



Board of County Commissioners
Hearing Date: December 11, 2025
Canyon County Development Services Department

PLANNING DIVISION – STAFF REPORT

CASE NUMBER: RD2025-0010
APPLICANT/PROPERTY OWNER: Lexi Duhrkoop
APPLICATION/REQUEST: Private road name change for an existing private road that serves Parcels R28478, R28478012, R28478013 and R28478014.
LOCATION: The subject parcel (R28478) is located at 0 Rifle Ridge Lane, Melba, ID, 83641; also referenced as a portion of the SE¼ of Section 13, Township 5N, Range 2W, B-M, Canyon County, Idaho.
ANALYST: Amber Lewter, Associate Planner
REVIEWED BY: Dan Lister, Planning Supervisor

ANALYSIS:

The applicant, Lexi Duhrkoop, requests that the Board of County Commissioners approve a road name change per CCCO §06-05-13(11) for an existing private road that serves Parcels R28478, R28478012, R28478013, and R28478014 (**Exhibit A**). The request will change the private road name from “Rifle Ridge Lane” to “Morning Star Lane”.

The subject parcels, private road, and existing road name Rifle Ridge Lane, were approved with AD2022-0009 and RD2022-0006 in 2022 (**Exhibit B**). At the time of building permit issuance, the applicant shall meet the conditions of approval for cases AD2022-0009 and RD2022-0006, see condition number 1A.

A road name change application was submitted on June 6, 2025 (**Exhibit A**) for “North Star Lane”. The Canyon County GIS Department advised that the name was available on May 28, 2025 (**Exhibit A2**). However, on December 1, 2025, the last day of the comment period, Canyon County Sheriff’s Office recommended against the road name changing to “North Star Lane” because the name had the potential of causing directional confusion (**Exhibit A3**). On December 3, 2025, the applicant requested “Morning Star Lane,” which has been reviewed and approved by Canyon County’s GIS Department and Sheriff’s Office.

Canyon County Code of Ordinances (CCCO) §06-05-13(11) states: *“Changing an existing street or private road name requires a public hearing by the Board and an affirmative action by the Board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.”*

Property owners who have frontage on the affected road were notified 30 days prior to the public hearing on November 6, 2025. The applicant, Lexi Duhrkoop, owns a parcel along the private road; there are four (4) other property owners who take access off the private road and consent to the private road name change (**Exhibit A5**). Pursuant to CCCO §07-10-03(1)B3, the applicant shall record a road user’s maintenance agreement prior to a building permit issuance, as seen in condition number 3.

The proposed private road name “Morning Star Lane” was reviewed and found to be in substantial conformance with Section 06-05-13. The proposed road name is not duplicated by sound or spelling within Canyon County. See proposed conditions of approval, to comply with CCCO 07-10-03(3)A5.

PUBLIC COMMENTS:

Staff received “zero” (0) written public comments by the materials deadline of December 1, 2025.

SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed private road name change **is compliant** with Canyon County Ordinance 06 -05-13(11). A full analysis is detailed within the staff report.

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
 - a. Prior to building permit issuance, the applicant shall meet the conditions of approval for cases AD2022-0009 and RD2022-0006 (**Exhibit B**).
2. A sign for the private road conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of the installation of road signs shall be provided to DSD within 90 days of the Findings of Fact, Conclusions of Law being signed.
3. The property owners of the private road named Morning Star Lane shall have a Road User's Maintenance Agreement prior to building permit issuance. Evidence shall be provided to Development Services.

EXHIBITS:

- A. Application Packet & Supporting Materials
 1. Road Name Change Master Application
 2. GIS Review of Proposed Names – Email dated May 28, 2025
 3. Recommended Denial of Proposed Names – Email dated December 1, 2025
 4. Record of Survey Inst. No. 2022-020221
 5. Property Owners Consent to Road Name Change
 6. Applicant's Presentation Materials
- B. AD2022-0009 and RD2022-0006
- C. Site Visit Photos: September 5, 2025
- D. Draft Findings of Fact, Conclusion of Law and Order (FCOs)

EXHIBIT A

Application Packet & Supporting Materials

-

Board of County Commissioners

Case #: RD2025-0010

Hearing Date: December 11, 2025

MASTER APPLICATION**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #310, Caldwell, ID 83605zoninginfo@canyoncounty.id.gov

Phone: 208-402-4164

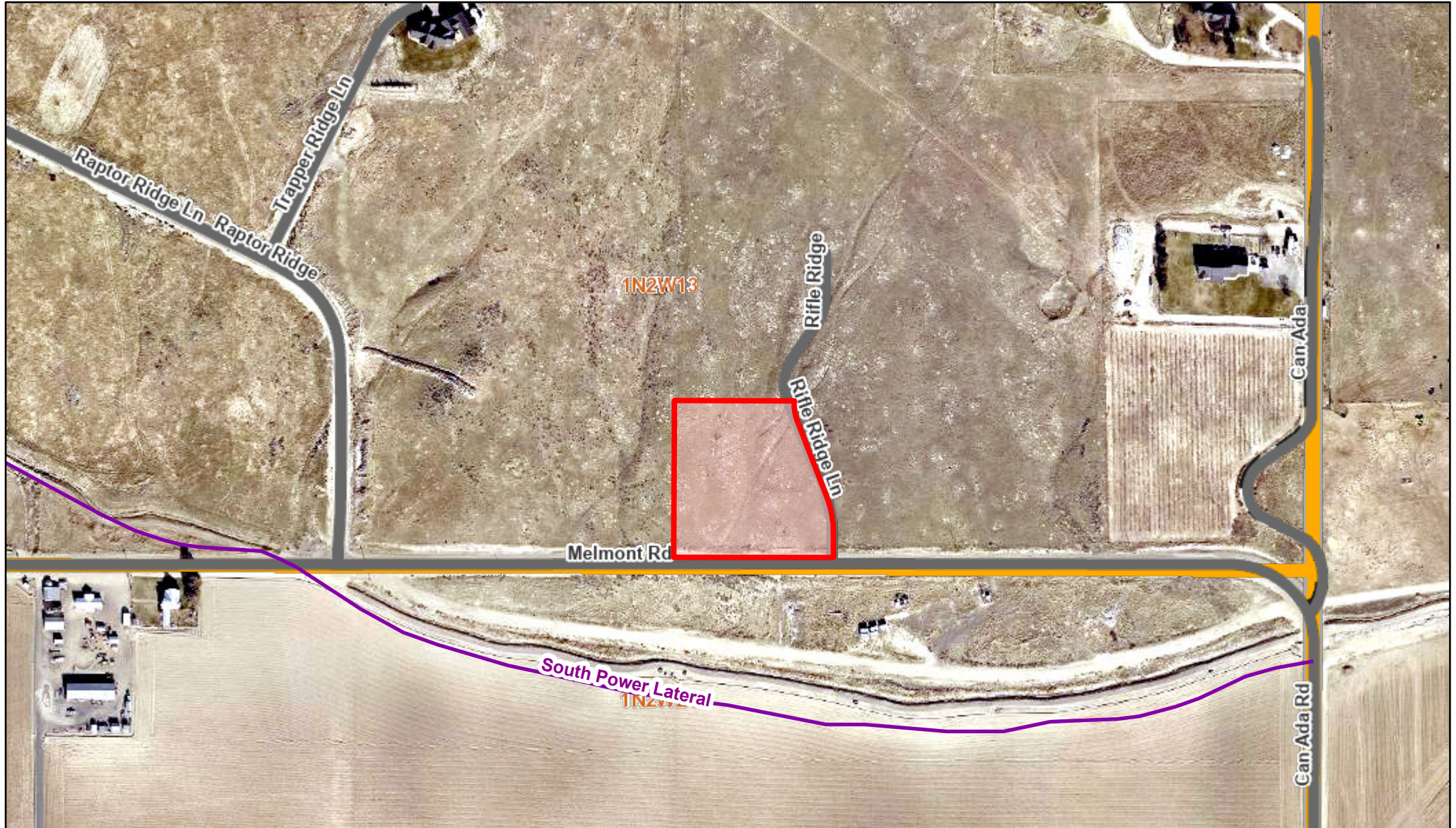


PROPERTY OWNER	OWNER NAME: Lexi Duhrkoop	
	MAILING ADDRESS: PO Box 699 Estacada, OR 97023	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>[Signature]</u> Date: <u>5/23/2025</u>		
(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:
SITE INFO	STREET ADDRESS: <u>OR: He Ridge Ln.</u>	
	PARCEL #: <u>R28478</u>	LOT SIZE/AREA: <u>2.18 acres</u>
	LOT:	BLOCK: SUBDIVISION:
	QUARTER:	SECTION: <u>13SE</u> TOWNSHIP: <u>1N</u> RANGE: <u>2W</u>
	ZONING DISTRICT:	FLOODZONE (YES/NO): <u>(NO)</u>
HEARING LEVEL APPS	☐ CONDITIONAL USE ☐ COMP PLAN AMENDMENT ☐ CONDITIONAL REZONE ☐ ZONING AMENDMENT (REZONE) ☐ DEV. AGREEMENT MODIFICATION ☐ VARIANCE > 33% ☐ MINOR REPLAT ☐ VACATION ☐ APPEAL ☐ SHORT PLAT SUBDIVISION ☐ PRELIMINARY PLAT SUBDIVISION ☐ FINAL PLAT SUBDIVISION	
	DIRECTORS ☐ ADMINISTRATIVE LAND DIVISION ☐ EASEMENT REDUCTION ☐ SIGN PERMIT ☐ PROPERTY BOUNDARY ADJUSTMENT ☐ HOME BUSINESS ☐ VARIANCE 33% > ☒ PRIVATE ROAD NAME ☐ TEMPORARY USE ☐ DAY CARE ☐ OTHER _____	
	DECISION	
	APPS	
CASE NUMBER: <u>RD2025-0010</u> DATE RECEIVED:		
RECEIVED BY: <u>Ryan Varon</u> APPLICATION FEE: <u>\$425</u> CK MO <u>CC</u> CASH		

