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

PLANNING DIVISION ADDENDUM

CASE NUMBER:	**OR2025-0017 & CR2025-0007**
APPLICANT:	**The Architects Office, PLLC**
PROPERTY OWNER:	**Ken & Sandy Hooker**
APPLICATION:	**Comprehensive Plan Map Amendment (OR2025-0017) and Conditional Rezone (CR2025-0007)**
LOCATION:	**22664, 22670 & 22669 Calla Lily Lane, Middleton R23913 (1.02 acres), R23913012 (0.83 acres) and R23913012A (1.17 acres)**
PLANNER:	**Dan Lister, Planning Supervisor**
P&Z RECOMMENDATION:	**Denial**

SUMMARY:
The applicant, The Architects Office PLLC, representing owners Ken and Sandy Hooker, is requesting:

1) OR2025-0017: A comprehensive plan map amendment of Parcels R23913, R23913012, and R23913012A, approximately 3.02 acres, from a "residential" designation to a "commercial" designation; and
2) CR2025-0007: A conditional rezone of Parcels R23913, R23913012, and R23913012A from a "R-2" (Medium Density Residential) zone to a "C-1" (Neighborhood Commercial) zone, subject to a development agreement for a special events facility and accessory commercial uses.

The Planning and Zoning Commission heard the case at a duly noticed public hearing held on February 19, 2026. After considering the staff report packet with exhibits (**Exhibit 3**) and public testimony, the Planning and Zoning Commission recommended denial of OR2025-0017 & CR2025-0007 due to existing traffic impacts on SH-44 and the lack of adequate information and mitigation measures to address site/project-related traffic generation (**Exhibit 1 & 2**).

Any additional comments and materials received after the P&Z Commission hearing and before the comment deadline are in **Exhibit 4**. Comments received include the following:

- Idaho Transportation Department - ITD (**Exhibits 4a & 4.d**): ITD finds that a commercial access permit and improvements will need to be obtained prior to commencement of use. Regarding traffic impacts, future signalization is identified at five intersections on SH-44, which will provide better traffic breaks in the future. Due to the special events facility being mostly held at night and on weekends, ITD is not concerned about the use compounding rush hour traffic.
- Emails from the applicant, including City of Middleton and City of Star (**Exhibits 4.b & 4.c**): City of Middleton is working on a traffic signal at SH-44 and Duff Lane. The City of Star is working on an elementary school and subdivision, which will require a traffic signal on Kingsbury. The applicant provided these emails to demonstrate that existing traffic issues are currently being addressed.
- Neighbor Support (**Exhibit 4.f**): Cheryl Palange finds the request is a vital addition to our community that offers a responsible way to manage growth while preserving our local heritage. She finds the traffic mitigation measures proposed by the applicant to be adequate and states, "*Rather than denying a high-quality project due to existing roadway conditions, I recommend that the Board approve this project*

and concurrently request the Idaho Transportation Department (ITD) to lower the speed limit for this specific commercial zone."

EXHIBITS:

1. Planning & Zoning Commission Signed FCOs
2. Planning & Zoning Commission Minutes
3. Staff Report Packet with Exhibits Dated February 19, 2026
4. Application Comments and Materials Received by May 18, 2026:
   a. Email from Idaho Transportation Department dated February 25, 2026
   b. Email Between the Applicant and City of Middleton Regarding Traffic, dated March 11, 2026
   c. Email Between the Applicant and City of Star Regarding Traffic, dated March 11, 2026
   d. Idaho Transportation Department dated May 4, 2026
   e. Applicant PowerPoint Presentation received on May 8, 2026
   f. Email from Cheryl Palange received on May 11, 2026

EXHIBIT 1

Planning & Zoning Commission Signed FCOs

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Board of County Commissioners

Case# OR2025-0017 & CR2025-0007

Hearing dated May 27, 2026

PLANNING OR ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Hooker – OR2025-0017

The Canyon County Planning and Zoning Commission considers the following:

A comprehensive plan map amendment of Parcels R23913, R23913012, and R23913012A, approximately 3.02 acres, from a "residential" designation to a "commercial" designation. The subject properties are located at 22664, 22670, and 22669 Calla Lily Lane, Middleton, also referenced as a portion of the NW¼ of Section 10, T4N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File OR2025-0017.

      1. All exhibits can be found in the case staff report dated February 19, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6509 (Recommendation and Adoption, Amendment and Repeal of the Plan), and CCCO §09-09-1712 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided in accordance with CCCO §07-05-01 and Idaho Code §67-6509.

2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA"), and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6509.

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. No plan shall be effective unless adopted by resolution by the governing board. A resolution enacting or amending a plan or part of a plan may be adopted, amended, or repealed by definitive reference to the specific plan document. A copy of the adopted or amended plan shall accompany each adopting resolution and shall be kept on file with the city clerk or county clerk. *See* I.C. §67-6509(c).

The application, OR2025-0017, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 19, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Comprehensive Plan Map Amendment

HEARING CRITERIA – CCCO §07-06-03(1): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**A**	**Is the requested type of growth generally in conformance with the comprehensive plan?**
Analysis		The requested type of growth is generally in conformance with the 2030 Comprehensive Plan. • Based on the proximity of existing commercial designations, zones, and uses, the applicant finds the commercial land use designation to better fit the location and existing infrastructure. "The 2030 Comprehensive Plan encourages development along transportation corridors like Highway 44 to manage growth efficiently. Commercial use here supports this goal more directly than residential, which might push sprawl inward rather than leveraging the highway's edge" (Exhibit A.2). • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (Exhibit B.2c). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, Exhibit B.3). There are no other R-2 zones in the area. The zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (Exhibits B.2e & B.2k). o *The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County.* (Page 25, 2023 Comp. Plan) ▪ The future "C-1" zone *provides small-scale amenities where public sewer and water services are unavailable. This district is not intended for types of uses that attract large traffic volumes (Page 27, 2030 Comp. Plan).* o *"The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity."* (Page 25, 2030 Comp. Plan) • *The Traffic Analysis Zone (TAZ)* forecasts population, household, and job growth in the area (Exhibit B.2l). *The TAZ is* used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future plans, needs, and improvements of the community. • The request aligns with the following goals and policies: ▪ Property Rights Policies and Goals*: Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law." Policy No. 3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." Goal No. 2: "Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."* ▪ Population Component Policy and Goal: *Policy No. 1: "Plan for anticipated population and households that the community can support with adequate services and amenities." Goal No. 2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."* ▪ Economic Development Goal and Policy: *Goal No. 1: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."*

Exhibit 1

	Policy No. 2: "Supportive, suitable sites for economic growth and expansion compatible with the surrounding area." ▪ Land Use Policy and Goals: *Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. Goal No. 3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning." Policy No. 4: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility." Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."*	
Criteria Met? **Yes**	**B**	**When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?**
Analysis	In consideration of the surrounding land uses, the proposed comprehensive plan amendment to a "commercial" designation is more appropriate than the current comprehensive plan designation of "residential". • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (Exhibit B.2c). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, Exhibit B.3). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canyon County Comprehensive Plan (Exhibit B.2e). Most of the "C-1" zones were created via a blanket rezone in 2011 to kickstart commercial development along SH-44 (RZ2011-10). o Based on the proximity of existing commercial designations, zones, and uses, the applicant finds the commercial land use designation to better fit the location and existing infrastructure (Exhibit A.2). • Between 2022 and 2023, two commercial-related decisions were made within a one-mile radius supporting an RV storage facility expansion and a mini-storage facility (Exhibit B.2f). • The following businesses were found along SH-44 near the subject properties: Star Fire Protection District Station #2, Mid-Star Firearms, Tom Thumb Barber Shop, Susy Q's Yard Art, Roots Storage, Roots Rock and Bark, Silver Wings Rentals, Peaknetics, Star Gravel Pit, and Gatherings Antique Store (Exhibit C). • The "R-2" (Medium Density Residential, 0.5-acre lot sizes) zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (Exhibits B.2e & B.2k). Within a one-mile radius, there are 27 subdivisions with a 2.6-acre average lot size. The average lot size within a 600-foot radius is 4.79 acres with a median lot size of 2.29 acres (Exhibit B.2g).	
Criteria Met? **Yes**	**C**	**Is the proposed comprehensive plan amendment compatible with surrounding land uses?**
Analysis	The proposed comprehensive plan amendment to a "commercial" designation is compatible with surrounding land uses. • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (Exhibit B.2c). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, Exhibit B.3). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canyon County	

Exhibit 1

	Comprehensive Plan (Exhibit B.2e). Most of the "C-1" zones were created via a blanket rezone in 2011 to kickstart commercial development along SH-44 (RZ2011-10). • Between 2022 and 2023, two commercial-related decisions were made within a one-mile radius supporting an RV storage facility expansion and a mini-storage facility (Exhibit B.2f). • The following businesses were found along SH-44: Star Fire Protection District Station #2, Mid-Star Firearms, Tom Thumb Barber Shop, Susy Q's Yard Art, Roots Storage, Roots Rock and Bark, Silver Wings Rentals, Peaknetics, Star Gravel Pit, and Gatherings Antique Store (Exhibit C).	
Criteria Met? **Yes**	**D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**
Analysis	Development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted. • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (Exhibit B.2c). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, Exhibit B.3). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canyon County Comprehensive Plan (Exhibit B.2e). • The Traffic Analysis Zone (TAZ) forecasts population, household, and job growth in the area (Exhibit B.2l). The TAZ is used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future plans, needs, and improvements of the community.	
Criteria Met? **No**	**E**	**Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?**
Analysis	After considering public testimony at the duly noticed public hearing held on February 19, 2026, the Planning and Zoning Commission finds that the applicant and correspondence from the Idaho Transportation Department did not adequately address existing transportation concerns or provide adequate mitigation measures. Therefore, the proposed comprehensive plan amendment has the potential to impact transportation services. • The applicant provided a traffic management plan limiting speed to 5 mph on the properties to reduce impacts to neighbors and patrons. Patrons will be encouraged to make right-hand turns only when exiting the property to reduce the crossing of SH-44. Events will be scheduled to avoid peak traffic times. To further reduce impact, such as dust, the private road from SH-44 to the parking area is conditioned to be paved per CCCO §07-10-03(4) (Exhibit A.8). o The letter from ITD does not assess the mitigation measures proposed by the applicant to determine if they are adequate. Based on public testimony, the applicant's ability to enforce proposed mitigation measures appears to be speculative. • The access from SH-44 was approved by the Idaho Transportation Department (permit #3-18-520). The Idaho Transportation Department (ITD) will require an access permit for commercial use. The permit may require other improvements based on review of the use and ITD standards (Exhibit D.4). o The letter from ITD does not address existing traffic issues and potential mitigation measures. The letter defers access and traffic analysis to be completed prior to the commencement of use. Therefore, traffic impacts and mitigation measures are unknown. • Highway District #4 (HD4) finds that the request will generate 120 vehicles per event (Exhibit D.1). Assuming one event every other week: 120 vehicles per event x 26 events per year equates to 3,120 vehicles per year (8.5 vehicles per day) or 0.85 vehicles per hour (assuming a 10-hour access time per day). HD4 will collect impact fees based on this assumed trip generation.	

	○ The applicant proposes more than 26 events per year. Therefore, this trip generation information does not adequately represent trips generated by a special events facility, salon, professional office, or church. • Public testimony included concerns about existing peak-hour traffic congestion, accidents due to poor level of service, and existing mitigation measures for other properties that do not appear to work. A nearby business was used as an example. The property was described as having curbs to stop ingress and egress at certain locations on the property onto SH-44. Testimony found that the curbs do not mitigate the ingress and egress appropriately. Without more information from ITD, the request does not adequately address existing transportation concerns or provide adequate mitigation measures.

Table 2. Area of City Impact

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-09-17**	**(1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact:** **A. Land Use Applications: All land use applications submitted to the county, including, but not limited to, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article.** • **09-09-11(3) Plan Amendment Proposals: All proposals for amendments to the county comprehensive plan which may appertain to the Middleton area of city impact, but which do not originate from the city shall be referred to the city at least thirty (30) calendar days prior to any hearing on such matter and a recommendation may be made before or at said public hearing. If a recommendation is received, it shall be given great weight by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no response is received, the county may proceed without the recommendation of the city. A copy of the final decision issued by the county shall be forwarded to the city. If the city does not agree with the request, because it involves a major change in the county's comprehensive plan, the city may request renegotiation of this article as provided in Idaho Code 67-6526(d). A major change is one that is fundamental to the county's comprehensive plan, as determined by the parties.**
Analysis	The request was located in the Middleton Area of City Impact at the time of submittal. If annexed, the city's future land use plan designated the area for residential growth (**Exhibit B.2d**). The City of Middleton was notified of the request on September 22, 2025, and January 20, 2026. No comment was received.	

Exhibit 1

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #OR2025-0017, a comprehensive plan map amendment of Parcels R23913, R23913012, and R23913012A, approximately 3.02 acres, from a "residential" designation to a "commercial" designation.

DATED this 5 day of March, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 5 day of March, in the year of 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, 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.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit 1

In the matter of the application of:
Hooker – CR2025-0007

The Canyon County Planning and Zoning Commission considers the following:

A conditional rezone of Parcels R23913, R23913012, and R23913012A from a "R-2" (Medium Density Residential) zone to a "C-1" (Neighborhood Commercial) zone, subject to a development agreement for a special events facility and accessory commercial uses. The subject properties are located at 22664, 22670, and 22669 Calla Lily Lane, Middleton, also referenced as a portion of the NW¼ of Section 10, T4N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0007.

      1. All exhibits can be found in the case staff report dated February 19, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §-09-17 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).

   a. Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01

2. The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.

3. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains

the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534, require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2025-0007, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 19, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan because of its location near other commercial designations and zones. • Based on the proximity of existing commercial designations, zones, and uses, the applicant finds the commercial land use designation to better fit the location and existing infrastructure. "The 2030 Comprehensive Plan encourages development along transportation corridors like Highway 44 to manage growth efficiently. Commercial use here supports this goal more directly than residential, which might push sprawl inward rather than leveraging the highway's edge" (Exhibit A.2). • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (Exhibit B.2c). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, Exhibit B.3). There are no other R-2 zones in the area. The zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (Exhibits B.2e & B.2k). o *The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County.* (Page 25, 2023 Comp. Plan) ▪ The future "C-1" zone *provides small-scale amenities where public sewer and water services are unavailable. This district is not intended for types of uses that attract large traffic volumes (Page 27, 2030 Comp. Plan).* o *"The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity."* (Page 25, 2030 Comp. Plan) • *The Traffic Analysis Zone (TAZ)* forecasts population, household, and job growth in the area (**Exhibit B.2l**). *The TAZ is* used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future plans, needs, and improvements of the community. • The request aligns with the following goals and policies: ▪ Property Rights Policies and Goals: *Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law." Policy No. 3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." Goal No. 2: "Acknowledge the responsibilities of each property owner as a steward of the land, use their*		

Exhibit 1

	property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance." ▪ Population Component Policy and Goal: *Policy No. 1: "Plan for anticipated population and households that the community can support with adequate services and amenities." Goal No. 2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."* ▪ Economic Development Goal and Policy: *Goal No. 1: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations." Policy No. 2: "Supportive, suitable sites for economic growth and expansion compatible with the surrounding area."* ▪ Land Use Policy and Goals: *Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. Goal No. 3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning." Policy No. 4: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility." Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."*	
Criteria Met? **Yes**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "C-1" is as or more appropriate than the current zoning designation of "R-2". • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (Exhibit B.2c). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, Exhibit B.3). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canyon County Comprehensive Plan (Exhibit B.2e). Most of the "C-1" zones were created via a blanket rezone in 2011 to kickstart commercial development along SH-44 (RZ2011-10). o Based on the proximity of existing commercial designations, zones, and uses, the applicant finds the commercial land use designation to better fit the location and existing infrastructure (Exhibit A.2). • Between 2022 and 2023, two commercial-related decisions were made within a one-mile radius supporting an RV storage facility expansion and a mini-storage facility (Exhibit B.2f). • The following businesses were found along SH-44 near the subject properties: Star Fire Protection District Station #2, Mid-Star Firearms, Tom Thumb Barber Shop, Susy Q's Yard Art, Roots Storage, Roots Rock and Bark, Silver Wings Rentals, Peaknetics, Star Gravel Pit, and Gatherings Antique Store (Exhibit C). • The "R-2" (Medium Density Residential, 0.5-acre lot sizes) zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (Exhibits B.2e & B.2k). Within a one-mile radius, there are 27 subdivisions with a 2.6-acre average lot size. The average lot size within a 600-foot radius is 4.79 acres with a median lot size of 2.29 acres (Exhibit B.2g).	
Criteria Met? **Yes**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**

Analysis	The proposed conditional rezone to "C-1" is/ is compatible with surrounding land uses. Pursuant to Canyon County Code of Ordinances §07-02-03, *land uses are compatible if: a) they do not directly or indirectly interfere with or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.* • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (Exhibit B.2c). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, Exhibit B.3). There are no other R-2 zones in the area. The zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (Exhibits B.2e & B.2k). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canyon County Comprehensive Plan (Exhibit B.2e). Most of the "C-1" zones were created via a blanket rezone in 2011 to kickstart commercial development along SH-44 (RZ2011-10). • Between 2022 and 2023, two commercial-related decisions were made within a one-mile radius supporting an RV storage facility expansion and a mini-storage facility (Exhibit B.2f). • The following businesses were found along SH-44: Star Fire Protection District Station #2, Mid-Star Firearms, Tom Thumb Barber Shop, Susy Q's Yard Art, Roots Storage, Roots Rock and Bark, Silver Wings Rentals, Peaknetics, Star Gravel Pit, and Gatherings Antique Store (Exhibit C).
Criteria Met? **Yes**	**4** **Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone, as conditioned, will not negatively affect the character of the area. • The character of the area consists of commercial uses along SH-44 and residential uses adjacent to commercial designations (Exhibits B.2c & B.2e). The average lot size within a 1,000-foot radius is 4.79 acres with a 2.29-acre median, which means residential uses are only acres and the "R-2" parcels are not consistent with the area (Exhibit B.2k). • To reduce impacts, the applicant proposes the following conditions: o The development shall limit the commercial uses to low-impact uses which are related to the primary event venue use, such as a caretaker residence, church, personal service shops, offices, and special event facility. ▪ This condition reduces uses in the "C-1" Zone from 49 available uses to 5. (Exhibit B.5). Special event facilities and caretaker residences are allowed in the "A" Zone, subject to a conditional use permit. A church is allowed in the "A", "R-R", "R-1", and "R-2" zones, subject to a conditional use permit. Personal service shops/offices are allowed only in commercial and industrial zones (Exhibit B.5). o The maximum number of guests on the property shall be limited to 200. No events shall be permitted before 8 am or after 10 pm. ▪ Approximately 112 parking spaces are proposed (Exhibits A.3 & A.4). To further reduce impact, such as dust, the private road from SH-44 to the parking area is conditioned to be paved per CCCO §07-10-03(4). The parking area will need to be hard-surfaced per CCCO §07-13-01(8). ▪ The applicant provided a traffic management plan limiting speed to 5 mph on the properties to reduce impacts to neighbors and patrons. Patrons will be encouraged to make right-hand turns

	only when exiting the property to reduce the crossing of SH-44. Events will be scheduled to avoid peak traffic times. Regarding alcohol service, operations will strictly adhere to all applicable state and local laws governing the sale, service, and consumption of alcoholic beverages. (Exhibit A.8). ▪ Noise will be reduced via landscaping and a 30-yard earthen berm. All amplified sound will cease at city-mandated curfew time (Exhibits A.2, A.3 & A.8). • City of Middleton CCCO 8-1-5.A.1: *It shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person of normal sensitivity residing in the area. "Loud or offensive noise" is that which is plainly audible within any residence or business other than the source of the sound, or upon a public right of way or road at a distance of one hundred feet (100') or more from the source of such sound. This subsection (A)(1) shall only apply to noise generated by the normal operation of business establishments during the following times: Sunday through Thursday between the hours of ten (10:00) P.M. one day and seven (7:00) A.M. the next day; Friday, Saturday and Federal Holidays between the hours of twelve (12:00) A.M. one day and seven (7:00) A.M. the same day.* o All new development shall comply with the current building codes and zoning ordinance guidelines. ▪ The use will also meet all affected agency requirements prior to the commencement of use (Exhibit D). ▪ Canyon County Historic Preservation Commission (HPC) finds the farmhouse, shop, and barn to have historic significance. The letter supports the preservation of historic structures and agricultural history by their continued use and maintenance. HPC is available to help secure funding for preservation efforts (Exhibit D.3). • Property owners within 1,000 feet of the subject parcels were notified on January 20, 2026. At the time of completing this report, no public comments were received. • *See recommended conditions on Page 11 of this report.*
Criteria Met? **Yes**	**5**	**Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone, as outlined in the analysis contained herein. **Sewer:** The applicant states that the septic system will need to be improved to accommodate frequent use and large crowds (Exhibits A.2 & A.4). Southwest District Health (SWDH) finds that a subsurface wastewater disposal system for the proposed use has not been proposed. Porta-potties may not be used in place of a subsurface wastewater disposal system. The parcel is not in a nitrate priority area. Prior to the commencement of use, the applicant must submit the intended use, along with specific criteria, and a site evaluation must be conducted. A non-domestic wastewater application may be required and approved by the Idaho Department of Environmental Quality (DEQ). *See Exhibits D.5 & D.7.* **Water:** The applicant states that there will be a moderate demand for potable water, including restrooms, catering, and landscaping. A 150-guest event might use 1,500-3,000 gallons, which is not overwhelming for a Centralized Public Water System (Exhibit A.2). SWDH finds that the use will likely require a public drinking system that must be approved by the DEQ (Exhibits D.5 & D.7). • A Centralized Public Water System will be constructed to meet DEQ water quality and quantity standards, which may require the owner to obtain a water right from the Idaho Department of Water Resources (IDWR). The well requires monitoring by DEQ. The applicant finds that the use of the water system to be installed will not impact groundwater	

	Drainage: All drainage will be retained on-site (Exhibit A.4). The parcel is flat, with no slopes so drainage can be easily managed on-site (Exhibit B.2i). **Irrigation:** The properties are irrigated via an irrigation well through a pressurized system. Source of surface water on or nearby is a supply ditch on the west property line and a drainage ditch on the north property line (Exhibit A.4). No comments were received from Middleton Mill Ditch Irrigation District. Irrigation will need to be provided by the local irrigation district or IDWR. The proposed uses shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property. **Utility:** The existing dwellings are served by utilities such as Idaho Power. Idaho Power provided an email regarding future development requiring clearance from transmission/overhead lines. The email does not oppose the request (Exhibit D.6). The use will increase waste management, 2-5 cubic yards, due to events (food scraps, packaging, etc.). The applicant proposes private waste contracts to manage waste onsite, such as Republic Services (Exhibit A.2).
Criteria Met? **No**	**6**	**Does the proposed conditional rezone require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	After considering public testimony at the duly noticed public hearing held on February 19, 2026, the Planning and Zoning Commission finds that the applicant and correspondence from the Idaho Transportation Department did not adequately address existing transportation concerns or provide adequate mitigation measures. Therefore, the proposed comprehensive plan amendment has the potential to impact transportation services. • The applicant provided a traffic management plan limiting speed to 5 mph on the properties to reduce impacts to neighbors and patrons. Patrons will be encouraged to make right-hand turns only when exiting the property to reduce the crossing of SH-44. Events will be scheduled to avoid peak traffic times. To further reduce impact, such as dust, the private road from SH-44 to the parking area is conditioned to be paved per CCCO §07-10-03(4) (Exhibit A.8). • The letter from ITD does not assess the mitigation measures proposed by the applicant to determine if they are adequate. Based on public testimony, the applicant's ability to enforce proposed mitigation measures appears to be speculative. • The access from SH-44 was approved by the Idaho Transportation Department (permit #3-18-520). The Idaho Transportation Department (ITD) will require an access permit for commercial use. The permit may require other improvements based on review of the use and ITD standards (Exhibit D.4). • The letter from ITD does not address existing traffic issues and potential mitigation measures. The letter defers access and traffic analysis to be completed prior to the commencement of use. Therefore, traffic impacts and mitigation measures are unknown. • Highway District #4 (HD4) finds that the request will generate 120 vehicles per event (Exhibit D.1). Assuming one event every other week: 120 vehicles per event x 26 events per year equates to 3,120 vehicles per year (8.5 vehicles per day) or 0.85 vehicles per hour (assuming a 10-hour access time per day). HD4 will collect impact fees based on this assumed trip generation. • The applicant proposes more than 26 events per year. Therefore, this trip generation information does not adequately represent trips generated by a special events facility, salon, professional office, or church. • Public testimony included concerns about existing peak-hour traffic congestion, accidents due to poor level of service, and existing mitigation measures for other properties that do not appear to work. A nearby business was used as an example. The property was described as having curbs to stop ingress and egress at certain locations on the property onto SH-44. Testimony found that the curbs do not mitigate the ingress and egress appropriately. Without more information from ITD, the request does not adequately address existing transportation concerns or provide adequate mitigation measures.	

Criteria Met?	7	Does legal access to the subject property for the conditional rezone exist, or will it exist at the time of development?
Yes		
Analysis	The properties have legal access via a private road, Calla Lily Lane, located within a 30' access easement that connects to SH-44 (Exhibit B.4). The access from SH-44 was approved by the ITD (permit #3-18-520). The proposed special events facility will utilize the existing access. The access must remain a private road if it serves more than two inhabited structures. Due to the commercial nature, the private road is conditioned to be paved (CCCO §07-10-03(4)). The properties do not have access from roads maintained by HD4. However, an access permit will be required to collect impact fees (Exhibit D.1). ITD will require an access permit for commercial use (Exhibit D.4).	
Criteria Met?	8	Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?
Yes		
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts can be addressed prior to the commencement of use Schools - Middleton School District. No comment received. The request is not anticipated to impact the school district. The request does not increase enrollment at Mill Creek Elementary School, Middleton Middle School, or Middleton High School. The request reduces the existing residential uses from three dwellings to one dwelling for caretaker residence purposes (Exhibits A.2 & A.3). The planned operation, a special events facility, is over 3 miles from the nearest school, Mill Creek Elementary. Therefore, the use is not anticipated to disrupt school operations. Police - Canyon County Sheriff Department. No comment received. Fire protection & Emergency Medical Services - Middleton Fire District and Canyon County Paramedics. No comments received from Canyon County Paramedics. Middleton Fire District finds proposal can be adequately served by Station 52, approximately 0.7 miles from the properties; a two-minute response time (Exhibit D.2). Prior to the commencement of use, adequate access and water supply for firefighting operations must be established. Any modification or construction of structures must be reviewed by the fire district. The applicant states that, based on previous events (CDEF2024-0126 & CDEF2025-0289), demand for police, fire, and EMS is low. This request will include hired private security, installation for fire suppression (sprinklers), and ensure clear emergency access (Exhibit A.2). To ensure emergency services can adequately ingress and egress the properties, a traffic and circulation plan to be reviewed and approved by the local fire district is required prior to the commencement of use.	

Table 2. Area of City Impact

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	09-09-17	**(1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact:** **A. Land Use Applications: All land use applications submitted to the county, including, but not limited to, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article.** • **09-09-11(3) Plan Amendment Proposals: All proposals for amendments to the county comprehensive plan which may appertain to the Middleton area of city impact, but which do not originate from the city shall be referred to the city at least thirty (30) calendar days prior to any hearing on such matter and**

		a recommendation may be made before or at said public hearing. If a recommendation is received, it shall be given great weight by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no response is received, the county may proceed without the recommendation of the city. A copy of the final decision issued by the county shall be forwarded to the city. If the city does not agree with the request, because it involves a major change in the county's comprehensive plan, the city may request renegotiation of this article as provided in Idaho Code 67-6526(d). A major change is one that is fundamental to the county's comprehensive plan, as determined by the parties.
Analysis	The request was located in the Middleton Area of City Impact at the time of submittal. If annexed, the city's future land use plan designated the area for residential growth (Exhibit B.2d). The City of Middleton was notified of the request on September 22, 2025, and January 20, 2026. No comment was received.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #OR2025-0017, a conditional rezone of Parcels R23913, R23913012, and R23913012A from a "R-2" (Medium Density Residential) zone to a "C-1" (Neighborhood Commercial) zone.

DATED this 5 day of March, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 5 day of March, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, 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.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit 1

EXHIBIT 2

Planning & Zoning Commission Minutes

-

Board of County Commissioners

Case# OR2025-0017 & CR2025-0007

Hearing dated May 27, 2026

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, February 19, 2026
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Vice Chairman Harold Nevill, Commission Secretary Geoff Mathews, Commissioner Holley Werhanowicz, Commissioner Anita Johnston, Commissioner
Staff Members Present:	Jay Gibbons, Director of Development Services Dan Lister, Planning Supervisor Karla Nelson, Principal Planner Deb Root, Principal Planner Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. December 18, 2025 MINUTES
B. Case No. SD2022-0049 – Vineyard Gate Estates: Approve FCOs
C. Case No. SD2022-0051 – Farmway Estates: Approve FCOs
D. Case No. CU2024-0025 – Nevills: Approve FCOs

Chairman Sheets stated that he was not present for items B and C.

Motion: Commissioner Nevill moved to approve the Consent Agenda, seconded by Commissioner Matthews. Voice vote, motion carried.

Item 2A:

Case No. CR2025-0006 – Desimini: The applicant, Karen Desimini, requests a conditional rezone of Parcel R14970202, approximately 2.6 acres, from an "A" (Agricultural) zone to an "R-1" (Single-Family Residential) zone. The request includes a development agreement to allow for only one (1) additional parcel and to prohibit secondary dwellings. The subject property is located at 29672 Grandview Rd, Parma, ID 83660, also referenced as Lot 3, Block 1 of Stutheit Subdivision.

Chairman Sheets affirmed the applicant to testify.

Karen Desimini (Applicant) IN FAVOR –29672 Grandview Rd., Parma, ID 83660

Ms. Desimini stated that the well would be shared and would include written documentation. She discussed the site plan that was submitted for the project. Each property will have access to the area where leach fields are contained. They will agree that there will be no more homes on the property and will be working with Idaho Department of Water Resources.

