

Monday, June 9, 2025

Farmers Union Ditch Meeting

Board Present:

Sam Rosti, Paul Akins, John Schram, Bert Browen, Corey Blaine

Seth Kettering, Sean Kettering – Ditch Riders

Rosalie Cope, Secretary/Bookkeeper

Andrew Waldera, Attorney for FUD

Sam Rosti called the meeting to order at 5:24 p.m.

CANYON HIGHWAY DIST. NO 4

The preliminary Plat for Thunder Ridge subdivision was approved by the Highway District in 2021 or 2022 and has expired, therefore C.H.D. No. 4 can make some adjustments to it. The curve could go a little more to the east however Erlebach's shop is built partially on F.U.D.'s property and the rest is in the dedicated right-of-way. Sam asked if they could go further to the west. Mr. Hopper said that is a much easier shift. The approach road in Thunder Ridge would be adjusted to line up and he thinks that could be done without interfering with any proposed lots. The current plan for the road was designed to leave a buildable lot on each side. Farmer's Union would have to give up more right-of-way if the road is shifted to the west but that scenario would leave more usable space and would keep more of the road off the pipe. Will Mason stated pushing the road to the east would work better with setbacks required for a septic system. It would also be better for the roadway alignment. Mr. Hopper said they would suggest a 30 mph design speed for a neighborhood collector. The right of way could be decreased from 80' to 72'-75'. The current right of way that is deeded is 40' and they would need an additional 40' from Farmer's Union. Chris Hopper will provide the Board with two more alternatives, one with the road shifted to the east or as far to the west as possible. He said the Highway District would probably want to negotiate the right-of-way as part of the building permit process.

TRAPPER RIDGE

Jonah Duncan with Bailey Engineering and Dylan McDowell with Trilogy Development attended the meeting to discuss Phase #4 of Trapper Ridge subdivision. Jonah is the lead designer on the project at this time. Trilogy has the executed license agreement on file and will forward it to Andy. There are no cuts in the canal bank in the lots along the canal except for the garage area which is about 100' from the 50' easement and well outside the toe of bank. They are cutting into the first slope by the road for the garages. The plans they brought to the meeting were stamped in 2022 and the copy

Andy has been working off of is from 2020. They will get the updated set of plans sent to Andy.

DITCH RIDER REPORT

Seth asked if there is any communication that can be done to help cut down on the number of calls staff receives regarding p.i. systems or irrigation systems within subdivisions. Rosalie said she also gets a high volume of calls from homeowners within subdivisions or regarding lateral matters. The Board suggested putting more information on the home page of the website, not just the FAQ page. Rosalie also suggested a letter or email to be sent to Management companies and HOA's letting them know where the Ditch Company's responsibilities end and what the responsibilities of the HOA and Lateral water users are.

Seth is still working with Paul from the City of Boise to get automation on the 5 gates on the Main Headgate. When they adjust the wave it interferes with the pool. If the gates were automated the City would not have to worry about what Farmer's Union is doing because the gates would automatically adjust. Paul also brought up the point that the City was supposed to supply Seth with a tool to use for closing the gates and that has not happened. Paul from the City told Seth there are plans to have automation at the headgate, the work just hasn't been done.

Emmett Irrigation hired Shane Livingston and is offering his services to other irrigation entities for \$150 per hour. Rosalie forwarded the draft Common Services Agreement to Andy for review. The Board agreed that upon approval from Andy they would sign the agreement.

The system is 97% full and the Day of Allocation should be sometime this week.

ATTORNEY'S REPORT

GRETCHEN HOYT – 8914 Lander St.

Gretchen Hoyt has been in touch with Andy and would like to proceed with Board approval for installation of a gate upstream by her property and a second gate downstream by State Street. She thinks she might be able to get the City to fund the gates as part of the approval process. Andy said the questions for the Board are:

- 1) Approval of Gates
Yes
- 2) Location of Gates
No further downstream than the Boise Valley split.
- 3) Type of Gates
Seth suggested they do something similar to the gate by Lander Street. And, whatever is installed needs to be automated.

Minutes from the May meeting were mailed to the Board for review. John Schram moved to approve the May minutes with corrections; motion was seconded by Paul Akins. Motion was unanimously approved.

John Schram moved to approve the financials; motion was seconded by Bert Browen.
Motion was unanimously approved.

Paul Akins moved to adjourn the meeting; motion was seconded by John Schram.
Motion was unanimously approved. Meeting adjourned at 8:39 p.m.