6-6-25

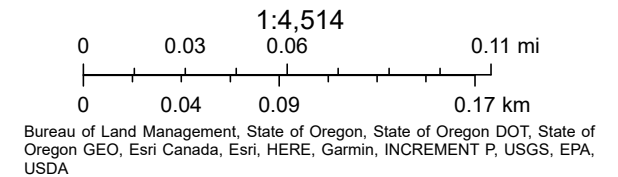
Revised 3/1/22

Canyon County, ID Web Map



6/11/2025, 2:33:45 PM

- | | | |
|---|---|---|
| Multiple Parcel Search _Query result | CanyonCountyRoads | City Limits |
| Hydro_NHDFlowline | Roads | Sections |
| CC_PrivateRoads | County Boundary | Imagery_2025_3in |
| | Current Impact Area | Red: Band_1 |



PRIVATE ROAD NAME APPLICATION
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



Addressing Ordinance CCZO 06-05-09(2B) & 06-05-11(1, 3): All street names shall be approved by the Director within the unincorporated area of the County designated for addressing by the County. The right to use a street or private road name, its accompanying street designation and right to install a sign for a street. Proposed street and private road names for new subdivisions, proposed new private roads.

Applicant(s): Lexi Duhrkoop Phone: (503)803-9550

Please Print Name

PO Box 699

Estacada, OR

97023

Applicant Mailing Street Address

City/State

Zip

Location of Private Road: Near Melmont Rd & Can Ada Rd, replaces private road "Rifle Ridge Ln"

Two Nearest Cross Streets

Parcel Number of owner requesting private road name: Original Parcel # R28478 - recorded division

The following must be provided as part of this application: attached for reference

1. A dimensioned sketch showing the location, configuration and length of the private road.
2. A typewritten or printed list of names and addresses of all persons having a legal right to use the road. (They must sign below.)
3. A list containing a minimum of three proposed road names in preferential order, i.e. first choice as number one, etc. If proposed are private roads, the street type must be Lane.

a. First Choice: North Star Lane

b. Second Choice: Still Waters Lane

c. Third Choice: Still Waters Way

If project requires multiple road names provide road names use this section, Mark on sketch which road names belongs to each road segment. If more than three road names are needed, please write them on a separate piece of paper. If proposed are private roads, the street type must be Lane.

d. First road name: _____

e. Second road name: _____

f. Third road name: _____

NOTE: Words that are difficult to spell or pronounce are generally prohibited. The Director may reject a street name if the street name is found to be vulgar, rude or offensive. Private road names cannot be first, last names, or initials. Proposed roads names cannot use words, sound alike or similar spelling from an existing road name. If the parties who have the legal right to utilize the road cannot agree on a name, Development Services Department will take suggestions from all parties and make the final decision and approval. (§ 06-05-13(13)).

Please note that the County makes every effort to notify public and private agencies of new address, address changes or new private roads. The County cannot guarantee the agencies will update their records to reflect this new address, address change or new private road. It is suggested that you make "Suggestion Edits" on Google Maps to update your new private road and new addresses.

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a **blue private road sign** of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual Of Uniform Traffic Control Devices. ***We further understand that existing addresses, including the applicant's address (if applicable, meaning they own property on or have an address along the private road to be named), will be changed as a result of naming this private road. During the administrative division process, lots will be addressed from the new private road***

Signed: _____ Date: 5/23/2025
Primary Applicant/Property Owner Application Date

Signed:  Printed Name: Lorelle Newland Date: 5/23/2025
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

We acknowledge that it is the applicant's responsibility to contact all property owners associated with the private road, including those with legal rights through an easement. The applicant must ensure that all affected property owners are informed and given the opportunity to participate.

Primary Applicant Initials: LD

Accepted By: _____ Date: _____
Director / Staff Signature Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:

Reason for road name change

Ryan Varon

From: Lexi Duhrkoop [REDACTED]
Sent: Wednesday, June 4, 2025 12:05 PM
To: Ryan Varon
Cc: Jerod Esteb
Subject: Re: [External] Re: North Star Lane Road Name Change

Hi Ryan,

I'm the General Contractor and also the owner of the property. The reason for the name changes is to reflect our values and hope for this property. The North Star is a symbol of guidance, stability and truth used as a metaphor for Jesus as our unchanging guide in a world of constant change.

Let me know if you need anything else!

Thank you,



Lexi Duhrkoop
Project Manager

CELL [503.803.9550](tel:503.803.9550)

EMAIL [REDACTED]
www.ASAconstruction.com

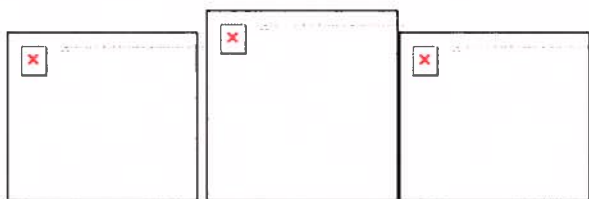
M/W/ESB CCB #221391

Idaho GCR #7871947

ID Public Works Contractor -

Class AAA License Number: 6671050
WA UBI #604287574

Isaiah 40:31



On Wed, Jun 4, 2025 at 10:33 AM Ryan Varon <Ryan.Varon@canyoncounty.id.gov> wrote:

Hello,

I did some more research and I found these documents so it looks as if the copy of the easement legal description and the RUMA are accounted for. The only thing I would need from the applicant is the reason for the road name change. A simple email would even work in place of the letter of intent. One or the other, an email from the applicant or a letter of intent from the applicant. Once the application is complete and fees are paid, a file number will be created and it will be

FOR RIO B LLC
PARCEL OF LAND BEING THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2022

2022-020221
RECORDED
04/15/2022 11:02 AM



CHRISTIANITY
CANYON COUNTY RESOURCES

LEGEND

- [illegible]

SURVEYOR'S NARRATIVE

ALL PLSS CORNERS WERE FOUND AND ACCEPTED IN THE EXISTING LOCATIONS AS SHOWN AND PER THE REFERENCED SURVEYS LISTED HEREON. SEE REFERENCED SURVEYS FOR ADDITIONAL SURVEY DATA.

REFERENCES

- [illegible]

CERTIFICATE OF SURVEYOR

OFF REALTY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS OBTAINED FROM AN ACTUAL SURVEY ON THE GROUND AND IS IN DIRECT OBSERVATION, AND ACCURATELY REPRESENTS THE POINTS MARKED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND IS IN CONFORMITY WITH THE CORRELATION AND FILING ACT. IDAHO CODE.



