



Board of County Commissioners
Hearing Date: October 27, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM #2

CASE NUMBER: RD2023-0009-APL
APPELLANTS: Jeffery L. Jackson and Matthew Baldwin
APPELLANT REPRESENTATIVE: N/A
PROPERTY OWNER: Jose L. Duenas (Representative: Augie Bacca)

APPLICATION: Appeal of a Private Road Name

LOCATION: Approximately 350 feet south of 26305 Pioneer Lane, also referenced as a portion of the SW quarter of Section 23, T5N, R6W, BM, Canyon County, Idaho.
Parcel R26179011C (approximately 8.26 acres)

ANALYST: Madelyn Vander Veen, GIS Analyst
REVIEWED BY: Dan Lister, Principal Planner

DIRECTOR'S DECISION: Approval with Conditions

SUMMARY:

The appellants are appealing the approval of a private road name (Duenas Lane). The easement is located off of Pioneer Lane, a public road. The private road name was approved by the Director of the Development Services Department on November 7, 2023 jointly with an Administrative Land Division (Exhibit I). The appeal was submitted on November 29, 2023, within 15 days of notification of the decision.

The appeal was scheduled for hearing on January 15, 2025 after discussions were not fruitful. The Board of County Commissioners continued the matter to a date uncertain in order to allow for negotiation between the appellant and applicant. The hearing was scheduled again for August 26, 2026 but was continued twice as talks between the parties and staff continued and potential other avenues for resolving the conflict were explored and determined to be not feasible.

A stipulation has been drafted requesting the Board to remand the decision back to the Development Services Director to modify the decision, subject to applicant and appellant signatures (Attachment A). This would result in the appeal being withdrawn and the road proceeding as originally approved except with a different, agreed-upon name.

Attachment A

Parcel R26179011C; Duenas Lane

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Canyon County Development Services
Case No. RD2023-0009-APL

STIPULATION TO REMAND

Appellant and the Applicant stipulate and jointly request the Board of Canyon County Commissioners remand this matter to the Canyon County Development Services Director based on substantial additions, amendments or modifications under CCZO 01-17-11(2)A to the November 7, 2023 Director's Decision (Exhibit A) subject to the conditions stated below.

The parties agree to the following regarding this remand:

1. The Director shall issue an amended Director's Decision after October 27, 2026, approving the Applicant's application with the name "JT Jackson Lane" instead of the previously approved private road name "Duenas Lane".
2. After the written determination to approve the application according to this stipulation is issued, the matter of the appeal will be withdrawn by the Appellants.

Accordingly, the parties ask that the Board order that this matter be remanded to the Director for an amended Director's Decision under CCZO 07-15-03(7).

Appellant, Jeffery L. Jackson

DATED this ____ day of _____, 2026.

Appellant, Matthew Baldwin

DATED this ____ day of _____, 2026.

Applicant, Jose L. Duenas

DATED this ____ day of _____, 2026.

Laura Keys
Attorney for Canyon County Development Services

DATED this ____ day of _____, 2026.

Exhibit A



Director's Decision - AD2023-0063

Canyon County Code of Ordinances

§07-18-07 & §07-10-03

2023-035865

RECORDED

11/07/2023 01:13 PM



CHRIS YAMAMOTO

CANYON COUNTY RECORDER

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MISC

JOSE DUENAS SANCHEZ

Case Number: AD2023-0063/RD2023-0009

Parcel #'s: R26179011C

Property Owner/Applicant(s): Jose L Dueñas Sanchez

Request: The applicants are requesting an administrative land division of parcel R26179011C. The result of the division creates four (4) parcels from the approximately 8.26 acres. The parcels are zoned "A" (Agricultural).

Property History: The subject parcel contains two original parcels, Lots 7 and 8 Block 22 of Roswell Park Fruit Tract (CCZO §07-02-03).

Finding CCZO §07-18-07: The request is consistent with CCZO §07-18-07, as follows:

- The request is consistent with the minimum lot size and number of divisions allowed within an "A" zone. The request creates no more than two (2) residential parcels greater than the minimum lots size requirement for each original parcel.
- Based on contour maps, the property may contain slopes greater than 15%. Development in areas with slopes greater than 15% is subject to hillside development requirements. See Condition 6.
- Development shall either use water rights from Riverside Project Board of Control or 0.5 acre from the domestic well in accordance with Idaho Law 42-111(a).
- Notus-Parma Highway District and Parma Fire District were noticed on August 9, 2023. Notus-Parma Highway District sent a comment stating that any new approaches must meet current highway district standards and conditions. No comment was received from Parma Fire District.
- There are no known code violations or previous conditions on the property.
- The parcel shall be divided in compliance with Instrument No. 2023-020349. The subject parcel shall be divided as follows:

Parcel 1: Approx. 2.066 acres w/ residential building permit available

Parcel 2: Approx. 2.065 acres w/ residential building permit available

Parcel 3: Approx. 2.064 acres w/ residential building permit available

Parcel 4: Approx. 2.063 acres w/ residential building permit available

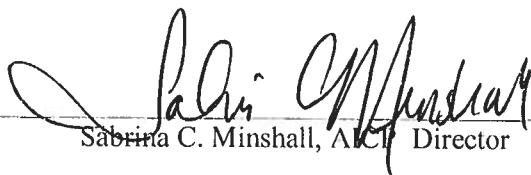
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

Finding – Private Road Name: The proposed road names, "Duenas Lane" is in substantial conformance with Canyon County Code Section 06-05-13. "Duenas Lane" is not duplicated by sound or spelling within Canyon County. As conditioned, the private road shall meet all minimum construction standard (CCZO §07-10-03(3)) and a private road signage must be installed in accordance with the highway district standards. The easement has an existing Road Users' Maintenance Agreement in accordance with CCZO §07-10-03(1)B3 (Instrument No. 2000-09324).

Decision: The application to complete the described administrative land division in accordance with CCZO §07-18-13 is **APPROVED** subject to the following conditions of approval:

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

2. Prior to issuing a building permit, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing a building permit, Notus-Parma Highway District requires an approach permit. Any new approaches on to Pioneer Lane must meet current highway district standards and conditions.
4. Prior to issuing a building permit, Parma Fire District review and approval is required.
5. Prior to issuing a certificate of occupancy, the private road shall meet all minimum construction standard (CCZO §07-10-03(3)) and a private road signage must be installed in accordance with the highway district standards.
6. An engineered grading and drainage plan for any development (grading, road construction and structures) on slopes greater than 15% shall be submitted prior to building issuance in compliance with CCZO Section 07-17-33(1)C, D & E. Applicable regulations and standards of the stated code shall be determined by the County Engineer and the plan shall be reviewed and approved by the County Engineer. Any review fees shall be paid by the applicant prior to building permit issuance.
7. Historic irrigation lateral, drain, ditch flow patterns and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.


 Sabrina C. Minshall, AICP Director

11/7/23
 Date

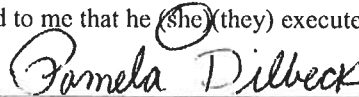
State of Idaho)

SS

County of Canyon County)

On this 7th day of November, in the year of 2023, before me Pamela Dilbeck, a notary public, personally appeared Sabrina Minshall, 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:

10/14/2028

