



FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

1. The applicant requests approval of a preliminary plat for Walker Hills Subdivision, consisting of six (6) residential lots and one (1) private road lot on Parcel R30072010, approximately 15.15 acres (Attachment A). The subject parcel is located at 13528 Lewis Lane, Nampa; also referenced as a portion of the SE¼ of Section 11, T2N, R3W, BM, Canyon County, Idaho.
2. The parcel is zoned “R-R” (Rural Residential, two-acre average minimum lot size).
3. The property is not located in an area of city impact.
4. Pressurized irrigation will be provided via water rights from the Idaho Department of Water Resources (IDWR). *See condition #5 and Exhibits 3.A.3 & 3.A.4 of the staff report.*
5. Domestic water services for each lot will be provided by individual wells. Sewage treatment shall be provided by individual septic tanks and drain fields for each lot. (Exhibits 3.A.2 and 3.A.4 of the staff report).
 - a. Southwest District Health does not have any concerns (Exhibit 3.C.4). Test holes have not been conducted. The parcel is not in a nitrate priority area, so a nutrient pathogen study is not required. *See condition #6.*
6. Three swales with seepage beds are proposed within easements near Sparky Ridge Drive (new public road) and Braap Lane (private road). Homeowners Association, the underlying property owner or adjacent property owner is responsible for all storm drainage facilities outside of the public right-of-way, including routine maintenance. Individual lot owners are responsible for perimeter lot berming to prevent direct lot stormwater discharge into irrigation facilities (Exhibits 3.A.2 & 3.A.4 of the staff report).
7. Nampa Highway District #1 recommends approval of the request (Exhibit 3.A.5 of the staff report). *See Condition #4.* The development will take access from Lewis Lane via Sparky Ridge Drive and meet public standards (See condition #9). A private road lot, Braap Lane, will provide access to six lots from Sparky Ridge Drive, subject to approval of RD2024-0018 (See Condition #10).
8. Upper Deer Flat Department is located 6.2 miles from the request, with a 9-minute response time. EMS located at Nampa Fire Station #2 is 8.2 miles from the request, a 17-minute response time. The department does not oppose the request, subject to compliance with code requirements and conditions of approval regarding water supply, fire access, and requirements at the time of building permit (Exhibits 3.C.2 & 4.c). The private road must be 20’ wide since it exceeds 500 feet in length (See Condition #1.b). Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners’ signature on the final plat. *See Condition #7.*
9. The development is not located within a mapped floodplain (Flood Zone X).
10. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2024-0005.
11. Notice of the Board of County Commissioners public hearing was provided in accordance with CCCO §07-05-01. Agency notice was provided on October 28, 2025. The newspaper notice was published on October 31, 2025. Property owners within 600 feet were sent a notice on October 28, 2025. A notice was posted on the property on November 3, 2025.

Conclusions of Law

Per Section 07-17-09(5) of the Canyon County Code of Ordinances (CCCO):

- A. *The board shall consider the commission's recommendation at a noticed public hearing.*
- B. *The board shall base its findings upon the evidence presented at the board's public hearing, and within thirty (30) calendar days, declare its findings. It may sustain, modify, or reject the recommendations of the commission and make such findings as are consistent with the provisions of this chapter and the Idaho Code. The findings shall specify:*
 1. *The ordinance and standards used in evaluating the application;*
 2. *The reasons for approval or denial; and*
 3. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*

Upon review of the preliminary plat, the Board concurs with the Hearing Examiner (Exhibit 1 and 2 of the staff report), finding that the preliminary plat is consistent with the following (subject to conditions of approval):

- Idaho Code Section 67-6513 (Subdivisions);
- Idaho Code Sections 50-1301 through 50-1329 (Platting);
- Idaho Code Section 22-4503 (Right-to-Farm Act, Attachment A);
- Idaho Code, Sections 31-3805 & 42-111 (Attachment A); and
- Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations);

The preliminary plat for Walker Hills Subdivision was found to be consistent with the standards of review, subject to conditions. DSD Engineering and DSD Planning reviewed the preliminary plat and recommended approval.

Conditions of Approval

1. All subdivision improvements (roads, shared access, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioners' signature on the final plat.
 - a. The private road shall be built prior to final plat signature by the Board, subject to CCCO §07-10-03(2) and (3). Engineer certification of compliance shall be submitted as evidence.
 - b. The private road must be 26' wide since it exceeds 500 feet in length (Exhibit 3.C.2 of the staff report).
 - c. A stormwater management plan shall be submitted prior to final plat signature by the Board. The plan shall address short-term construction protections (e.g., roadside swale protection during homebuilding) and long-term O&M (via CC&Rs or other enforceable mechanisms) to ensure the continued function of the drainage systems.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on the subject property unless otherwise approved.
3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected.
4. Development shall comply with the requirements of the local highway district. Evidence shall include the highway district's signature on the final plat before the Board of County Commissioners' signature on the final plat.
5. Evidence shall include written correspondence from the Idaho Department of Water Resources (IDWR) ensuring water rights have been obtained before the Board of County Commissioners' signature on the final plat.
6. Development shall comply with Southwest District Health requirements. Southwest District Health's signature on the final plat is required before the Board of County Commissioners' signature on the final plat.
7. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District before the Board of County Commissioners' signature on the final plat.
8. Before the Board signs the final plat, a road user's maintenance agreement per CCCO §07-10-03(1)B3 shall be recorded, and the instrument number shall be added as a plat note on the final plat.

9. Before the Board signs the final plat, Sparky's Ridge Drive must be revised to Sparky's Ridge Road or Way (Exhibit 3.C.1 of the staff report).
10. The final plat shall include the approved private road name(s) per the approval of RD2024-0018, including any conditions or approval.
11. Before the Board signs the final plat, an easement or common lot shall be added to provide a United States Postal Service (USPS) community mailbox unless waived by the USPS.


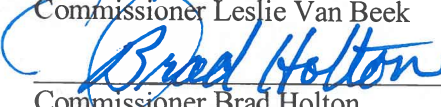
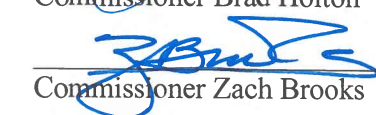
Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2024-0005, the Board of County Commissioners **approves** the preliminary plat for Walker Hills Subdivision, subject to the Conditions of Approval as enumerated herein.

DATED this 11th day of December, 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	<input checked="" type="checkbox"/>	_____	_____
 _____ Commissioner Brad Holton	<input checked="" type="checkbox"/>	_____	_____
 _____ Commissioner Zach Brooks	<input checked="" type="checkbox"/>	_____	_____

Attest: Rick Hogaboam, Clerk

By: J Ross
Deputy

Date: 12.11.25