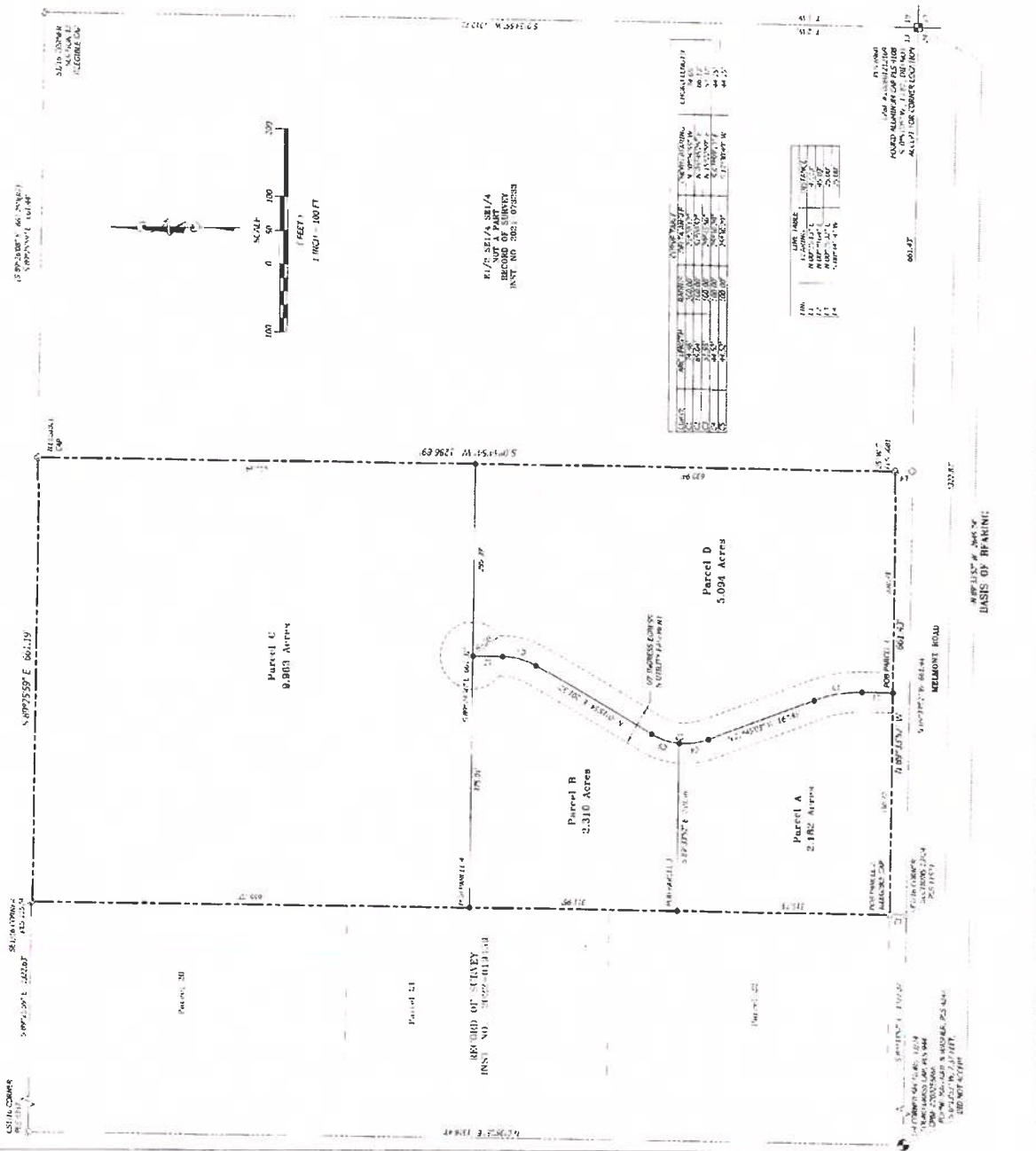
SURVEY INDEX NO. 124-13-2-2-0 00 00

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

WWW.SAWTOOTHLS.COM

100

100
100



2022-022827

RECORDED

04/28/2022 09:46 AM



00699584202200228270050054

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=5 TYOUREN

\$22.00

AGR

JOHN STOSICH

ROAD MAINTENANCE and USERS AGREEMENT

For

RIO RIDGE INC.

We, the undersigned, being those who own property benefited by the private lane, Rifle Ridge Lane and the 60' Ingress/Egress, and Utility Easement as shown on Instrument No. 2022-020221 described below, agree to the following effective as of April 21, 2022.

This Road Maintenance and Users Agreement ("Agreement") shall be binding upon all lot/owners ("Parcel Owners") and users of the private road commonly known as Rifle Ridge Lane("Roadway").

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

Vehicle, Utility, and Pedestrian Access Easement

The parcels and Roadway as depicted on the record of survey attached as Exhibit A, shall be subject to and a perpetual, nonexclusive shared easements ("Easements") for ingress and egress granting access to the owners, their occupants, agents, employees, guests, and services, emergency vehicles and regulatory agencies The Easement shall be subject to a perpetual, nonexclusive public utility easement for the installation and maintenance of above and below ground public utilities.

Roadway Maintenance

Roadway maintenance and improvements will be undertaken and made whenever necessary to maintain the roadways in good and safe condition and to insure safe access by emergency vehicles. An affirmative majority vote by the parcel owners shall be required before any major maintenance or any improvements are contracted. If any parcel owner performs improvements, maintenance, repairs or replacements without the

approval of the other parcel owners required to have a majority prior to performing such work, the parcel owner performing such work shall become liable for the entire cost thereof; unless such work is deemed an emergency or parcel owners agree to share the cost of unauthorized improvements. If emergency maintenance becomes necessary, neither majority vote of the parcel owners nor prior approval shall be necessary before undertaking such maintenance.

Parking

For the safety of the residents and guests, no machinery, trailers, vehicles or other property may be stored or parked upon the Roadways, except parking of vehicles for limited periods of time (not to exceed 8 hours within any 24-hour period).

Cost Sharing

Roadway maintenance, repair and improvements expenses shall be shared pro rate/equally among the parcel owners whom share access to the above-mentioned Roadway.

Special Assessment

In the event that a maintenance, repair or improvement expense is necessary, the parcel owners may be pro rata assessed a special assessment. Such fees may be assessed and collected in accordance with the agreed amount process.

Definition of a Parcel

A parcel shall defined in accordance with the respective recorded parcel identification number in the case of unplatted lands. Each parcel shall have 1 vote, regardless of the number of owners. If a parcel is owned by more than one person or entity, all of the owners of the parcel will collectively be referred to as the "parcel owner" for purposes of this Agreement, and will be entitled to one collective vote .

Additional Residences and Road Maintenance Costs

Any parcel with more than one single-family residence shall be required to participate in cost sharing related to this agreement as if the property were two separate properties.

Binding Effect:

This Agreement shall run with the land and shall bind all parcel owners, individually, and their respective heirs, personal representatives, successors, and assigns so long as the Roadways are private.

Amendments:

Amendments to this Agreement shall be made only by written instrument executed by a majority consent of the parcel owners.

Enforcement

This Agreement may be enforced by a majority of parcel owners or through any applicable Declaration (in the discretion of the majority of the parcel owners). If the event of the need to enforce this Agreement, through demand or legal action, the party shall be responsible to reimburse the other parcel owners and/or Homeowner's Association reasonable attorney fees and costs.

Disputes

If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third-party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Association. In selecting a third-party arbitrator, each parcel owner shall be entitled to 1 vote. The nominee receiving a majority of the votes shall be the arbitrator. All parties shall share pro rata in the cost of any arbitration through the maintenance fund.

Notices

Parcel owners under the Agreement shall be notified by mail, in person, or posting as provided above. If an address of a parcel owner is not known, a certified notice will be mailed to the address to which the parcel owner's property tax bills are sent.

Invalidity

Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.

Other Agreements

This Agreement replaces all previous Private Road Maintenance Agreements regarding the Roadways.

County Road and Driveway Ordinance

The Roadways shall be constructed and maintained in accordance with Canyon County's Road and Driveway Ordinance.

Disclaimer by County

It is understood and agreed that Canyon County, the Canyon County Board, the Plan Commission and the agents of the county shall not be liable or responsible in any manner to the developer or the property owners along the road, or to their contractors, subcontractors, agents, or any other person, firm or corporation, for any debt, claim, demand, damages, action or causes of action of any kind or character arising out of or by reason of the activities or improvements being required herein.

Recording:

This Agreement shall be recorded in the office of the Canyon County Recorders.

IN WITNESS WHEREOF, the parties have hereunto caused their names to be subscribed in the Agreement of the date first set forth above.

Date: 4-22-2022

Layne Bangerter

Layne Bangerter President RIO RIDGE INC

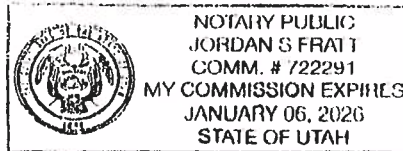
Elizabeth Bangerter

Elizabeth Bangerter Secretary/ Treasurer RIO RIDGE INC.

STATE OF Utah)

SS.

COUNTY OF Washington)



Sworn to and subscribed before me this 22nd day of April 2022 by Layne B Bangerter President Rio Ridge Inc and Elizabeth Bangerter Secretary/Treasurer Rio Ridge Inc as notary of Utah

Jordan S. Pratt
Notary Public for the State of
Residing at: St George
My Commission Expires: 1/6/26

RECORD OF SURVEY - PARCEL DIVISION

PARCEL OF LAND BEING THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO

2022-02022-1
RECORDED
04/15/2022 11:02 AM



CHRIS YAMAMOTO
CANYON COUNTY RECORD
Page: 1 SCARDENAS
SURVEY
SAWTOOTH LAND SURVEYING

LEGEND

- | PROPERTY BOUNDARY LINE | NEW PROPERTY LINE | OTHER PROPERTY LINE | SECTIONAL LINE | EASEMENT LINE |
|------------------------|-------------------|---------------------|----------------|---------------|
| _____ | _____ | _____ | _____ | _____ |

- FOUND BRASS CAP MONUMENT
FOUND ALUMINUM CAP MONUMENT
FOUND 5" 6" IRON BAR NOTED
FOUND PK VALVE/PAVE MARK
SET 1.7" IRON BAR PLS 11574
POINT OF BEGINNING

SURVEYOR'S NARRATIVE:

ALL PLS CORNERS WERE FOUND AND ACCEPTED IN THE EXISTING LOCATIONS AS SHOWN AND PER THE REPERCUSSORY SURVEYS LISTED HEREON. SEE RETURNED SURVEYS FOR ADDITIONAL SURVEY DATA.

REFERENCES

- 1.) RECORD OF SURVEY INST. NO. 2022-018951
2.) RECORD OF SURVEY INST. NO. 2022-019459
3.) RECORD OF SURVEY INST. NO. 2021-077213

CERTIFICATE OF SURVEYOR

JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY OF THE LAND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE ADJACENT LANDS, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CONVEYANCE AND FILING ACT, IDAHO CODE.



