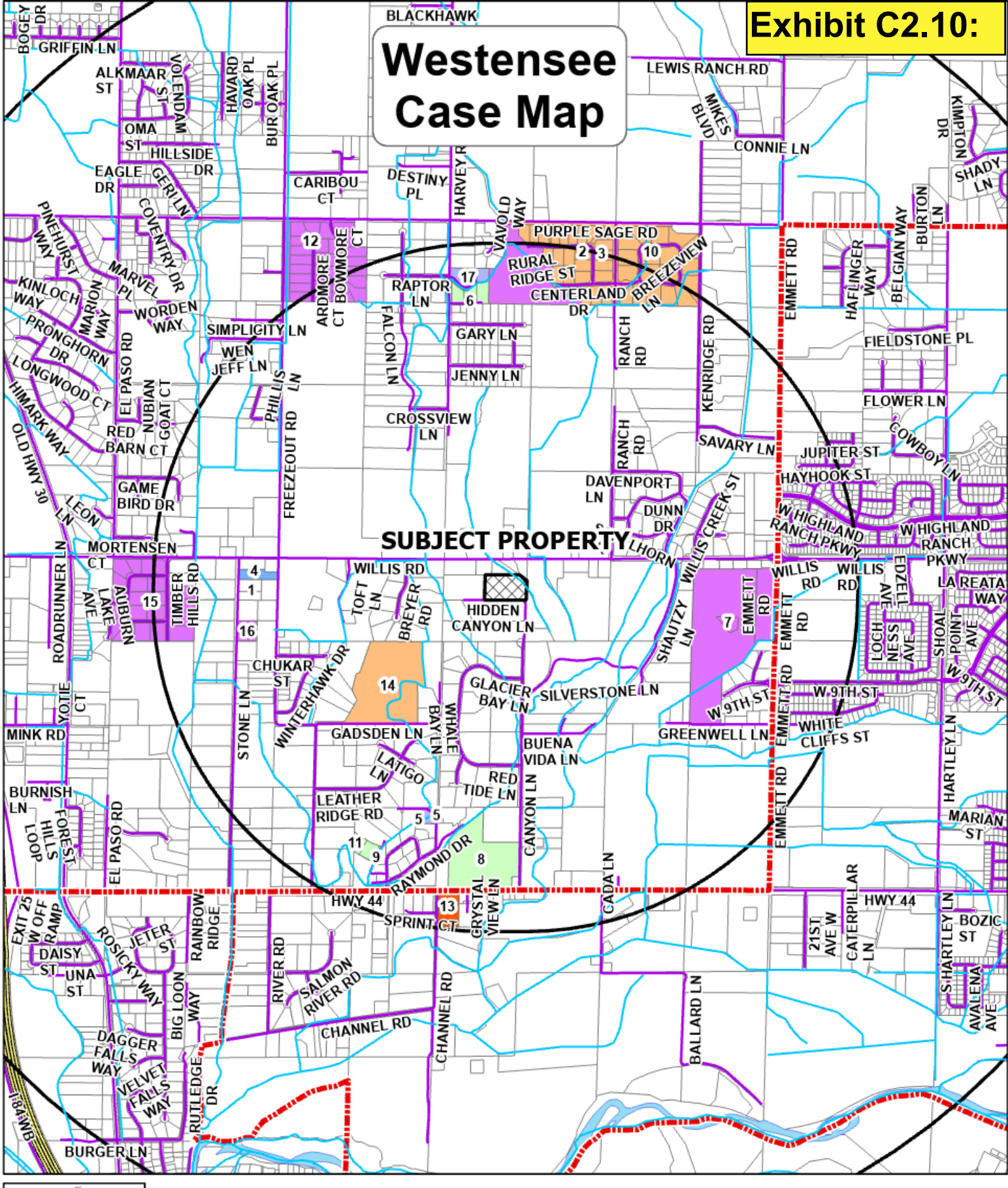
- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.5 1 Miles


Exhibit C2.8:
Westensee
TAZ Household
Subject Property
GRIFFIN LN
ALKMAAR ST
TAZ NO. 2106
HOUSEHOLD. 23
RANCH RD
TAZ NO. 2109
HOUSEHOLD. 4
CONNIE LN
CARIBOU CT
GERI LN
EL PASO RD
PINEHURST WAY
PURPLE SAGE RD
ARDMORE CT
FREEZEOUT RD
FALCON LN
KENRIDGE RD
EMMETT RD
FJORD ST
DRAFT ST
HARTLEY LN
GARY LN
RANCH RD
TAZ NO. 2093
HOUSEHOLD. 8
TAZ NO. 2092
HOUSEHOLD. 0
TAZ NO. 2090
HOUSEHOLD. 27
TAZ NO. 2091
HOUSEHOLD. 4
TAZ NO. 2145
HOUSEHOLD. 260
RED BARN CT
SAVARY LN
COWBOY LN
ANCH RD
TAZ NO. 2088
HOUSEHOLD. 10
DUNN DR
W ROPER ST
W CONCHA ST
WILLIS RD
TOFT LN
BREYER RD
NORTH SEA ST
TAZ NO. 2095
HOUSEHOLD. 8
TAZ NO. 2081
HOUSEHOLD. 0
TAZ NO. 2082
HOUSEHOLD. 0
SHAUTZY LN
FAISAN CT
TAZ NO. 2146
HOUSEHOLD. 8
W 9TH ST
TAZ NO. 2089
HOUSEHOLD. 2
TAZ NO. 2096
HOUSEHOLD. 0
GADSDEN LN
TAZ NO. 2094
HOUSEHOLD. 335
TAZ NO. 2148
HOUSEHOLD. 469
CANYON LN
EMMETT RD
TAZ NO. 2147
HOUSEHOLD. 96
TAZ NO. 2097
HOUSEHOLD. 0
STONE LN
TAZ NO. 2083
HOUSEHOLD. 2
HWY-44
W MAIN ST
CHANNEL RD
BALLARD LN
SHARTLEY LN
DAISY ST
RIVER RD
TAZ NO. 2078
HOUSEHOLD. 140
TAZ NO. 2254
HOUSEHOLD. 0
TAZ NO. 2132
HOUSEHOLD. 11
TAZ NO. 2077
HOUSEHOLD. 0
TAZ NO. 2142
HOUSEHOLD. 0
TAZ NO. 2258
HOUSEHOLD. 5
TAZ NO. 2255
HOUSEHOLD. 2
TAZ NO. 2218
HOUSEHOLD. 74
BURGER LN
TAZ NO. 2079
HOUSEHOLD. 64
TAZ NO. 2135
HOUSEHOLD. 1
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

