



Development Services Department

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

Zoning Dept : 208- 402-4164 ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

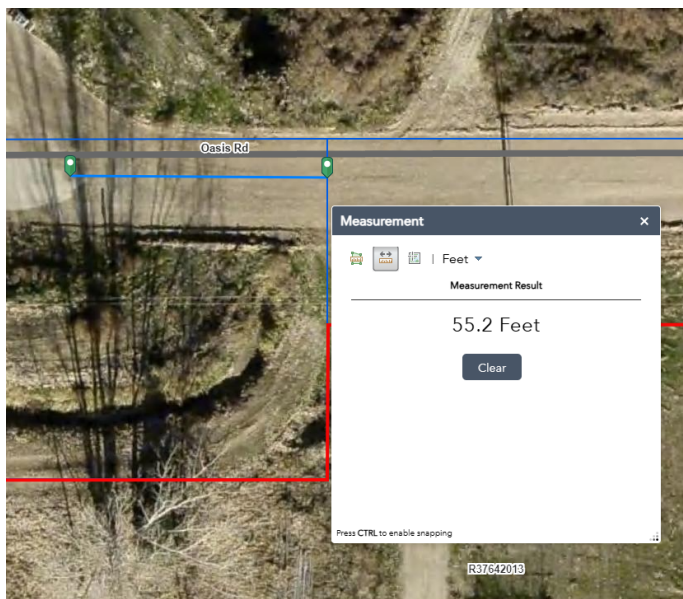
Memo

To: Hearing Examiner
From: Amber Lewter
Date: October 1, 2026
Re: Emergency Vehicle Access and Existing Width and Condition of Roads

On September 24, 2026, case CU2026-0007 was heard by the Hearing Examiner and continued to a date certain of October 8, 2026, to receive additional information regarding the existing width and condition of the private and public roads and access for emergency vehicles. Testimony on October 8, 2026, is limited to the requested information.

Oasis Road:

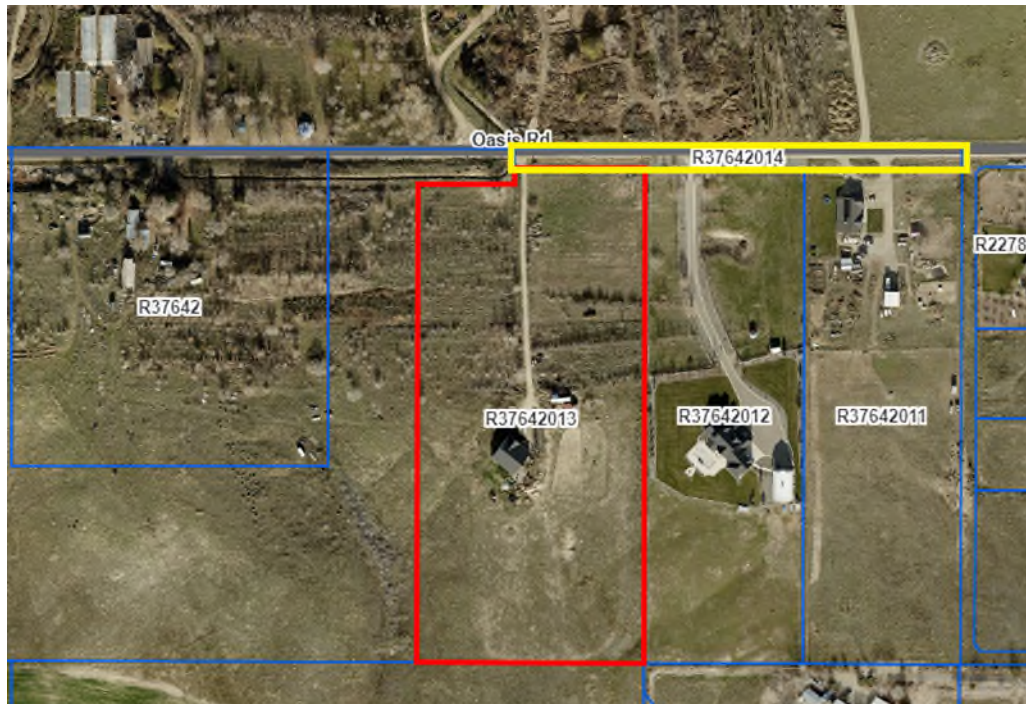
Oasis Road is paved up to approximately 55 feet prior to the subject property's access, at which point it becomes a gravel road that is currently privately maintained.