PROF. BEAGLEY
11574
ROYAL

URVEY INDEX NO. 124-13-2-2-0-00-00

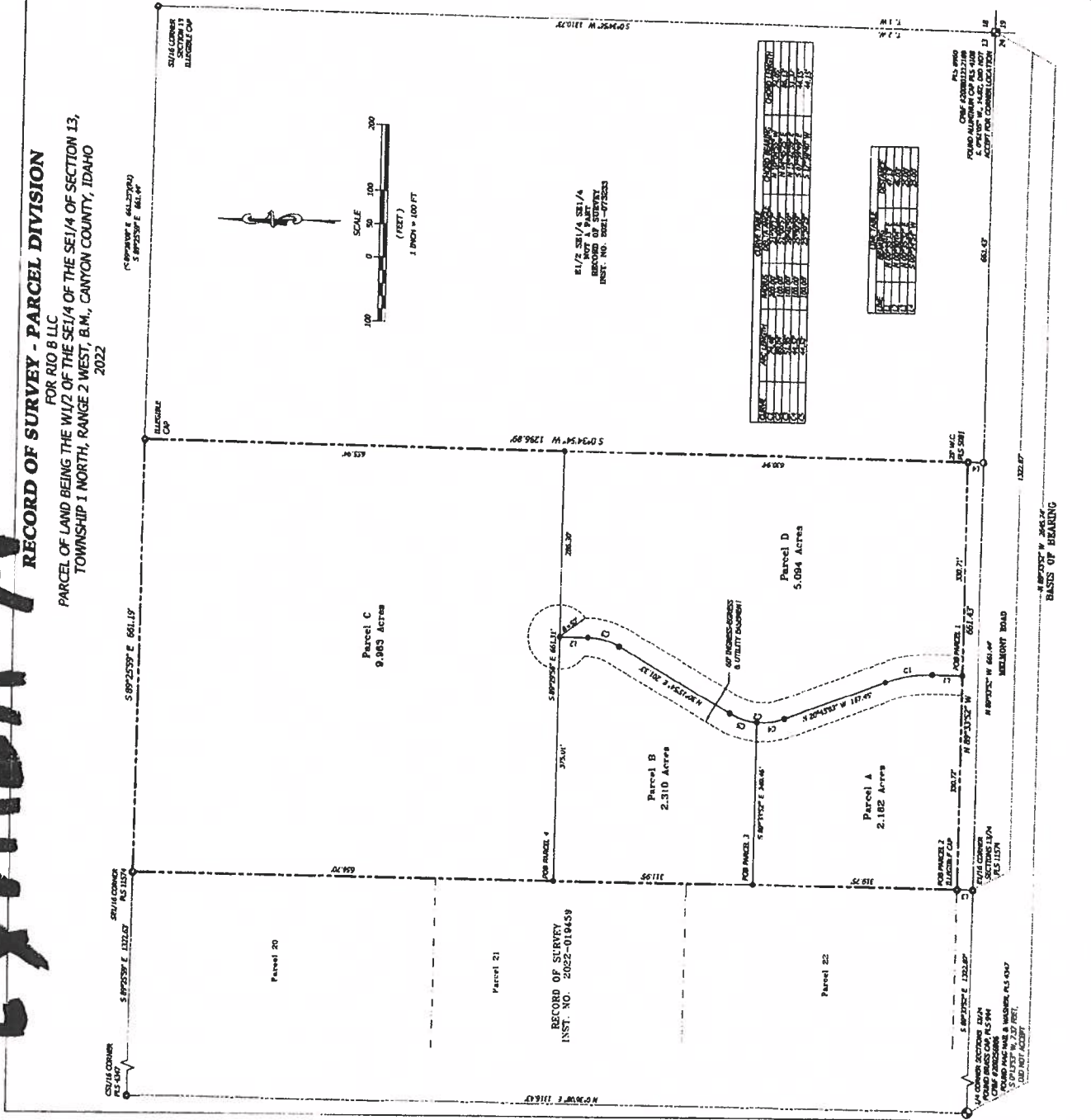


S. WASHINGTON AVE
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105

SANTOOTH
Land Surveying, LLC

WWW.SAWTOOTHLS.COM

DATE	3/20/22	COUNTRY	USA	CHECKED BY:	JMB	JOB#	121072
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2022-022828

RECORDED

04/28/2022 09:47 AM



00699585202200228280080082

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=8 TYDUREN

\$31.00

MISC

JOHN STOSICH

AMENDED and RESTATED
ROAD MAINTENANCE and USERS AGREEMENT
For
RIO RIDGE INC.

We, the undersigned, hereby amend and restate that the Road Users and Maintenance Agreement dated November 9th 2021 recorded on November 9th 2021 as Instrument No. No. 2021-077302 records of Canyon County, Idaho, effective as of April 21, 2022.

This Amended and Restated Road Maintenance and Users Agreement ("Agreement") shall be binding upon all lot/owners 5-22 ("Parcel Owners") of Rio Ranch Estates Inc. ("Estates") and users of the private roads commonly known as Rio Ridge and Raptor Ridge Lanes as depicted on any recorded plats and survey's for the Estate. ("Roadways")

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

Access Points:

The access point for all parcels in ROS 1 and ROS 2 (as defined below) using Rio Ridge Lane shall exclusively be off Southside Blvd. within the designated 60 wide easement and according to Instrument No. 2022-019459 ("ROS 1"), attached hereto as Exhibit A, and Instrument No. 2022-018951 ("ROS 2"), attached hereto as Exhibit B, records of Canyon County, Idaho. Raptor Ridge Lane access shall be exclusively from Melmont Road, Canyon County, Idaho.

Vehicle, Utility, and Pedestrian Access Easement

The parcels and Roadways as depicted on the record of survey for ROS 1 and ROS 2 attached as Exhibits A and B, shall be subject to and a perpetual, nonexclusive shared easements ("Easements") for ingress and egress granting access to the owners,

Parcels 5-22, their occupants, agents, employees, guests, and services, emergency vehicles and regulatory agencies The Easement shall be subject to a perpetual, nonexclusive public utility easement for the installation and maintenance of above and below ground public utilities.

Roadway Manager

A Roadway Manager shall be elected by a majority of the parcel owners for a term as agreed to by a majority of the parcel owners. The Road Manager shall be responsible for monitoring the condition and maintenance of and maintenance Roadways..

Roadway Maintenance

Roadway maintenance and improvements will be undertaken and made whenever necessary to maintain the roadways in good and safe condition and to insure safe access by emergency vehicles. A majority vote of parcel owners shall be required for to initiate any roadway maintenance in excess of \$1,000 or any improvements before authorizing expenditures for said Roadway maintenance or improvements, parcel owners shall be notified by the Roadway Manager, with cost estimates. An affirmative majority vote by the parcel owners shall be required before any major maintenance or any improvements are contracted. If any parcel owner performs improvements, maintenance, repairs or replacements without the approval of the other parcel owners required to have a majority prior to performing such work, the parcel owner performing such work shall become liable for the entire cost thereof; unless such work is deemed an emergency or parcel owners agree to share the cost of unauthorized improvements. If emergency maintenance becomes necessary, neither majority vote of the parcel owners nor prior approval shall be necessary before undertaking such maintenance.

Parking

For the safety of the residents and guests, no machinery, trailers, vehicles or other property may be stored or parked upon the Roadways, except parking of vehicles for limited periods of time (not to exceed 8 hours within any 24-hour period).

Cost Sharing

Roadway maintenance, repair and improvements expenses shall be shared pro rate/equally among the parcel owners whom share access to the above-mentioned Roadways. The Roadway Manager shall provide the respective parcel owners an updated copy of the expenditures and activities performed on the lane upon request.

Prepayment

Prepayment of maintenance, repair and improvement expenses ("Fees") shall be made by each parcel owner 5-22 to a road maintenance account. The first annual meeting

shall begin in the first quarter of 2023, and in the first quarter of each year thereafter. Annual pro rata assessments and payments for each parcel shall occur at the annual meetings. The initial Fee of \$1,000.00 shall be assessed and paid as part of the purchase of any parcel. The Roadway Manager shall manage said account and provide an annual reporting to the parcel owners at the annual meeting. Such fees may be assessed and collected in accordance with the Estates Declaration and deposited in the maintenance account.

Special Assessment

In the event that a maintenance, repair or improvement expense exceeds the available funds in the maintenance account, the parcel owners may be pro rata assessed a special assessment. Such fees may be assessed and collected in accordance with the Estates Declaration and deposited in the maintenance account.

Meeting Notice

Notices of annual or special meetings of the parcel owners shall be posted by the Roadway Manager at the corner of Rio Ridge Lane and Southside Blvd. as well as Raptor Ridge Lane and Melmont 2 weeks prior to the meeting date.

Definition of a Parcel

A parcel shall defined in accordance with the respective Estates recorded plat map, or a parcel identification number in the case of unplatted lands. Each parcel shall have 1 vote, regardless of the number of owners. If a parcel is owned by more than one person or entity, all of the owners of the parcel will collectively be referred to as the "parcel owner" for purposes of this Agreement, and will be entitled to one collective vote .

Additional Residences and Road Maintenance Costs

Any parcel with more than one single-family residence shall be required to pay a one-time assessment of \$1,000 for each such residence.

Snow Plowing

Snow plowing is defined as a maintenance expense. The Roadways shall be snow plowed so as to permit year-round access. any individual driveway snow plowing shall be the sole arrangement and expense the parcel owner.

Checking Account

A road maintenance checking account shall be established with a local bank and shall have a minimum of 2 signers. (One signer can be the Roadway Manager)

Binding Effect:

This Agreement shall run with the land and shall bind all parcel owners, individually, and their respective heirs, personal representatives, successors, and assigns so long as the Roadways are private.

Amendments:

Amendments to this Agreement shall be made only by written instrument executed by a majority consent of the parcel owners.

Enforcement

This Agreement may be enforced by a majority of parcel owners or through any applicable Declaration (in the discretion of the majority of the parcel owners). If the event of the need to enforce this Agreement, through demand or legal action, the party shall be responsible to reimburse the other parcel owners and/or Homeowner's Association reasonable attorney fees and costs.

Disputes

If a dispute arises over any aspect of the improvements, maintenance, repair or replacement, a third-party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Association. In selecting a third-party arbitrator, each parcel owner shall be entitled to 1 vote. The nominee receiving a majority of the votes shall be the arbitrator. All parties shall share pro rata in the cost of any arbitration through the maintenance fund.