Commissioner Sheets asked for clarification of Ms. Desimindi's testimony in regard to Idaho Department of Water Resources and working with that agency. Ms. Desimindi stated that she has well water rights to the property and they will have to be split with the new property. Commissioner Sheets noted that only ½ an acre of land can be irrigated from a domestic well. Ms. Desimindi understood.

Commissioner Nevill asked Ms. Desimindi if she had read the recommended conditions of approval and if so, was she ok with them. Ms. Desimindi indicated that she had, and she was ok with them. She added that the request is for estate purposes. The septic system leach field is shared.

Principal Planner Karla Nelson reviewed the Staff Report for the record.

Commissioner Nevill asked for clarification on water rights. Planner Nelson referenced the letter from Idaho Department Resources that states that the property has a groundwater right that covers two acres.

Commissioner Matthews asked if Planner Nelson knew how many nearby properties have restrictions on secondary dwellings. Planner Nelson did not have that information.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:
None.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2025-0006 seconded by Commissioner Matthews. Voice vote, motion carried.

Deliberation:
Commissioner Sheets stated that his concern is using conditional rezones to split properties like this. He noted that the future land use designation is agricultural in the area. He also referenced public comments in regard to spot zoning. He is concerned about inserting conditional rezones in agricultural designated areas, even when conditional, it can be an issue.

Commissioner Matthews is concerned that this setting a precedent in an agricultural area.

Commissioner Nevill is in concurrence with Commissioner Sheets and Matthews. As soon as rezones occur in agricultural areas, it begins to put pressure on agriculture.

Chairman Sturgill referenced findings for Criteria 3, that the proposed rezone is compatible with the current density, since they're not authorizing any additional residences on the property.

MOTION: Commissioner Nevill moved to **recommend denial** to the Board of County Commissioners of Case No. CR2025-0006, noting criteria two – the proposed conditional rezone is not more appropriate and referenced the letters received in opposition that supports this finding. Seconded by Commissioner Matthews.

Discussion on the Motion:
Commissioner Sheets suggested changing the answer to criteria one to reference that the area is designated to be agriculture and the surrounding land use are further designated as intensive agricultural overlay and doesn't contemplate the residential zoning in this area.

Exhibit 2

Commissioner Nevill agreed and added that to his motion. Commissioner Matthews also agreed.

Roll call vote: 5 in favor, 1 opposed, motion passes.

Item 2B:

Case Nos. OR2025-0017 & CR2025-0007 – Hooker: The applicant, David Ruby, representing owners Ken and Sandy Hooker, is requesting (1) a comprehensive plan map amendment of Parcels R23913, R23913012, and R23913012A, approximately 3.02 acres, from a "residential" designation to a "commercial designation; and (2) a conditional rezone of Parcels R23913, R23913012, and R23913012A from a "R-2" (Medium Density Residential) zone to a "C-1" (Neighborhood Commercial) zone, subject to a development agreement for a special events facility. The subject properties are located at 22664 and 22669 Calla Lily Lane, Middleton.

Chairman Sturgill affirmed the applicant to testify.

David Ruby – (Applicant) IN FAVOR – 499 Main St., Boise, ID 83602

Mr. Ruby stated Highway 44 is the south property line of the site. He referenced the site plan and noted where buildings were located. The existing home in the southwest corner will serve as a caretaker's residence. The hay barn in the northwest corner will act as a backdrop and buffers the new venue from the nearest residence to the west. The new venue will sit east of the haybarn, and the entrance is located between the two barns. The old milk barn which is generally located in the middle of the site will be repurposed to a bridal party changing area/ storage. The old farmhouse in the southwest corner will become a salon for the owner's granddaughter and the small building north of it will be the onsite building business office. Berms and plantings will help buffer the outdoor areas not only from the highway but from the nearest residence. Mr. Ruby referenced the standards of evaluation for a conditional rezone and noted the request is generally consistent with the 2030 Comprehensive Plan, and the property is designated as commercial. The low intensity event venue on the three-acre parcel preserves open space and semi-rural aesthetics and incorporates buffers as well as concentrating actively on underutilized areas of the site. Mr. Ruby stated that the proposed conditional rezone is more appropriate than the current zone. The project provides a strong transitional buffer from the busy highway on the south to the low-density areas to the north. Mr. Ruby also stated that the proposed conditional rezone is compatible with surrounding land uses and would not have a negative impact. He referenced existing commercial uses along Highway 44 that are also adjacent to residential uses. Some mitigation measures they are proposing include location of new venue away from the nearest residence, berms, landscaping, limiting guests to 200, enforcing sound control, traffic plan and parking, speed limit and enforcement. Mr. Ruby has located delivery areas for catering along the backside of the site in an effort to buffer from the nearest residential uses. A new private well permitted by Idaho Department of Water Resources supplies water for low intensity needs. Any new septic systems will be permitted by Southwest District Health and will handle sewer safely. Drainage uses natural percolation surface to minimize runoff. Irrigation comes from the well and surface ditches. Mr. Ruby stated that projected traffic volumes are well below thresholds for upgrades as confirmed by Idaho Transportation Department. Mr. Ruby stated that their research found that prior operations had zero police reports for noise or disturbances. Fire and EMS impacts are also negligible with code compliant features including fire sprinklers in the new building.

Commissioner Nevill asked for further information about traffic improvements and questioned how this use cannot be impactful. How will 200 guests safely get onto Highway 44 after events? Mr. Ruby stated that they offered to do a right in and right out only. Commissioner Nevill asked how many events per year are proposed. Mr. Ruby stated that he had heard the number 50, but that encompasses everything, not just weddings. He also added that Southwest District Health Department in a manner of speaking will set the number based on the residential style septic system that will be used. Commissioner Nevill asked if they would be amenable to a condition limiting the number of events to one a week, or was more flexibility needed? Mr. Ruby suggested a condition that is tied to Southwest District Health Department based on the septic system that is being used.

Exhibit 2

Commissioner Sheets referenced Exhibit D.1 from Highway District 4 which discussed 26 times per year. Will there be more than 26 events per year? Mr. Ruby stated, yes.

Commissioner Matthews asked if he and the applicant have discussed reducing the number of attendees? Mr. Ruby stated he would confer with his client during testimony.

Commissioner Werhanowicz asked what the property was used for prior to the new owner's purchase. Mr. Ruby stated the prior owners were using the property for an events center, but without approval from his understanding.

Commissioner Johnston asked about the event times on weekends and holidays. Mr. Ruby stated that they've been evaluating County Ordinances, and all of the discussions so far were to be done with activities and outside noise at 10. The property will be empty by 11.

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Commissioner Nevill asked about conditions that would limit the use to the current owner only. Planning Supervisor Lister noted that this request is a conditional rezone and not a conditional use permit. The rezone runs with the land and has conditions tied to it. If the applicant sold the property, it would be a commercial zone as long as they meet the conditions. Commissioner Nevill asked if the proposed conditions are applied to both uses (special events center and beauty salon). Planning Supervisor Lister stated that the Commission can amend the conditions as they see fit. He noted that the traffic impacts would be dealt with by the jurisdiction that has the permitting process for those. Staff has added conditions that approvals have to be received prior to commencement of use.

Commissioner Sheets asked staff what constitutes commencement. Planning Supervisor Lister stated that commencement would be a building permit. Commissioner Sheets asked how findings can be made and mitigation measures noted when they don't necessarily know the traffic patterns that will be impacted until commencement of use. Planning Supervisor Lister stated that Idaho Transportation Department said their jurisdiction will ensure their standards are met before the commencement of use. He reminded the Commission that they have three options this evening, to deny the request, to approve the request, or to continue the case to obtain more information before a decision is made.

Chairman Sturgill stated approximately two miles down the road there is an auto parts store that encourages right turns only by means of a curb. It has been his observation that at least half of the traffic turns left out of the business. Chairman Sturgill questioned the condition regarding right in right out for the proposed use. Planning Supervisor Lister stated those conditions are applied to special events, gravel pits, etc. The right in right out is something proposed by the applicant as a way to help mitigate concerns.

Commissioner Nevill stated that some operations will hire a private security service to help direct traffic and noted it may be hard to find a company willing to do this along Hwy 44. Planning Supervisor Lister stated that staff had added a condition requiring a traffic mitigation plan that would be reviewed by the fire district. This plan could include signs, cones, etc. and could be added to the operations plan.

Carlos Tabarini–IN FAVOR – 0 Stoffle Ln. Middleton, ID 83644

Mr. Tabarini is in support of the request. He attended the neighborhood meeting for the project and liked the enhancements that are proposed. Mr. Tabarini witnessed events by the prior owner, and he said they were a pleasure to see. The proposal adds to the neighborhood and although he could hear music from the prior owners, it was never a nuisance. As long as the music is done by 10 p.m., he doesn't have noise concerns.

Aaron Lowe–IN FAVOR – 22643 Eel Ln. Middleton, ID 83644

Mr. Lowe lives east of the subject property. He did not know the previous owners very well. The new owners reached out to them and have been great neighbors. Mr. Lowe knows that Hwy 44 is a concern, but with the limitations to 200 people and curfews it should be okay.

David Leasure–IN FAVOR – 9315 Tula Dr., Middleton, ID 83644

Mr. Leasure lives north of the subject property. The new owners have improved the property immensely. Mr. Leasure is concerned about traffic and noted two accidents that have occurred in the past month. Mr. Leasure stated that he has two careers in his lifetime, one being a police officer and one being a home builder. A right in and right out would definitely be needed because Highway 44 is a nightmare. Without that, he would be opposed.

Katie Vilhen–IN OPPOSITION – 8826 Petro Ln, Middleton, ID 83644

Ms. Vilhen loves to see growth in the right way and in the right place. She is very concerned about the 55 mile per hour speed limit and accommodating 200 people going onto the property which could have a potential of 112-120 cars coming in and out. Ms. Vilhen felt this was extremely dangerous. She lives off of Lansing and there is already a cross at Lansing and Hwy 44, which is a dangerous intersection. Even with a right-hand turnout, there's no good place for people to turn around and head back in the other direction. Ms. Vilhen is concerned about increasing well water usage. She is concerned about alcohol being consumed on site and the large number of people being allowed on the property. She suggested reducing the number down to 50 and reducing the number of events. If the business fails, will the use go back to residential. Ms. Vilhen stated that they want to keep the quiet and peaceful rural lifestyle.

Daniel Richards–IN OPPOSITION – 8049 Plumberry Ct., Middleton, ID 83644

Mr. Richards voiced concerned about Hwy 44. If guests come from the west, there is no left turn lane, and this will cause issues. There is a fire station just down the road, but he is aware that the City of Middleton is considering cutting costs. Mr. Richards stated that Highway 44 is a mess and adding this use will have impacts.

David Ruby – (Applicant) REBUTTAL – 499 Main St., Boise, ID 83602

Mr. Ruby addressed the traffic concerns noted by the testimony in opposition. Mr. Ruby stated that no one can control what people do after they leave the site. Mr. Ruby stated that he had conversations with ITD and reviewed the frequency of events and number of people on the site, and they were not concerned with people coming to and from the site. A big part of that discussion was regarding weddings which are most likely held on evenings or weekends. The applicant does propose to have other events throughout the week, but they are much smaller. Typically, people carpool to an event and that would reduce the number of cars traveling to the site. Flexibility is going to be key for this business. Mr. Ruby felt that the use is appropriate for the property as it is along a thoroughfare. A new well has already been put in and it was built to higher standards to supply the buildings. Mr. Ruby also noted that the event venue itself does not obtain an alcohol license, that will be the caterers.

Commissioner Matthews asked where the septic system would be. Using the site plan, Mr. Ruby pointed out where this would be located.

Chairman Sturgill asked about the previous owner's operation and what the maximum number of people were at events. Mr. Ruby was told 200, so roughly the same as being requested. Chairman Sturgill asked when the prior use ceased operations. Mr. Ruby replied, November of 2024.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2025-0017 & CR2025-0007, seconded by Commissioner Nevill Voice vote, motion carried.

Deliberation:
Commissioner Sheets stated he is generally in favor as the site is along a commercial corridor. He stated that he is having a bit of a struggle understanding exactly what they want to do and how the traffic will be mitigated. Due to the location along Hwy 44, he would like more information about traffic impacts.

Commissioner Nevill is agreement with Commissioner Sheets' statement in regard to Hwy 44 and has concern about the credibility/policies of ITD. Until ITD can fix Hwy 44, he does not want to add more injury.

Commissioner Matthews stated he needs more information in regard to traffic and what ITD will do to help mitigate.

Chairman Sturgill stated that C-1 is not intended for large traffic volumes. He does like the plan but is concerned about traffic impacts. He is concerned that at some events there will be large traffic volumes coming out of the site. Until there are metered traffic lights on Hwy 44 within a mile or two of the site, he is not in favor. Chairman Sturgill reminded the Commission that there will need to be two motions, one for the Comprehensive Plan Map Amendment and one for the Conditional Rezone.

MOTION: Commissioner Nevill moved to **recommend denial** to the Board of County Commissioners for Case No. OR2025-0017 and direct staff to change criteria E, to indicate there will be an impact on public services specifically, traffic and roads based on testimony received. Seconded by Commissioner Matthews.

Discussion on the Motion:
Commissioner Sheets stated he would be opposed to the motion, and his desire would be to get more information regarding actual event volumes as well as more information from ITD. Commissioner Sheets would rather table this to a date uncertain.

Roll call vote: 4 in favor, 2 opposed, motion passes.

MOTION: Commissioner Nevill moved to **recommend denial** to the Board of County Commissioners for Case No. CR2025-0007 and direct staff to change findings to state that the proposed use is compliant and also to change the analysis of question no. 6 in regard to testimony received about traffic impacts. Seconded by Commissioner Matthews.

Roll call vote: 4 in favor, 2 opposed, motion passes.

Item 2C:
Case No. CR2025-0012 – Middleton 187, LLC: The applicant, Todd Campbell Custom Homes, represented by Becky Yzaguirre, is requesting a conditional rezone of approximately 216.29 acres from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone - Single Family Residential) zone subject to a development agreement. The subject parcels R37605, R37605010, R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton.

Chairman Sturgill affirmed the applicant to testify.

Heathe Clark – (Representative) IN FAVOR – 251 E. Front St., Boise, ID 83770
Mr. Clark stated that planning supports this rezone and property is residential on the 2030 Comprehensive Plan. The existing conditions include significant residential development on all sides, including R-1 developments. They are prepared to ensure that the project is properly conditioned and that includes accepting staff's direction regarding a community water system. The subject property is 217 acres between Duff Ln. and Lansing. Mr. Clark reminded the Commission that they were before them a couple of years ago

with a different application that included more than 400 lots. At that time, the property was within Middleton's Area of City Impact . They spent three years working with the city to identify a pre-annexation agreement that included a municipal well for a lift station, sewer facilities , and water facilities. There were also requirements to improve Duff and Lansing and there was about 1.5 million in upfront commitments. The prior project included a density of 12,000 square foot lots as permitted in County Code. The impact area has now changed, but it is still planned for residential use in the County, which means larger lots with no municipal water or sewer. Mr. Clark noted that the request this evening is just for a rezone, and not a plat. The conditions of approval have been identified by staff in their report, and they are in agreement with them. A community water system is a more expensive option, but it is the right thing to do in this case. The reviews for community water systems are far more stringent and require DEQ and Southwest District Health oversight and annual monitoring. The community system will reduce the number of holes being put into the ground and will help monitor water consumption. The proposed well would only be for in-home use. Irrigation water will be provided using the surface water right that exists with Black Canyon Irrigation District. Mr. Clark stated that two intersections in particular are affected, Hwy 44 & Duff and Hwy 44 and Lansing. Mr. Clark is in agreement with staff's condition requiring those intersections to be fixed with the first final plat. Staff recommended a condition increasing the minimum lot size from 1.0 to 1.3 acres. They have agreed to a minimum of 1.3 acres which means that the concept plan of 160 lots will go down significantly as it was based on a lot size of 1.0 acres. Mr. Clark stated that they are proposing a 100-lot subdivision that is also committed to improving two intersections along Hwy 44. Mr. Clark discussed the criteria for a conditional rezone and identified that the use is consistent with the comprehensive plan as the property is residential and adjacent to like zoning, the proposed use is compatible with surrounding uses as there are 13 platted subdivisions in the area at 1.66 units per acre and adjacent subdivisions 1.32 units per acre. There will be adequate facilities provided, and the property is not within a nitrate priority area. They have reviewed the plan with Southwest District Health, and they indicated that the lot size(s) should not be a problem. Drainage is required in connection with the preliminary plat but understand that they can't allow a trespass of our drainage beyond the historic use to their neighbors. There have been no concerns expressed by Black Canyon Irrigation District. They do have legal access, and essential services will be provided. Mr. Clark stated that Middleton School District has responded to the hearing notification and in their comment noted that they have acquired funding for the 400-unit phase of the elementary school. Once that happens all of those elementary schools will have capacity. Mr. Clark stated that the applicant will continue with the $1500 per unit contribution to the school district.

Commissioner Nevill asked if they were in agreement with the 14 conditions of approval. Mr. Clark was okay with all of them. Commissioner Nevill asked Mr. Clark to clarify the $1500 per unit fee to the school district. Mr. Clark stated that when they discussed the previous project with the district they entered into an MOU for 421 units. They plan on doing the same thing with this new project. Mr. Clark stated that projects take awhile to get off the ground and they're at least two years out from having a shovel in the ground, let alone having residents living in the development. This project may add approximately 60 students over the course of the project which is likely to take 8-10 years.

Commissioner Sheets asked if the pre-annexation agreement with Middleton is still in effect. Mr. Clark stated that it is not. Commissioner Sheets asked if both parties cancelled it. Mr. Clark stated that it was contingent upon approval of the Farmington application, so it terminated automatically.

Chairman Sturgill referenced the proposed condition for traffic improvements, which states that signal lights or alternative improvements as indicated by Highway District No. 4 and ITD and asked the applicant if they've had discussions with those agencies as to what "alternative improvements" might be acceptable. Mr. Clark stated he was not aware of any other plan than a traffic light. The only question that has come up is whether there is enough right of way to make sure there are lights, and as he understands it there is adequate right of way. Chairman Sturgill asked if there would be any objection to removing the language from the proposed condition to remove "alternative improvements." Mr. Clark did not think there would be an objection. Mr.

Clark also added that ultimately Highway District No. 4 and ITD have jurisdiction and control over traffic improvements. Chairman Sturgill asked if Mr. Clark knew the cost of a light at those intersections. Mr. Clark stated at least a million and a half.

Principal Planner Deb Root reviewed the Staff Report for the record.

Commissioner Sheets asked for clarification on timeframes and referenced condition no. 2 and 4 and how those work together. Planner Root stated that commencement is defined as the submission & acceptance of a Preliminary Plat. The plat will then be reviewed and go through the planning and hearing process. The improvements will then be required prior to the Board signing a final plat. Commissioner Sheets asked how Middleton School District had secured funding for an additional elementary school. Planner Root stated she had reviewed Middleton's City Council minutes, and it appears they did get the funding and plans have been approved, but she was unclear where it came from.

Commissioner Nevill asked if the maintenance of the common lots will fall to the HOA. Planner Root replied, yes. Commissioner Nevill asked what areas are being farmed. Planner Root stated that the only areas not being farmed were the pond area in the corner and the northwest corner of Meadow Bluff Rd. as it is very steep.

Chairman Sturgill was also curious where the funding for the elementary school came from. He referenced Exhibit E2, which indicates that the high school and middle school are at 99 and 100 percent of capacity. He asked staff if they were able to quantify the number of residential entitlements approved but not yet built and occupied. Planner Root stated at the time Farmington was discussed there were about 3000 lots within the City of Middleton that had been approved and not built upon at that time, and that was two years ago. The City of Middleton enacted an ordinance to restrict any approval of development until school capacity has been addressed. Chairman Sturgill asked about testimony from Mr. Clark in regard to the size of lots that would be economically unviable for annexation and what Planner Root's thoughts were on that issue. Planner Root suggested asking Mr. Clark in rebuttal but planning departments such as the City of Caldwell and the City of Nampa don't want developments that don't meet their density thresholds. Chairman Sturgill stated he is concerned about the proposed language of condition no. 4, which adds alternative improvements. He is concerned that if approved, the governing highway bodies could elect to put in a turn lane in each direction as an alternative improvement which does not address the traffic metering problem. Planner Root stated that there is an opportunity to make the language stricter and if that is not what the highway district determines to be the appropriate path, the applicant could come back before the hearing body to amend that condition.

Dean Waite- IN FAVOR –2154 East Timber Trail, Kuna, ID 83634

Mr. Waite stated that he is an employee of the applicant. After the previous application, he met with several of the people that were opposed to hear their concerns. There were two messages that he heard again and again, one being lot size and traffic. In regard to lot size, the concern was 12,000 square foot lots. The applicant is now proposing a minimum lot size of 1.3 acres. In regard to traffic and safety, the intersections of Duff and Lansing were the main concern. All of the jurisdictions that have authority know it is a problem. In a meeting just last night, Highway District No. 4 and ITD discussed this corridor and specifically those intersections. It was stated by Highway District No. 4 that this is an urgent problem, but it will have to be driven and funded by a private entity. It is unprecedented that this developer of a single residential development has agreed to the cost of building two intersections along a state highway. Mr. Waite said that the cost per intersection, according to more recent budgeting, is 2.2 million dollars. In regard to sewer, they have met with Southwest District Health, and they were fully supportive of the proposed lot size with individual septics.

Antonio Conti- IN OPPOSITION –9965 Meadow Park Blvd., Middleton, ID 83644

Mr. Conti's biggest concern is that supporting entitlement without a plan is dangerous. Once the land is entitled, there is no recourse if something changes. Mr. Conti stated that approximately 30% of the boundary is R-1. Most of the lots in the area are over two acres in size. R-R zoning is more appropriate for the area. He agreed that traffic lights are expensive and noted that the City of Middleton and the highway district have been collecting funds for the lights and it doesn't mean the developer is going to pay the entire amount. Mr. Conti was surprised to see curb, gutter & sidewalk proposed and felt this is a hybrid city/county development. He added that this plan is a lot better than the previous plan.

Greg Baker- IN OPPOSITION –9863 Meadow Park Blvd., Middleton, ID 83644

Mr. Baker thanked the Commission for increasing the lot size on different projects and moving the impact zone. Mr. Baker discussed Meadow Park Blvd. and noted that part of the cul de sac will go away because it belongs to the developer, and the road would go through someone's property. He talked to the owner, and they had no idea they were going to eminent domain his property. Mr. Baker stated that this was in Middleton's plan, but it was not in the impact area and should be removed. Mr. Baker referenced the traffic study for Farmington and noted that there are driveways that exit onto Meadow Park. He questioned the R1 zoning and why they wouldn't do RR zoning and require 1.3 acre lots with nothing below that.

Mark Press- IN OPPOSITION –25762 Amble Way, Middleton, ID 83644

Mr. Press stated that signals on Hwy 44 need to be placed before they start building. He asked if improvements would be made to Purple Sage because Lansing and Duff both cross Purple Sage. There have been significant accidents on Purple Sage over the last few years.

Allen Colson- IN OPPOSITION –8802 Purple Sage Rd., Middleton, ID 83644

Mr. Colson lives about three houses down from the intersection of Purple Sage and Lansing. Purple Sage Rd. will be impacted by this project and already is impacted by development. 217 acres is a large area of agricultural land, and he noted this land has been in agriculture for the last 20 years. Mr. Colson spent 24 years in the military working on EMS helicopters as a crew chief. If a bond isn't passed and there is not enough personnel and equipment, drive times aren't going to matter. Adding 100 homes will increase the callouts to this location. He stated that the residents that currently live in the area have large acreages, and they are larger than 1.3 acres. Mr. Colson stated that he has 6.5 acres with horses, and he also raises hay. Adding 100 homes will impact the lifestyle of those in the area. He is concerned about the high school & middle school capacity. He also added that high school traffic from this development will take Purple Sage as their route to school.

Commissioner Nevill asked if the agriculture on the subject property yielded a good crop. Mr. Colson stated it has yielded every year. As far as making a profit, he couldn't testify to that.

James Shores- IN OPPOSITION –25088 Lansing Ln., Middleton, ID 83644

Mr. Shores stated that he moved to the Middleton area because it has a serene and farm-like environment. According to research he completed as of the first quarter of last year there's about 3000 residential zoned properties. This project represents a land use shift that is not compatible with the existing agricultural operations and will increase urban conflict pressure for nearby farms. Mr. Shores stated that based on the typical Idaho yields this land has the capacity to produce enough food to feed 3000 families a year. This area is where a lot of food is grown, and it seems like there's a lot of greed and putting in homes. Adding homes increases the demand on the aquifer and elevates the risks of failures and contamination as well. Mr. Shores stated that the long-term average cost to the average household here would be $20-35,000. This cost is due to utility bills, special assessments, hookup fees, and taxes. Mr. Shores stated that new homes should pay for the new schools. Mr. Shores questioned how the $1500 per lot would help if it is not on an annual basis.

Cheryl Palange- IN OPPOSITION –9155 Pursuit Ln., Middleton, ID 83644

Ms. Palange thanked the developer for the concessions. The lights are awesome, but there are still blind hills on both Duff and Lansing. Speed is also an issue in this area; she wakes up at 5:30 a.m. and there are several speeders at that time of day. She referenced a meeting at Middleton in which Can-Ada, Kingsbury, and Blessinger improvements are funded through subdivisions. It is anticipated that Kingsbury will have the first light. The lights will be built for a future 5 lane Hwy 44. They also voted last night to not include the alternate route of the highway. The southern route has to go through the federal process next. Ms. Palange stated she had an email exchange with Mark Gee (Middleton School District) in November of last year. There was land donated to the district. They received 11.1 million as new funding in addition to the 8 million they had from state modernization funds. Ms. Palange understands that one more bond has to fail before the district can receive those funds. Ms. Palange stated that the 19.1 million will build 2/3 of the Kingsbury school. When it is fully built, they actually will have room for only 250 students across elementary schools. Between the east side of the Middleton School District and the west side of Star, Mark Gee estimated there are 5,684 entitled lots. Ms. Palange has been to several Middleton meetings where they proudly wanted to annex them. She lives in the Cascade Hills Subdivision. The city wanted to annex for tax purposes to help pay for parks and roads. Ms. Palange referenced Meadow Park Blvd. near her and stated it does have a sidewalk with a swale. According to Google, it is a 55-mph zone although there are no speed limit signs. She has contacted Highway District 4 to install speed limit signs as there are children that walk to the corner to the bus stop.

Chairman Sturgill referenced Ms. Palange's testimony in regard to annexation and asked if it was her opinion that the City was trying to annex without services. Ms. Palange stated that they have expressed an interest in doing that at their meetings.

Commissioner Sheets asked about the 11.1 million in new funding and where that money came from. Ms. Palange read the email from Mr. Gee. Ms. Palange also stated that bonds need a super majority and so far they have not passed. She felt that if people keep voting for more bonds, more homes will be built.

Jamie Sharp- IN OPPOSITION –9221 Willow View Dr., Middleton, ID 83644

Ms. Sharp stated that she has an email from the school district. Both of her children attend Middleton Schools (Mill Creek Elementary & Middleton High School). She understands there will be another bond in May. The email stated that the bond has to pass to continue to run the schools the way they have been run. As a parent, that is worrisome. When more homes go in, that's a problem. She noted that their fire stations that are built with no one to run them. She also shared concerns regarding traffic and safety. Ms. Sharp stated she moved out to the area to have a rural lifestyle. She and her husband have 2.3 acres and raise animals on their property. Every time that agricultural land goes away it makes it harder for people to continue to do what they're doing. Ms. Sharp stated that when fields go away and developments go in, she sees the price of hay go up. Agricultural land is precious, and it should be protected.

Commissioner Nevill asked if the email referenced in her testimony was from Mr. Gee. Ms. Sharp stated it was signed by Mr. Gee.

Mike Sharp- IN OPPOSITION –9221 Willow View Dr., Middleton, ID 83644

Mr. Sharp stated that there used to be a lot of people who would ride horses in the area, but that is now gone because of traffic. Farm equipment still travels on Purple Sage so there is some farming going on in that area. Mr. Sharp stated that it is a struggle to hire school bus drivers, and it takes his children an hour to get to school. Traffic is a big deal in the area, and he agreed with previous testimony.

Chairman Sturgill asked how Mr. Sharp feels about the traffic lights at Duff & Lansing. Mr. Sharp stated that it would help but his concern is also Purple Sage.

Daniel Richards- IN OPPOSITION –8049 Plumberry Ct.., Middleton, ID 83644

Mr. Richards stated that the $1500 per lot will be passed onto the individuals that buy a home, not covered by the developer. He also stated that the cost for the lights will be passed on. The lights still have to go through the highway district, and it might be 2 years down the road or it might be 15 years. Mr. Richards is concerned about water in the area. He is also concerned about traffic; each home will likely have at least two cards and two trips in and out of the development.

Lyle Zufelt- IN OPPOSITION –9965 Grand Targee Trail, Middleton, ID 83644

Mr. Zufelt is concerned about water in the area. The P&Z Commission hopefully considers the needs of citizens or neighbors as well. Mr. Zufelt stated that the developers don't worry about the residential wells in the area, they have no reason to. Water is always a concern, especially when looking at the precipitation that we've received this year. The surrounding area contains lots that are larger than R-1. Mr. Zufelt stated that the water used for agriculture on the property comes from Black Canyon Irrigation District. This water is used for about a third of the year. A community well to serve over a hundred homes will impact individual wells that were drilled 20-40 years ago. He questioned why no one asks developers if they've tested other wells to assess the water level in the aquifer. Mr. Zufelt stated that no one would know that the aquifer is depleted until someone who drilled their well 30 years ago turns on the faucet.