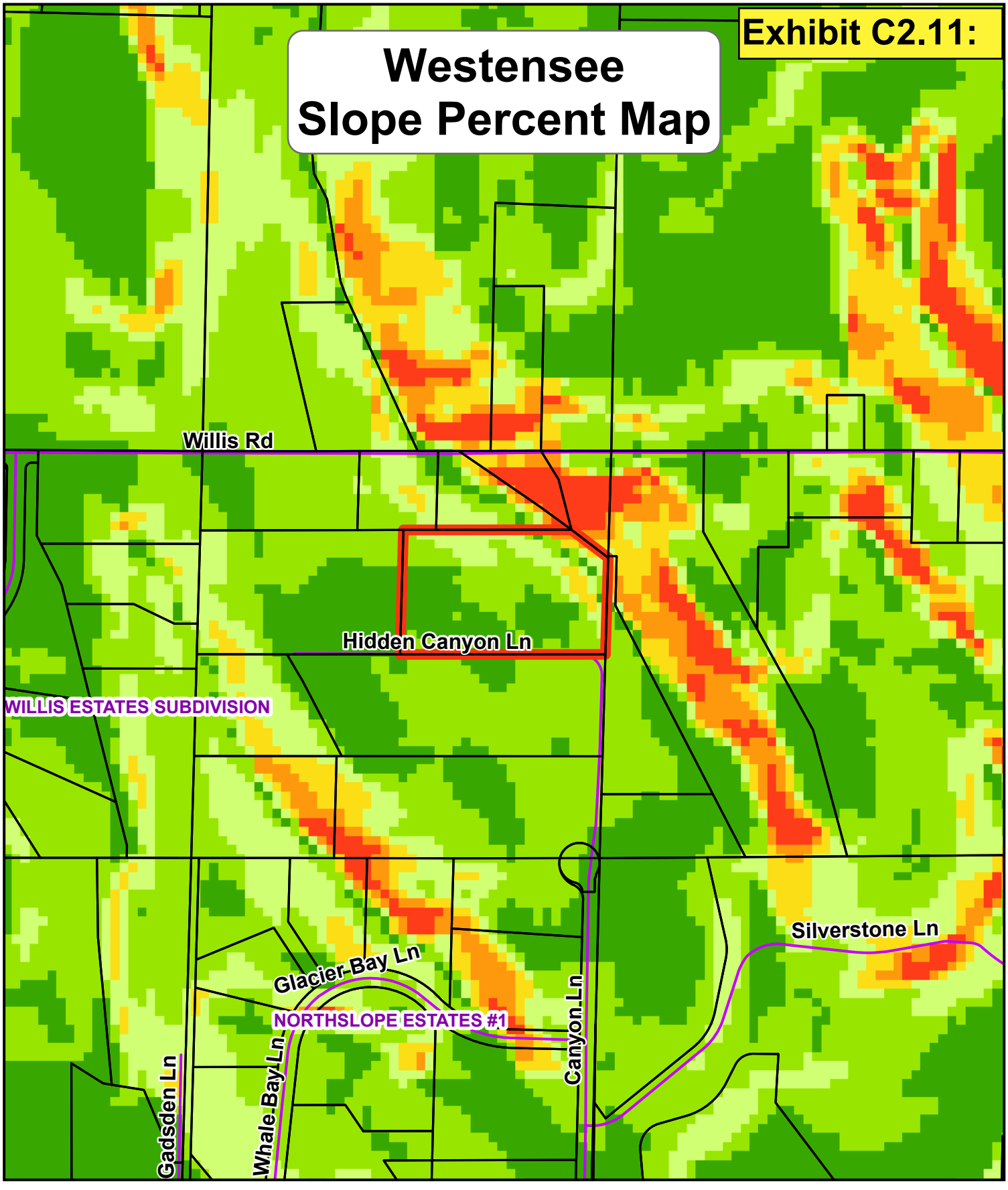

Westensee
TAZ Jobs
Subject Property
GRIFFIN LN
ALKMAAR ST
TAZ NO. 2107
JOBS. 6
TAZ NO. 2106
JOBS. 4
BUR OAK PL
EL PASO RD
GERI LN
CARIBOU CT
PINEHURST WAY
ARDMORE CT
FALCON LN
PURPLE SAGE RD
QUAIL RUN LN
LEWIS RANCH RD
TAZ NO. 2109
JOBS. 2
CONNIE LN
KENRIDGE RD
RANCH RD
EMMETT RD
FJORD ST
DRAFT ST
HARTLEY LN
GARY LN
WEN JEFF LN
TAZ NO. 2093
JOBS. 1
TAZ NO. 2092
JOBS. -1
TAZ NO. 2090
JOBS. 4
TAZ NO. 2091
JOBS. 4
TAZ NO. 2145
JOBS. 4
RED BARN CT
SAVARY LN
COWBOY LN
TAZ NO. 2088
JOBS. 3
DUNN DR
W ROPER ST
W CONCHA ST
ROADRUNNER LN
WILLIS RD
TOFT LN
BREYER RD
NORTH SEA ST
TAZ NO. 2146
JOBS. 13
TAZ NO. 2095
JOBS. 4
FREEZEOUT RD
TAZ NO. 2081
JOBS. 0
TAZ NO. 2082
JOBS. 2
SHAUTZY LN
FAISAN CT
W 9TH ST
TAZ NO. 2089
JOBS. 1
TAZ NO. 2094
JOBS. 648
TAZ NO. 2148
JOBS. 730
GADSDEN LN
TAZ NO. 2096
JOBS. 1
CANYON LN
TAZ NO. 2147
JOBS. 14
TAZ NO. 2097
JOBS. -2
STONE LN
TAZ NO. 2083
JOBS. 3
EMMETT RD
HWY 44
W MAIN ST
W MAIN ST
TAZ NO. 2078
JOBS. 408
TAZ NO. 2140
JOBS. 62
DAISY ST
RIVER RD
CHANNEL RD
BALLARD LN
TAZ NO. 2254
JOBS. 41
TAZ NO. 2132
JOBS. 5
TAZ NO. 2077
JOBS. -2
TAZ NO. 2142
JOBS. 0
TAZ NO. 2258
JOBS. 4
TAZ NO. 2255
JOBS. -1
TAZ NO. 2218
JOBS. -1
TAZ NO. 2079
JOBS. 0
TAZ NO. 2135
JOBS. 0
BURGER LN
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