Notices

Parcel owners under the Agreement shall be notified by mail, in person, or posting as provided above. If an address of a parcel owner is not known, a certified notice will be mailed to the address to which the parcel owner's property tax bills are sent.

Invalidity

Should any provision in this Agreement be deemed invalid or unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.

Other Agreements

This Agreement replaces all previous Private Road Maintenance Agreements regarding the Roadways.

County Road and Driveway Ordinance

The Roadways shall be constructed and maintained in accordance with Canyon County's Road and Driveway Ordinance.

Disclaimer by County

It is understood and agreed that Canyon County, the Canyon County Board, the Plan Commission and the agents of the county shall not be liable or responsible in any manner to the developer or the property owners along the road, or to their contractors, subcontractors, agents, or any other person, firm or corporation, for any debt, claim, demand, damages, action or causes of action of any kind or character arising out of or by reason of the activities or improvements being required herein.

Recording:

This Agreement shall be recorded in the office of the Canyon County Recordors.

(Signature page immediately follows)

IN WITNESS WHEREOF, the parties have hereunto caused their names to be subscribed in the Agreement of the date first set forth above.

Date: 4/22/2022

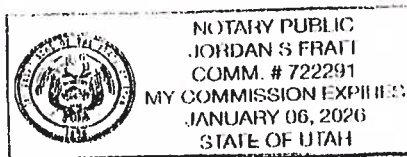
Layne R. Bangerter

Layne Bangerter President RIO RIDGE INC

Elizabeth Bangerter

Elizabeth Bangerter Secretary/ Treasurer RIO RIDGE INC.

STATE OF Utah)



SS.
COUNTY OF Washington)

Sworn to and subscribed before me this 22nd day of April Layne R Bangerter President Rio Ridge Inc. and
20 22 by Jordan S Pratt Elizabeth Bangerter Secretary/Treasurer Rio
notary of Ridge Inc.
Utah

Jordan S. Pratt
Notary Public for the State of
Residing at: St George
My Commission Expires: 1/6/26



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

Lexi Duhrkoop

I, _____, 1654 NE Joy Ln.
(name) (address)
Estacada, Oregon 97023
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Jerod Esteb, PO Box 285, Weiser, ID 83672
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 23rd day of May, 2025.

(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this ____ day of _____, in the year 20____, 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: _____

Jerod Esteb | *Operations*

PO Box 285, Weiser, ID 83672

Idaho GCR # 8171461

Mobile: (208) 607-2769

On Wed, May 28, 2025, 10:38 AM Tony Almeida <tony.almeida@canyoncounty.id.gov> wrote:

North Star is available.

Tony

From: Jerod Esteb <jerode@sage-siteworks.com>

Sent: Wednesday, May 28, 2025 2:24 PM

To: Tony Almeida <tony.almeida@canyoncounty.id.gov>

Subject: Re: [External] Private Road Name Change - Still Waters Lane

What about "North Star Lane"?

Thank you,

Jerod Esteb | *Operations*

PO Box 285, Weiser, ID 83672

Idaho GCR # 8171461

Mobile: (208) 607-2769

On Wed, May 28, 2025, 7:25 AM Tony Almeida <tony.almeida@canyoncounty.id.gov> wrote:

Jerod,

There are two Street names with "Stillsater" (Stillwater Ave and Stillwater Way), so Stillwaters it is not available.

Tony

From: Jerod Esteb <jerode@sage-siteworks.com>

Sent: Tuesday, May 27, 2025 10:17 PM

To: GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>

Cc: Lexi Duhrkoop <lexi@asaconstruction.com>

Subject: [External] Private Road Name Change - Still Waters Lane

Hello GIS team,

Can you confirm if "Still Waters Lane" is available in Canyon County? This will replace "Rifle Ridge Ln" off of Melmont if

Archived: Wednesday, December 3, 2025 7:27:10 PM

From: [Madelyn Vander Veen](#)

Sent: Mon, 1 Dec 2025 21:33:31

To: [Amber Lewter](#)

Subject: RD2025-0010 Duhrkoop - North Star Ln

Importance: Normal

Sensitivity: None

Hello Amber,

Due to the potential confusion of "North" being part of the road name versus a directional prefix and the potential confusion with "N Star Rd", the GIS Division in coordination with the Sheriff's Office recommends against this name change. It could also be considered a violation of county code 06-05-13 (9): "No streets and/or private roads should begin with the prefix north, south, east or west and shall not be used as a differentiation between new street names."

The alternative name the applicant provided on the application, "Still Waters Ln", is not available due to being too similar to existing road names "Stillwater Ave" and "Stillwater Way". If the applicant would like to submit alternative names to me or GISAddressing@canyoncounty.id.gov we would be happy to check their availability. Please note that all private road names must use the "Ln" suffix. A list of current road names is available on the county website:

<https://www.canyoncounty.id.gov/elected-officials/commissioners/development-services/dsd-gis/>

Thanks,

Madelyn Vander Veen

GIS Analyst, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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.

UNOFFICIAL COPY

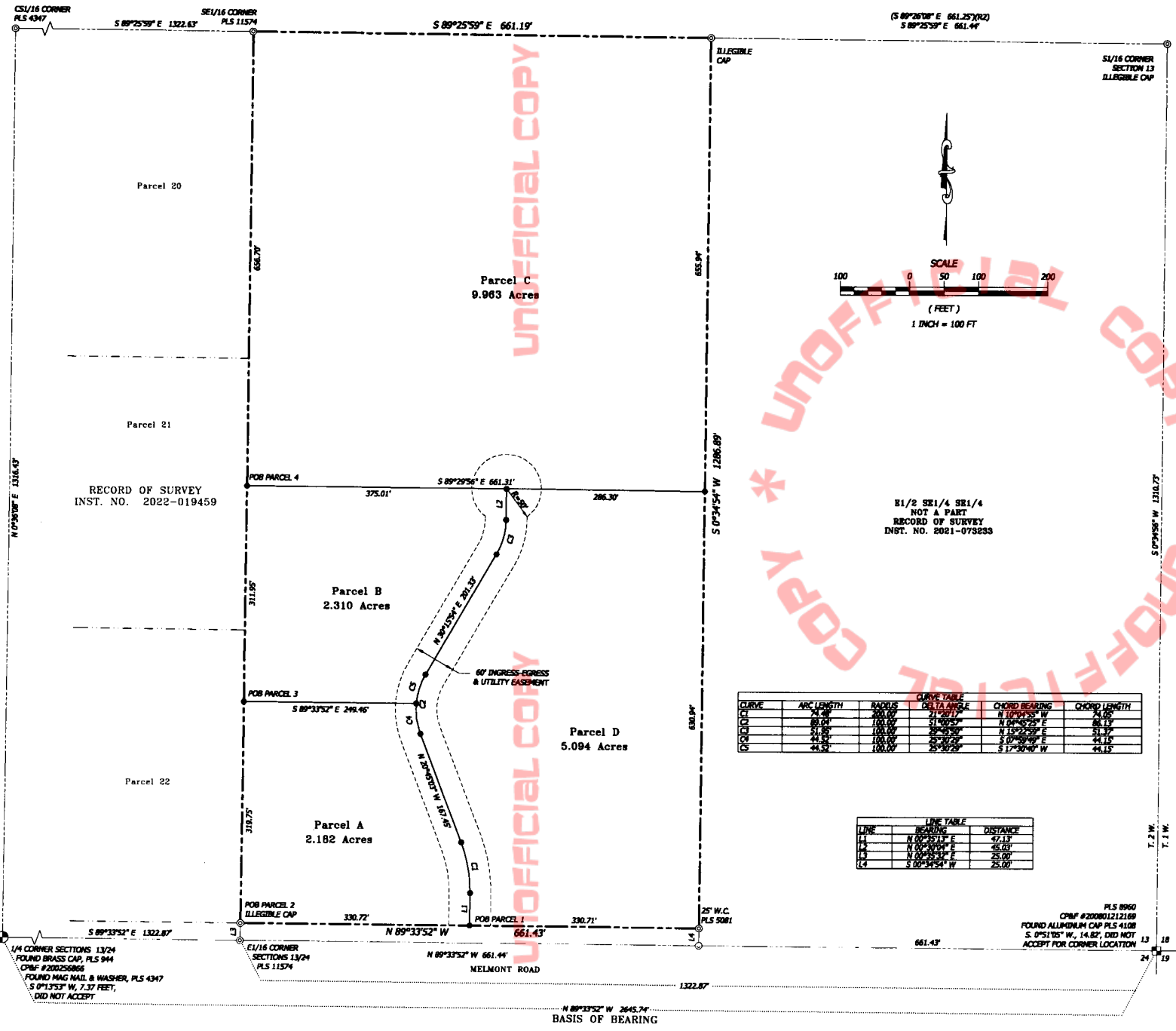
RECORD OF SURVEY - PARCEL DIVISION
FOR RIO B LLC
PARCEL OF LAND BEING THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2022

Exhibit A4:

2022-020221
RECORDED
04/15/2022 11:02 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pg#-1 SCARENAS \$5.00
SAWTOOTH LAND SURVEYING



NOT OFFICIAL
SEE ORIGINAL IN RECORDERS
OFFICE



LEGEND

- PROPERTY BOUNDARY LINE
- NEW PROPERTY LINE
- OTHER PROPERTY LINE
- SECTIONAL LINE
- EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- FOUND PK NAIL/MAG NAIL
- SET 1/2" REBAR/CAP PLS 11574
- POB POINT OF BEGINNING

SURVEYOR'S NARRATIVE

SAWTOOTH LAND SURVEYING WAS CONTRACTED BY RIO B, LLC TO PREPARE THE ADMINISTRATIVE LAND DIVISION AS SHOWN HEREON.
ALL PLS CORNERS WERE FOUND AND ACCEPTED IN THE EXISTING LOCATIONS AS SHOWN AND PER THE REFERENCED SURVEYS LISTED HEREON. SEE REFERENCED SURVEYS FOR ADDITIONAL SURVEY DATA.
THE NEW PARCEL LINES WERE CREATED PER CLIENTS REQUEST.