Katy Vilhen- IN OPPOSITION –8826 Petra Ln., Middleton, ID 83644

Ms. Vilhen stated that most of her concerns had been addressed in prior testimony. It was her understanding that the light at Lansing would go in towards the end of the project and the project could be 8-10 years out. She stated that her daughter is in middle school and spends 45 minutes on the bus. The bus picks up high school kids first and then they are all in the same bus together. Having middle school and high school kids on the same bus is not ideal. Ms. Vilhen discussed the compatibility with surrounding land uses. She understands the importance of a question like that but saying that the surrounding area Is residential, so it works to add more seems counterintuitive. They would like to keep rural/larger properties in this area. Ms. Vilhen stated that it was a bit concerning that the information that is put out is either incomplete or inaccurate.

Kim Takagi- IN OPPOSITION –24323 Duff Ln., Middleton, ID 83644

Ms. Takagi lives across from the subject property. She stated that rapeseed was grown on the property, which is a specialty crop used to make canola oil. This year they grew grain and had about a hundred bales of one ton straw. The subject property is good farmland. Highway District 4 has had issued with drainage in the area. There are issues with patched holes, and the sides of the roadway are starting to wear down and it needs to be taken care of. The speed limit by her home is 45 miles per hour, yet people go nearly 100 miles per hour. There are cattle out on that road all the time, and it Is just a matter of time before someone gets hurt. Ms. Takagi stated that her property is in a dip and people can't see her when she is trying to go in her driveway. Adding over 100 homes across from her will cause issues. Her Mom and Dad moved to this area in 1978, and they do have a good well but adding a large number of homes may impact their well. She stated that two acre lots for septic systems should be considered.

Heather Peterson- IN OPPOSITION –11101 Old Middleton Rd., Middleton, ID 83644

Ms. Peterson referenced the fire levy and stated that information she received indicated that inflation costs paired with significant population growth and development of previously rural areas had created a budget shortfall and they needed $2,225,000 just to continue to staff the fire department for the existing population. Ms. Peterson found it interesting that no comments were provided in regard to this project. The school district has stated that they will need to increase by a million dollars per year just to take care of the existing population.

Heathe Clark – (Representative) REBUTTAL– 251 E. Front St., Boise, ID 83770

Mr. Clark addressed the timing of signals on Duff and Lansing and stated that the preliminary plat would need to be approved before this would begin. There are carrying costs, and once the plat is approved they've got

to get the project off the ground, which will force them to move quickly on the signals. The concession that has been made is that the lights would happen at the beginning of the project. Duff and Lansing have existing failing conditions which means they're not eligible to be on the Capital Improvement Plan for areas that can be improved with impact fees. That has been the issue with Duff and Lansing, as there is no funding source. Purple Sage, however, is on the Capital Improvement Plan. As people develop, they pay impact fees and there will be improvements to Purple Sage as a result. That doesn't mean that development won't have an impact, but the TIS will identify improvements if required. Mr. Clark addressed the school district and the 11.1 million funding referenced in previous testimony. The 11.1 million came from the Public Schools Cooperative Fund. It is 8 million from the State's fund that was set aside last year via legislation. The school district has to run one more levy, and if it fails then the 11.1 million will kick in. If the levy is successful, then the money will come from the levy. Either way, the funding will be available for the new school. Mr. Clark referenced the letter in the packet from the school district. In the letter it states that it will fund phase 1, which will house 400 students and at that point they will be under capacity in all of the elementary schools. Mr. Clark looked at Middleton School District's website and it mirrors the dynamic that his happening across the valley. If you look at school enrollment in almost every school district, there is a demographic shift where there's an anticipation that the high schools are not going to have as much pressure on them later on. However, he noted that this is just his interpretation of the data and is not speaking for Superintendent Gee. Mr. Clark referenced testimony in regard to whether or not the conditions would apply if the property was sold. He stated that the conditions run with the ground and would apply to any subsequent owner. Mr. Clark stated that fire districts typically don't provide comment until the Preliminary Plat stage. He stated that they did talk with the district in connection with the previous request (Farmington) and had actually offered up a location for a station, but the department stated that wasn't necessary. The fire department currently has a station approximately 3.7 miles away. Mr. Clark referenced "forced annexation" that was discussed in previous testimony. Recent legislation requires 60% of the parcels and at least 50% of the area to consent, so they don't expect to be part of Middleton. He stated that the planning area shows this as residential. They have agreed to increase the minimum lot size by 30% from the previous application to be consistent.

Commissioner Nevill referenced Mr. Clark's testimony in regard to future high school students and what the price point would be for homes in the development. Mr. Clark stated that he was not able to answer that because he doesn't know what size his lots are. Todd Cambell does higher end homes. The issue in the valley is that it is very difficult to entitle lots and there is a shortage of supply. Studies show that nonmatter what type of housing is entitled, overall, it brings down the price of housing.

Chairman Sturgill asked staff if they had anything to add before public testimony was closed. Planner Root stated that Mr. Clark indicated that the homes would have fire sprinklers. This should be added as a condition on any preliminary or final plats and potentially no secondary units.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2025-0012, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:
Commissioner Nevill stated that on one hand there are not that many developers willing to take on highway improvement projects. However, the big question is whether it is time to take the land out of agriculture, and the short answer is no. In regard to the decision criteria, Commissioner Nevill noted no. 2 that the proposed conditional rezone is not compatible as there are existing agriculture operations. In regard to criteria no. 4, it will negatively affect the area because of existing agricultural operations. Criteria no. 6, in regard to traffic impacts on Hwy 44. In regard to criteria no. 8, there will be an impact on essential services (schools).

Chairman Sturgill referenced criteria 2 as noted by Commissioner Nevill and stated that one could argue that the Ag to the north may never change.

Commissioner Nevil stated that the survey conducted for the Comprehensive Plan showed that 80% of respondents said to preserve agriculture. Until that changes, he doesn't know that it's time to think about taking large chunks of ag land out of production.

Commissioner Sheets referenced criteria no. 8 and how it will impact services. He can't get around the elephant in the room that it will impact schools. The schools are in danger here because they're overcrowded and the solution is not throwing more people into the schools. He appreciates the proposed mitigation, but it is not a long-term solution for the entire Middleton School District. Chairman Sturgill asked Commissioner Sheets if he was comfortable with the traffic mitigation proposed. Commissioner Sheets stated that he appreciated the traffic mitigation proposal and the 4.4 million dedicated to traffic signals is admirable. It will not change the traffic situation on Hwy 44, and he doesn't think it is fair to pin that all on one developer. They should not be responsible for a reginal traffic issue. Chairman Sturgill asked Commissioner Sheets if he would care to weigh in on criteria two, three and four that Commissioner Nevill discussed. Commissioner Sheets agreed to a certain extent. He felt that a 1.3-acre minimum lot size is more compatible but will still have a dramatic impact on the area. It will turn everything from Duff and Lansing into residential homes. Everything north of Hwy 44 is going to be pressured into more and more development.

Chairman Sturgill stated he came into the hearing deeply concerned about Hwy 44 and finds the applicants proposal to improve those two intersections is generous. However, Commissioner Sheets brought up a good point that once the intersections are improved, it certainly opens up the door for significant additional development. Chairman Sturgill is still concerned about the fact that the middle and high school are both over 98% capacity with a large number of entitlements yet to be built.

Commissioner Johnston stated that she was in agreement with what had been stated. This is a large piece of agricultural property and once it is removed it just makes the next ag property to the north more susceptible. The traffic mitigation (lights) would be wonderful, but unfortunately this should have been done by many before them, and we wouldn't be where we are.

Commissioner Matthews stated added to criteria no. 8, the testimony received in regard to fire stations that are unoccupied.

Commissioner Werhanowicz stated that this is a large piece of agricultural land and the more residential you put in, the less ag you have. Even though traffic lights would be put in, the development would add more traffic, so is it really fixing it?

MOTION: Commissioner Nevill moved to **recommend denial** of Case No. CR2025-0012 to the Board of County Commissioners, and direct staff to revise findings. Commissioner Nevil directed modification to criteria no. 2, finding that the use is not more appropriate based on testimony and evidence that the land is in agricultural production as well as ag in the area around it. Modify criteria no. 3, finding that the use is not compatible with existing uses as there is agricultural production on the property and on those around it. Modify criteria no. 4 finding that the proposed use will negatively affect the character of the area, as the property is in agricultural production and noted also testimony & exhibits received in regard to water concerns. Modify criteria no. 6, finding there would be an impact to traffic in the area, acknowledging the lights the applicant had offered, but there still would be an impact. Modify criteria no. 8, finding that essential services would be impacted, especially schools and emergency services as noted in testimony and exhibits in opposition as well as Exhibit E.2 from Middleton School District. Seconded by Commissioner Werhanowicz.

Discussion on the Motion:
Commissioner Nevill stated that this project may be the only way a light would be put in over the next 10 years. He doesn't see any other developers stepping forward and the Highway District Commissioners being willing to tax at the level it would take. Commissioner Nevill wanted to state that the developer should be commended for making the offer. Commissioner Nevill noted what actions the applicant could take to try to gain approval as waiting until the land is not being farmed as well as the land around it.

Commissioner Werhanowicz asked for clarification on Commissioner Nevill's suggestion as to what the applicant could do to try to gain approval, and suggested it be worded differently. Commissioner Nevill invited the Commission to provide feedback as to their thoughts.

Commissioner Matthews stated that he thinks that is not the way to go. He referenced testimony about the production of Rapeseed on the parcel. It is productive agricultural land.

Chairman Sturgill suggested consideration for other ideas about what the applicant can do to try to gain approval.

Commissioner Sheets stated that it is a timing issue. Specifically in regard to capacity for students at the middle and high school. Currently there is not a stable funding mechanism.

Chairman Sturgill asked if Commissioner Nevill was comfortable as having Commissioner Sheets' suggestion as the criteria for what the applicant can do to try to obtain approval. Commissioner Nevill stated that he agrees with what Commissioner Sheets stated, but he doesn't want to just give up on the ag.

Commissioner Sheets suggested a finding that stated when the land is declared non-viable. Commissioner Nevill agreed with the suggestion.

Chairman Sturgill stated that he was playing devils' advocate, and he doesn't think this will resonate with the Board of County Commissioners because that was not a criterion that has been utilized in the past for viable farmland and informed the Commission, he was open to suggestions. Chairman Sturgill went on to say that he would support the motion. In his opinion, the most definitive criteria is in regard to schools (no. 8) and the capacity issues and until there is funding at all three levels of the schools to support the development it should be denied.

Commissioner Nevill stated that since they need to provide the applicant with a recommendation on how they may gain approval, he agreed with Commissioner Sheets' suggestion. The applicant may gain approval when there is capacity and funding mechanisms to ensure that school capacities are maintained.

Roll call vote: 6 in favor, 0 opposed, motion passes.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:
Director of Development Services Jay Gibbons stated that there was a request sent to Commissioner VanBeek from the FAA advisor at Ridgeview. The request was to see if there was any interest in putting a Board together for the students to practice their 10–15-minute presentations. When Director Gibbons finds out the interest, and how many practice presentations would be completed, he'd share the details via email.

Commissioner Nevill stated that he will miss the second hearing in May and the first hearing in June.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Werhanowicz. Voice vote, motion carried. Hearing adjourned at 11:24 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 16th day of April 2026

Brian Sheets, Acting Chairman

ATTEST

Jennifer Almeida, Office Manager

Exhibit 2

EXHIBIT 3

Staff Report Packet with Exhibits Dated February 19, 2026

-

Board of County Commissioners

Case# OR2025-0017 & CR2025-0007

Hearing dated May 27, 2026

Planning and Zoning Commission
Hearing Date: February 19, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**OR2025-0017 & CR2025-0007**
APPLICANT:	**The Architects Office, PLLC**
PROPERTY OWNER:	**Ken & Sandy Hooker**
APPLICATION:	**Comprehensive Plan Map Amendment (OR2025-0017) and Conditional Rezone (CR2025-0007)**
LOCATION:	**22664 & 22669 Calla Lily Lane, Middleton R23913 (1.02 acres), R23913012 (0.83 acres) and R23913012A (1.17 acres)**
PLANNER:	**Dan Lister, Planning Supervisor**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant, The Architects Office PLLC, representing owners Ken and Sandy Hooker, is requesting:

1) OR2025-0017: A comprehensive plan map amendment of Parcels R23913, R23913012, and R23913012A, approximately 3.02 acres, from a "residential" designation to a "commercial" designation; and
2) CR2025-0007: A conditional rezone of Parcels R23913, R23913012, and R23913012A from a "R-2" (Medium Density Residential) zone to a "C-1" (Neighborhood Commercial) zone, subject to a development agreement for a special events facility and accessory commercial uses.

The applicant requests approval of the subject permits to establish a special events business on the subject parcels. The use includes a new event center building, new landscaped areas, an on-site office, and a newly renovated barn. The existing farmhouse will be repurposed into a beauty salon, and an existing dwelling will be converted into a caretaker residence. To ensure the use minimizes impacts to the area, the following conditions are proposed as part of the development agreement:

1. The development shall limit the commercial uses to low-impact uses which are related to the primary event venue use, such as a caretaker residence, church, personal service shops, offices, and special event facility.
2. The maximum number of guests on the property shall be limited to 200.
3. All new development shall comply with the current building codes and zoning ordinance guidelines.
4. No events shall be permitted before 8 am or after 10 pm.

*See **Exhibit A** for more details.*

PARCEL INFORMATION REPORT: *See **Exhibit B.1** for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-03 (Comprehensive Plan Amendment Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6509

(Recommendation and Adoption, Amendment and Repeal of the Plan), and CCCO §09-09-17 (Area of City Impact Agreement).

BACKGROUND:
In 2008, the properties, approximately 3 acres, were zoned "R-2" (RZ2008-4, **Exhibit B.3**). The parcels were created by an administrative land division in 2018 (AD2018-0060, **Exhibit B.4**). The division included a private road for Calla Lilly Lane and a road user's maintenance agreement.

Per County Assessor's records, Parcel R23913012A (1.17 acres) has a barn built circa 1950. Parcel R23913012 (1.02 acres) has a dwelling built circa 1933 with outbuildings built in the 1950s. Parcel R23913 (0.83 acres) has two dwellings, built circa 1933 and 1919, and a barn and outbuilding built between the 1940s and 1960s.

In 2024 and 2025, a code violation was opened (CDEF2024-0126 & CDEF2025-0289) for establishing a special events facility without rezoning and for unpermitted structures. Special event facilities are not allowed in the "R-2" Zone (CCCO 07-10-27). The violations have been abated, and violations closed.

HEARING CRITERIA:

Table 1. Comprehensive Plan Map Amendment

HEARING CRITERIA – CCCO §07-06-03(1): The commission shall review the particular facts and circumstances of each proposed comprehensive plan amendment and make a recommendation regarding the same to the board. The commission and the board shall determine whether the proposed amendment meets the requirements of the local land use planning act, Idaho Code title 67, chapter 65, and is consistent with the comprehensive plan's purposes, goals, and policies:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**A**	**Is the requested type of growth generally in conformance with the comprehensive plan?**
Analysis	The requested type of growth is generally in conformance with the 2030 Comprehensive Plan. • Based on the proximity of existing commercial designations, zones, and uses, the applicant finds the commercial land use designation to better fit the location and existing infrastructure. "The 2030 Comprehensive Plan encourages development along transportation corridors like Highway 44 to manage growth efficiently. Commercial use here supports this goal more directly than residential, which might push sprawl inward rather than leveraging the highway's edge" (**Exhibit A.2**). • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (**Exhibit B.2c**). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, **Exhibit B.3**). There are no other R-2 zones in the area. The zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (**Exhibits B.2e & B.2k**). o *The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County.* (Page 25, 2023 Comp. Plan) ▪ The future "C-1" zone *provides small-scale amenities where public sewer and water services are unavailable. This district is not intended for types of uses that attract large traffic volumes (Page 27, 2030 Comp. Plan).* o *"The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity."* (Page 25, 2030 Comp. Plan)		

	• The Traffic Analysis Zone (TAZ) forecasts population, household, and job growth in the area (**Exhibit B.2l**). The TAZ is used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future plans, needs, and improvements of the community. • The request aligns with the following goals and policies: ▪ Property Rights Policies and Goals*: Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law." Policy No. 3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." Goal No. 2: "Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."* ▪ Population Component Policy and Goal: *Policy No. 1: "Plan for anticipated population and households that the community can support with adequate services and amenities." Goal No. 2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."* ▪ Economic Development Goal and Policy: *Goal No. 1: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations." Policy No. 2: "Supportive, suitable sites for economic growth and expansion compatible with the surrounding area."* ▪ Land Use Policy and Goals: *Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. Goal No. 3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning." Policy No. 4: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility." Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."*
Criteria Met? **Yes**	**B**	**When considering the surrounding land uses, is the proposed land use more appropriate than the current comprehensive plan designation?**
Analysis	In consideration of the surrounding land uses, the proposed comprehensive plan amendment to a "commercial" designation is more appropriate than the current comprehensive plan designation of "residential". • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (**Exhibit B.2c**). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, **Exhibit B.3**). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canton County Comprehensive Plan (**Exhibit B.2e**). o Based on the proximity of existing commercial designations, zones, and uses, the applicant finds the commercial land use designation to better fit the location and existing infrastructure (**Exhibit A.2**). • Between 2022 and 2023, two commercial-related decisions were made within a one-mile radius supporting an RV storage facility expansion and a mini-storage facility (**Exhibit B.2f**).	

	• The following businesses were found along SH-44 near the subject properties: Star Fire Protection District Station #2, Mid-Star Firearms, Tom Thumb Barber Shop, Susy Q's Yard Art, Roots Storage, Roots Rock and Bark, Silver Wings Rentals, Peaknetics, Star Gravel Pit, and Gatherings Antique Store (**Exhibit C**). • The "R-2" (Medium Density Residential, 0.5-acre lot sizes) zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (**Exhibits B.2e & B.2k**). Within a one-mile radius, there are 27 subdivisions with a 2.6-acre average lot size. The average lot size within a 600-foot radius is 4.79 acres with a median lot size of 2.29 acres (**Exhibit B.2g**).	
Criteria Met? **Yes**	**C**	**Is the proposed comprehensive plan amendment compatible with surrounding land uses?**
Analysis	The proposed comprehensive plan amendment to a "commercial" designation is compatible with surrounding land uses. • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (**Exhibit B.2c**). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, **Exhibit B.3**). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canton County Comprehensive Plan (**Exhibit B.2e**). • Between 2022 and 2023, two commercial-related decisions were made within a one-mile radius supporting an RV storage facility expansion and a mini-storage facility (**Exhibit B.2f**). • The following businesses were found along SH-44: Star Fire Protection District Station #2, Mid-Star Firearms, Tom Thumb Barber Shop, Susy Q's Yard Art, Roots Storage, Roots Rock and Bark, Silver Wings Rentals, Peaknetics, Star Gravel Pit, and Gatherings Antique Store (**Exhibit C**).	
Criteria Met? **Yes**	**D**	**Do development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted?**
Analysis	Development trends in the general area indicate that the current designation and circumstances have changed since the comprehensive plan was adopted. • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (**Exhibit B.2c**). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, **Exhibit B.3**). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canton County Comprehensive Plan (**Exhibit B.2e**). • The Traffic Analysis Zone (TAZ) forecasts population, household, and job growth in the area (**Exhibit B.2l**). The TAZ is used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future plans, needs, and improvements of the community.	
Criteria Met? **Yes**	**E**	**Will the proposed comprehensive plan amendment impact public services and facilities? What measures will be implemented to mitigate impacts?**
Analysis	The proposed comprehensive plan amendment is not anticipated to impact public services and facilities.	

	• Comments received from affected agencies did not oppose the request and provided standards and conditions that can be addressed at the time of rezone or at the time of development to mitigate any impacts or to ensure future uses meet local, state, and federal requirements (**Exhibit D**). *See Table 2, Criteria 5-8 for supporting evidence.*

Table 2. Conditional Rezone

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the Comprehensive Plan because of its location near other commercial designations and zones. • Based on the proximity of existing commercial designations, zones, and uses, the applicant finds the commercial land use designation to better fit the location and existing infrastructure. "The 2030 Comprehensive Plan encourages development along transportation corridors like Highway 44 to manage growth efficiently. Commercial use here supports this goal more directly than residential, which might push sprawl inward rather than leveraging the highway's edge" (**Exhibit A.2**). • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (**Exhibit B.2c**). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, **Exhibit B.3**). There are no other R-2 zones in the area. The zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (**Exhibits B.2e & B.2k**). o *The commercial designation is intended to encourage commercial uses which can provide goods and services to businesses, travelers, and residents of the County.* (Page 25, 2023 Comp. Plan) ▪ The future "C-1" zone *provides small-scale amenities where public sewer and water services are unavailable. This district is not intended for types of uses that attract large traffic volumes (Page 27, 2030 Comp. Plan).* o *"The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity."* (Page 25, 2030 Comp. Plan) • The Traffic Analysis Zone (TAZ) forecasts population, household, and job growth in the area (**Exhibit B.2l**). The TAZ is used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future plans, needs, and improvements of the community. • The request aligns with the following goals and policies: ▪ Property Rights Policies and Goals*: Goal No. 1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." Policy No. 1: "No person shall be deprived of private property without due process of law." Policy No. 3: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." Goal No. 2: "Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."*	

	▪ Population Component Policy and Goal: *Policy No. 1: "Plan for anticipated population and households that the community can support with adequate services and amenities." Goal No. 2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."* ▪ Economic Development Goal and Policy: *Goal No. 1: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations." Policy No. 2: "Supportive, suitable sites for economic growth and expansion compatible with the surrounding area."* ▪ Land Use Policy and Goals: *Policy No. 2: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. Goal No. 3: "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning." Policy No. 4: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility." Goal No. 6: "Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment."*
Criteria Met? **Yes**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "C-1" is as or more appropriate than the current zoning designation of "R-2". • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (**Exhibit B.2c**). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, **Exhibit B.3**). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canton County Comprehensive Plan (**Exhibit B.2e**). o Based on the proximity of existing commercial designations, zones, and uses, the applicant finds the commercial land use designation to better fit the location and existing infrastructure (**Exhibit A.2**). • Between 2022 and 2023, two commercial-related decisions were made within a one-mile radius supporting an RV storage facility expansion and a mini-storage facility (**Exhibit B.2f**). • The following businesses were found along SH-44 near the subject properties: Star Fire Protection District Station #2, Mid-Star Firearms, Tom Thumb Barber Shop, Susy Q's Yard Art, Roots Storage, Roots Rock and Bark, Silver Wings Rentals, Peaknetics, Star Gravel Pit, and Gatherings Antique Store (**Exhibit C**). • The "R-2" (Medium Density Residential, 0.5-acre lot sizes) zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (**Exhibits B.2e & B.2k**). Within a one-mile radius, there are 27 subdivisions with a 2.6-acre average lot size. The average lot size within a 600-foot radius is 4.79 acres with a median lot size of 2.29 acres (**Exhibit B.2g**).	
Criteria Met? **Yes**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**

Analysis	The proposed conditional rezone to "C-1" is/ is compatible with surrounding land uses. Pursuant to Canyon County Code of Ordinances §07-02-03, *land uses are compatible if: a) they do not directly or indirectly interfere with or conflict with or negatively impact one another, and b) they do not exclude or diminish one another's use of public and private services. A compatibility determination requires a site-specific analysis of potential interactions between uses and potential impacts of existing and proposed uses on one another. Ensuring compatibility may require mitigation from or conditions upon a proposed use to minimize interference and conflicts with existing uses.* • The 2030 Canyon County Comprehensive Plan designates properties along SH-44 as "commercial" (**Exhibit B.2c**). Although the parcels abut SH-44, the parcels are designated as "residential" due to the properties containing three dwellings and being zoned "R-2" since 2008 (RZ2008-4, **Exhibit B.3**). There are no other R-2 zones in the area. The zone appears to be inconsistent with the other residential lots and zones in the area. The surrounding residential uses are either zoned "R-R" (Rural Residential, two-acre lot sizes) or "R-1" (Single Family Residential, one-acre lot sizes) or "A" (Agricultural) and were divided either via a conditional use permit and platting or rezone and platting (**Exhibits B.2e & B.2k**). • Within a one-mile radius, there are over 20 parcels zoned "C-1" (Neighborhood Commercial) or "C-2" (Service Commercial) consistent with the commercial designation shown in the 2030 Canton County Comprehensive Plan (**Exhibit B.2e**). • Between 2022 and 2023, two commercial-related decisions were made within a one-mile radius supporting an RV storage facility expansion and a mini-storage facility (**Exhibit B.2f**). • The following businesses were found along SH-44: Star Fire Protection District Station #2, Mid-Star Firearms, Tom Thumb Barber Shop, Susy Q's Yard Art, Roots Storage, Roots Rock and Bark, Silver Wings Rentals, Peaknetics, Star Gravel Pit, and Gatherings Antique Store (**Exhibit C**).	
Criteria Met? **Yes**	**4**	**Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone, as conditioned, will not negatively affect the character of the area. • The character of the area consists of commercial uses along SH-44 and residential uses adjacent to commercial designations (**Exhibits B.2c & B.2e**). The average lot size within a 1,000-foot radius is 4.79 acres with a 2.29-acre median, which means residential uses are only acres and the "R-2" parcels are not consistent with the area (**Exhibit B.2k**). • To reduce impacts, the applicant proposes the following conditions: o The development shall limit the commercial uses to low-impact uses which are related to the primary event venue use, such as a caretaker residence, church, personal service shops, offices, and special event facility. ▪ This condition reduces uses in the "C-1" Zone from 49 available uses to 5. (**Exhibit B.5**). Special event facilities and caretaker residences are allowed in the "A" Zone, subject to a conditional use permit. A church is allowed in the "A", "R-R", "R-1", and "R-2" zones, subject to a conditional use permit. Personal service shops/offices are allowed only in commercial and industrial zones (**Exhibit B.5**). o The maximum number of guests on the property shall be limited to 200. No events shall be permitted before 8 am or after 10 pm. ▪ Approximately 112 parking spaces are proposed (**Exhibits A.3 & A.4**). To further reduce impact, such as dust, the private road from SH-44 to the parking area is conditioned to be paved per CCCO §07-10-03(4). The parking area will need to be hard-surfaced per CCCO §07-13-01(8).	

	▪ The applicant provided a traffic management plan limiting speed to 5 mph on the properties to reduce impacts to neighbors and patrons. Patrons will be encouraged to make right-hand turns only when exiting the property to reduce the crossing of SH-44. Events will be scheduled to avoid peak traffic times. Regarding alcohol service, operations will strictly adhere to all applicable state and local laws governing the sale, service, and consumption of alcoholic beverages. (**Exhibit A.8**). ▪ Noise will be reduced via landscaping and a 30-yard earthen berm. All amplified sound will cease at city-mandated curfew time (**Exhibits A.2, A.3 & A.8**). • City of Middleton CCCO 8-1-5.A.1: *It shall be unlawful for any person or business to make or cause loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person of normal sensitivity residing in the area. "Loud or offensive noise" is that which is plainly audible within any residence or business other than the source of the sound, or upon a public right of way or road at a distance of one hundred feet (100') or more from the source of such sound. This subsection (A)(1) shall only apply to noise generated by the normal operation of business establishments during the following times: Sunday through Thursday between the hours of ten (10:00) P.M. one day and seven (7:00) A.M. the next day; Friday, Saturday and Federal Holidays between the hours of twelve (12:00) A.M. one day and seven (7:00) A.M. the same day.* o All new development shall comply with the current building codes and zoning ordinance guidelines. ▪ The use will also meet all affected agency requirements prior to the commencement of use (**Exhibit D**). ▪ Canyon County Historic Preservation Commission (HPC) finds the farmhouse, shop, and barn to have historic significance. The letter supports the preservation of historic structures and agricultural history by their continued use and maintenance. HPC is available to help secure funding for preservation efforts (**Exhibit D.3**). • Property owners within 1,000 feet of the subject parcels were notified on January 20, 2026. At the time of completing this report, no public comments were received. • *See recommended conditions on Page 11 of this report.*	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities, be provided to accommodate the proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone, as outlined in the analysis contained herein. **Sewer:** The applicant states that the septic system will need to be improved to accommodate frequent use and large crowds (**Exhibits A.2 & A.4**). Southwest District Health (SWDH) finds that a subsurface wastewater disposal system for the proposed use has not been proposed. Porta-potties may not be used in place of a subsurface wastewater disposal system. The parcel is not in a nitrate priority area. Prior to the commencement of use, the applicant must submit the intended use, along with specific criteria, and a site evaluation must be conducted. A non-domestic wastewater application may be required and approved by the Idaho Department of Environmental Quality (DEQ). *See **Exhibits D.5 & D.7**.* **Water:** The applicant states that there will be a moderate demand for potable water, including restrooms, catering, and landscaping. A 150-guest event might use 1,500-3,000 gallons, which is not overwhelming	

	for a Centralized Public Water System (**Exhibit A.2**). SWDH finds that the use will likely require a public drinking system that must be approved by the DEQ (**Exhibits D.5 & D.7**). • A Centralized Public Water System will be constructed to meet DEQ water quality and quantity standards, which may require the owner to obtain a water right from the Idaho Department of Water Resources (IDWR). The well requires monitoring by DEQ. The applicant finds that the use of the water system to be installed will not impact groundwater **Drainage:** All drainage will be retained on-site (**Exhibit A.4**). The parcel is flat, with no slopes so drainage can be easily managed on-site (**Exhibit B.2i**). **Irrigation:** The properties are irrigated via an irrigation well through a pressurized system. Source of surface water on or nearby is a supply ditch on the west property line and a drainage ditch on the north property line (**Exhibit A.4**). No comments were received from Middleton Mill Ditch Irrigation District. Irrigation will need to be provided by the local irrigation district or IDWR. The proposed uses shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property. **Utility:** The existing dwellings are served by utilities such as Idaho Power. Idaho Power provided an email regarding future development requiring clearance from transmission/overhead lines. The email does not oppose the request (**Exhibit D.6**). The use will increase waste management, 2-5 cubic yards, due to events (food scraps, packaging, etc.). The applicant proposes private waste contracts to manage waste onsite, such as Republic Services (**Exhibit A.2**).	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone may require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. The access and traffic improvements will be determined by ITD and HD4 prior to the commencement of use. The properties have legal access via a private road, Calla Lily Lane, located within a 30' access easement that connects to SH-44 (**Exhibit B.4**). The three houses on the properties create 25.56 average daily trips per CCCO §07-10-03(4). The applicant states the request may increase traffic primarily on weekends. A typical wedding might draw 50-200 guests, translating to 25-100 vehicle trips per event. The applicant finds the request presents minimal strain to SH-44 as it's a major arterial handling 10,000-15,000 vehicles daily in some segments (**Exhibit A.2**). Approximately 112 parking spaces are proposed (**Exhibits A.3 & A.4**). The applicant provided a traffic management plan limiting speed to 5 mph on the properties to reduce impacts to neighbors and patrons. Patrons will be encouraged to make right-hand turns only when exiting the property to reduce the crossing of SH-44. Events will be scheduled to avoid peak traffic times (**Exhibit A.8**). To further reduce impact, such as dust, the private road from SH-44 to the parking area is conditioned to be paved per CCCO §07-10-03(4). The parking area will need to be hard-surfaced per CCCO §07-13-01(8). The access from SH-44 was approved by the Idaho Transportation Department (permit #3-18-520). The Idaho Transportation Department (ITD) will require an access permit for commercial use. The permit may require other improvements based on review of the use and ITD standards (**Exhibit D.4**).	

