

Monday, July 7, 2025

## Farmers Union Ditch Meeting

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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 5:21 p.m.

### CANYON HIGHWAY DIST. NO 4

Chris Hopper with C.H.D. No. 4 provided the Board with four alternative road design plans.

- 1) Original design plan
- 2) Roadway as far to the west as possible. They could probably make some more adjustments to move it further to the north.
- 2a) Not significantly different than plan 2. The intention is to leave a parcel on the west side. Option 2 leaves 0.58 acres and option 2a leaves 0.7 acres.
- 3) Roadway as far to the east as possible. This plan would leave the pond in tact but is the most intrusive to Erlebach's property. With this plan the road grade would be approximately 8%. There is some concern about runoff water from the road. With this option the road goes through the middle of Lot 7 of Block 1 of the neighboring subdivision which shows a pond for storm water runoff. The pond would have to be moved to the west side of the road. There will be some runoff that comes from the roadway through FUD's property so there would need to be a stormwater easement.

Canyon Highway District #4 would have a survey done before proceeding with the purchase of the right of way. Option 2 is the preferred option for the Highway District. Once the Board has a decision to discuss further and determine a preferred alternative Chris will take that to his Board and ask for their approval. Approval is based on whether or not condemning the agricultural building, purchasing the right of way and developing the road is in the best public interest.

The Board asked Will Mason to review the 3 options then review with them. Sam would also like the Board to meet with Chris Hopper and Will Mason on-site to discuss the different road design plans. They will get Mr. Hopper a decision by the August meeting.

## TRAPPER RIDGE

Jonah Duncan with Bailey Engineering, Dylan McDowell and Shawn Brownlee with Trilogy Development attended the meeting to further discuss Phase #4 of Trapper Ridge subdivision. There was a meeting on-site last Wednesday. Mr. Brownlee is of the opinion the current design does not impede on the canal bank. Andy said the approved final plat included a note that the irrigation district may claim a wider easement. He stated it appears on the original plat the measurement was based on 25' from top of bank rather than 25' from toe of slope in a high fill area. With the exception of a couple of lots the cut appears to be 25' from toe of slope. Andy asked what improvements might be within the 25' of toe of slope and said if there are improvements as long as they are minor and not cutting there shouldn't be an issue. Trilogy will be installing the boundary fence on the north side and are willing to grant the 25' from toe of slope easement. Once the 25' strip from toe of slope and an inventory of improvements that might encroach are identified on a drawing by lot and block they can be included in the license agreement. The Board asked Will Mason to do a site-visit and review the revised plans then issue a letter with recommended additional requirements or acceptance of the plans.

## DITCH RIDER REPORT

Seth attended a meeting at Eagle Sewer District. He said they had quite a few questions regarding the New Dry Creek spill.

Seth reported Neil Jenkins and the engineer for Valnova subdivision may attend the August meeting to discuss the possibility of emptying the storage ponds at Valnova into the canal late this summer or early fall.

## ATTORNEY'S REPORT

As part of the public comment period for the Homeless Shelter Andy submitted a letter to the City regarding the concerns of Farmer's Union Ditch Company. Included in his comments Andy suggested that if the City plans to approve the shelter they should look at mitigating the additional impacts on landowners and easement owners by installing or requiring the applicant to install gates at t.b.d. locations.

Andy reported Veolia has been in discussion with New Dry Creek and are trying to work a deal to purchase storage water which will set the price for the other irrigation entities.

Andy gave a brief update on Legislative issues. He said when the Trump administration cut Federal staff there was a loss to agencies such as the B.O.R. New administrative staff is being installed and they are somewhat starting over on issues such as the Columbia River Treaty and Nez Perce negotiations.

Minutes from the June meeting were mailed to the Board for review. John Schram moved to approve the June minutes; motion was seconded by Corey Blaine. 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 Bert Browen.  
Motion was unanimously approved. Meeting adjourned at 8:33 p.m.