REFERENCES

- R1) RECORD OF SURVEY INST. NO. 2022-018951
- R2) RECORD OF SURVEY INST. NO. 2022-019459
- R3) RECORD OF SURVEY INST. NO. 2021-073233

CERTIFICATE OF SURVEYOR

I, JEFF BEAGLEY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.



JEFF BEAGLEY P.L.S. 11574

SURVEY INDEX NO. 124-13-2-2-0-00-00

2030 S. WASHINGTON AVE.
EMMETT, ID 83617
(208) 398-8104
FAX (208) 398-8105
WWW.SAWTOOTHLS.COM

SHEET:	DATE:	DRAWN BY:	CHECKED BY:	JOB#
1 OF 1	3/2022	JWB	AR	121072

UNOFFICIAL COPY

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a **blue private road sign** of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual Of Uniform Traffic Control Devices. ***We further understand that existing addresses, including the applicant's address (if applicable, meaning they own property on or have an address along the private road to be named), will be changed as a result of naming this private road. During the administrative division process, lots will be addressed from the new private road***

Signed: [Signature] Date: 11/24/25
Primary Applicant/Property Owner Application Date

Signed: [Signature] Printed Name: Heather S Asa Date: 9.4.25
Applicant/Property Owner

Signed: [Signature] Printed Name: Lonelle Newland Date: 11/24/25
Applicant/Property Owner

Signed: [Signature] Printed Name: Baluy Durkorp Date: 11/24/25
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

We acknowledge that it is the applicant's responsibility to contact all property owners associated with the private road, including those with legal rights through an easement. The applicant must ensure that all affected property owners are informed and given the opportunity to participate.

Primary Applicant Initials: [Signature]

Accepted By: _____ Date: _____
Director / Staff Signature Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:

We, the undersigned, declare that we are owners of all or portions of the land upon which the private road lies or have legal right of ingress and egress upon said road. We understand that we are responsible for the purchasing of a **blue private road sign** of a design approved by the Board of County Commissioners, and installed in accordance with the most current edition of the Manual Of Uniform Traffic Control Devices. ***We further understand that existing addresses, including the applicant's address (if applicable, meaning they own property on or have an address along the private road to be named), will be changed as a result of naming this private road. During the administrative division process, lots will be addressed from the new private road***

Signed:  Date: 11/24/25
Primary Applicant/Property Owner Application Date

Signed:  Printed Name: Bryce Newland Date: 11/24/25
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

Signed: _____ Printed Name: _____ Date: _____
Applicant/Property Owner

(Please attach additional sheets if more signatures are required)

We acknowledge that it is the applicant's responsibility to contact all property owners associated with the private road, including those with legal rights through an easement. The applicant must ensure that all affected property owners are informed and given the opportunity to participate.

Primary Applicant Initials: 

Accepted By: _____ Date: _____
Director / Staff Signature Application Accepted

Office Use Only:	Case #:	Received by:	Date:	Fees:	Receipt #:

Lexi Duhrkoop

(208)996-5766

Lexi@asaconstruction.com

November 24, 2025

To whom it may concern,

Our family purchased the four parcels located off Rifle Ridge Ln. earlier this year. Our plan is to build a four-home family homestead. We are requesting to rename the street from Rifle Ridge Ln. to North Star Ln. The reason for the name changes is to reflect our values and hope for this property. The North Star is a symbol of guidance, stability and truth used as a metaphor for Jesus as our unchanging guide in a world of constant change. We appreciate your time to hear our request and look forward to laying our family roots down in Melba.

Matthew 2:10 | When they saw the star, they rejoiced exceedingly with great joy.

Thank you,

Lexi Duhrkoop

EXHIBIT B

AD2002-0009 & RD2022-0006

-

Board of County Commissioners

Case #: RD2025-0010

Hearing Date: December 11, 2025



Director Decision
Administrative Land Division – AD2022-0009
Canyon County Zoning Ordinance
§07-18-03 & §07-10-03

2022-031105

RECORDED

06/17/2022 01:45 PM



CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=6 LBERG \$25.00
MISC
JON STOSICH

Case Number: AD2022-0009/ RD2022-0006

Parcel #'s: R28478, R28477, R28477010, & R28477011

Property Owner/Applicant(s): Layne & Betsy Bangerter

Request: The applicant is requesting an administrative land division and administrative division of non-viable farm-ground to divide parcels R28478, R28477, R28477010, & R28477011. The request includes a private road application. The subject parcels are zoned "A" (Agricultural).

Property History: Parcel, R28478 (19.69 acres), is considered an "original parcel" (created prior to September 6, 1979, CCZO §07-02-03; Case No. PI2021-0288).

Parcels R28477, R28477010, & R28477011 recently went through an administrative land division with building permit relocation (case AD2021-0078). One (1) building permit from R28477 and two (2) building permits from R28477010 were relocated to contiguous parcels to demonstrate clustering of structures per CCZO §07-18-05(E)2. It left R28477 with one (1) building permit, R28477010 with no residential buildings permits, and R28477011 used its one-time administrative land division to be divided into two (2) buildable parcels.

Findings §07-18-01 - Administrative Land Division: The request is consistent with CCZO §07-18-01.

- The request is consistent with the minimum lot size (one acre) and does not exceed the number of divisions allowed from an original parcel.
- Based on contour maps, the property does contain slopes greater than 15%. Some parcels do contain slopes over 15% (see condition of approval 1a).
- Development shall either use water rights from an Irrigation District or 0.5 acre from the domestic well in accordance with Idaho Law 42-111(a).
- The request was reviewed and approved by Nampa Highway District and Melba Fire Department. All requested conditions have been added as conditions of approval.

Finding §07-18-03 - Administrative Division of a Nonviable Parcel in an Agricultural Zone: The request is consistent with CCZO §07-18-03, as follows:

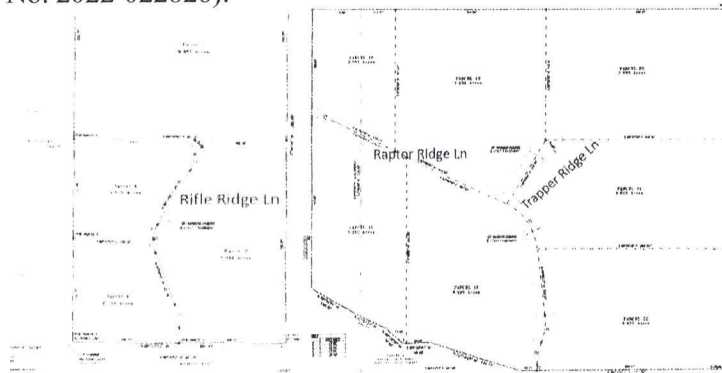
- The request is consistent with the minimum lot size (one acre) and does not exceed the number of divisions allowed from an original parcel.
- Pursuant to the applicant's letter of intent (Exhibit B), the proposed locations (ROS #2022-020221 & 2022-028430, parcels A, B, 16, 17, 18, 19, 20, & 21) lack irrigation rights and contain rocky terrain and washout issues. Aerial views of the property using Google Earth show a lack of agricultural uses for many years.
- The result of the request will not impact surrounding agricultural uses. The application and record of surveys (ROS #2022-020221 & #2022-028430.) show the proposed parcels will not interfere with access to irrigation or any access to land that is viable farm ground.
- Notice to property owners within 600 feet of the exterior boundaries of the properties were sent out on February 10, 2022. Those noticed were given 15 days to provide written comments. No comments were received.
- Notice to Nampa Highway District and Melba Fire District were sent out on February 10, 2022. Those noticed were given 15 days to provide written comments. The following comments were received:
 - o Nampa Highway District: Parcels 16-22 are to use shared private road access from Melmont Rd ("Raptor Ridge Lane" & "Trapper Ridge Lane") and parcels A-C are to use shared private road access from Melmont Rd ("Rifle Ridge Lane").

- Melba Fire District: If back of homes are located more than 150' feet from the public right-of-way, fire district approval is needed for access and turnaround.
- The parcels shall be divided and adjusted in compliance with Instrument No. 2022-020221 & 2022-028430. The subject parcels shall be divided as follows:

Parcel(s):	New Acreage
Parcel A	Approx. 2.182 acres w/residential building permit available
Parcel B	Approx. 2.310 acres w/residential building permit available
Parcel C	Approx. 9.963 acres w/residential building permit available
Parcel D	Approx. 5.094 acres w/residential building permit available
Parcel 16	Approx. 3.007 acres w/residential building permit available
Parcel 17	Approx. 5.012 acres w/residential building permit available
Parcel 18	Approx. 6.398 acres w/residential building permit available
Parcel 19	Approx. 7.434 acres w/residential building permit available
Parcel 20	Approx. 7.230 acres w/residential building permit available
Parcel 21	Approx. 6.602 acres w/residential building permit available
Parcel 22	Approx. 6.622 acres w/residential building permit available

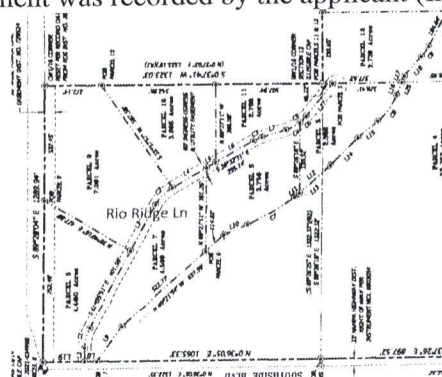
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Findings (Private Road): A private road application was signed by the applicant and submitted with the proposed road names and surveys (Instrument No. 2022-020221 & 2022-028430). Parcels A-C & 16-22 as referenced on the record of surveys will be served by three (3) 60' wide private roads, "Raptor Ridge Lane", "Trapper Ridge Lane", and "Rifle Ridge Lane". The private road names are in substantial conformance with Canyon County Code Section 06-05-13. The names are not duplicated by sound or spelling within Canyon County. Per CCZO §07-10-03(1)B3, a Road User's Maintenance Agreement was recorded by the applicant (Instrument No. 2022-022828).