	Highway District #4 (HD4) finds that the request will generate 120 vehicles per event (**Exhibit D.1**). Assuming one event every other week: 120 vehicles per event x 26 events per year equates to 3,120 vehicles per year (8.5 vehicles per day) or 0.85 vehicles per hour (assuming a 10-hour access time per day). HD4 will collect impact fees based on this assumed trip generation.	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist, or will it exist at the time of development?**
Analysis	The properties have legal access via a private road, Calla Lily Lane, located within a 30' access easement that connects to SH-44 (**Exhibit B.4**). The access from SH-44 was approved by the ITD (permit #3-18-520). The proposed special events facility will utilize the existing access. The access must remain a private road if it serves more than two inhabited structures. Due to the commercial nature, the private road is conditioned to be paved (CCCO §07-10-03(4)). The properties do not have access from roads maintained by HD4. However, an access permit will be required to collect impact fees (**Exhibit D.1**). ITD will require an access permit for commercial use (**Exhibit D.4**).	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts can be addressed prior to the commencement of use **Schools - Middleton School District.** No comment received. The request is not anticipated to impact the school district. The request does not increase enrollment at Mill Creek Elementary School, Middleton Middle School, or Middleton High School. The request reduces the existing residential uses from three dwellings to one dwelling for caretaker residence purposes (**Exhibits A.2 & A.3**). The planned operation, a special events facility, is over 3 miles from the nearest school, Mill Creek Elementary. Therefore, the use is not anticipated to disrupt school operations. **Police - Canyon County Sheriff Department.** No comment received. **Fire protection & Emergency Medical Services - Middleton Fire District and Canyon County Paramedics.** No comments received from Canyon County Paramedics. Middleton Fire District finds proposal can be adequately served by Station 52, approximately 0.7 miles from the properties; a two-minute response time (**Exhibit D.2**). Prior to the commencement of use, adequate access and water supply for firefighting operations must be established. Any modification or construction of structures must be reviewed by the fire district. The applicant states that, based on previous events (CDEF2024-0126 & CDEF2025-0289), demand for police, fire, and EMS is low. This request will include hired private security, installation for fire suppression (sprinklers), and ensure clear emergency access (**Exhibit A.2**). To ensure emergency services can adequately ingress and egress the properties, a traffic and circulation plan to be reviewed and approved by the local fire district is required prior to the commencement of use.	

Table 3. Area of City Impact

County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-09-17**	**(1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact:**

		A. Land Use Applications: All land use applications submitted to the county, including, but not limited to, conditional use permits, variances, and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article. • **09-09-11(3) Plan Amendment Proposals: All proposals for amendments to the county comprehensive plan which may appertain to the Middleton area of city impact, but which do not originate from the city shall be referred to the city at least thirty (30) calendar days prior to any hearing on such matter and a recommendation may be made before or at said public hearing. If a recommendation is received, it shall be given great weight by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no response is received, the county may proceed without the recommendation of the city. A copy of the final decision issued by the county shall be forwarded to the city. If the city does not agree with the request, because it involves a major change in the county's comprehensive plan, the city may request renegotiation of this article as provided in Idaho Code 67-6526(d). A major change is one that is fundamental to the county's comprehensive plan, as determined by the parties.**
Analysis	The request was located in the Middleton Area of City Impact at the time of submittal. If annexed, the city's future land use plan designated the area for residential growth (**Exhibit B.2d**). The City of Middleton was notified of the request on September 22, 2025, and January 20, 2026. No comment was received.	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies and the City of Middleton were notified on January 20, 2026. Property owners within 1,000 feet of the subject property boundaries were notified on January 20, 2026. Full political notice was completed on January 20, 2026. A newspaper notice was published on January 20, 2026. The subject property was posted with a notice on January 20, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS

All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

PUBLIC COMMENTS

No public comments received.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed comprehensive plan amendment and conditional rezone are compliant with Canyon County Ordinance §07-06-03& §07-06-07. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use. Compliance with the following, but not limited to, affected agencies shall be met before the commencement of any use:
   a. Highway District #4 (Exhibit D.1)
   b. Middleton Fire District (Exhibit D.2)

c. Idaho Transportation Department (Exhibit D.4)
d. Southwest District Health (Exhibit D.5)
e. Idaho Power (Exhibit D.6)
f. Idaho Dept. of Environmental Quality (Exhibit D.7)
g. All structures removed, modified, or constructed require building and zoning permit approval.

2. The subject parcels, R23913, R23913012, and R23913012A, shall be zoned "C-1" (Neighborhood Commercial subject to the following restrictions:
   a. The development shall limit the commercial uses to low-impact uses which are related to the primary event venue use, such as a caretaker residence, church, personal service shops, offices, and special event facility. Except for a caretaker residence, dwellings are prohibited in the "C-1" zone.
   b. The uses shall be in substantial compliance with the letter of intent, site plan, and traffic, noise, and alcohol plan (Exhibits A.2, A.3, and A.8)
   c. The maximum number of guests on the property shall be limited to 200. No events shall be permitted before 8 am or after 10 pm. Noise generation shall uphold City of Middleton noise standards (Middleton Ordinance 8-1-5).
   d. The existing private road shall be paved per standards expressed in CCCO 07-10-03(4). Evidence of constriction will be demonstrated through the construction permit process outlined in CCCO 07-10-3(1) prior to the commencement of use.
   e. All parking spaces shall meet all applicable off-street parking requirements (CCCO §07-13-01 and §07-13-03), and temporary signage shall be provided during all events to assist with traffic flow patterns. Parking on local roads and SH-44 is prohibited. A parking and circulation plan drawn to scale must be submitted to DSD, with review and approval completed by the local fire district.
      i. Prior to the commencement of use, signage shall be installed ensure egress from the facility onto SH-44 is a right turn only.
   f. Landscaping and fence shall be maintained in good repair and shall not become a public nuisance.
   g. All exterior lighting shall be directed away from adjacent residential properties and be contained on the parcel with downward-facing lighting and shielding where necessary.
   h. The uses shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.
3. The developer shall comply with CCCO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."

<u>DECISION OPTIONS – OR2025-0017</u>

- **Approval of the Application**: "I move to approve OR2025-0017, Hooker, finding the application **does** meet the criteria for approval under Article 07-06-03 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny OR2025-0017, Hooker, finding the application **does not** meet the criteria for approval under Article 07-06-03 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue OR2025-0017, Hooker to a [*date certain or uncertain*]

<u>DECISION OPTIONS – CR2025-0007</u>

- **Approval of the Application**: "I move to approve CR2025-0007, Hooker, finding the application **does** meet the criteria for approval under Article 07-06-07 of Canyon County Zoning Ordinance,

with the conditions listed in the staff report, finding that: [*Cite reasons for approval & insert any additional conditions of approval*].

- **Denial of the Application**: "I move to deny CR2025-0007, Hooker, finding the application **does not** meet the criteria for approval under Article 07-06-07 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2025-0007, Hooker to a [*date certain or uncertain*]

EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
   a. OR2025-0017
   b. CR2025-0007
3. Site Plan
4. Land Use Worksheet
5. Neighborhood Meeting
6. Agency Acknowledgment
7. Deeds
8. Traffic, Noise, and Alcohol Plans
9. Event Center Presentation

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
   a. Aerial
   b. Vicinity
   c. Future Land Use
   d. Future Land Use – Middleton
   e. Zoning
   f. Cases
   g. Subdivisions
   h. Nitrate Priority/Wells
   i. Contours
   j. Soils
   k. Lot Classification
   l. TAZ
3. RZ2008-4
4. AD2018-0060
5. CCCO §07-10-27 – Land Use Matrix

C. Google Earth Photos, August 2025

D. Agency Comments Received by February 9, 2026

1. Highway District #4, letter dated October 10, 2025
2. Middleton Fire District, email dated November 13, 2025
3. Canyon County Historic Preservation Commission, letter dated November 26, 2026
4. Idaho Transportation Department, letter dated November 25, 2026
5. Southwest District Health, submitted via email dated September 22, 2025
6. Idaho Power, email dated January 21, 2026
7. Idaho Dept. of Environmental Quality, letter dated January 26, 2026

Exhibit 3
EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# OR2025-0017 & CR2025-0007

Hearing date: February 19, 2026

See Zone Ammendment

Exhibit A.1

COMPREHENSIVE PLAN AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Ken & Sandy Hooker	
	MAILING ADDRESS: 16008 SW Dash Pt. Rd, #304, Federal Way WA 98023	
	PHONE: [redacted]	EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Ken Hooker *Date:* 5/14/25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: David Ruby, AIA	
	COMPANY NAME: The Architects Office, PLLC	
	MAILING ADDRESS: 499 Main Street, Boise, Idaho 83702	
	PHONE: 208-412-9955	EMAIL: david@taoidaho.com

SITE INFO	STREET ADDRESS: 8550 ID-44, Middleton, Idaho 83644	
	PARCEL NUMBER: r23913, r23913012, r23913012a	
	PARCEL SIZE: 1.02 acres, 0.83 acres, 1.17 acres (3.02 acres (total)	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: Residential	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: Commercial	
	FLOOD ZONE (YES/NO) No.	ZONING DISTRICT: C-1 (Neighborhood Commercial)

Check the applicable application type:

- [x] Comprehensive Plan **Map** Amendment (change the future land use designation)
- [ ] Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	OR2025-0017	DATE RECEIVED:	6/16/2025
RECEIVED BY:	Arbay M	APPLICATION FEE: $3,850	CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Ken & Sandy Hooker	
	MAILING ADDRESS: 16008 SW Dash Pt. Rd, #304, Federal Way WA 98003	
	PHONE: [redacted]	EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Ken Hooker *Date:* 5/14/25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: David Ruby, AIA	
	COMPANY NAME: The Architects Office, PLLC	
	MAILING ADDRESS: 499 Main Street, Boise, Idaho 83702	
	PHONE: 208-412-9955	EMAIL: david@taoidaho.com

SITE INFO	STREET ADDRESS: 22669 Calla Lily Ln, Middleton, Idaho 83644	
	PARCEL NUMBER: r23913, r23913012, r23913012a	
	PARCEL SIZE: 1.02 acres, 0.83 acres, 1.17 acres (3.02 acres (total)	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: R-2 (Rural Residential)	PROPOSED ZONING: C-1
	FLOOD ZONE (YES/NO) No.	ZONING DISTRICT: Neighborhood Commercial

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2025-0007	DATE RECEIVED:	June 16, 2025
RECEIVED BY:	Arbay M	APPLICATION FEE: $1,900	CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/21/23

Exhibit A.1

PHEES PUBY JOSEPH PUTMAN
ARCHITECTS

499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com

Date: June 6, 2025

To: Canyon County Development Services
Planning & Zoning Department
111 N 11th Ave.
Caldwell, ID 83605

Project: Calla Event Center **Job No.** 25-605

Subject: Letter of intent, Comprehensive Plan Amendment **From:** David Ruby, AIA

Dear Staff,

The following is a Letter of Intent to accompany our Comp Plan Amendment application. Our goal is to change the designation of our three parcels from Residential to Commercial for use as a special event center (including weddings).

General compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A):

The Canyon County 2030 Comprehensive Plan encourages development along transportation corridors like Highway 44 to manage growth efficiently. Commercial use here supports this goal more directly than residential, which might push sprawl inward rather than leveraging the highway's edge. The Commercial land use designation is a better fit for the location and the Infrastructure. Other than a few select properties immediately adjacent to these parcels, all the land along highway 44 in this area is already designated for Commercial uses in the Comprehensive Plan 2030.

This request is more appropriate than the current designation (CCZO Section 07-06-03(1)B):

This land's highway frontage screams commercial potential—putting homes here would underuse the location and infrastructure, while an event venue makes the most of what's already in place. Staying with the residential designation would not be beneficial to maintaining the character of the County, as future residential development would surely mean the loss of the historic farmhouse, shop and barn.

Compatibility with surrounding land uses (CCZO Section 7-06-03(1)C):

Nearly all of the land bordering the highway has already been designated for commercial uses. These types of uses take better advantage of the existing infrastructure, and act as a buffer for the rural residential areas located behind them, enhancing both areas.

Development trends in the area that promote the requested amendment (CCZO Section 7-06-03(1)D):

A single commercial venue maintains open space and a semi-rural feel better than a subdivision, aligning with the plan's aim to protect Canyon County's character. The Comprehensive Plan wants growth that makes sense—this use fits Highway 44's role as a corridor and adds value without paving over the county's rural charm like more homes might.

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Potential impacts to public services and facilities (CCZO Section 7-06-03(1)E):

1. Transportation and Road Infrastructure

- Impact: Moderate increase in traffic, primarily on weekends or event days. A typical wedding might draw 50-200 guests, translating to 25-100 vehicle trips per event, concentrated at departure times. State Highway 44, as a major arterial (handling 10,000-15,000 vehicles daily in some segments), can absorb this without major strain.

- Public Services Affected: Idaho Transportation Department (ITD) for highway access permits; Canyon County Road & Bridge for any local road tie-ins.

Net Effect: Minimal strain on Highway 44 itself.

2. Public Safety (Police, Fire, EMS)

- Impact:
    - Police: Low to moderate demand. Previous events on the site have not generated additional demand on services.
    - Fire: Low risk as the venue does not include kitchens prone to fire hazards.
    - EMS: Minor increase in calls possible (e.g., medical emergencies at events).
- Public Services Affected: Canyon County Sheriff's Office, local fire districts, and EMS providers.
- Mitigation: Hire private security for events, install fire suppression (sprinklers), and ensure clear emergency access per county codes.

Net Effect: Slight uptick in demand, manageable with planning and private support; no major burden unless events scale up significantly.

3. Water and Sewer Systems

- Impact:
    - Water: Moderate demand for potable water (restrooms, catering) and possibly irrigation (landscaping). A 150-guest event might use 1,500-3,000 gallons per day (assuming 10-20 gallons per person), far exceeding a single home's use but not overwhelming if tied to a municipal system or well.

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- Sewer: Septic systems will be upgraded due to frequent use and larger crowds (e.g., 200+ guests regularly).

- Public Services Affected: Water and Sewer systems are private, and will be upgraded.

Net Effect: Manageable with investment in on-site systems; minimal impact on public utilities.

4. Solid Waste Management

- Impact: Increased waste from events—food scraps, decorations, packaging—perhaps 2-5 cubic yards per event (vs. 0.5-1 for a household). Rural areas rely on private haulers like Republic Services, not county-run systems.

- Public Services Affected: None directly; private waste contracts handle it.

Net Effect: Negligible impact on public services; fully privatized burden.

5. Schools and Social Services

- Impact: None direct. Unlike residential development, a wedding venue doesn't add permanent residents or school-age children, avoiding pressure on Canyon County's school districts (e.g., Vallivue or Middleton), which are already managing growth.

- Public Services Affected: N/A.

- Considerations: Indirectly, revenue from the venue could bolster county funds for schools.

Net Effect: Zero impact; a key advantage over residential use.

6. Parks, Recreation, and Community Facilities

- Impact: No direct strain on public parks or facilities, as the venue provides its own event space. It might even reduce demand on public venues (e.g., county fairgrounds) by offering a private alternative.

- Public Services Affected: None significantly.

- Considerations: Could compete with existing event spaces, though demand for wedding venues likely exceeds supply in the area.

Net Effect: Neutral to slightly positive; no added burden.

7. Environmental and Health Services

- Impact:

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- Noise/light pollution could affect nearby residents, requiring Southwest District Health or county oversight if complaints arise.
- Minor risk of runoff (e.g., parking areas) impacting local waterways, monitored by Idaho DEQ.

- Public Services Affected: Health district for noise/permits; DEQ for environmental compliance.
- Considerations: Unmitigated noise (e.g., music past 10 PM) or lighting could trigger enforcement actions.
- Mitigation: Use sound barriers (trees, walls), limit hours, and pave parking to control runoff.

Net Effect: Low impact with proper design; regulatory oversight manageable.

Overall Assessment

- Compared to Residential: A wedding venue has a lighter footprint on public services than a residential designation. Homes add daily traffic, school kids, and utility demands, while a venue's impacts are intermittent and concentrated. For example, 10 homes might generate 80-100 daily trips and 500+ gallons of water use daily, versus a venue's weekend-only spikes.
- Net Burden: Low to moderate, mostly borne by private investment (e.g., septic, security) rather than public funds. Highway 44's capacity and the venue's self-contained nature minimize strain.
- Positive Offset: Increased tax revenue and economic activity could indirectly support public services, unlike residential use, which often costs more to service than it generates in taxes.

<u>Potential impacts to groundwater (source, quantity, and quality) (Idaho Code Section 67-6537(4)):</u>

Per Idaho Code 67-6537(4), a commercial designation won't hurt the groundwater. It taps the same aquifer as residential uses would, uses less water overall with the right limits, and—with a solid septic system and runoff controls—keeps quality as good or better than a residential setup. It's a smarter fit for Highway 44 without stressing the water resources

1. Source of Groundwater

- Potential Impact:
  - A wedding venue's water needs (e.g., potable water for restrooms, catering, and irrigation for landscaping) would likely rely on the same groundwater source as a residential use—most likely the Eastern Snake Plain Aquifer or local alluvial aquifers along Highway 44. The shift from residential to commercial use doesn't inherently alter the source itself.

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- However, if the venue requires a new well or increased withdrawal compared to a few homes, it could shift demand patterns. Residential use typically involves steady, low-volume withdrawals, while a venue might have sporadic but higher peak demands (e.g., 1,500-3,000 gallons per event day for 150 guests).

Net Effect: Minimal change to the groundwater source, assuming withdrawals stay within permitted limits. The source itself (e.g., aquifer) remains unchanged, but usage intensity could shift.

2. Quantity of Groundwater

- Potential Impact:
  - Residential Baseline: A single home uses about 200-500 gallons daily (depending on household size and irrigation), while 5-10 homes on the site might use 1,000-5,000 gallons daily. This is a consistent draw.
  - Wedding Venue: A venue hosting 150 guests might use 1,500-3,000 gallons per event (10-20 gallons per person, per industry estimates), but only on event days (e.g., 1-2 times weekly). Annual usage could be lower than a residential subdivision, depending on event frequency.
  - Net Change: The venue might use less total water annually than multiple homes, but peak demands could strain local supply if the aquifer's recharge rate is low or if other users (e.g., farms) already stress it.
- Considerations:
  - Canyon County's groundwater levels have faced declines in some areas due to agricultural pumping, though Highway 44's specific conditions vary (e.g., shallower aquifers near rivers like the Boise).
  - Overuse without recharge could lower the water table, though a venue's intermittent use is less likely to do this than constant residential or irrigation demands.

Net Effect: Likely neutral or slightly reduced impact on quantity compared to residential, provided usage is managed. Peak demands need monitoring to avoid temporary overdraw.

3. Quality of Groundwater

- Definition: This refers to the chemical, biological, and physical condition of groundwater and whether the proposed use introduces contaminants or degrades its usability.
  - Comparison: The venue's risks are more concentrated than residential but manageable with design. Residential use might spread lower-level contamination over time, while a venue's impact is event-driven and potentially more acute if unmitigated.
- Considerations:

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- Idaho's Groundwater Quality Plan (via DEQ) prioritizes protecting high-quality groundwater. Nitrate is a widespread concern in Canyon County (e.g., from agriculture), and additional loading from a venue could exacerbate this if near vulnerable aquifers. This site is not located in a nitrate sensitive zone.

- Mitigation:
  - Install a quality septic system designed for peak loads, with regular maintenance.
  - Pave parking areas with permeable materials (gravel) to reduce runoff, and use native, low-water plants to minimize pesticide/fertilizer use.
  - Enforce strict waste management (e.g., bins, hauler contracts).

Net Effect: Potentially higher short-term risk to quality than residential if unmanaged, but with proper systems, the impact could be comparable or lower due to less constant use.

Legal Context (Idaho Code § 67-6537(4))

- The statute mandates consideration of these factors to ensure land use changes don't harm groundwater, a critical resource in Idaho (95% of drinking water comes from groundwater). An event venue neither degrades or improves groundwater conditions relative to the residential designation.
- Source: No significant shift—same aquifer, just different withdrawal patterns.

Thank you for your consideration, and please feel free to call with any questions or concerns, 639-6406.

Sincerely,

David Ruby, AIA
The Architects Office, PLLC

RHEES RUBY JOSEPH PUTNAM
ARCHITECTS

499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com

Date: June 6, 2025

To: Canyon County Development Services
Planning & Zoning Department
111 N 11th Ave.
Caldwell, ID 83605

Project: Calla Event Center **Job No.** 25-605

Subject: Conditional Rezone Application **From:** David Ruby, AIA

Dear Staff,

The following is a Letter of Intent to accompany our Conditional Zoning Amendment application. We desire to change the zoning of these three parcels from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial).

Description of proposed use:

The purpose of the C-1 Zone is to provide for local commercial service needs and to restrict incompatible uses. We are proposing a mixture of compatible uses on the property. A special event business will be the primary use for the property, including a new event center building, new enhanced landscape areas, an onsite office, and a newly renovated barn. In addition, the historic farmhouse will be repurposed as a beauty salon, and the west residence will be a caretaker residence.

The property's location along highway 44 makes it ideally suited for a special event venue due to its accessibility and visibility. The location is also ideally suited for business services such as a professional office or a beauty salon use for the same reasons. Highways naturally facilitate higher traffic volumes and provide easy access for guests traveling from nearby areas, which is a practical advantage for a business like a hair salon that relies on easy access for visitors. Rezoning to neighborhood commercial would allow the property to serve a broader community need by offering a unique event space, which is in short supply in the area, especially for rural or scenic venues that capitalize on Canyon County's natural beauty. A wedding venue's intermittent use (e.g., weekends or evenings) aligns with C-1's intent for low-impact commercial activity, unlike heavier uses in General Commercial (C-2) zones. The mixture of proposed uses would provide maximum benefit for local residents by having added services available nearby and during work hours, while the event business would be seasonal and less intensive than many other allowed commercial uses.

Economically, the change could stimulate local growth. A wedding venue would create jobs—such as event staff, catering, and maintenance positions—and draw business to nearby vendors, florists, photographers, and lodging providers, boosting the local economy. This aligns with Canyon County's Development Services mission to balance economic interests with community and environmental considerations. Unlike heavy commercial uses, a wedding venue would

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generate limited daily disruption, preserving the area's rural character while still providing a productive use for the land.

The rezoning also makes sense given the property's context. Residential zoning along a highway may already be less practical due to noise and traffic, reducing its appeal for housing. A neighborhood commercial designation, which allows for small-scale businesses like shops or event spaces, fits the site's conditions better and could serve as a transitional buffer between residential areas and the highway's activity. Wedding venues typically operate seasonally or on weekends, minimizing ongoing impacts like noise or congestion compared to other commercial uses.

Finally, the change could enhance community identity. Canyon County values its rural lifestyle and heritage, and a tasteful wedding venue could showcase that charm, attracting visitors who appreciate the area's landscapes and history. With proper planning and conditions like noise limits or event caps, the venue could integrate harmoniously, meeting both business and resident needs.

Description of the existing use:

The existing use was as an event center, though the use was not approved properly. The approved use is currently residential. There are two existing farm houses on the property, and two large barns.

Expected impacts and traffic of future development:

Moderate increase in traffic, primarily on weekends or event days. A typical wedding might draw 50-200 guests, translating to 25-100 vehicle trips per event, concentrated at departure times. State Highway 44, as a major arterial (handling 10,000-15,000 vehicles daily in some segments), can absorb this without major strain.

Explanation of how the rezone is consistent with the Comp Plan and specific zoning criteria:

Nearly all of the land bordering the highway has already been designated for commercial uses, which benefit from the high visibility and ease of access. These types of uses take better advantage of the existing infrastructure, and act as a buffer for the rural residential areas located behind them, enhancing both areas. As the highway traffic increases, the residential uses along the highway become less and less attractive. The commercial uses would align better with the comprehensive plans goals for economic development along this corridor.

This land's highway frontage screams commercial potential—putting homes here would underuse the location and infrastructure, while an event venue makes the most of what's already in place. Staying with the residential designation would not be beneficial to maintaining the character of the County, as future residential development would surely mean the loss of the historic farmhouse, shop and barn.

Describe the concept plan:

ARCHITECTS
FREES
RUSY
JOSEPH
PUTMAN

499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com

From the highway, the property will maintain the charm that it has had for the past hundred years. There will be a single point of access off of Highway 44, onto Calla Lily Lane. There will be a meandering gravel drive that gently winds toward the northwest corner of the site, and is bordered by landscaping. Parking for the venue is located to the west of the existing Hay Barn, and on the norther portion of the site, behind the new venue building. The parking area will be gravel instead of pavement, as a way to hold on to the rural charm of the Canyon County area.

The new venue building will be constructed east of the Hay Barn, with a plaza between. The space between the buildings will be landscaped and utilized as a transition space for before events and during transitions. The Hay Barn will be used as a smaller event space, but primarily for temporary transitions between a ceremony and a reception for example.

The Milk Barn will be renovated to contain the management office, seasonal storage for the site, and changing rooms for the bride and groom. The building itself will serve as a backdrop for the outdoor area.

The Hay Barn, new venue, and the renovated Milk Barn, will surround a landscaped outdoor area. This area will be heavily landscaped with plantings and a water feature. The surrounding buildings will create a unique outdoor environment that will feel like entering a timeless haven, where the weathered wood and rusted metal of historic barns and farm outbuildings whisper stories of a bygone era deeply rooted in the farming heritage of the area. The air carries a faint scent of aged timber, hay, and blooming wildflowers, mingling with the earthy freshness of the surrounding fields.

The barns, with their peeling paint and sturdy, hand-hewn columns and beams, stand as proud sentinels, framing the space with a sense of enduring strength and rustic elegance. It's a place that feels both intimate and expansive—peaceful yet alive with the subtle sounds of chirping birds, distant livestock, and the occasional creak of an old barn door. This courtyard invites you to pause, breathe deeply, and savor a connection to the land and its history, wrapped in a warm, nostalgic embrace.

Proposed conditions of approval:

1. The development shall limit the commercial uses to low-impact uses which are related to the primary event venue use such as:
    a. Caretaker Residence.
    b. Church.
    c. Personal Service Shops.
    d. Offices.
    e. Special Events Facility.
2. The maximum number of guests on property shall be limited to 200.

ARCHITECTS
PHEES RUBY JOSEPH PUTNAM

499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com

3. All new development shall comply with the current building codes and zoning ordinance guidelines.

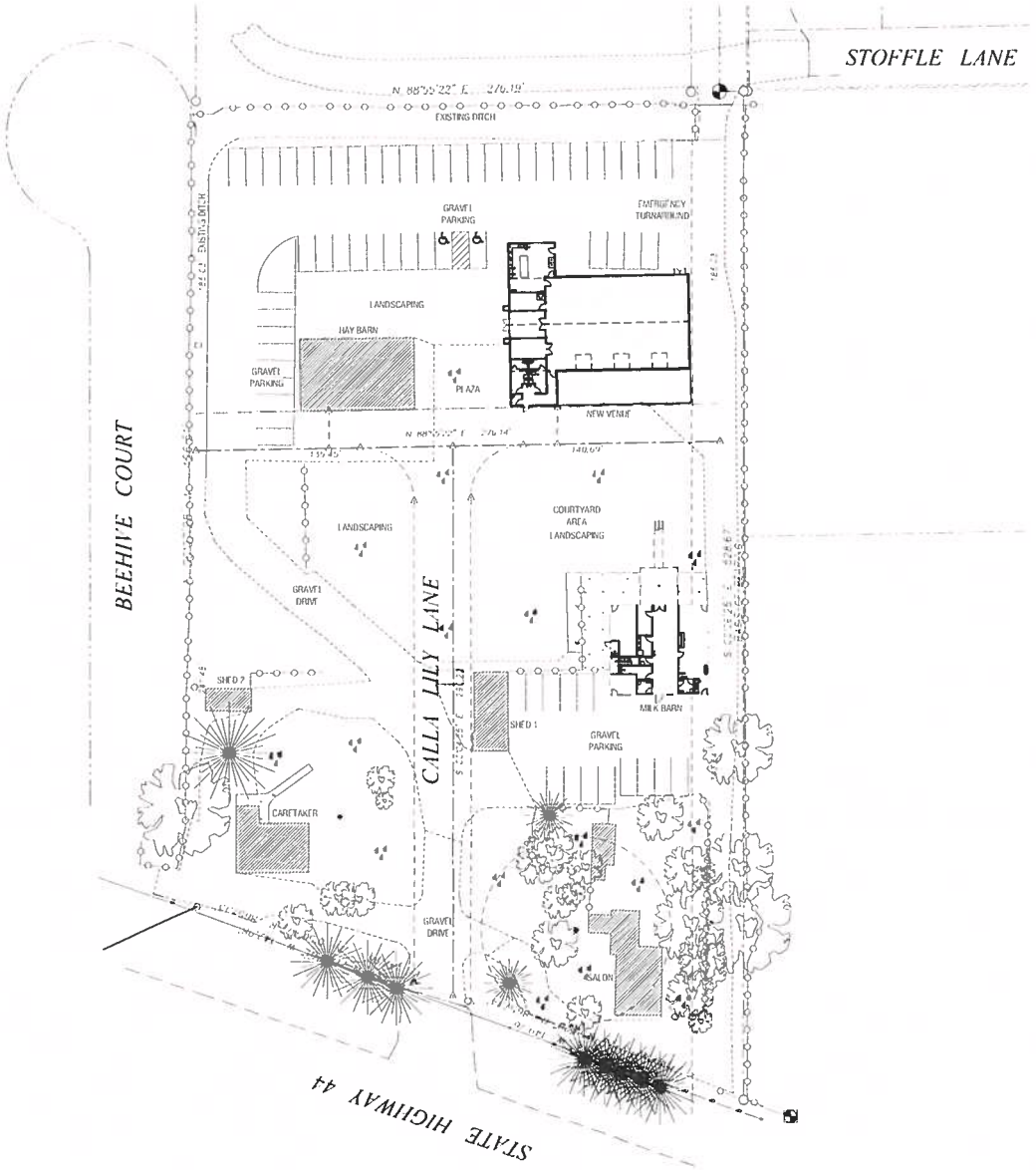
4. No events shall be permitted before 8am or after 10pm.