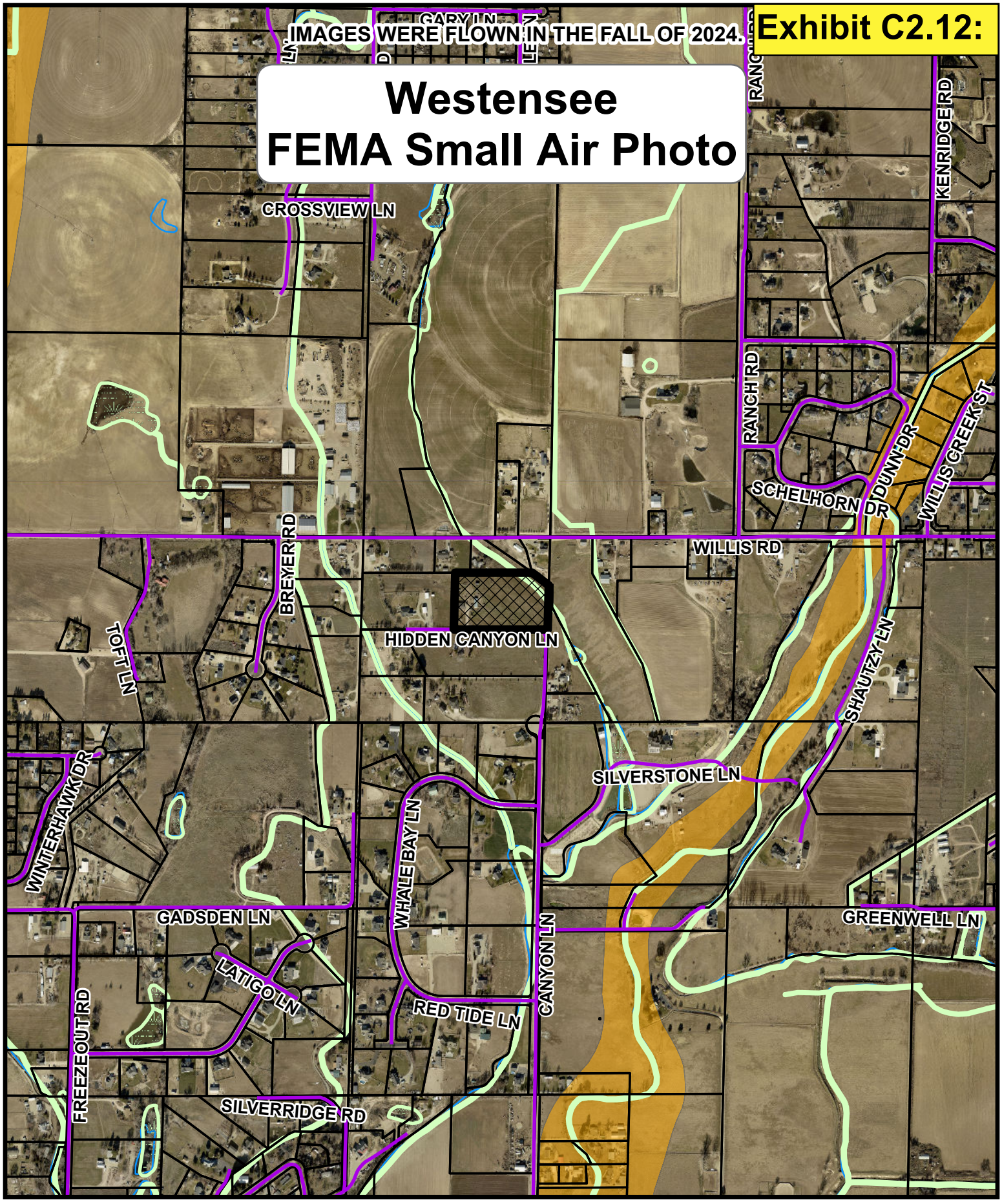

Exhibit C2.9:
Westensee
Future Land Use map
Lewis Ranch Rd
Oma St
Laan Dr
Havard Oak Pl
Bur Oak Pl
Hillside Dr
Eagle Dr
Geril Ln
Coventry Dr
Baywater Dr
Plainfield Dr
El Paso Rd
Pronghorn Dr
Longwood Ct
Himark Way
Red Barn Ct
Game Bird Dr
Mortensen Ct
Willis Rd
Roadrunner Ln
Beartooth Way
Auburn Lake Ave
Timber Hills Rd
Old Hwy 30
Stone Ln
Wen Jeff Ln
Phillis Ln
Freezeout Rd
Ardmore Ct
Bowmore Ct
Falcon Ln
Harvey Rd
Raptor Ln
Gary Ln
Jenny Ln
Crossview Ln
Purple Sage Rd
Ranch Rd
Kenridge Rd
Emmett Rd
Kimpton Dr
Fjord St
Draft St
Fieldstone Pl
Flower Ln
Hartley Ln
Savary Ln
Jupiter St
Cowboy Ln
Hayhook St
W Blue Lightning St
W Roper St
W Concha St
Willis Rd
Davenport Ln
Ranch Rd
Dunn Dr
Willis Creek St
SUBJECT PROPERTY
Hidden Canyon Ln
Breyer Rd
Toft Ln
Chukar St
Shautzy Ln
Silverstone Ln
Whale Bay Ln
Latigo Ln
Gadsden Ln
Leather Ridge Rd
Canyon Ln
Falsan Ct
Emmett Rd
North Sea St
Banff St
W 9th St
White Cliffs St
Mustang Mesa Pl
Greenwell Ln
Boulder Creek Ln
Raymond Dr
Hwy 44
W Main St
W Main St
Eaton Rd
21st Ave W
S Hartley Ln
Avalena Ave
Persian Ave
Insight Ct
Daisy St
Una St
Mindi St
Rainbow Ridge
Clearwater Ln
River Rd
Channel Rd
Ballard Ln
Big Loon Way
Burger Ln
I 84 WB
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
0
0.5
1
Miles