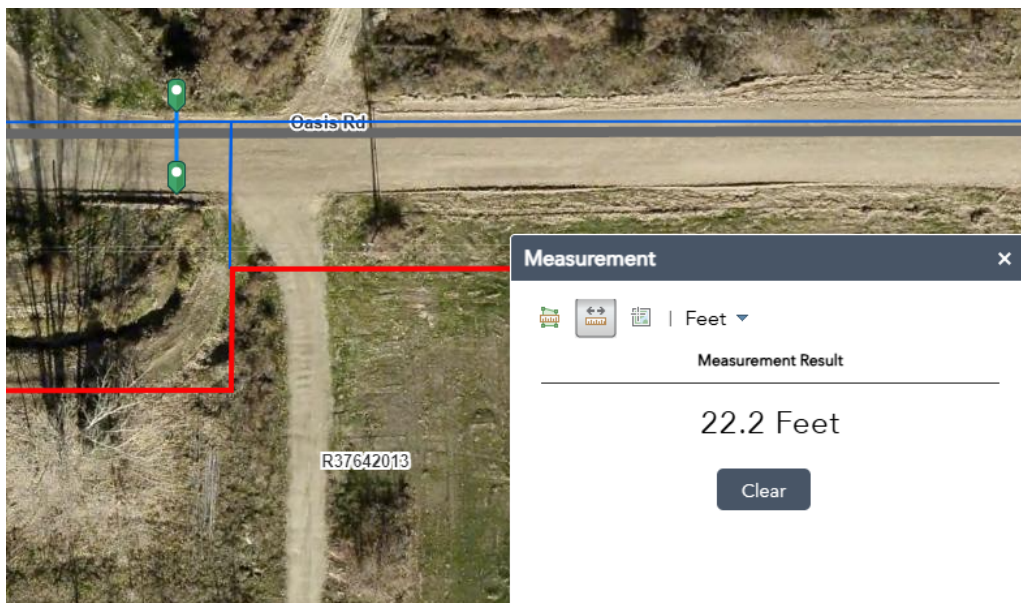
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The applicant has dedicated right-of-way to Highway District No. 4 for the expansion of Oasis Road, as depicted in yellow.



Oasis Road is currently approximately 20 feet wide. The right-of-way dedication to Highway District No. 4 provides the capability for Oasis Road to be widened to approximately 40 feet.

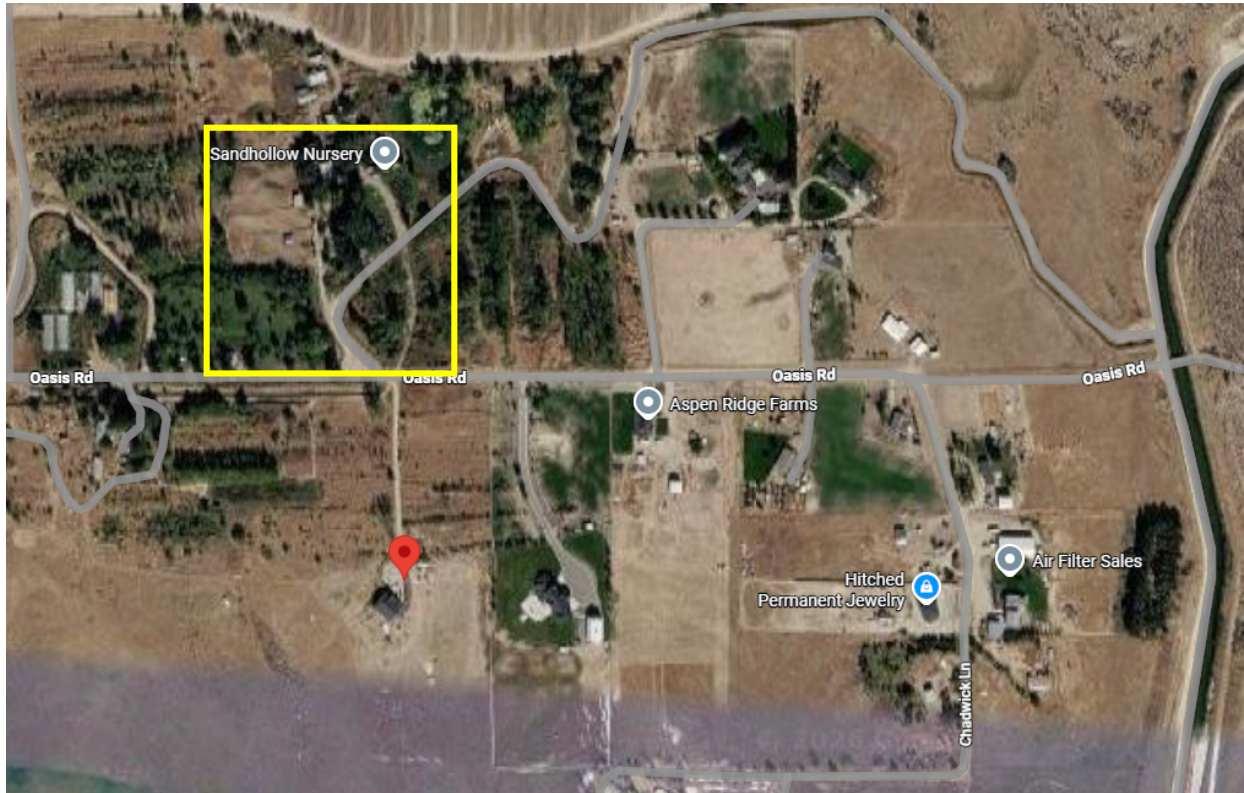


Staff spoke with Highway District No. 4 on October 1, 2026. Highway District No. 4 advised that, at the time of access permit review, the applicant may be required to complete road improvements as conditions of the access permit. Highway District No. 4 also advised that, with the right-of-way dedication, Oasis Road will be extended and become a public road.