Thank you for your consideration, and please feel free to call with any questions or concerns, 639-6406.

Sincerely,

David Ruby, AIA
The Architects Office, PLLC

Exhibit A.3



1 CONCEPT PLAN

PROJECT SUMMARY

CURRENT ZONING: R-2
PROPOSED ZONING: C-2 (SERVICE COMMERCIAL)
AREA: 3.02 ACRES (131,551 SF)
PARCEL NO.: R23913, R23913012, R239130128
USES: EVENT CENTER (CHURCH), CARETAKER RESIDENCE, PERSONAL SERVICE: ALLOWED IN C-2 ZONE.

SETBACKS:
FRONT YARD SETBACK: ..... 20 FT
SIDE YARD SETBACK: ..... 5 FT
REAR YARD SETBACK: ..... 20 FT

BUILDING HEIGHT: 50 FT. MAX. ALLOWED (40 FT. PROPOSED)

PARKING:
TOTAL SPACES PROPOSED: 61
ACCESSIBLE: 2

TJA ARCHITECTS

PROJECT

CALLA LILY SPECIAL EVENT CENTER

HIGHWAY 44

MIDDLETON, ID

Exhibit A.3

SEAL

DATE
JUNE 10, 2025

JOB NO.
25-601 SD1.0

DRAWN BY
DAVID RUBY, AIA

REVISIONS

SHEET

A1.0

SITE PLAN

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☒ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☒ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

☒ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width 30 feet Inst. # 2018-033115

6. **INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst # 2018-033115

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)

Type: Wood posts with wire mesh (Existing) Height: +/- 5 feet

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)

Supply ditch on the west property line, and a drainage ditch on the north property line.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☒ Commercial 3 Existing ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☒ Water supply source: Well and water storage tank with fire pump

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Event Center, Business office, Beauty Salon

2. DAYS AND HOURS OF OPERATION:

☒	Monday	8am	to	10pm
☒	Tuesday	8am	to	10pm
☒	Wednesday	8am	to	10pm
☒	Thursday	8am	to	10pm
☒	Friday	8am	to	10pm
☒	Saturday	8am	to	10pm
☒	Sunday	8am	to	10pm

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? One ☐ No

4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: 3 ft Width: 5 ft. Height above ground: 2 ft

What type of sign: _____ Wall x Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 112

Is there is a loading or unloading area? No, not a formal loading dock.

ANIMAL CARE-RELATED USES n/a

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 22669 Calla Lily Ln	Parcel Number: r23913, r23913012, r23913012a	
City: Middleton	State: Idaho	ZIP Code: 83644
Notices Mailed Date: TBD	Number of Acres: 3.02	Current Zoning: r-2
Description of the Request: Rezone land from r-2 to C-1 for use as an event center		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: David Ruby, AIA		
Company Name: The Architects Office, PLLC		
Current address: 499 Main Street		
City: Boise	State: Idaho	ZIP Code: 83702
Phone: 208-639-6406	Cell: 208-412-9955	Fax: none
Email: david@taoidaho.com		

MEETING INFORMATION

DATE OF MEETING: 4/24/25	MEETING LOCATION: 22669 Calla Lily Ln
MEETING START TIME: 3:30pm	MEETING END TIME: 4:30pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Kim Tabarini	Kimberly C Tabarini	9837 W Patmore Ct Star, ID
2. Carlos Tabarini		9837 W Patmore Ct Star, ID
3. Ramee Herrera	Ramee Herrera	8419 hwy 44 Middleton
4. VIVIAN ANDERSON	Vivian Anderson	22611 E&L LN, MIDDLETON
5.		
6.		
7.		
8.		
9.		

Revised 6/9/22

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

David Ruby, AIA

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: 5 / 5 / 25

AGENCY ACKNOWLEDGMENT

Date: 6-6-25

Applicant: David Ruby, AIA

Parcel Number: r23913, r23913012, r23913012a

Site Address: 8550 ID-44, Middleton, Idaho 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☑ Applicant submitted/met for informal review.

Date: 04/25/2025 Signed: Anthony Lee

Authorized Southwest District Health Representative

(This signature does not guarantee project or permit approval)

Fire District: District: Star Fire Protection District

☒ Applicant submitted/met for informal review.

Date: 06/02/2025 Signed:

Authorized Fire District Representative

(This signature does not guarantee project or permit approval)

Highway District: District: Highway District #4

☒ Applicant submitted/met for official review.

Date: 4/16/25 Signed:

Authorized Highway District Representative

Irrigation District: District: Middleton Irrigation Assoc.

☐ Applicant submitted/met for informal review.

Date: 4/23/2025 Signed: Christina Stokes

Authorized Irrigation Representative

(This signature does not guarantee project or permit approval)

Area of City Impact City: Middleton

☑ Applicant submitted/met for informal review.

Date: 4/15/25 Signed: Roberta Stewart

Authorized AOCI Representative

(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

SEE ZONING AMENDMENT FORM FOR BOTH

AGENCY ACKNOWLEDGMENT

Date: 6-6-25

Applicant: David Ruby, AIA

Parcel Number: r23913, r23913012, r23913012a

Site Address: 8550 ID-44, Middleton, Idaho 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: ITD

☑ Applicant submitted/met for informal review.

Date: _____ Signed: Niki Benyakhlef Digitally signed by Niki Benyakhlef Date: 2025.04.21 10:45:12 -06'00'

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Exhibit A.6

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TitleOne
a title & escrow co

Order Number: 24528548

2024-038299
RECORDED
11/25/2024 09:10 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

David Merrell, a married man, as his sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Point Rd. Ste 309 Federal Way, WA 98003

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

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THE ORIGINAL DOCUMENT.

TitleOne
a title & escrow co.

Order Number: 24528548

Warranty Deed

For value received,

David Merrell, a married man, as his sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Point Rd. Ste 309 Federal Way, WA 98003

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: November 19, 2024

David Merrell

Kelly Ann Merrell, spouse of the grantor

State of AZ County of Navajo, ss.

On this 21st day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared David Merrell and Kelly Ann Merrell, known or identified 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 Public
Residing In: AZ
My Commission Expires: 2/9/2025
(seal)

TAMARA L MCCRAY
Notary Public - Arizona
Navajo County
Commission # 594903
My Comm. Expires Feb 9, 2025

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel A

This parcel is a portion of Tract 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page 33 in the Office of the Recorder of Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said SE ¼ NW ¼ (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar;

thence South 00°06'24" East along the East boundary of SE ¼ NW ¼ a distance of185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 88°55'22" West parallel with the North boundary of the SE ¼ NW ¼ , a distance of 276.14 feet to a point on the West boundary of Tract 37, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°07'23" West along said West boundary a distance of 185.03 feet to a point on the North boundary of the SE ¼ NW ¼, a found 5/8 inch diameter rebar;

thence North 88°55'22" East along said North boundary a distance of 276.19 feet to the POINT OF BEGINNING.

Parcel A1

TOGETHER WITH AND SUBJECT TO an Ingress/Egress and Utility Easement described as follows:

This Easement lies in a portion of Lot 37 of LEMP PARK URBAN TRACTS as shown in Book 4 of Plats at Page 33 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE ¼ NW ¼, (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar, thence
South 00°06'24" East along the East boundary of the SE ¼ NW ¼ a distance of 185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE ¼ NW ¼, a distance of 85.70 feet to THE TRUE POINT OF BEGINNING; thence
South 88°55'22" West, a distance of 17.48 feet; thence
Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence
South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence
Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and a long chord which bears North 70°42'43" West a distance of 31.80 feet; thence
North 00°04'55" West a distance of 254.36 feet; thence
Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence
South 88°55'22" West a distance of 16.51 feet; thence
North 00°04'55" West a distance of 20.00 feet; thence
North 88°55'22" East a distance of 120.00 feet; thence
South 00°04'55" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

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2024-038284
RECORDED
11/25/2024 08:23 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 MBROWN $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

TitleOne
a title & escrow co.

Order Number: 24528543

Warranty Deed

For value received,

Yvette Merrell, Orson A. Merrell, wife and husband ,as joint tenants with rights of survivorship

the grantor, does hereby grant, bargain, sell, and convey unto

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Rd Ste 309 Federal Way, WA 98023

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Exhibit A.7

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TitleOne
a title & escrow co.

Order Number: 24528543

Warranty Deed

For value received,

Yvette Merrell, Orson A. Merrell, wife and husband ,as joint tenants with rights of survivorship

the grantor, does hereby grant, bargain, sell, and convey unto

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Rd Ste 309 Federal Way, WA 98023

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: November 19, 2024

Yvette Merrell

Orson A. Merrell

State of Idaho, County of Ada, ss.

On this 22nd day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Yvette Merrell and Orson A. Merrell, known or identified 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.

Miranda Weeks

Notary Public
Residing In: Caldwell, ID
My Commission Expires: 6/28/27
(seal)

MIRANDA WEEKS
COMMISSION #20213089
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel B:

This parcel is a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to the TRUE POINT OF BEGINNING, a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence continuing
South 00°06'24" East along said East boundary a distance of 343.64 feet to a point on the Northerly right of way of State Highway 44, a found 1/2 inch diameter rebar; thence along said right of way, Northwesterly a distance of 149.77 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°59'30" and a long chord which bears North 70°10'51" West a distance of 149.77 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 00°04'55" West a distance of 290.22 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 88°55'22" East, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 140.69 feet to the TRUE POINT OF BEGINNING.

Parcel B1:

TOGETHER WITH AND SUBJECT TO an Ingress/Egress and Utility Easement described as follows:

This easement lies in a portion of Lot 37 of Lemp Park Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 85.70 feet to the TRUE POINT OF BEGINNING; thence
South 88°55'22" West, a distance of 17.48 feet; thence
Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence
South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence
Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and along chord which bears North 70°42'43" West a distance of 31.80 feet; thence
North 00°04'55" West a distance of 254.36 feet; thence
Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence
South 88°55'22" West a distance of 16.51 feet; thence
North 00°04'55" West a distance of 20.00 feet; thence
North 88°55'22" East a distance of 120.00 feet; thence
South 00°04'55" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

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THE ORIGINAL DOCUMENT

TitleOne
a title & escrow co.

Order Number: 24525752

2024-038285
RECORDED
11/25/2024 08:29 AM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=4 JWINSLOW $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Justin Merrell and Kendra Merrell, husband and wife, as joint tenants with rights of survivorship

the grantor, does hereby grant, bargain, sell, and convey unto

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Point Rd Ste 309 Federal Way, WA 98023

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Exhibit A.7

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT.

TitleOne
a title & escrow co.

Order Number: 24525752

Warranty Deed

For value received,

Justin Merrell and Kendra Merrell, husband and wife, as joint tenants with rights of survivorship

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Remainder of page intentionally left blank.

Dated: November 19, 2024

Justin Merrell

Kendra Merrell

State of Idaho, County of Ada, ss.

On this 21 day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin Merrell and Kendra Merrell, known or identified 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 Public
Residing In:
My Commission Expires:
(seal)

Residing: Boise, ID
Expiration: 11/15/2025

TYLER THOMAS
COMMISSION #62620
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Parcel C:

This parcel is a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN 1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 140.69 feet to the TRUE POINT OF BEGINNING; thence
South 00°04'55" East a distance of 290.22 feet to a point on the Northerly right of way of State Highway 44, a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
Along said right of way, Northwesterly a distance of 142.99 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°56'48" and a long chord which bears North 71°09'01" West a distance of 142.98 feet to a point on the West boundary of Tract 37, a found 1/2 inch diameter rebar; thence
North 00°07'23" West along said West boundary a distance of 241.48 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 88°55'22" East, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 135.44 feet to the TRUE POINT OF BEGINNING.

Parcel C1:

TOGETHER WITH AND SUBJECT TO an ingress/egress and utility easement described as follows:

This easement lies in a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN 1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 85.70 feet to the TRUE POINT OF BEGINNING; thence
South 88°55'22" West, a distance of 17.48 feet; thence
Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence
South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence
Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and a long chord which bears North 70°42'43" West a distance of 31.80 feet; thence
North 00°04'55" West a distance of 254.36 feet; thence
Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence
South 88°55'22" West a distance of 16.51 feet; thence
North 00°04'55" West a distance of 20.00 feet; thence

North 88°55'22" East a distance of 120.00 feet; thence
South 00°04'55" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

Exhibit A.7

February 3, 2026

Canyon County Development Services Department
Planning and Zoning Commission
Canyon County, Idaho

Re: Event Venue Operations - Traffic, Noise, and Alcohol Management

To whom it may concern:

Thank you for the opportunity to address your concerns regarding our event venue operations. We are committed to being responsible members of the community and appreciate the chance to outline our comprehensive mitigation measures for traffic, noise, and alcohol management.

Traffic Management

We have implemented several measures to minimize traffic impact on the surrounding area:

On our 3-acre property, we will enforce a strict 5 mph speed limit for all vehicles. This reduced speed will prevent dust from being kicked up, maintaining air quality and visibility for both our patrons and neighbors. Clear signage will be posted throughout the property, and this policy will be communicated to all event attendees in advance.

To further reduce traffic congestion and improve flow, we will actively encourage all patrons to make right-hand turns only when entering and exiting the property. This routing strategy will minimize disruption to existing traffic patterns and reduce the likelihood of conflicts at nearby intersections.

Additionally, we will schedule our events to avoid peak traffic times, ensuring that large gatherings do not coincide with morning or evening commute hours. This thoughtful scheduling will help maintain normal traffic flow in the area during the busiest times of day.

Noise Mitigation

We recognize that noise management is essential to maintaining good relationships with our neighbors. Our comprehensive noise mitigation plan includes:

We are investing significantly in landscaping designed specifically to redirect and absorb sound. As part of this effort, we are constructing a 30-yard earthen berm that will serve as a natural sound barrier, substantially reducing noise transmission to neighboring properties.

We are fully committed to complying with all city noise ordinances. All outdoor activities and amplified sound will cease at the city-mandated curfew time. Our staff will be trained to monitor noise levels throughout events and take immediate corrective action if needed.

The combination of physical sound barriers, strategic landscaping, and strict adherence to noise regulations will ensure that our operations remain compatible with the residential character of the surrounding area.

Alcohol Service and Compliance

Regarding alcohol service at our venue, we want to assure you that we will maintain the highest standards of legal compliance and responsible service. We will strictly adhere to all applicable state and local laws governing the sale, service, and consumption of alcoholic beverages.

This includes obtaining all necessary permits and licenses, ensuring that all staff involved in alcohol service are properly trained and certified, verifying the age of all guests, and maintaining appropriate insurance coverage. We view compliance not as a minimum requirement but as a fundamental responsibility to our community.

Conclusion

We are dedicated to operating an event venue that enhances our community while respecting the quality of life of our neighbors. The measures outlined above demonstrate our commitment to responsible operation and good citizenship.

We welcome any questions or requests for additional information and look forward to working cooperatively with the County to address any remaining concerns.

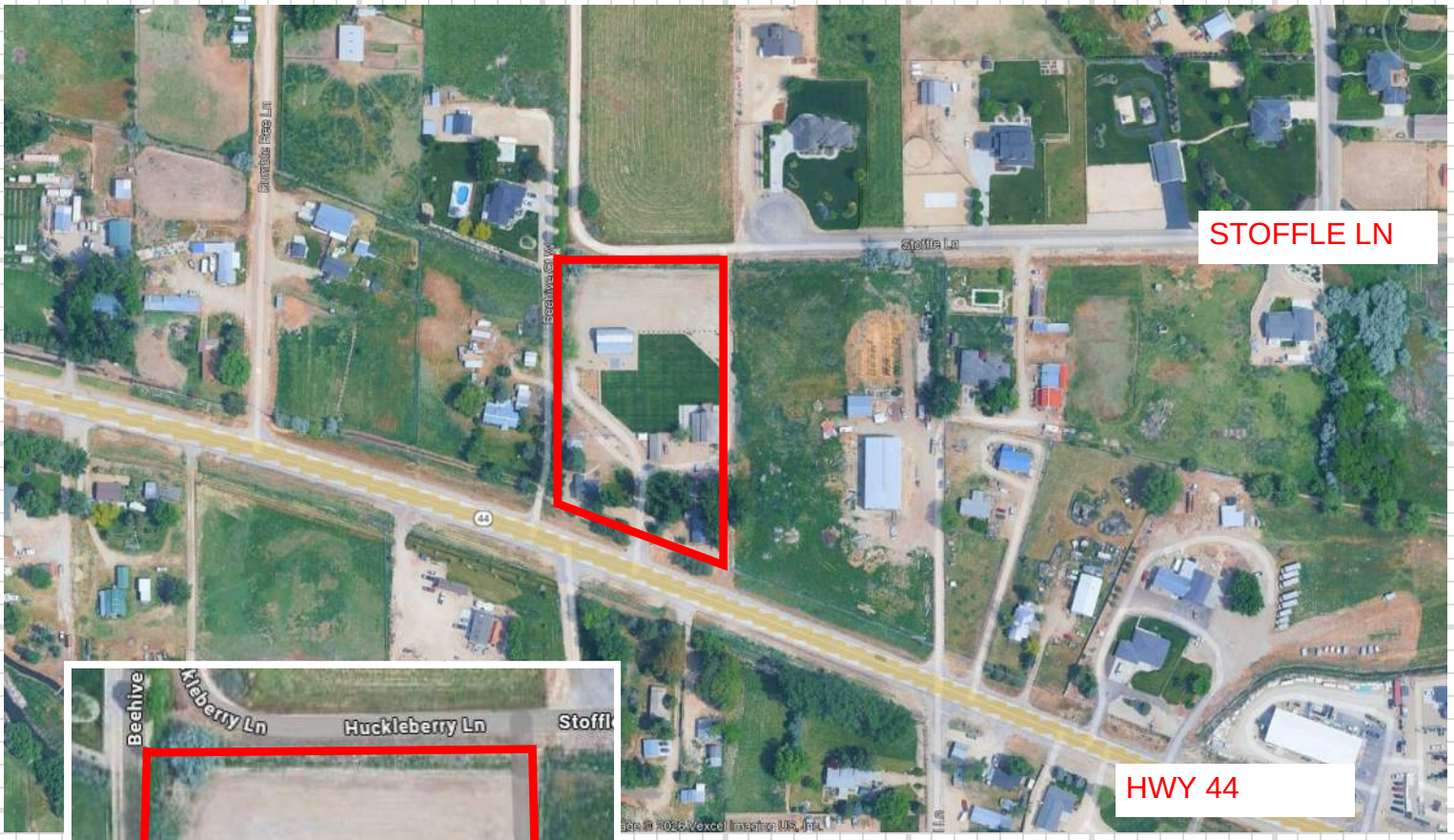
Sincerely,

Ken and Sandy Hooker, Owners
The Property, LLC

RHEES RUBY JOSEPH PUTMAN
THE ARCHITECTS OFFICE PLLC
P. 208.343.2931 499 W. Main Street, Boise, Idaho 83702 www.taoidaho.com

Project Number:
Project Name: The Property
Date:
Sheet Number: /

Aerial View



RHEES
RUBY
JOSEPH
PUTMAN

THE ARCHITECTS OFFICE PLLC

P. 208.343.2931 499 W. Main Street, Boise, Idaho 83702 www.taoidaho.com

Project Number:_____

Project Name:_____

Date:_____

Sheet Number:_____/_____

Concept Plan

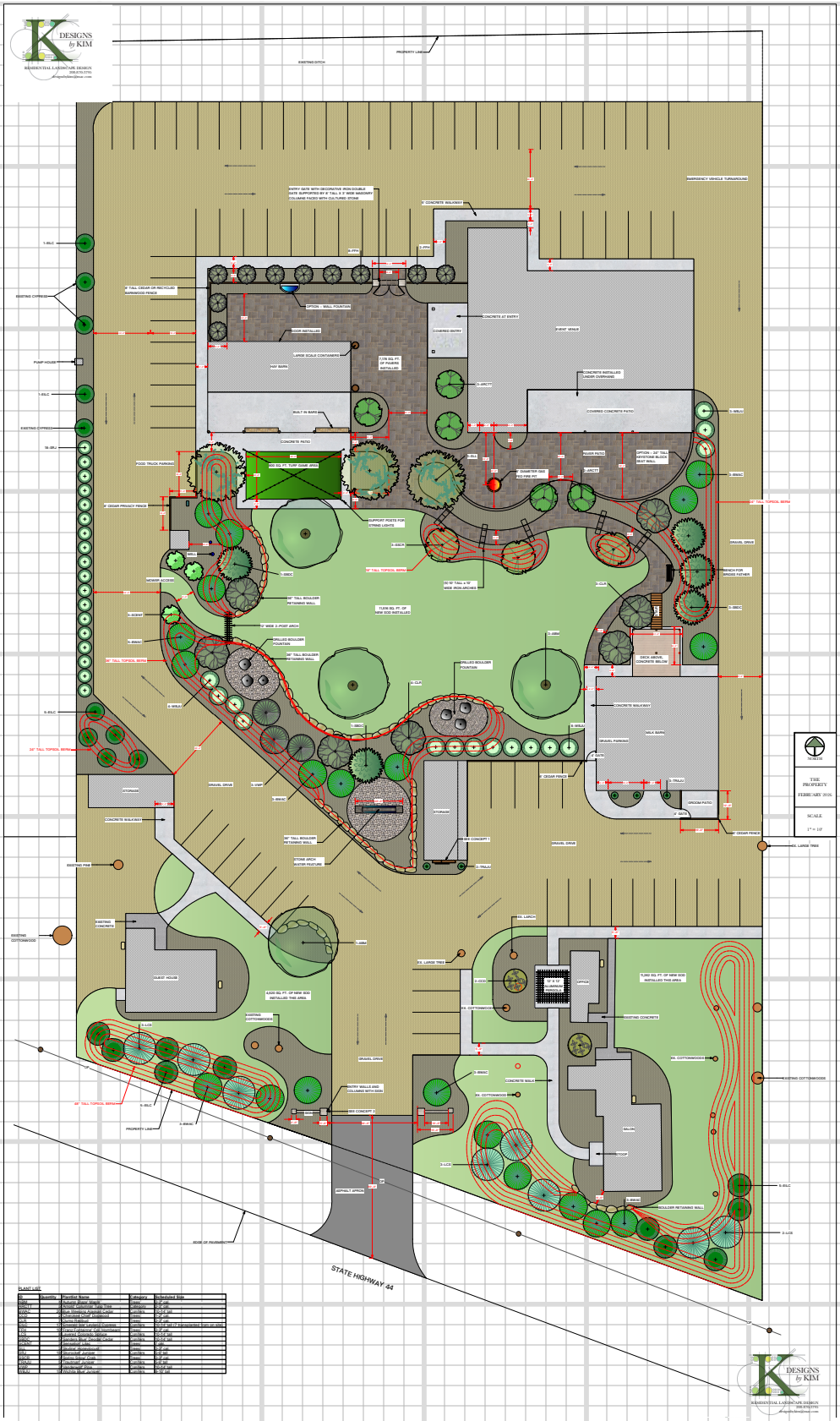
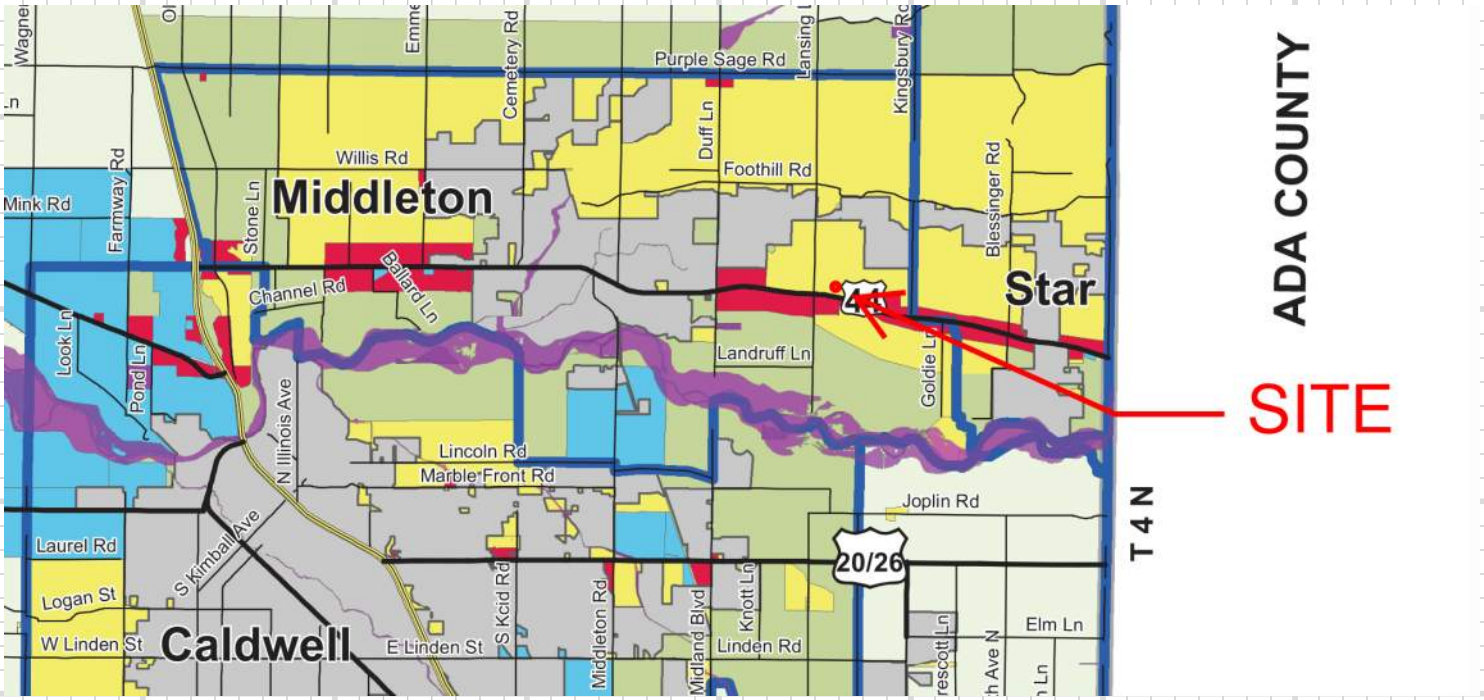


Exhibit A.9

RHEES RUBY JOSEPH PUTMAN
THE ARCHITECTS OFFICE PLLC
P. 208.343.2931 499 W. Main Street, Boise, Idaho 83702 www.taoidaho.com

Project Number:_____
Project Name:_____
Date:_____
Sheet Number:_____/_____

Comprehensive Plan



Legend

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- MIXED USE
- CONSERVATION/ OPEN SPACE
- RURAL RESIDENTIAL
- AGRICULTURE
- LANDFILL
- CURRENT IMPACT AREAS
- WATER FEATURES
- CITY LIMITS
- STATE/US HWY
- INTERSTATE

Exhibit A.9

RHEES RUBY JOSEPH PUTMAN
THE ARCHITECTS OFFICE PLLC
P. 208.343.2931 499 W. Main Street, Boise, Idaho 83702 www.taoidaho.com

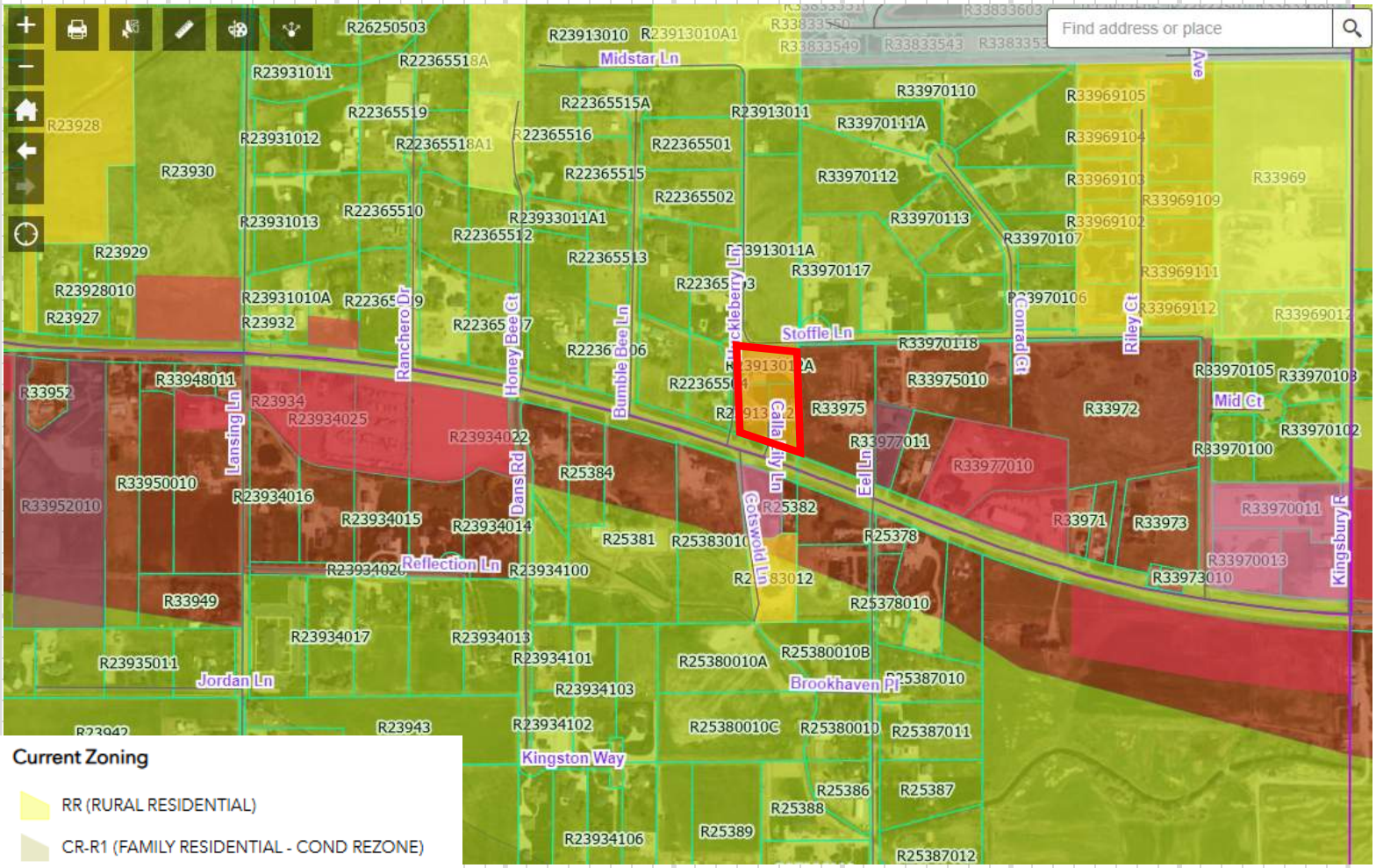
Project Number:_____

Project Name:_____

Date:_____

Sheet Number:_____/_____

Zoning Map



Current Zoning

- RR (RURAL RESIDENTIAL)
- CR-R1 (FAMILY RESIDENTIAL - COND REZONE)
- CR-RR (RURAL RESIDENTIAL - COND REZONE)
- R1 (SINGLE FAMILY RESIDENTIAL)
- R2 (MEDIUM DENSITY RESIDENTIAL)
- C1 (NEIGHBORHOOD COMMERCIAL)
- CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE)
- C2 (SERVICE COMMERCIAL)
- CR-C2 (SERVICE COMMERCIAL - COND REZONE)
- M1 (LIGHT INDUSTRIAL)
- CR-M1 (LIGHT INDUSTRIAL - COND REZONE)
- M2 (HEAVY INDUSTRIAL)
- C (COMMERCIAL - 1965 ZONING ORD.)