Exhibit C2.10:
Westensee Case Map
SUBJECT PROPERTY
BLACKHAWK
BOGEY DR
GRIFFIN LN
ALKMAAR ST
VOLENDAM ST
HAVARD OAK PL
BUR OAK PL
OMA ST
HILLSIDE DR
EAGLE DR
GERI LN
COVENTRY DR
PINEHURST WAY
MARVEL PL
KINLOCH WAY
MARION WAY
WORDEN WAY
PRONGHORN DR
LONGWOOD CT
HIMARK WAY
OLD HWY 30
LEON LN
EL PASO RD
NUBIAN GOAT CT
RED BARN CT
GAME BIRD DR
MORTENSEN CT
ROADRUNNER LN
AUBURN LAKE AVE
TIMBER HILLS RD
YOTIE CT
MINK RD
BURNISH LN
LOOP
FOREST HILLS
EXIT 25 W OFF RAMP
DAISY ST
UNA ST
ROSICKY WAY
JETER ST
RAINBOW RIDGE
BIG LOON WAY
DAGGER FALLS WAY
VELVET FALLS WAY
RUTLEDGE DR
BURGER LN
I-84 WB
CARIBOU CT
DESTINY PL
HARVEY R
VAVOLD WAY
ARDMORE CT
BOWMORE CT
SIMPLICITY LN
WEN JEFF LN
PHILLIS LN
FREEZEOUT RD
FALCON LN
RAPTOR LN
PURPLE SAGE RD
RURAL RIDGE ST
CENTERLAND DR
BREEZEVIEW LN
GARY LN
JENNY LN
CROSSVIEW LN
RANCH RD
LEWIS RANCH RD
MIKES BLVD
CONNIE LN
KIMPTON DR
SHADY LN
BURTON LN
BELGIAN WAY
EMMETT RD
HAFLINGER WAY
FIELDSTONE PL
FLOWER LN
COWBOY LN
KENRIDGE RD
SAVARY LN
JUPITER ST
HAYHOOK ST
W HIGHLAND RANCH PKWY
W HIGHLAND RANCH PKWY
DAVENPORT LN
DUNN DR
LHORN
WILLIS CREEK ST
WILLIS RD
WILLIS RD
EDZELL AVE
LA REATA WAY
LOCH NESS AVE
SHOAL POINT AVE
W 9TH ST
W 9TH ST
WHITE CLIFFS ST
GREENWELL LN
HARTLEY LN
MARIAN ST
BOZIC ST
AVALENA AVE
HARTLEY LN
CATERPILLAR LN
21ST AVE W
HWY 44
HWY 44
CADA LN
CRYSTAL VIEW LN
SPRINT CT
RAYMOND DR
CANYON LN
BALLARD LN
CHANNEL RD
CHANNEL RD
SALMON RIVER RD
RIVER RD
STONE LN
WINTERHAWK DR
CHUKAR ST
TOFT LN
BREYER RD
WILLIS RD
HIDDEN CANYON LN
GLACIER BAY LN
SILVERSTONE LN
SHAUTZY LN
EMMETT RD
EMMETT RD
EMMETT RD
WHALE BAY LN
GADSDEN LN
LATIGO LN
RED TIDE LN
BUENA VIDA LN
LEATHER RIDGE RD
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2025-0018	Staging Area/ Contractor Shop	A & A Tires	APPROVED
2	SD2022-0028	Final plat	Green Hills Landing No. 1	APPROVED
3	SD2018-0019	Plat - Green Hills Landing Sub	Green Hills Landing Sub	APPROVED
4	RZ2021-0016	Rezone AG to R 1	Guijaro	APPROVED
5	CU2022-0032	Cup for school	Jones	APPROVED
6	CR2022-0033	Rezone AG to CR-R1	Kelley	APPROVED
7	RZ2019-0034	Rezone AG to R1	Mortensen	APPROVED
8	CR2022-0007	Rezone CR-C1 to CR-C2	Payne	APPROVED
9	RZ2022-0006	Rezone AG to CR-R1	Phoenix	APPROVED
10	SD2024-0001	Ridgeland Estates Sub	Ridgeland Estates Sub	APPROVED
11	SD2023-0008	Sleep Hollow Sub #2	Sleep Hollow Sub #2	APPROVED
12	SD2020-0010	Preliminary Plat - Spring Hills Ranch Sub	Spring Hills Ranch Sub	APPROVED
13	CU2022-0031	RV Storage	TOUPS TYLER	Approved
14	RZ2021-0053	Rezone Ag to R-1	Thornton Gallup LLC	DENIED
15	SD2019-0008	Trison Estates Sub	Trison Estates Sub	Approved
16	RZ2019-0040	Rezone AG to R1	Wangsgard, Kathi	APPROVED
17	CR2022-0026	AG to CR-R1	Woodruff	APPROVED