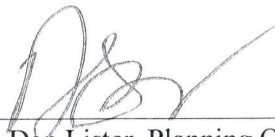
Per a previous approved administrative land division with building permit relocation (case AD2021-0078), mentions "Raptor Ridge Lane" was previously named "Rio Ranch Ridge" but the private road name was never issued a private road name certificate therefor, it was never officially approved and does not require action per §06-15-13 (11) for a name change.

This decision will recognize the approval of "Rio Ridge Lane" to serve parcels 5-12 per case AD2021-0078 (ROS No. 2021-076305). Address certificate was issued for all four (4) private road names and a recorded Road User's Maintenance Agreement was recorded by the applicant (Instrument No. 2022-022828).



Decision: The application to complete the described administrative land division, non-viable farm ground divisions, and private roads in accordance with CCZO §07-10-03(1)B and §07-18-01 is **APPROVED** subject to the following conditions of approval:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
 - a. Any development or portion of development that takes place within slopes greater than 15%, must submit engineered grading and drainage plans in accordance with Hillside Development requirements, CCZO §07-17-33(1)C&D.
 - b. All development and uses shall adhere to the Idaho Right to Farm Act (Idaho Code § 22-4503).
 - c. Stormwater run-off shall be retained on-site. Stormwater retention is the responsibility of the property owner.
2. Prior to issuance of any building permits, all requirements of Nampa Highway District shall be met.
3. Prior to issuing a building permit, Southwest District Health requires an on-site evaluation and septic permit.
4. Prior to issuing a building permit, Melba Fire District requires review and approval via permit for access and turnaround if back of home is more than 150' from the public right-of-way (CCZO §07-10-03(2)).
5. All irrigation easements must remain free of obstruction. All irrigation and drainage must remain intact unless otherwise approved by Boise Project Board of Control.
6. Prior to the issuance of C of O on all parcels, private roads shall be built to meet the minimum construction standards (CCZO §07-10-03(3)). Certification of road construction compliance from a licensed engineer and evidence of private road sign installation shall be submitted to Canyon County DSD.



Dan Lister, Planning Official

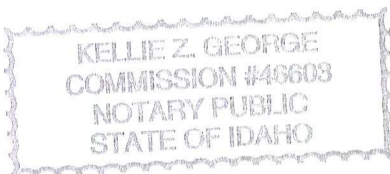
6.16.22

Date

State of Idaho)
County of Canyon County)

SS

On this 16 day of June, in the year of 2022, before me Kellie Z George, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

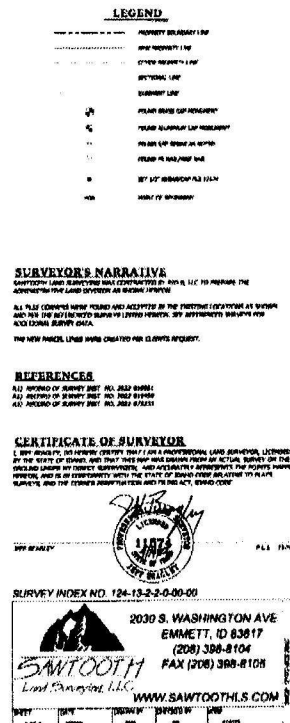


Notary:

My Commission Expires:

3.14.2024

PARCEL OF LAND BEING THE W1/2 OF THE SE1/4 OF THE SE1/4 OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2072



FOR R/O B.U.C.
A DIVISION OF PARCEL 16 OF RECORD OF SURVEY INSTRUMENT NO. 2021-076305, CANYON COUNTY RECORDS
LOCATED IN THE SE1/4 SW1/4 AND THE SW1/4 SE1/4 OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 2 WEST, B.M., CANYON COUNTY, IDAHO
2022

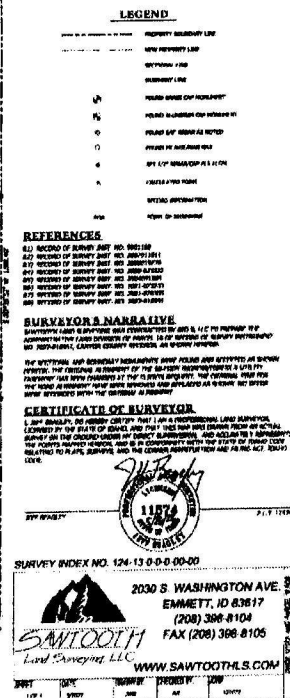


Exhibit B
Letter of intent

RIO B LLC and Layne and Betsy Bangerter Admin Request

This request affects one original parcel and a second parcel that spans three original parcels. Total acres within this application is approximately 62. Parcel numbers for all four original parcels affected is 284770000, 284780000, 284770100, 284770110. We recognize that a few of the Building Permits were transferred to other properties and at this time we are requesting the remaining allowable amount of building permits for each original parcel based on the non-viable ordinance for AG ground.

The property description is dryland rocky hillside above the canal with no irrigation water rights. This ground has never been farmed. This location creates an opportunity to create residential home sites that do not disrupt agricultural production or activities. Each property will be on well and septic.

The majority of the parcel sizes would be larger in size with a range between approximately 2 to 10 acres.

We will be naming one access that will service four parcels and names have been submitted along with this application.