AGRICULTURAL

Exhibit A.9

THE ARCHITECTS OFFICE PLLC
RHEES RUBY JOSEPH PUTMAN
P. 208.343.2931 499 W. Main Street, Boise, Idaho 83702 www.taoidaho.com

Project Number:_____
Project Name:_____
Date:_____
Sheet Number:_____/_____

Enlarged Zoning Map

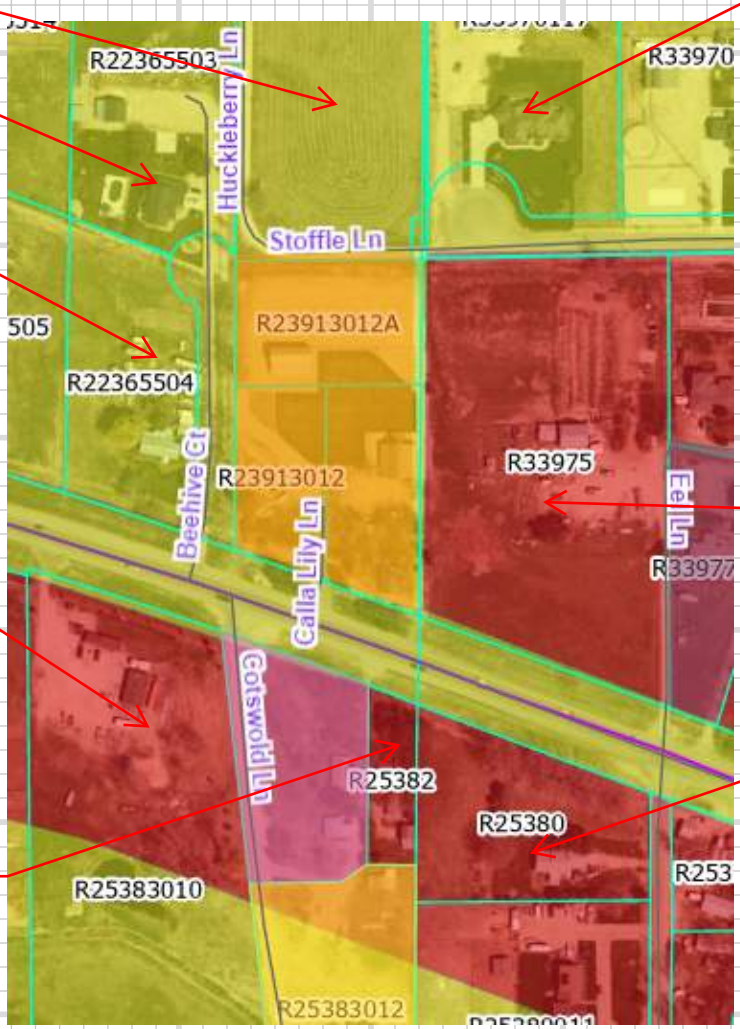


Exhibit A.9

RHEES
RUBY
JOSEPH
PUTMAN
THE ARCHITECTS OFFICE PLLC

Project Number:_____

Project Name:_____

Date:_____

Sheet Number:_____/_____

P. 208.343.2931 499 W. Main Street, Boise, Idaho 83702 www.taoidaho.com

Site Plan overlay on Aerial Photo



Exhibit A.9

DESIGNS
by KIM
RESIDENTIAL LANDSCAPE DESIGN
208-870-3795
designsbykim@mac.com

PROPERTY LINE

EXISTING DITCH

EMERGENCY VEHICLE TURNAROUND

ENTRY GATE WITH DECORATIVE IRON DOUBLE GATE SUPPORTED BY 8' TALL X 3' WIDE MASONRY COLUMNS FACED WITH CULTURED STONE

5' CONCRETE WALKWAY

1–EILC

8–FFH

2–FFH

8' TALL CEDAR OR RECYCLED BARNWOOD FENCE

EXISTING CYPRESS

OPTION – WALL FOUNTAIN

CONCRETE AT ENTRY

COVERED ENTRY

EVENT VENUE

DOOR INSTALLED

PUMP HOUSE

LARGE SCALE CONTAINERS

HAY BARN

7,178 SQ. FT. OF PAVERS INSTALLED

CONCRETE INSTALLED UNDER OVERHANG

3–ARCTT

1–EILC

BUILT IN BARS

COVERED CONCRETE PATIO

3–WBJU

EXISTING CYPRESS

CONCRETE PATIO

18–SRJ

FOOD TRUCK PARKING

800 SQ. FT. TURF GAME AREA

3–SLL

PAVER PATIO

OPTION – 24" TALL KEYSTONE BLOCK SEAT WALL

6' DIAMETER GAS FED FIRE PIT

2–ARCTT

3–BWAC

8' CEDAR PRIVACY FENCE

24" TALL TOPSOIL BERM

SUPPORT POSTS FOR STRING LIGHTS

GRAVEL DRIVE

3–SSCR

WELL

18" TALL TOPSOIL BERM

BENCH FOR BRIDES FATHER

1–SBDC

MOWER ACCESS

(5) 10' TALL x 10' WIDE IRON ARCHES

3–CLR

36" TALL BOULDER RETAINING WALL

11,516 SQ. FT. OF NEW SOD INSTALLED

STAIR

3–SBDC

3–SCENT

12' WIDE 2–POST ARCH

3–ABM

5–BWAC

DRILLED BOULDER FOUNTAIN

DECK ABOVE, CONCRETE BELOW

36" TALL TOPSOIL BERM

36" TALL BOULDER RETAINING WALL

DRILLED BOULDER FOUNTAIN

4–CLR

4–WBJU

CONCRETE WALKWAY

5–EILC

1–SBDC

8–WBJU

MILK BARN

GRAVEL PARKING

24" TALL TOPSOIL BERM

4' GATE

6' CEDAR FENCE

3–TRAJU

GRAVEL DRIVE

3–VWP

STORAGE

3–BWAC

GROOM PATIO

4' GATE

CONCRETE WALKWAY

STORAGE

6' CEDAR FENCE

NORTH

THE PROPERTY

FEBRUARY 2026

SCALE

1" = 10'

Exhibit A.9

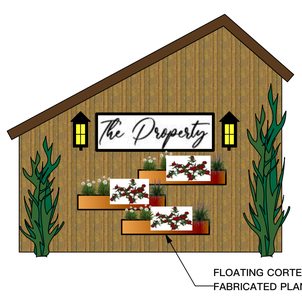
5-EILC
24" TALL TOPSOIL BERM
30'-0"
1-SBDC
8-WBJU
MILK BARN
GRAVEL PARKING
4' GATE
6' CEDAR FENCE
3-TRAJU
5'-0"
10'-0"
5'-0"
GROOM PATIO
12'-0"
4' GATE
16'-0"
6' CEDAR FENCE
STORAGE
GRAVEL DRIVE
3-VWP
3-BWAC
5'-0"
20'-0"
STORAGE
CONCRETE WALKWAY
36" TALL BOULDER RETAINING WALL
SEE CONCEPT 1
GRAVEL DRIVE
EX. LARGE TREE
EXISTING PINE
STONE ARCH WATER FEATURE
2-TRAJU
EXISTING CONCRETE
EXISTING COTTONWOOD
5'-0"
1-ABM
EX. LARCH
EX. LARGE TREE
GUEST HOUSE
2-CCD
12' X 12' ALUMINUM PERGOLA
OFFICE
11,262 SQ. FT. OF NEW SOD INSTALLED THIS AREA
4,520 SQ. FT. OF NEW SOD INSTALLED THIS AREA
EX. COTTONWOOD
EXISTING CONCRETE
EXISTING COTTONWOODS
3-LCS
5'-0"
GRAVEL DRIVE
EX. COTTONWOODS
OP
3-BWAC
CONCRETE WALK
ENTRY WALLS AND COLUMNS WITH SIGN
EX. COTTONWOOD
EXISTING COTTONWOODS
48" TALL TOPSOIL BERM
5-EILC
SIGN
SEE CONCEPT 2
2'-0"
3'-0"
38'-0"
10'-0"
15'-0"
SALON
STOOP
3-LCS
OP
60'-0"
ASPHALT APRON
5-EILC
6'-0"
3-BWAC
BOULDER RETAINING WALL
PROPERTY LINE
3-BWAC
2-LCS
EDGE OF PAVEMENT
OP
STATE HIGHWAY 44

PLANT LIST

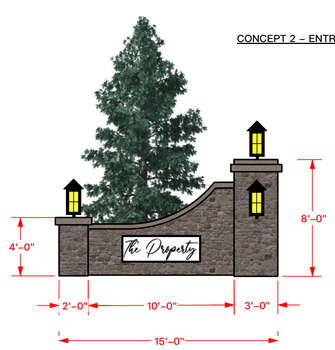
ID	Quantity	Plantlist Name	Category	Scheduled Size
ABM	4	'Autumn Blaze' Maple	Trees	2-3" cal.
ARCTT	5	'Arnold' Columnar Tulip Tree	Category	2-3" cal.
BWAC	20	Blue Weeping Alaskan Cedar	Conifers	10-14' tall
CCD	2	'Cherokee Chief' Dogwood	Trees	1-2" cal.
CLR	7	Clump Redbud	Trees	2-3" cal.
EILC	17	'Emerald Isle' Leyland Cypress	Conifers	10-14' tall (7 transplanted from on site)
FFH	10	'Franz Fontainne' Col. Hornbeam	Trees	2-3" cal.
LCS	8	Layered Colorado Spruce	Conifers	10-14' tall
SBDC	5	'Sanders Blue' Deodar Cedar	Conifers	10-14' tall
SCENT	3	'Sensation' Lilac	Trees	7 gal.
SLL	3	'Skyline' Honeylocust	Trees	2-3" cal.
SRJ	18	'Skyrocket' Juniper	Conifers	5-6' tall
SSCR	3	'Spring Snow' Crab	Trees	2-3" cal.
TRAJU	5	'Trautman' Juniper	Conifers	5-6' tall
VWP	3	'Vanderwolf' Pine	Conifers	10-14' tall
WBJU	15	'Wichita Blue' Juniper	Conifers	8-10' tall

DESIGNS by KIM
RESIDENTIAL LANDSCAPE DESIGN
208-870-3795
designsbykim@mac.com

CONCEPT 1 – SOUTH SIDE OF STORAGE BUILDING



CONCEPT 2 – ENTRY SIGN AND MONUMENTS





NORTH

THE PROPERTY

FEBRUARY 2026

SCALE

1" = 10'

Exhibit A.9

Exhibit 3

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# OR2025-0017 & CR2025-0007

Hearing date: February 19, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R23913 PARCEL INFORMATION REPORT

2/10/2026 10:02:14 AM

PARCEL NUMBER:	R23913
OWNER NAME:	TREASURE VALLEY INVESTMENTS 5 LLC
CO-OWNER:	
MAILING ADDRESS:	1600B SW DASH POINT RD STE 309 FEDERAL WAY W[illegible]
SITE ADDRESS:	22664 CALLA LILY LN
TAX CODE:	1090000
TWP:	4N **RNG:** 2W **SEC:** 10 **QUARTER:** NW
ACRES:	1.02
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	DD2
ZONING DESCRIPTION:	AG / R2 / AGRICULTURE / MEDIUM DENSITY RESIDENTIAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	STAR FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	Middleton
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	MIDDLETON IRRIGATION ASSN INC / MIDDLETON MILL DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0254G
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2025005394
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-4N-2W NW LEMP PARK URBAN TRS TX 19325 IN LT 37
PLATTED SUBDIVISION:	LEMP PARK URBAN TRS
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R23913012 PARCEL INFORMATION REPORT

2/10/2026 10:02:36 AM

PARCEL NUMBER:	R23913012
OWNER NAME:	TREASURE VALLEY INVESTMENTS 5 LLC
CO-OWNER:	
MAILING ADDRESS:	1600B SW DASH POINT RD STE 309 FEDERAL WAY W[illegible]
SITE ADDRESS:	22669 CALLA LILY LN
TAX CODE:	1090000
TWP:	4N **RNG:** 2W **SEC:** 10 **QUARTER:** NW
ACRES:	0.83
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	DD2
ZONING DESCRIPTION:	R2 / MEDIUM DENSITY RESIDENTIAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	STAR FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	Middleton
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	MIDDLETON IRRIGATION ASSN INC / MIDDLETON MILL DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0254G
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2025005393
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-4N-2W NW LEMP PARK URBAN TRS TX 19326 IN LT 37
PLATTED SUBDIVISION:	LEMP PARK URBAN TRS
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
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3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Exhibit B.1

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R23913012A PARCEL INFORMATION REPORT

2/10/2026 10:02:56 AM

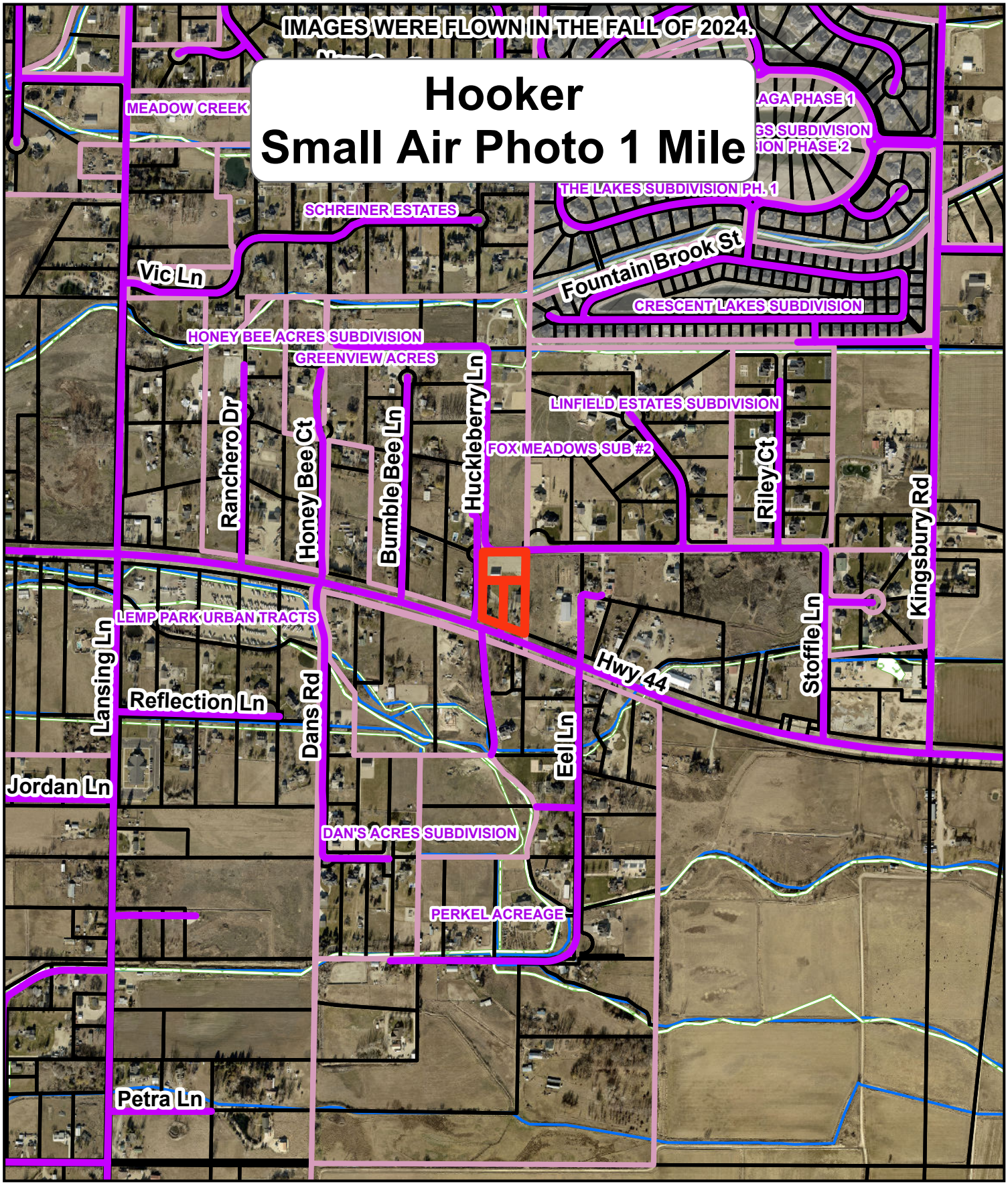
PARCEL NUMBER:	R23913012A
OWNER NAME:	HOOKER KENNETH
CO-OWNER:	HOOKER SANDRA
MAILING ADDRESS:	1600B SW DASH POINT RD 309 FEDERAL WAY WA 98[illegible]
SITE ADDRESS:	0 CALLA LILY LN
TAX CODE:	1090000
TWP:	4N **RNG:** 2W **SEC:** 10 **QUARTER:** NW
ACRES:	1.17
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	DD2
ZONING DESCRIPTION:	R2 / MEDIUM DENSITY RESIDENTIAL
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	STAR FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	Middleton
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	MIDDLETON IRRIGATION ASSN INC / MIDDLETON MILL DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0254G
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2024038299
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-4N-2W NW LEMP PARK URBAN TRS TX 19327 IN LT 37
PLATTED SUBDIVISION:	LEMP PARK URBAN TRS
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Exhibit B.1

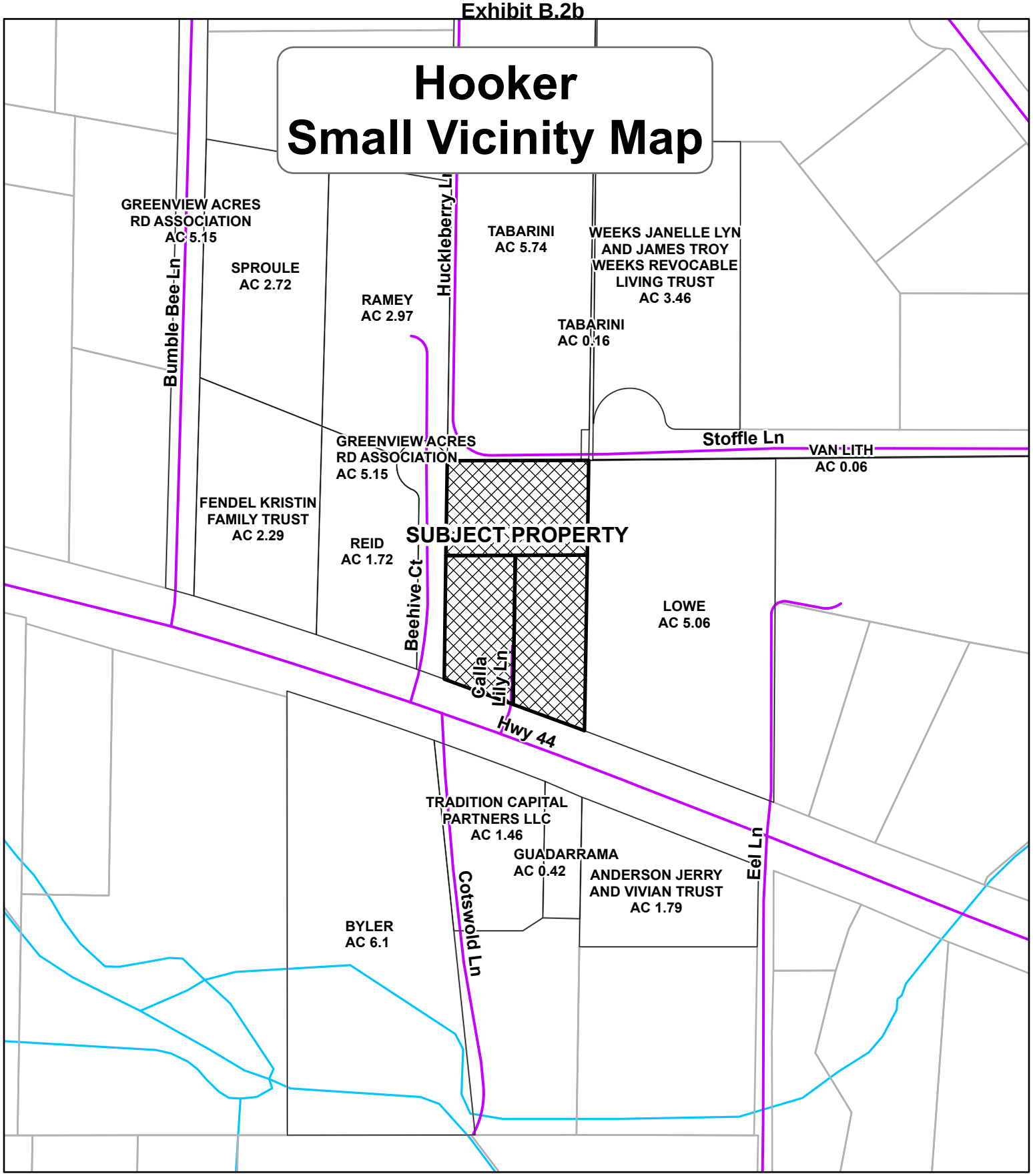


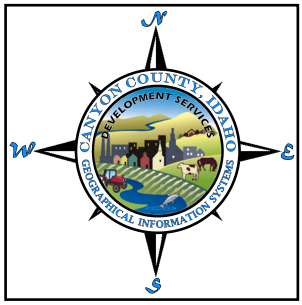
City_Limits
Wetlands

0 0.25 0.5 Miles

Exhibit B.2b

Hooker
Small Vicinity Map





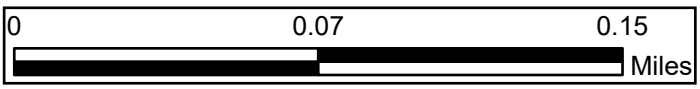


Exhibit B.2b

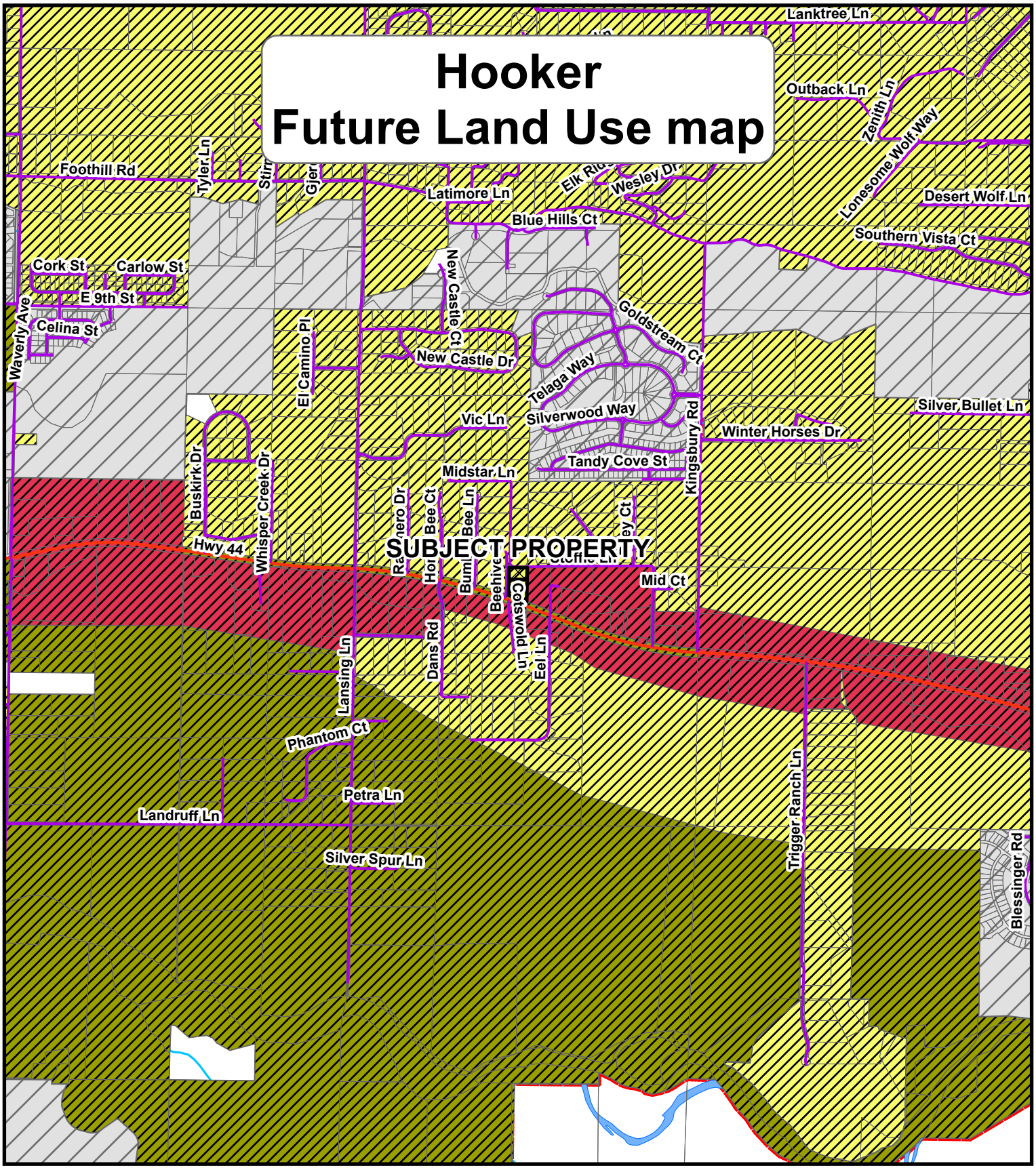

Hooker
Future Land Use map
Lanktree Ln
Outback Ln
Zenith Ln
Lonesome Wolf Way
Desert Wolf Ln
Southern Vista Ct
Foothill Rd
Tyler Ln
Latimore Ln
Wesley Dr
Blue Hills Ct
Cork St
Carlow St
E 9th St
Celina St
Waverly Ave
New Castle Ct
New Castle Dr
El Camino Pl
Goldstream Ct
Telaga Way
Silverwood Way
Vic Ln
Silver Bullet Ln
Winter Horses Dr
Kingsbury Rd
Tandy Cove St
Midstar Ln
Buskirk Dr
Whisper Creek Dr
Hwy 44
Ranchero Dr
Hot Bee Ct
Bee Ln
Bumble Bee Ln
Beehive Ct
Cotswold Ln
Eel Ln
SUBJECT PROPERTY
Mid Ct
Dans Rd
Lansing Ln
Phantom Ct
Petra Ln
Landruff Ln
Silver Spur Ln
Trigger Ranch Ln
Blessinger Rd
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
0
0.5
1
Miles