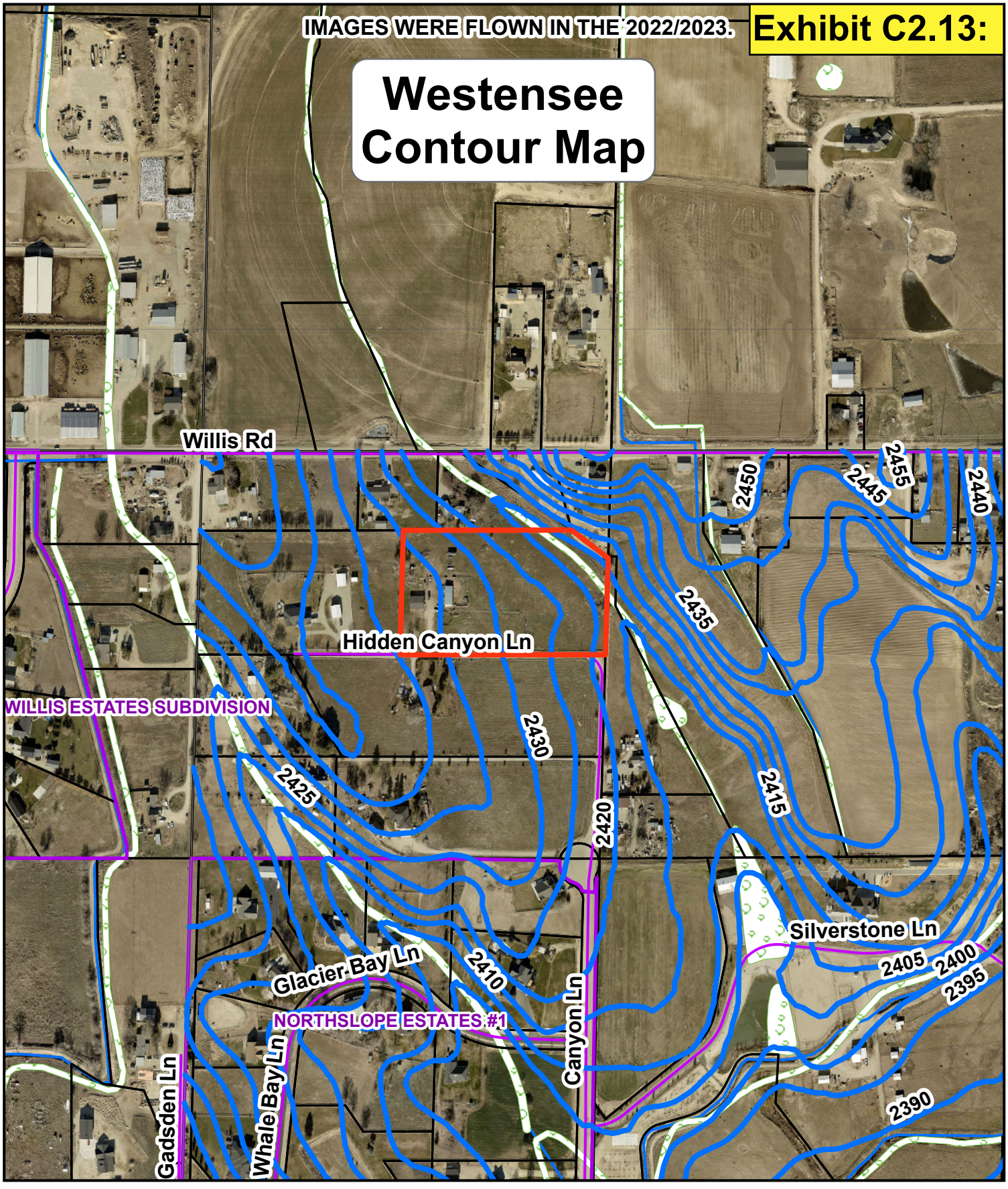

Exhibit C2.11:
Westensee
Slope Percent Map
Willis Rd
Hidden Canyon Ln
WILLIS ESTATES SUBDIVISION
Silverstone Ln
Glacier Bay Ln
NORTHSLOPE ESTATES #1
Canyon Ln
Whale Bay Ln
Gadsden Ln
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet


IMAGES WERE FLOWN IN THE FALL OF 2024.
Exhibit C2.12:
Westensee
FEMA Small Air Photo
GARY LN
CROSSVIEW LN
KENRIDGE RD
RANCH RD
SCHELHORN DR
DUNN DR
WILLIS CREEK ST
WILLIS RD
BREMER RD
TOFT LN
HIDDEN CANYON LN
SHAUTZY LN
SILVERSTONE LN
WINTERHAWK DR
WHALE BAY LN
GADSDEN LN
GREENWELL LN
LATIGO LN
CANYON LN
RED TIDE LN
FREEZEOUT RD
SILVERRIDGE RD
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
400 0 400
Feet

IMAGES WERE FLOWN IN THE 2022/2023.

Exhibit C2.13:

Westensee Contour Map



Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet

Exhibit D:

EXHIBIT D

Site Visit Photos:

Hearing Examiner

Case #: CR2026-0017

Hearing Date: September 24, 2026

Site Photos: Taken September 15, 2026








R34462

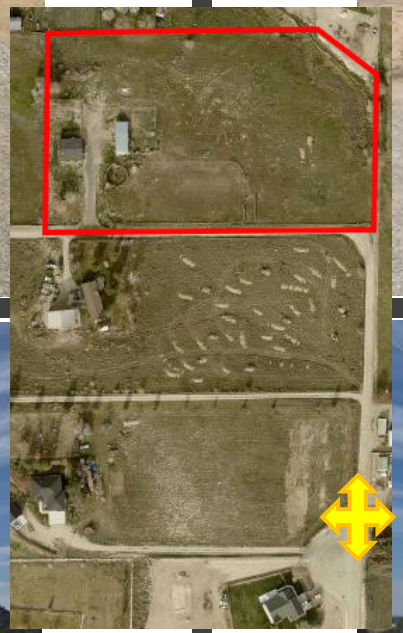





N
W
E
S
R34462











N

W

E

S







Exhibit E:

EXHIBIT E

Agency Comments Received by: September 14, 2026

Hearing Examiner

Case #: CR2025-0017

Hearing Date: September 24, 2026

Exhibit E1:

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; lriccio@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>;

Exhibit E1.1:

Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: Zoning Amendment/Land Division

Applicant: Evan Westensee