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Highway District No. 4 further advised that a turnaround is available north of the subject property at Sandhollow Nursery.



Middleton Fire District:

Staff spoke with Middleton Fire District on October 1, 2026. The Fire District advised that Oasis Road is technically considered a two-lane road and that it would likely require the road to be widened to 26 feet.

The Fire District also indicated that emergency access may require either a turnaround, one entrance and one exit, and a parking and traffic circulation plan to be reviewed and approved by the Fire District.

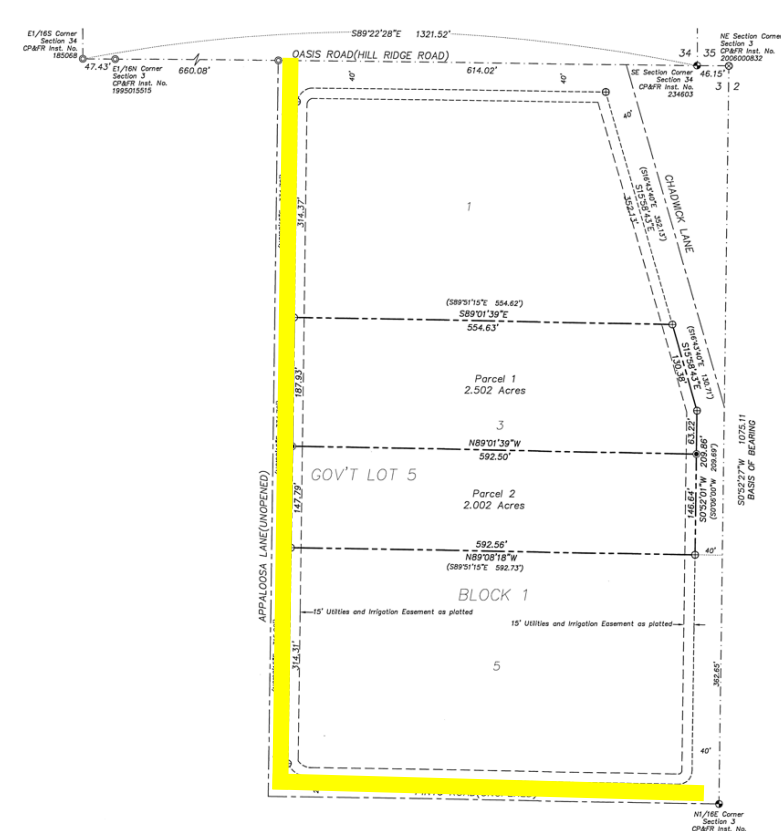
If the Hearing Examiner so chooses, the applicant could also be required to provide fire-wise landscaping on the property as a mitigation measure to help reduce the potential for fire to spread in the event of a fire.

Hill Ridge Estates:

Oasis Road connects to Chadwick Lane, which is currently a dead-end road. There are existing road dedications for Appaloosa Lane and Pinto Lane; however, these roads are currently unopened.

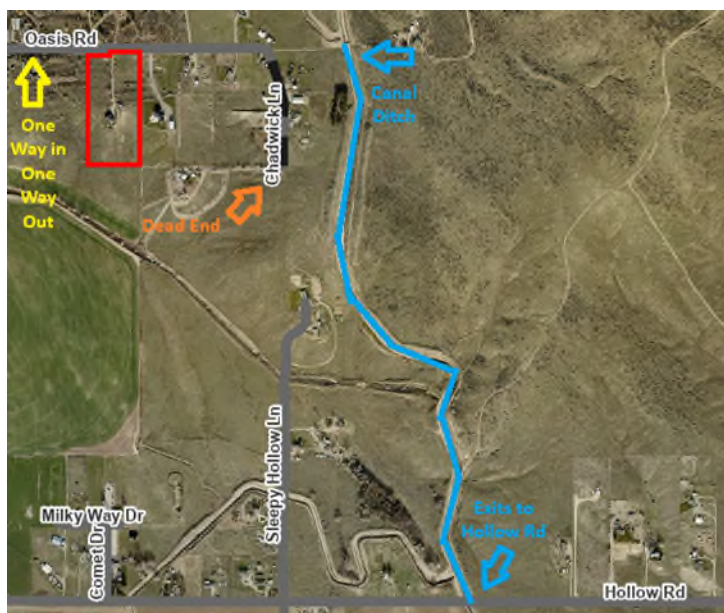
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Currently, if an emergency were to occur and Oasis Road were blocked or otherwise unavailable, the property owners within Hill Ridge Estates would not have an available alternative route to exit their properties.

The applicant advised that a canal road may be available as an emergency evacuation route. However, Black Canyon Irrigation does not allow public access on canal roads.



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If the property owners within Hill Ridge Estates wish to pursue an alternative to the existing dead-end street, one potential option would be to pursue a connection between Chadwick Lane and Sleepy Hollow Lane. However, this would be a separate matter from the current proposal, as the proposed development is not creating the existing dead-end configuration.



If you have any questions, please let me know.

Amber Lewter
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