Exhibit B.2d

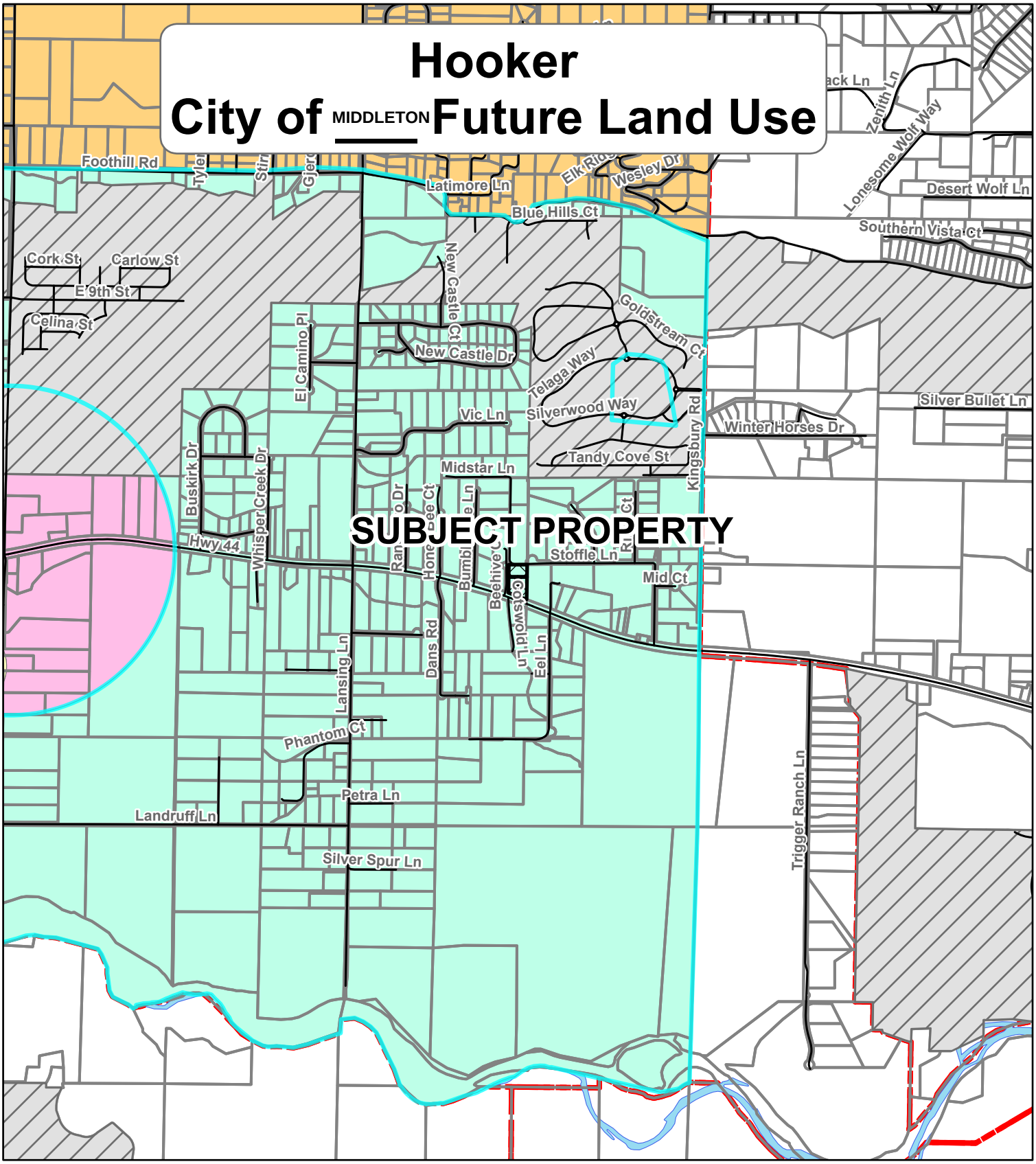


Exhibit B.2d

Exhibit B.2e

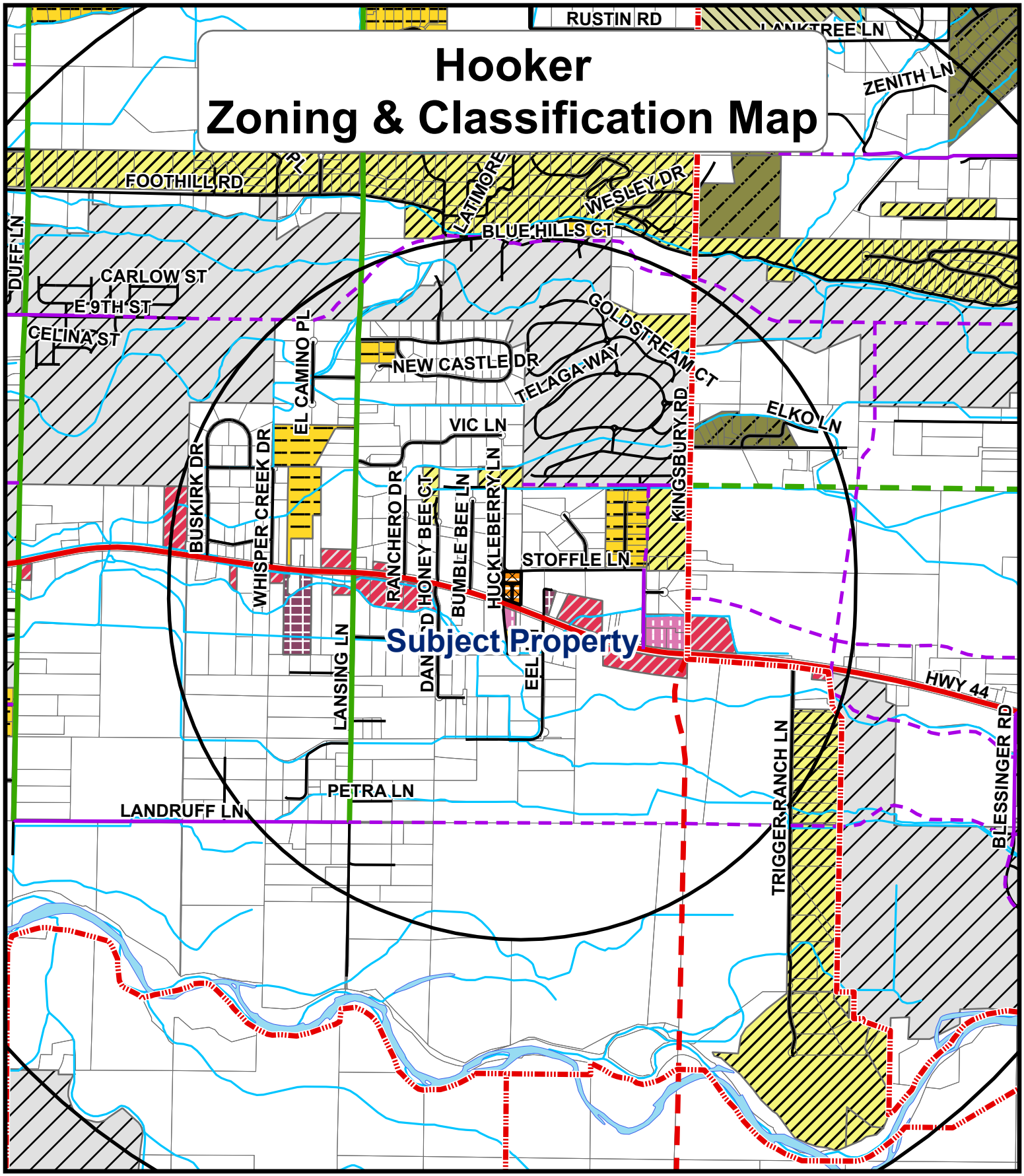


Exhibit B.2e

Exhibit B.2f

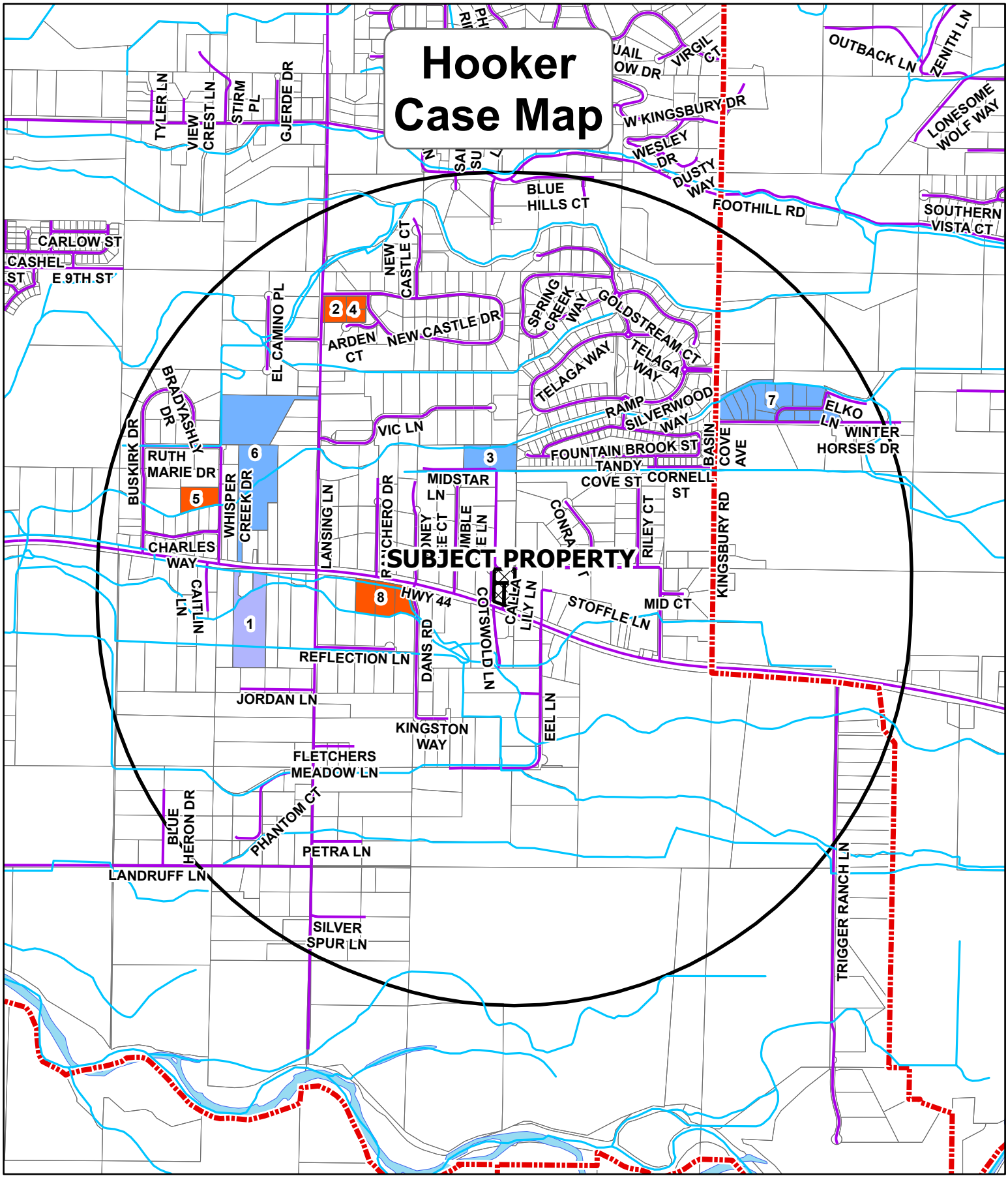


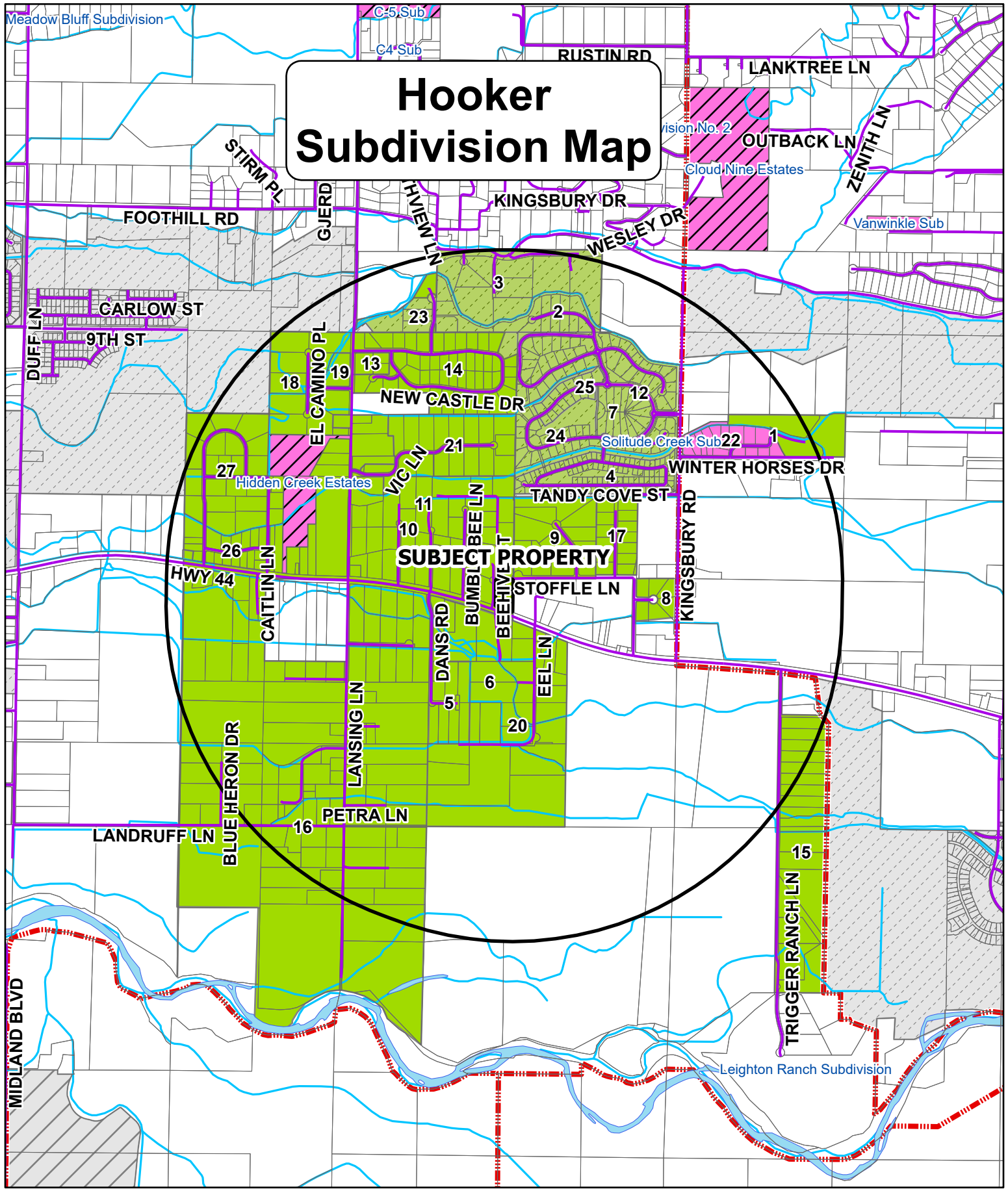
Exhibit B.2f

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0061	AG to CR-C2	AG Development LLC	APPROVED
2	RZ2020-0014	Rezone AG to R1	Biggins	APPROVED
3	RZ2020-0016	Rezone AG to RR	Jensen	APPROVED
4	SD2021-0046	Short Plat 3 Res Lots - Lansing Lane Sub	Lansing Lane Sub	APPROVED
5	CU2022-0039	Small Animal Facility	May Calins Slaughter	APPROVED
6	RZ2020-0027	Rezone AG to R1	Schatzel	APPROVED
7	SD2020-0016	Preliminary Plat	Solitude Creek Sub	Approved
8	CU2022-0028	Expand RV Storage	Wyatt Legacy LLC	APPROVED

Exhibit B.2f

Exhibit B.2g



SUBDIVISIONS

Plat Type,Plat Status

- Preliminary,Approved
- Preliminary,Pending
- MOBILE HOME PARKS

0 0.5 1 Miles

Exhibit B.2g

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
27	1866.38	717	2.60

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
2	42.92	32	1.34

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
51	4.79	2.29	0.06	110.24

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
BLUE HERON SUB	1	4N2W02	36.99	5	7.40	COUNTY (Canyon)	2002
BLUE MEADOWS SUBDIVISION NO. 1	2	4N2W03	25.81	18	1.43	MIDDLETON	2020
BLUE MEADOWS SUBDIVISION NO. 2	3	4N2W03	54.38	12	4.53	MIDDLETON	2022
CRESCENT LAKES SUBDIVISION	4	4N2W03	32.15	107	0.30	MIDDLETON	2021
DAN'S ACRES SUBDIVISION	5	4N2W10	23.51	10	2.35	COUNTY (Canyon)	2005
EEL LANE ESTATES - VACATED with Inst. # 2012013741	6	4N2W10	10.15	5	2.03	COUNTY (Canyon)	2008
FOUNTAIN SPRINGS SUBDIVISION	7	4N2W03	14.80	17	0.87	MIDDLETON	2023
FOX MEADOWS SUB	8	4N2W10	8.70	6	1.45	COUNTY (Canyon)	2004
FOX MEADOWS SUB #2	9	4N2W10	39.68	13	3.05	COUNTY (Canyon)	2004
GREENVIEW ACRES	10	4N2W10	61.59	20	3.08	COUNTY (Canyon)	1988
HONEY BEE ACRES SUBDIVISION	11	4N2W10	5.25	2	2.63	COUNTY (Canyon)	2018
LAKES AT TELAGA PHASE 1	12	4N2W03	66.06	149	0.44	0	2006
LANSING LANE SUBDIVISION	13	4N2W03	4.73	3	1.58	COUNTY (Canyon)	2022
LANSING MEADOWS SUB	14	4N2W03	65.02	50	1.30	COUNTY (Canyon)	2002
LEIGHTON LAKE ESTATES SUBDIVISION	15	4N2W11&14	82.09	20	4.10	COUNTY (Canyon)	2020
LEMP PARK URBAN TRACTS	16	4N2W09	916.60	85	10.78	COUNTY (Canyon)	1913
LINFIELD ESTATES SUBDIVISION	17	4N2W10	18.92	13	1.46	COUNTY (Canyon)	2020
MEADOW CREEK SUB	18	4N2W04	43.93	9	4.88	COUNTY (Canyon)	2000
PARKERS ADDITION SUB	19	4N2W04	4.83	2	2.41	COUNTY (Canyon)	2005
PERKEL ACREAGE	20	4N2W10	147.76	39	3.79	COUNTY (Canyon)	1911
SCHREINER ESTATES	21	4N2W03	49.40	20	2.47	COUNTY (Canyon)	1998
SOLITUDE CREEK SUBDIVSION	22	4N2W02	16.55	15	1.10	COUNTY (Canyon)	2025
SQUIRES SUB	23	4N2W03	13.02	6	2.17	0	2003
THE LAKES SUBDIVISION PH. 1	24	4N2W03	40.46	36	1.12	MIDDLETON	2015
THE LAKES SUBDIVISION PHASE 2	25	4N2W03	9.78	16	0.61	MIDDLETON	2017
WHISPER CREEK AMEND	26	4N2W09	18.47	19	0.97	COUNTY (Canyon)	1994
WHISPER CREEK ESTATES PH 2 AND 3	27	4N2W04	55.74	20	2.79	COUNTY (Canyon)	1995

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Solitude Creek Sub	16.54	15	1.10
Hidden Creek Estates	26.38	17	1.55

MOBILE HOME & RV PARKS

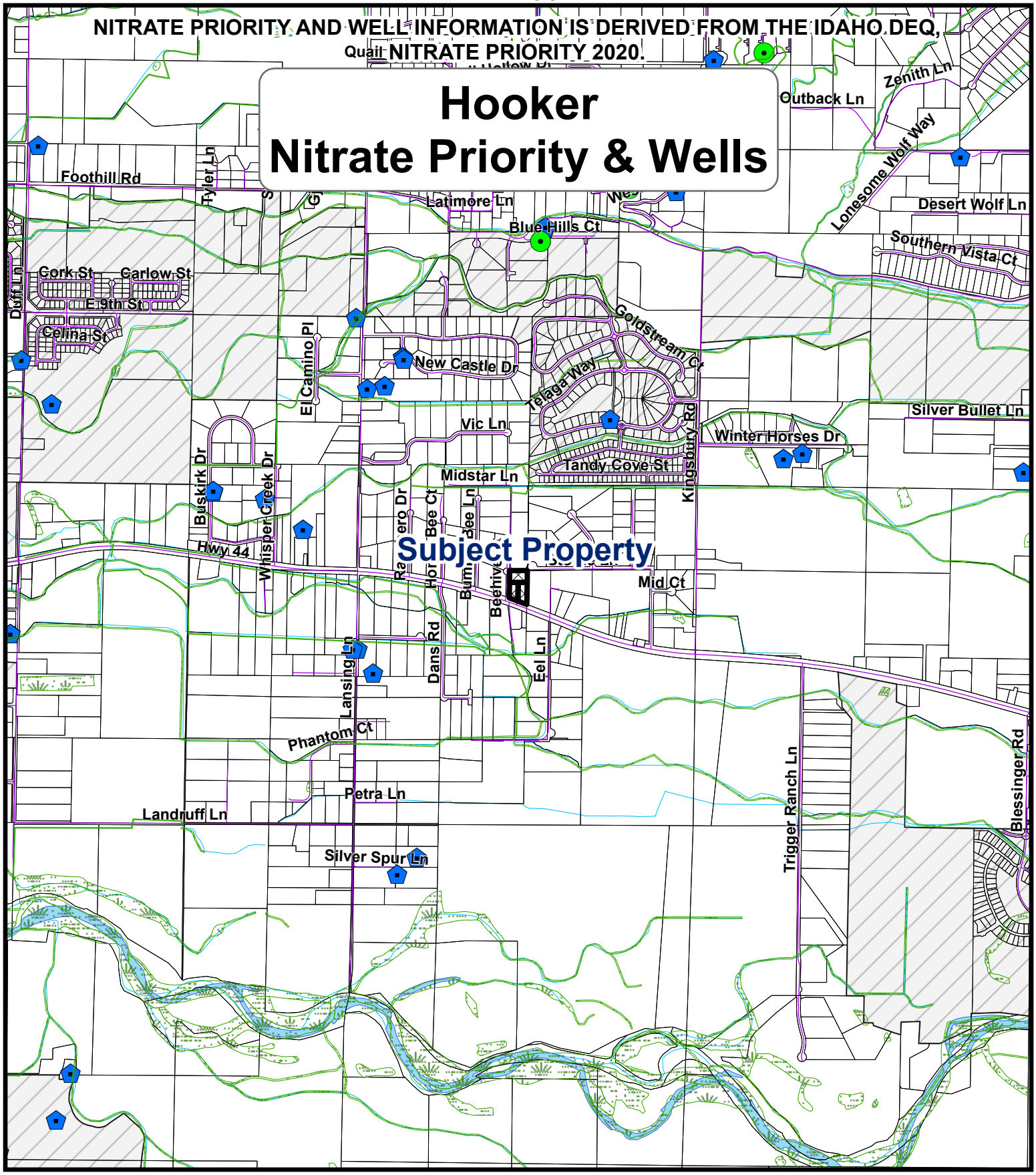
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

Exhibit B.2g

Exhibit B.2h

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, Quail NITRATE PRIORITY 2020.

Hooker
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

0.005 - 2.00

2.000001 - 5.00

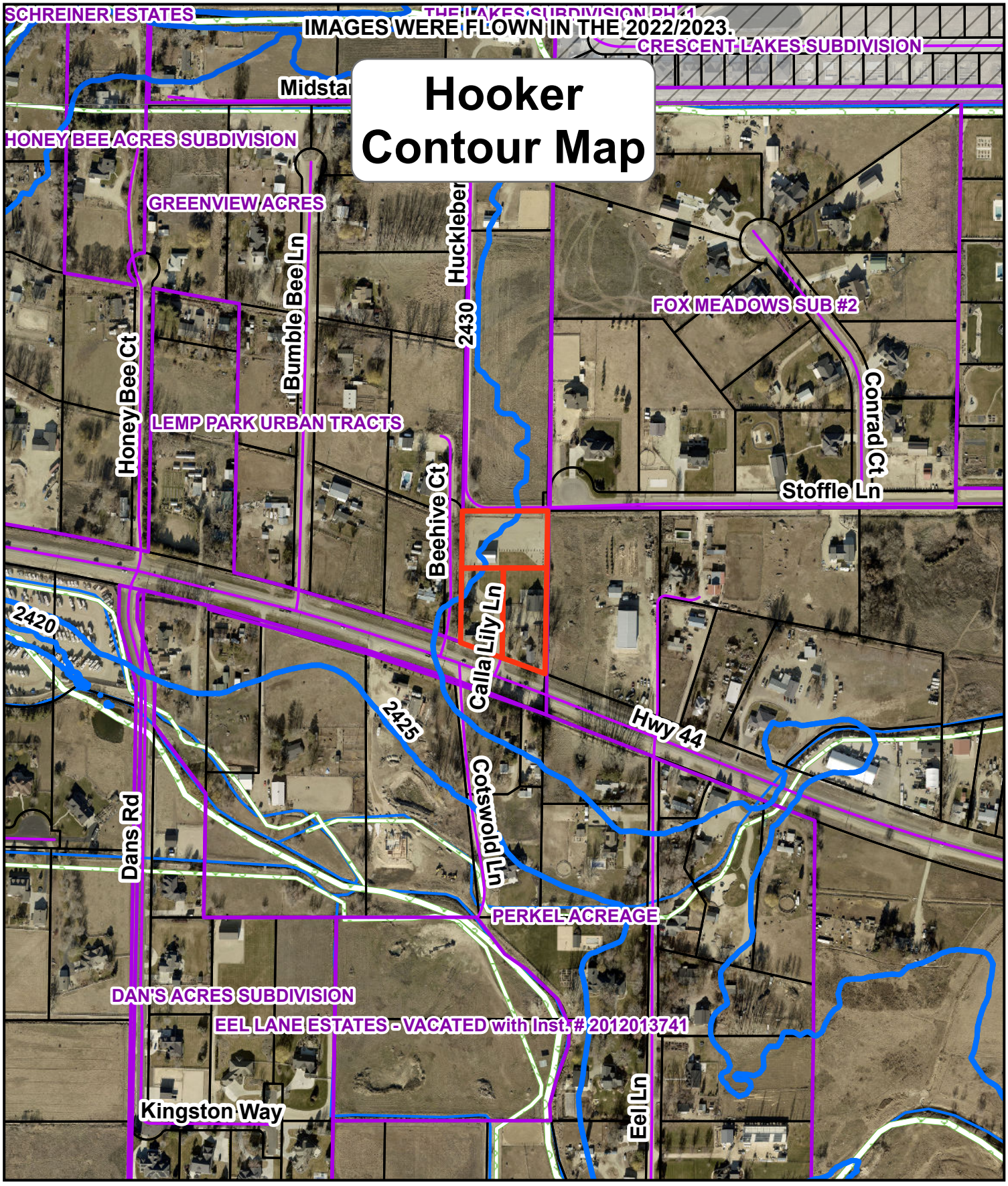
5.0000001 - 10.00

10.000001 - 49.80

0 0.5 1 Miles

Exhibit B.2h

Exhibit B.2i



Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet

Exhibit B.2i

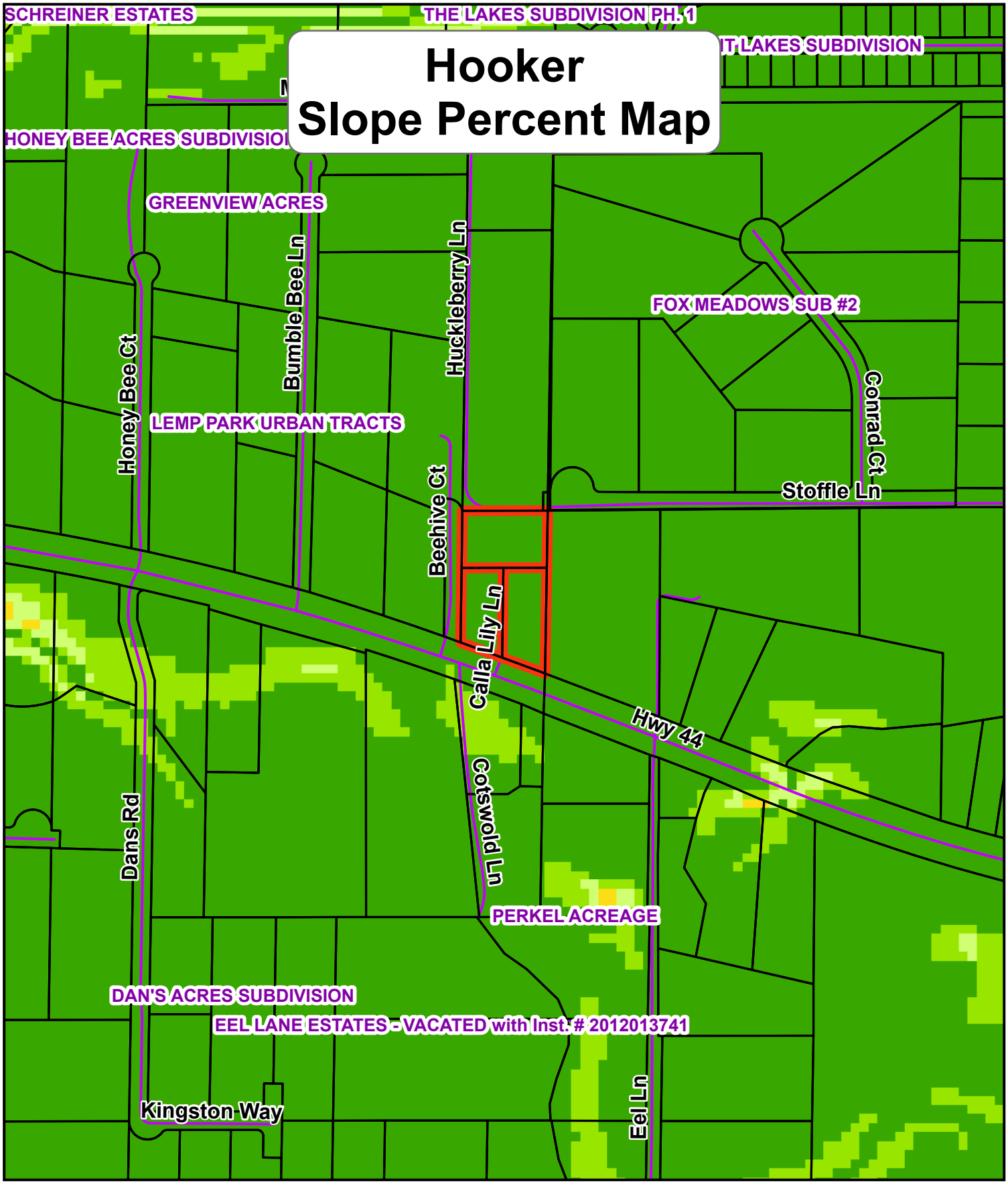

SCHREINER ESTATES
THE LAKES SUBDIVISION PH. 1
IT LAKES SUBDIVISION
Hooker
Slope Percent Map
HONEY BEE ACRES SUBDIVISIOI
GREENVIEW ACRES
Bumble Bee Ln
Huckleberry Ln
FOX MEADOWS SUB #2
Honey Bee Ct
Conrad Ct
LEMP PARK URBAN TRACTS
Beehive Ct
Stoffle Ln
Calla Lily Ln
Hwy 44
Cotswold Ln
Dans Rd
PERKEL ACREAGE
DAN'S ACRES SUBDIVISION
EEL LANE ESTATES - VACATED with Inst. # 2012013741
Kingston Way
Eel Ln
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