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 4 Wastewater Flow: N/A Acreage Proposed: 6.05

Location of Development: 13864 Hidden Canyon Ln, Caldwell, ID 83607

Parcel # : R34467000 0

Project in Area of Concern: In the NP Area Groundwater/Rock <10': hardpan

Level 1 NP Study Required: ◉ Yes ○ No

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ◉ Individual ○ City ○ Community ○ Public Water Supply

Information 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

Date: 12/17/2025

SOUTHWEST DISTRICT HEALTH

Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: Zoning Amendment/Land Division

Applicant: Evan Westensee

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 4 Wastewater Flow: N/A Acreage Proposed: 6.05

Location of Development: 13864 Hidden Canyon Ln, Caldwell, ID 83607

Parcel # : R34467000 0

Project in Area of Concern: In the NP Area Groundwater/Rock <10': hardpan

Level 1 NP Study Required: (•) Yes ( ) No

LSAS/CSS Proposed: N/A

Proposed Drinking Water: (•) Individual ( ) City ( ) Community ( ) Public Water Supply

Information 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

Date: 12/17/2025

Exhibit E1.2:

Archived: Friday, August 28, 2026 2:27:29 PM
From: Anthony Lee
Mail received time: Fri, 21 Aug 2026 13:22:41
Sent: Fri, 21 Aug 2026 13:22:32
To: Amber Lewter
Cc: Mitch Kiester
Subject: [External] RE: Legal Notice CR2025-0017 / Westensee
Importance: Normal
Sensitivity: None
Attachments:
Pre.Development.Meeting.Notes.Signed.12.17.2025.pdf

Hi Amber,

See attached pre-development notes.