GREEN IS THE ROADS AND ORANGE IS THE APPROX BOUNDARY LINES FOR LOTS

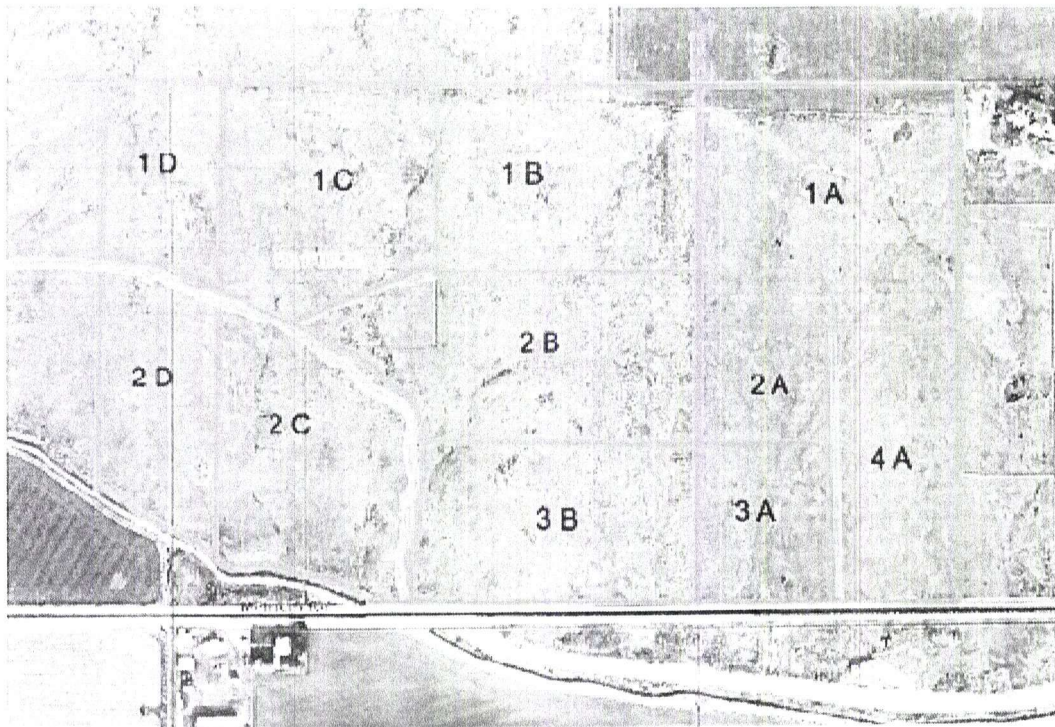


Exhibit C
Contours 5 ft

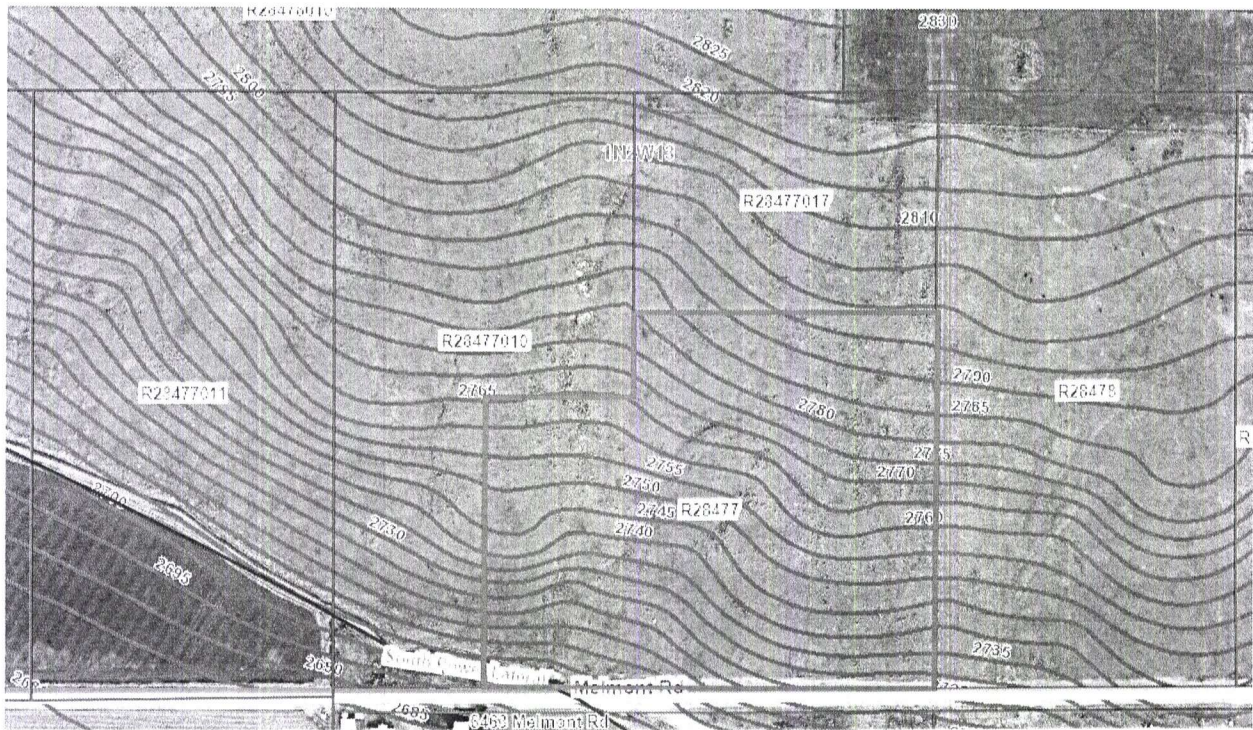


Exhibit D
Moderately-Suited Soils / Class IV

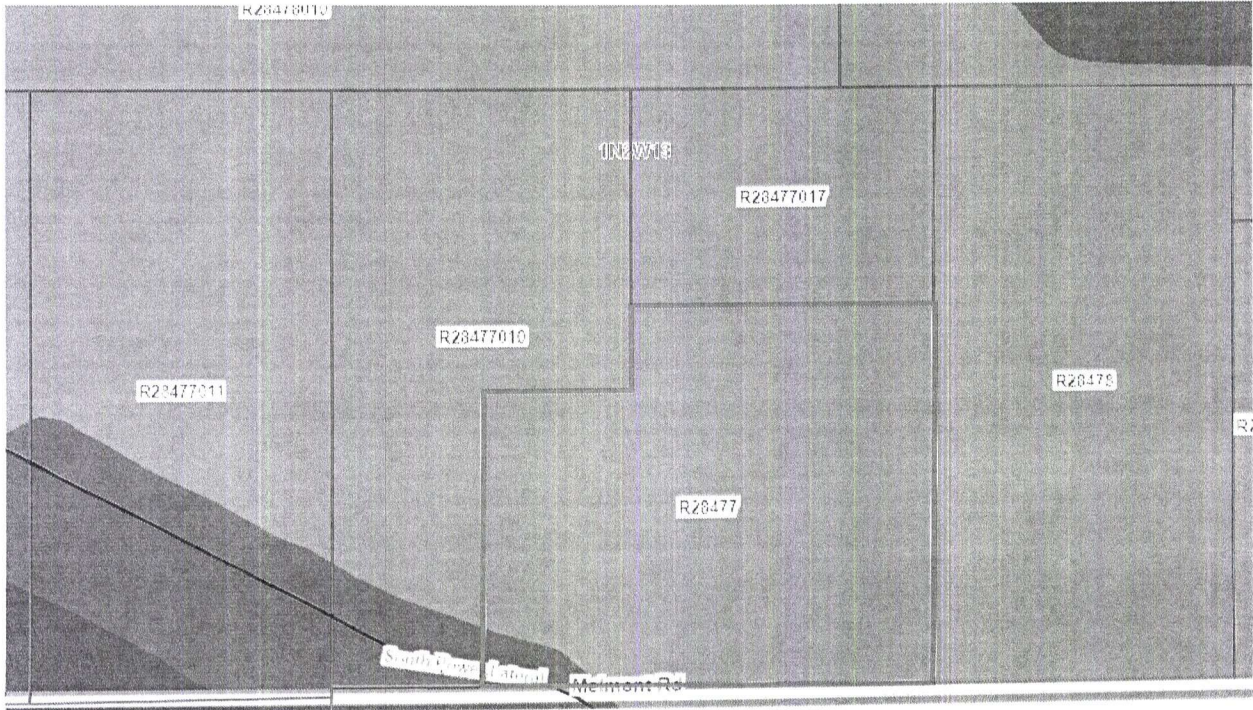


EXHIBIT C

Site Visit Photos: September 5, 2025

-

Board of County Commissioners

Case #: RD2025-0010

Hearing Date: December 11, 2025

Site Photos: Taken September 5, 2025



Photo 1:

Taken on the private road's approach facing north on Melmont Road.

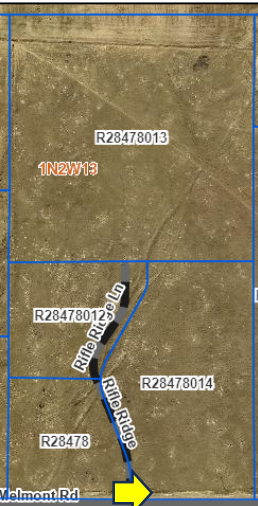


Photo 2:

Taken on the private road's approach facing east on Melmont Road.



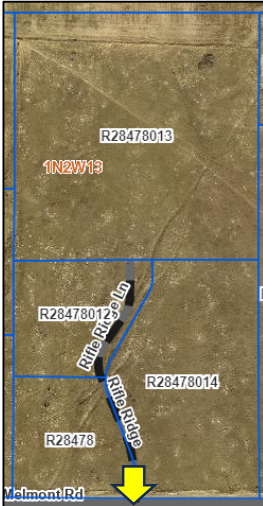


Photo 3:

Taken on the private road's approach facing south on Melmont Road.



Photo 4:

Taken on the private road's approach facing west on Melmont Road.



EXHIBIT D

Draft Findings of Fact, Conclusion of Law and Order (FCOs)

-

Board of County Commissioners

Case #: RD2025-0010

Hearing Date: December 11, 2025



Board of County Commissioners
Duhrkoop – Road Name Change – RD2025-0010

Development Services Department

FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

1. The applicant, Lexi Duhrkoop, requests that the Board of County Commissioners approve a road name change per CCCO §06-05-13(11) to an existing private road that serves Parcels R28478, R28478012, R28478013, and R28478014. The request will change the private road name from “Rifle Ridge Lane” to “Morning Star Lane”. The subject parcel is located at 0 Rifle Ridge Lane, Melba, ID, 83641; also referenced as a portion of the SE¼ of Section 13, Township 5N, Range 2W, B-M, Canyon County, Idaho (**Exhibit A** of Staff Report).
2. The subject parcels are zoned “A” (Agricultural). The subject parcels, private road, and existing private road name, “Rifle Ridge Lane”, were approved on June 18, 2022 (**Exhibit B** of Staff Report).
3. Pursuant to Canyon County Code of Ordinances (CCCO) §06-05-13(11), property owners who have frontage on the affected road were notified 30 days prior to the public hearing on November 6, 2025. No comments were received.
4. The record includes all testimony, the staff report, exhibits, and documents in Case File No. RD2025-0010.

Conclusions of Law

The request is consistent with Canyon County Code of Ordinances (CCCO) §06-05-13(11) which states:

“Changing an existing street or private road name requires a public hearing by the Board and an affirmative action by the Board before any name change shall take effect. All property owners having frontage on the affected street or private road shall be notified by mail of the public hearing at least thirty (30) days before the hearing.”

A road name change application was submitted on June 6, 2025 (**Exhibit A1** of Staff Report). Property owners who have frontage on the affected road were notified 30 days prior to the public hearing on November 6, 2025. No comments were received.

The new private name “Morning Star Lane” was reviewed and found to be in substantial conformance with Section 06-05-13. The proposed road name is not duplicated by sound or spelling within Canyon County.

Conditions of Approval

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
 - a. Prior to building permit issuance, the applicant shall meet the conditions of approval for cases AD2022-0009 and RD2022-0006 (**Exhibit B**).
2. A sign for the private road conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of the installation of road signs shall be provided to DSD within 90 days of the Findings of Fact, Conclusions of Law being signed.
3. The property owners of the private road named Morning Star Lane shall have a Road User’s Maintenance Agreement prior to building permit issuance. Evidence shall be provided to Development Services.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case RD2025-0010, the Board of County Commissioners **approve** the road name change per CCCO §06-05-13(11), changing the private road name from “Rifle Ridge Lane” to “Morning Star Lane”.

DATED this _____ day of _____, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

- _____ Motion Carried Unanimously
- _____ Motion Carried/Split Vote Below
- _____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Zach Brooks	_____	_____	_____

Attest: Rick Hogaboam, Clerk

By: _____
Deputy

Date: _____