At the time of the meeting, the applicant proposed to subdivide the parcel into 4 lots which did not include the existing lot.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL
Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, August 20, 2026 11:08 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; PZ@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; sellersr@cityofnampa.us; watkinsk@cityofnampa.us; BadgerD@cityofnampa.us; addressing@cityofnampa.us; critchfieldd@cityofnampa.us; clerks@cityofnampa.us; timc@cityofnampa.us; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; zwagoner@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; jwilson@kunafire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov;

Exhibit E2:

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

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. **WATEWATER 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 Conservations 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,



Troy Smith
Regional Administrator

HIGHWAY DISTRICT 4

Exhibit E3:

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



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

Exhibit E5:

Archived: Friday, August 28, 2026 2:27:55 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

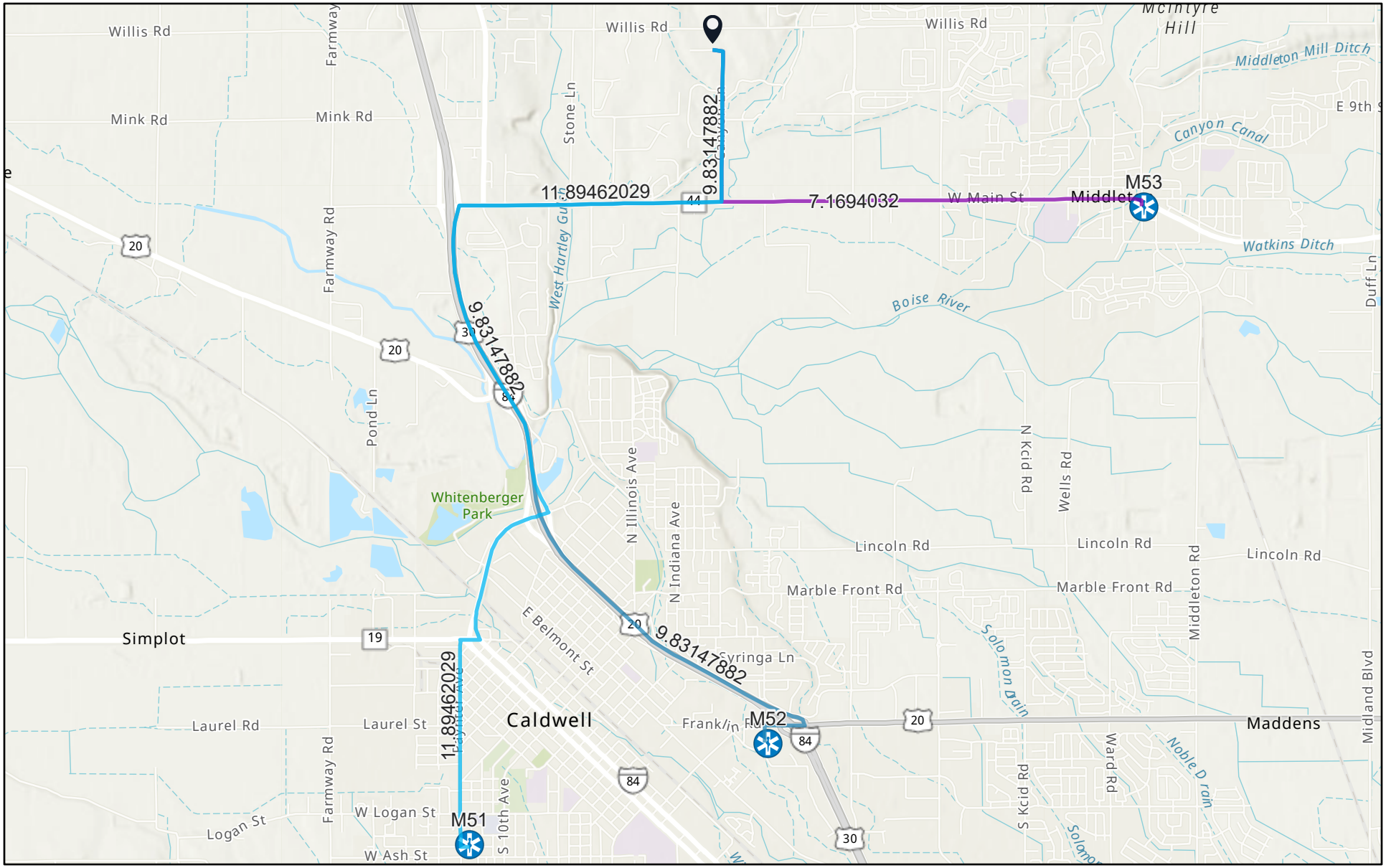
Hello sir,

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

R34462 Response Times



8/4/2026

Route 1 - 1 - 1

Route 1 - 1 - 1

Route 1 - 1 - 1

M51 station

M52 station

M53 station

R34462

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

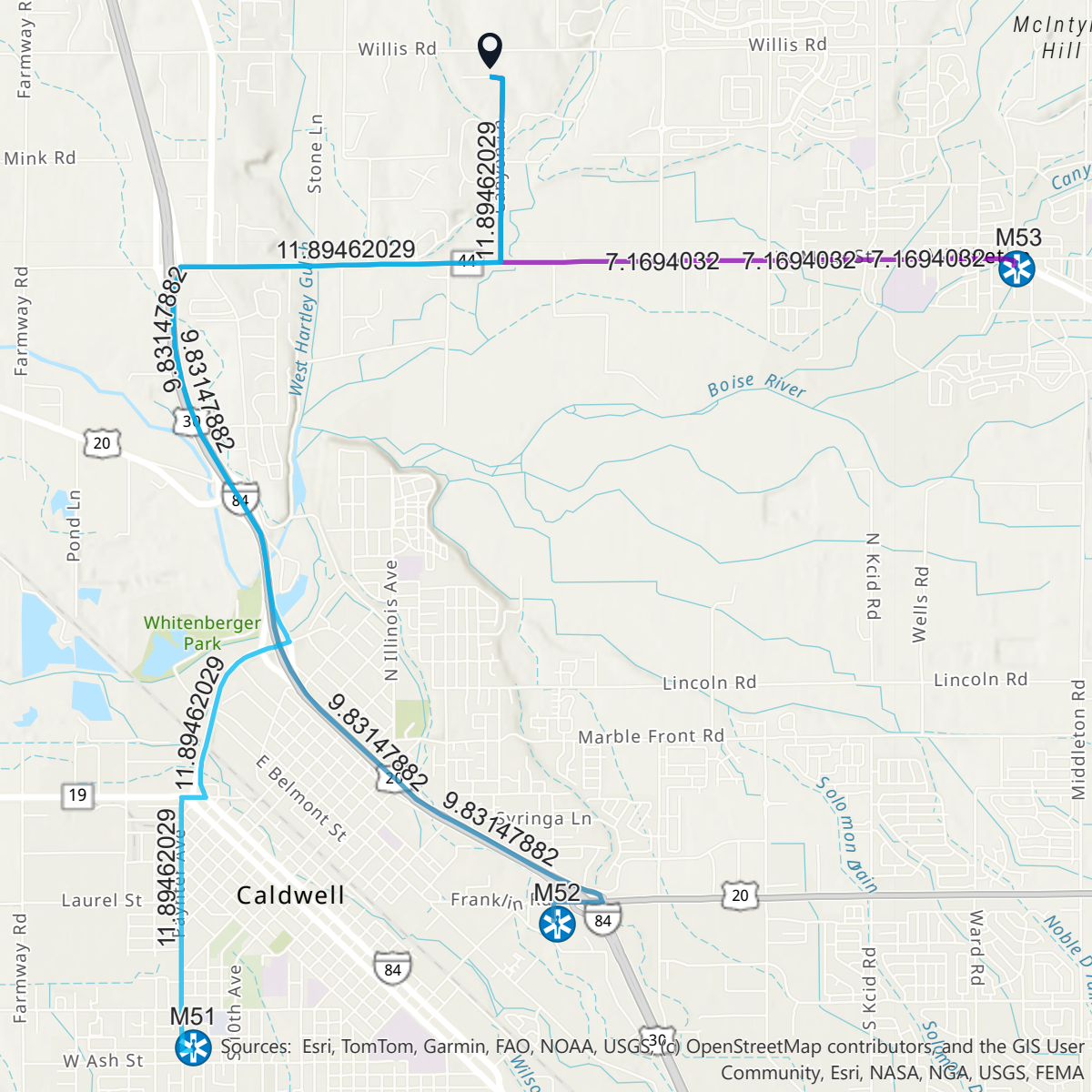

Willis Rd
Willis Rd
McInty
Hill
Mink Rd
Stone Ln
Canyon Rd
Cany
11.89462029
11.89462029
7.1694032
7.1694032
7.1694032
M53
Farmway Rd
Farmway Rd
9.83147882
9.83147882
West Hartley Gulch
Boise River
20
30
84
Pond Ln
Whitenberger Park
N Illinois Ave
N Kcid Rd
Wells Rd
Lincoln Rd
Lincoln Rd
Middleton Rd
Marble Front Rd
11.89462029
9.83147882
E Belmont St
19
9.83147882
Syringa Ln
Solomon Main
Laurel St
Caldwell
Payette Ave
11.89462029
Frank/in
M52
84
20
Farmway Rd
10th Ave
84
S Kcid Rd
Ward Rd
Noble
M51
W Ash St
30
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS, FEMA

Exhibit E6:

Archived: Friday, August 28, 2026 2:28:12 PM
From: Marc Gee
Mail received time: Thu, 6 Aug 2026 18:48:17
Sent: Thu, 6 Aug 2026 12:47:50
To: Amber Lewter
Subject: [External] Re: CR2025-0017
Importance: Normal
Sensitivity: None
Attachments:
image001.png;

Amber, we don't typically comment unless it's a larger project (more than 8-10 lots) or if it shares a border or is close to our schools. Am I missing anything on this one? I'm happy to assess the impact on the district if it would help, but the students that it would add, based on our demographic information would be 1.5-2 students.

Let me know how you would like us to proceed?

On Tue, Aug 4, 2026 at 11:53 'a0AM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello,
>
> May I get a comment on 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
>
> 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.