Exhibit B.2i

Exhibit B.2j

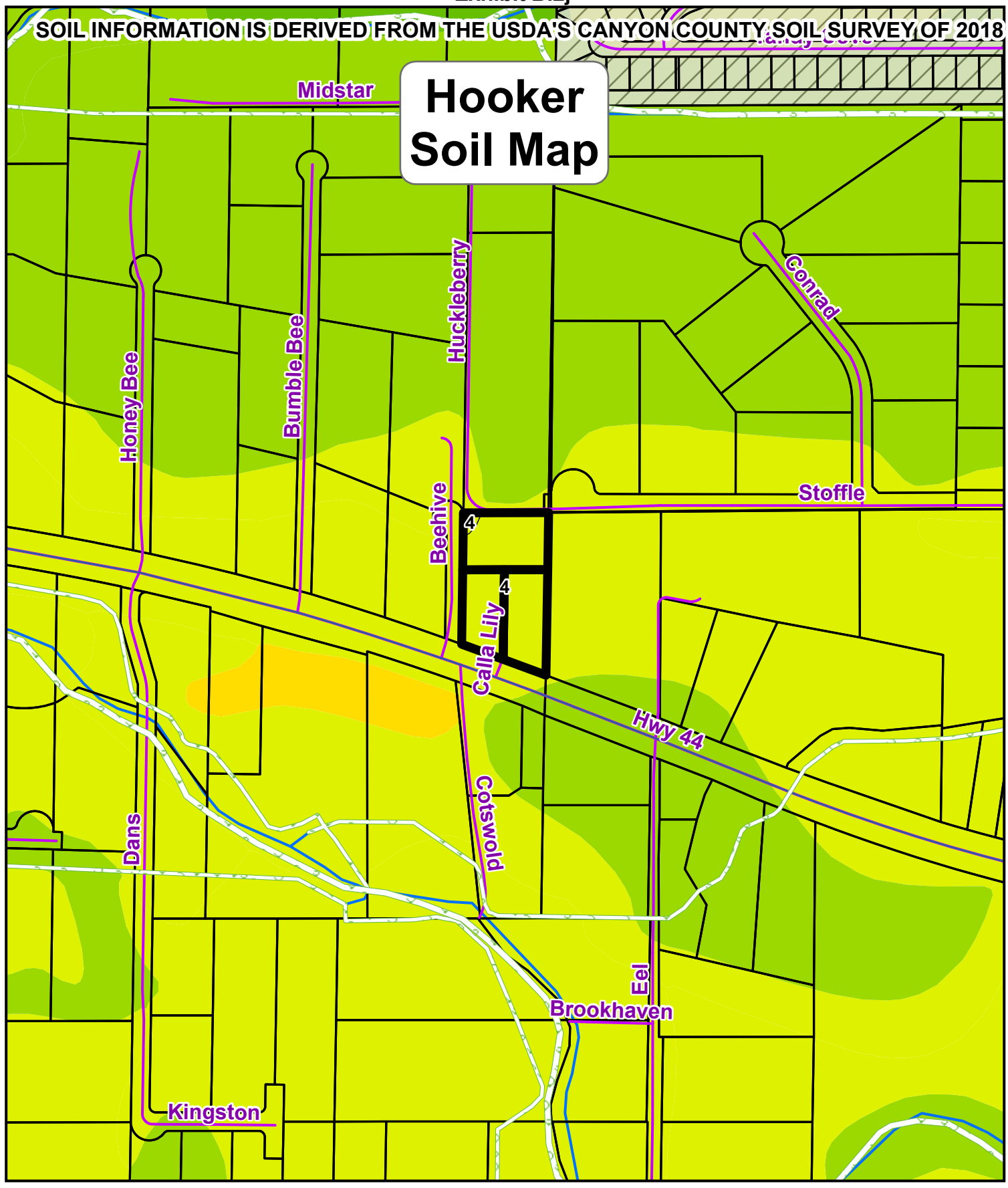


Exhibit B.2j

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	128502.55	2.95	97.75%
4	MODERATELY SUITED SOIL	2953.36	0.07	2.25%
		131455.90	3.02	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
MtA	Prime farmland if irrigated and drained	128502.55	2.95	97.75%
MvA	Prime farmland if irrigated and drained	2953.36	0.07	2.25%
		131455.90	3.02	100%

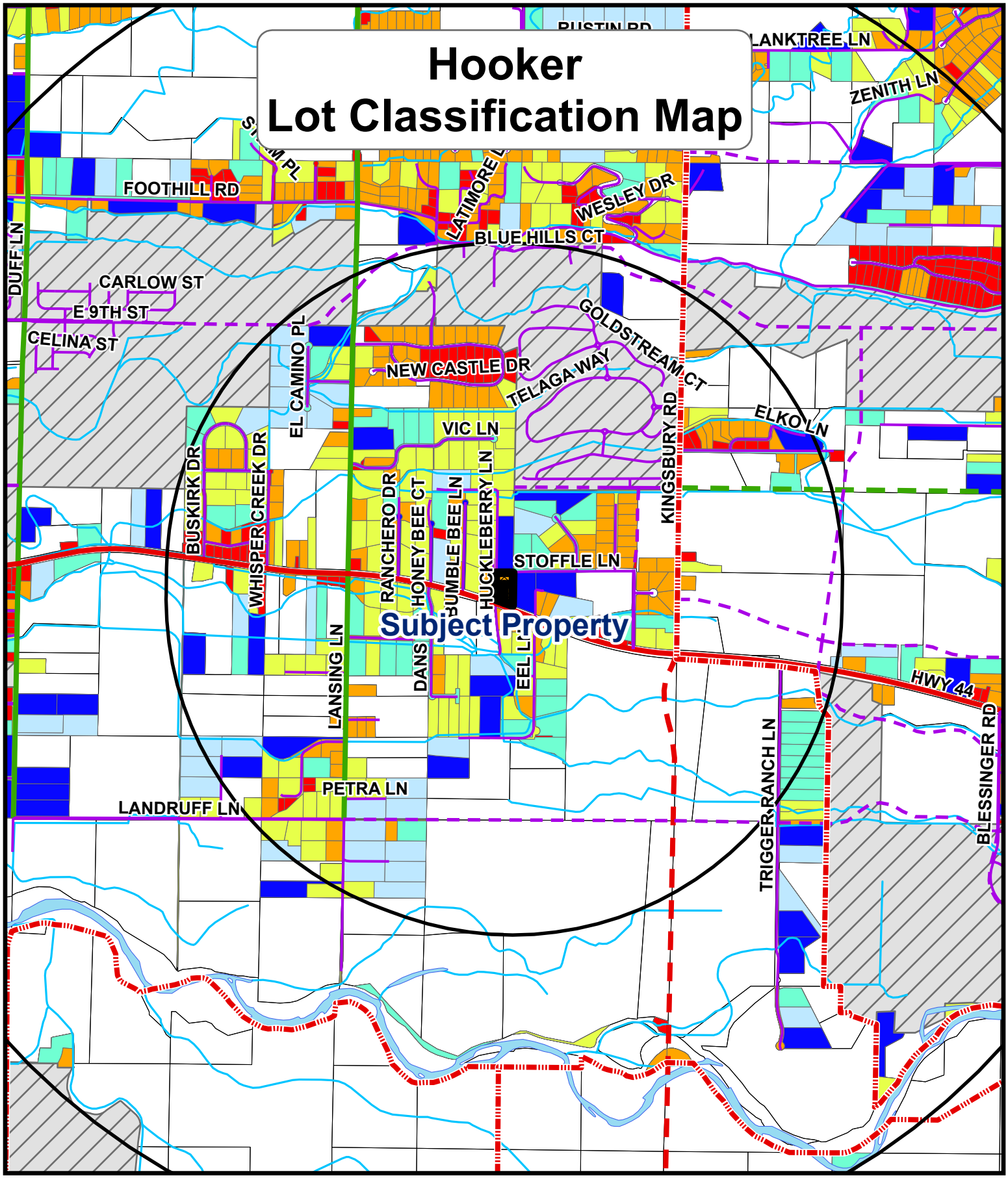
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

Exhibit B.2j

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Exhibit B.2k

Hooker
Lot Classification Map



Lot Size

- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

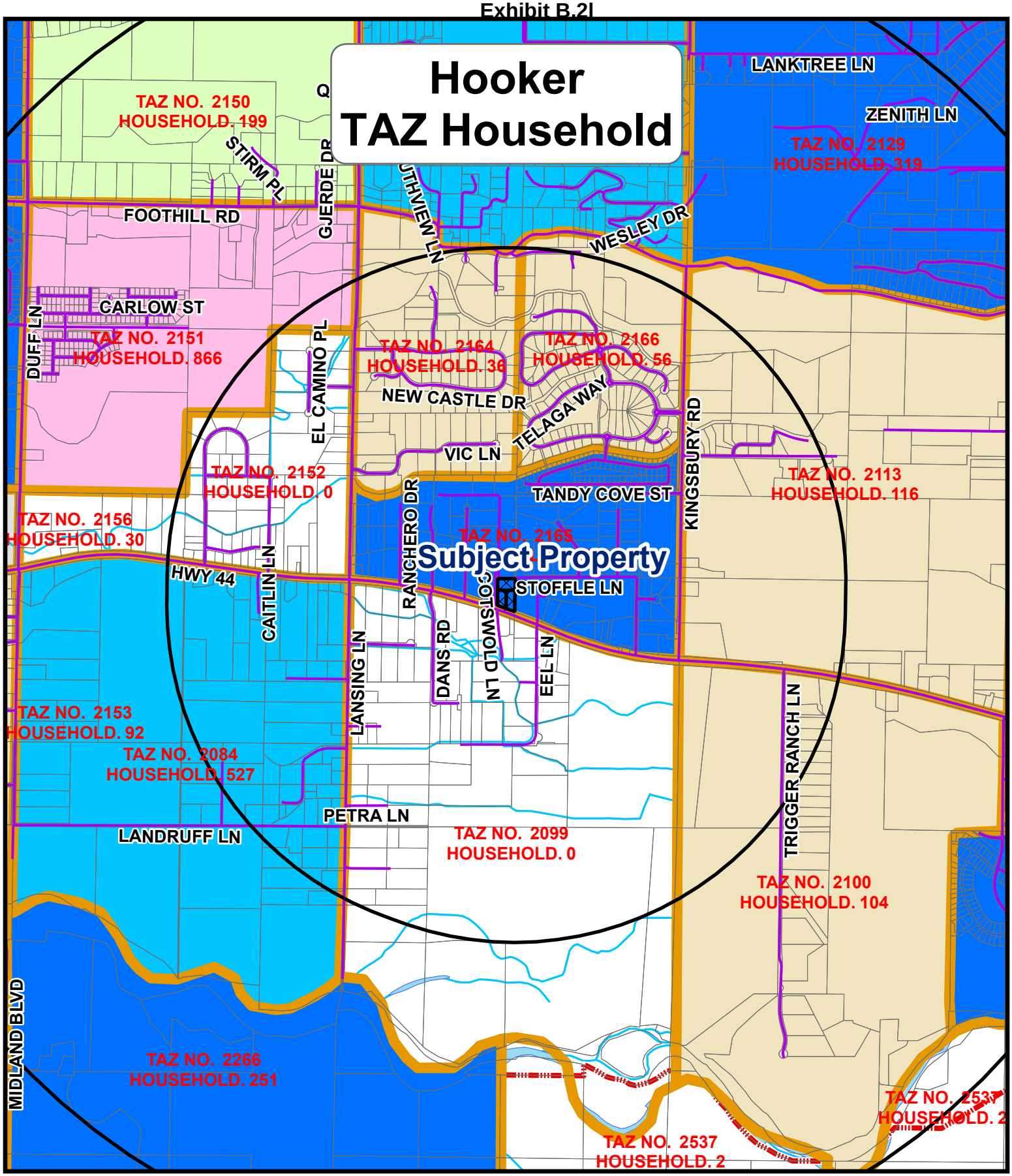
- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

Exhibit B.2k

0 0.25 0.5 Miles

Exhibit B.2l

Hooker
TAZ Household

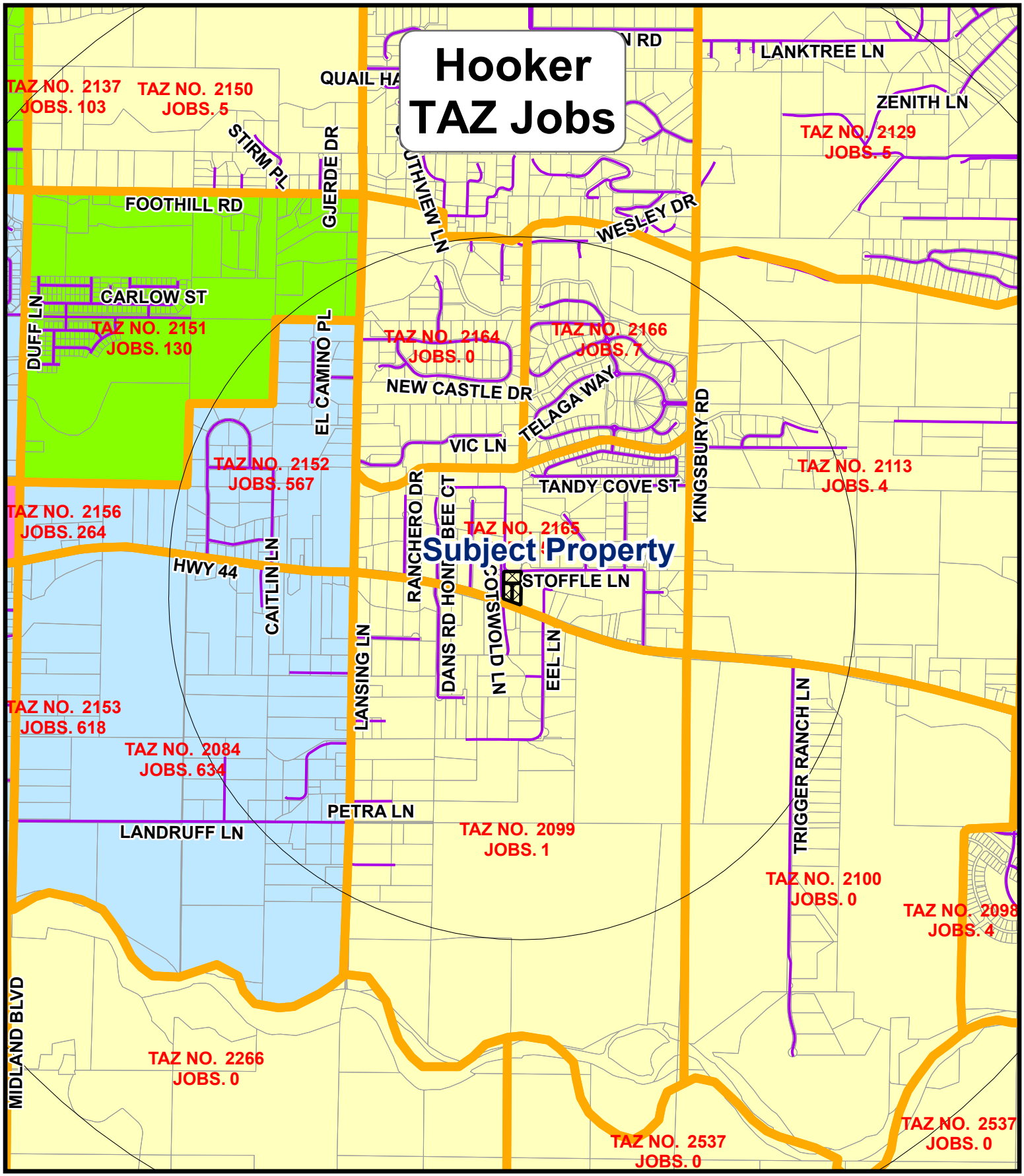


House Hold 2025-2050

-4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

Exhibit B.2l

0 0.5 1 Miles


Hooker
TAZ Jobs
TAZ NO. 2137
JOBS. 103
TAZ NO. 2150
JOBS. 5
QUAIL HA
N RD
LANKTREE LN
ZENITH LN
TAZ NO. 2129
JOBS. 5
STIRM PL
GJERDE DR
FOOTHILL RD
WESLEY DR
CARLOW ST
DUFF LN
TAZ NO. 2151
JOBS. 130
EL CAMINO PL
TAZ NO. 2164
JOBS. 0
TAZ NO. 2166
JOBS. 7
NEW CASTLE DR
TELAGA WAY
KINGSBURY RD
VIC LN
TAZ NO. 2152
JOBS. 567
TAZ NO. 2113
JOBS. 4
TANDY COVE ST
TAZ NO. 2156
JOBS. 264
RANCHERO DR
BEE CT
TAZ NO. 2165
Subject Property
HWY 44
CAITLIN LN
STOFFLE LN
DANS RD HONEY
COTSWOLD LN
EEL LN
LANSING LN
TAZ NO. 2153
JOBS. 618
TAZ NO. 2084
JOBS. 634
PETRA LN
LANDRUFF LN
TAZ NO. 2099
JOBS. 1
TRIGGER RANCH LN
TAZ NO. 2100
JOBS. 0
TAZ NO. 2098
JOBS. 4
MIDLAND BLVD
TAZ NO. 2266
JOBS. 0
TAZ NO. 2537
JOBS. 0
TAZ NO. 2537
JOBS. 0
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
Exhibit B.2
0
0.5
1
Miles

BEFORE THE BOARD OF COUNTY COMMISSIONERS

IN THE MATTER OF AN APPEAL BY:	CASE NO. RZ2008-4
Brian & Deanne Burford	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER**
A request by Brian & Deanne Burford for a rezone of approximately three acres from an "A" (Agricultural) Zone to a "R-2" (Combined Medium-Density Residential) Zone.	
The Canyon County Planning and Zoning Commission recommended approval of this request to the Board of Commissioners.	

A hearing was scheduled before the Board of County Commissioners (hereinafter "Board") on October 14, 2008, for the purpose of considering Brian and Deanne Burford's (hereinafter "Applicants") request for a rezone of approximately 3 acres from an "A" (Agricultural) zone to a "R-2" (Combined Medium-Density Residential) zone. The Canyon County Planning and Zoning Commission (hereinafter "Commission") recommended approval of the application.

The following persons were in attendance at the hearing: Canyon County Commissioners David J. Ferdinand II, Matt Beebe and Steven J. Rule; Deputy Clerk Monica Reeves; Jarom Wagoner, Canyon County Development Services Department (hereinafter "DSD"); and Deputy Prosecuting Attorney Carlton R. Ericson. Applicant Deanne Burford appeared at the hearing and

gave testimony in support of the application. No other individuals were present at the hearing or signed up in support or opposition to the application.

SUMMARY OF THE RECORD

The record in this appeal is comprised of:

1. County Exhibit Nos. 1-5.

PROCEDURAL ITEMS

1. A public hearing on the Applicant's initial request for a rezone was held before the Commission which recommended approval of the application.
2. On August 21, 2008, the Commission issued Findings of Facts, Conclusions of Law and Decision recommending approval of the application.
3. Following the recommended approval of the Commission, the matter was set for hearing before the Board.
4. On or about September 19, 2008, persons owning property within ¼ mile of the site and selected agencies were notified of the Board's hearing by mail. On or about October 3, 2008, a hearing notice was posted on the site. On or about September 24-25, 2008, legal notice of the Board's hearing was published in the Idaho-Press Tribune.

PROCEDURAL ITEMS

1. **Jarom Wagoner**, DSD, testified at the hearing before the Board. Such verbal testimony and/or the written Canyon County Department of Development Services STAFF REPORT, dated July 17, 2008 reflects that:

a. The subject property is located on the northeast corner of the intersection of Highway 44 and Beehive Court, Middleton, Idaho, in a portion of the NW ¼ of Section 10, T4N, R2W, BM.

b. Applicants propose to rezone approximately 3 acres from an "A" (Agricultural) zone to a "R-2" (Combined Medium-Density Residential) zone.

c. The subject property is located within Middleton's Area of City Impact.

d. The subject property is located approximately 1 mile east of Middleton's city limits.

e. The subject property is located in the Urban Growth Area.

f. There are 3 existing residential structures and several outbuildings located on the subject property.

g. The existing vegetation on the subject property is grass, pasture and dirt.

h. The property is irrigated by sprinkler irrigation, with the slope and/or drainage flowing relatively flat.

i. The primary road frontage to the subject property is Highway 44 and there are no obstructed ingress or egress views. There are 2 existing accesses onto Highway 44.

j. The subject property consists of 100% Class III moderately-suited soils and is 100% prime farm land if irrigated and drained.

k. The property not located within a nitrate priority area.

l. The surrounding property within ¼ mile of the subject property in all directions is residential in an "A" (Agricultural) zone.

m. There is 1 gravel pit and no dairies within 1 mile of the subject property. There is 1 feedlot within 2 miles of the subject property.

n. Approximately 37 of the 75 parcels, or 49% of the parcels, within ¼ mile of the subject property have existing residences. The average lot size of such parcels is 3.07 acres, with a range of 0.78 to 9.29 acres, and a median of 2.61 acres.

o. There are 15 platted subdivisions within 1 mile of the subject property for a total of 403 lots, with an average lot size of 3.08 acres. There are 4 subdivisions in the platting stages within 1 mile of the subject property, consisting of 74 total lots and an average lot size of 1.71 acres.

p. Staff recommends approval of the application.

q. This rezone will allow the subject property to be split with a .5 acre minimum lot size.

r. The "R-2" zone allows for 2 residences per parcel and a split of the subject property will bring the parcel into compliance with the zone regulations.

Testimony in Support of Application

1. **Applicant Deanne Burford** spoke in favor of the application and testified, in summary, that:

a. Applicants are seeking a rezone to "R-2" so they can split the lot and bring it into compliance with the zoning ordinance. Two of the existing residences will be on 1 lot and the third will be on the second lot.

b. One of the residences is rented out as a pre-school and is not a day care center.

Neutral Testimony

1. There were no witnesses who signed up or spoke as a neutral witness at the hearing.

Testimony in Opposition to the Application

1. There were no witnesses who signed up or spoke in opposition to the application.

Rebuttal Testimony in Support of the Application

1. There was no rebuttal testimony.

BOARD ACTION

Upon the conclusion of public testimony, after deliberating on the evidence presented, the **Board** voted to affirm the Commission's decision and to approve Applicant's request for a rezone of approximately 3 acres from an "A" (Agricultural) zone to an "R-2" (Combined Medium-Density Residential) zone. On November 19, 2008, the **Board** will adopt Findings of Fact and Conclusions of Law and Order and an ordinance.

ISSUES OF APPLICABLE LAW

1. Whether the proposed zoning amendment is harmonious and in accordance with the Canyon County 2010 Comprehensive Plan.

2. Whether the proposed use will be injurious to other property in the immediate vicinity and whether the proposed use will negatively change the essential character of the area.

3. Whether adequate sewer, water and drainage facilities and utility systems will be provided to accommodate said use.

4. Whether legal access to the subject property for the development exists or will exist.

5. Whether there will be undue interference with existing or future traffic patterns.

6. Whether essential services will be provided to accommodate said use such as, but not limited to, school facilities, police and fire protection, emergency medical services, and whether or not services will be negatively impacted by such use or will require additional public funding in order to meet the needs created by the requested use.

7. Whether Applicants have met the burden of persuasion that the application should be approved.

FINDINGS OF FACT

If any of these Findings of Fact are deemed to be Conclusions of Law, they are incorporated into the Conclusions of Law section accordingly.

1. The **Board** finds the testimony of the witnesses to be credible and ascribes all appropriate weight to such testimony.

2. The **Board** finds the exhibits presented by the Canyon County Development Services Department to be credible and ascribes all appropriate weight to such.

3. The proposed zoning amendment is permitted pursuant to, and is in accordance with, the Canyon County Zoning Ordinances.

4. The **Board** finds that the statement of the nature of the request is to rezone approximately 3 acres from an "A" (Agricultural) zone to a "R-2" (Combined Medium-Density Residential) zone.

5. The **Board** finds that the subject property is located on the northeast corner of the intersection of Highway 44 and Beehive Court, Middleton, Idaho in a portion of the NW ¼ of Section 10, T4N, R2W, BM.

6. The **Board** finds that the subject property is located within Middleton's Area of City Impact and is located approximately 1 mile east of Middleton's City Limits.

7. The **Board** finds that the subject property is located within the Urban Growth Area.

8. The **Board** finds that there 3 residential homes and several outbuildings on the subject property and that the existing vegetation on the subject property is grass, pasture and dirt.

9. The **Board** finds that the subject property is irrigated by sprinkler irrigation, with the slope and/or drainage relatively flat.

10. The **Board** finds that the primary road frontage to the subject property is Highway 44 and there are no obstructed ingress or egress views. There are 2 existing accesses onto Highway 44.

11. The **Board** finds that the subject property consists of 100% Class III moderately-suited soils and is 100% prime farm land if irrigated and drained. The property is not located within a nitrate priority area.

12. The **Board** finds that the surrounding property within ¼ mile of the subject property in all directions is residential in an "A" (Agricultural) zone.

13. The **Board** finds that there is 1 gravel pit and no dairies within 1 mile of the subject property. There is 1 feedlot within 2 miles of the subject property.

14. The **Board** finds that approximately 37 of the 75 parcels, or 49% of the parcels, within ¼ mile of the subject property have existing residences. The average lot size of such parcels is 3.07 acres, with a range of 0.78 to 9.29 acres, and a median of 2.61 acres.

15. The **Board** finds that there are 15 platted subdivisions within 1 mile of the subject property for a total of 403 lots, with an average lot size of 3.08 acres. There are 4 subdivisions in the platting stages within 1 mile of the subject property. Such subdivisions consist of 74 total lots with an average lot size of 1.71 acres.

16. The **Board** finds that adequate sewer, water and drainage facilities, and utility systems will be provided to accommodate said use.

17. The **Board** finds that legal access to the subject property for the development exists.

18. The **Board** finds that there will not be undue interference with existing or future traffic patterns.

19. The **Board** finds that essential services will be provided to accommodate said use such as, but not limited to, school facilities, police and fire protection, emergency medical services, and services will not be negatively impacted by such use and will not require additional public funding in order to meet the needs created by the requested use.

20. The **Board** finds that the proposed use will not be injurious to other property in the immediate vicinity and/or will not change the essential character of the area.

21. The **Board** finds that the proposed use is consistent with the pertinent factors for consideration under the Canyon County 2010 Comprehensive Plan. The subject property is located within the Middleton's Area of City Impact and is in the Urban Growth Area. In addition, Middleton has expressed its approval of the application.

22. The **Board** finds that Applicants have met the burden of persuasion and the application should therefore be approved.

23. The **Board** finds that the decision of the Commission recommending approval of the application should be upheld and that the application should be approved rezoning the subject property from an "A" (Agricultural) zone to an "R-2" (Combined Medium Density Residential) zone.

CONCLUSIONS OF LAW

If any of these Conclusions of Law are deemed to be Findings of Fact, they are incorporated into the Findings of Fact section.

1. The **Board** concludes that the proposed zoning amendment is permitted pursuant to the Canyon County Zoning Ordinances.

2. The **Board** concludes that a statement of the nature of the request is for a rezone of approximately 3 acres from an "A" (Agricultural) zone to a "R-2" (Combined Medium-Density Residential) zone.

3. The **Board** concludes that the proposed zoning amendment is consistent with the Canyon County 2010 Comprehensive Plan.

4. The **Board** concludes that the proposed zoning amendment will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

5. The **Board** concludes that adequate sewer, water and drainage facilities, and utility systems will be provided to accommodate said use.

6. The **Board** concludes that there will not be undue interference with existing or future traffic patterns.

7. The **Board** concludes that legal access to the subject property exists.

8. The **Board** concludes that essential services will be provided to accommodate said use such as, but not limited to, school facilities, police and fire protection, emergency medical services, and services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.

9. The **Board** concludes that Applicants have met the burden of persuasion that the proposed zoning amendment should be approved.

10. The **Board** concludes that the Commission's recommendation to approve the application should be upheld and that Applicants' request for a rezone of approximately 3 acres from an "A" (Agricultural) zone to a "R-2" (Combine Medium-Density Residential) zone should be granted.

ORDER

Based upon the Findings of Fact and Conclusions of Law, reviewed above, the Board hereby **affirms** the recommendation of the Canyon County Planning and Zoning Commission and hereby **APPROVES** Applicants' request for a rezone of approximately 3 acres from an "A" (Agricultural) zone to a "R-2" (Combined Medium-Desity Residential)

IT IS SO ORDERED this 19 day of November, 2008.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

Commissioner David J. Ferdinand, II, Chairman

Commissioner Matt Beebe

Commissioner Steven J. Rule

ATTEST: William H. Hurst, CLERK

By: Deputy

APPLICANT'S RIGHT TO REQUEST A REGULATORY TAKING ANALYSIS

According to Idaho Code § 67-6535 (c), the Applicant/Landowner has a right to request from the Canyon County Board of Commissioners a regulatory taking analysis pursuant to Idaho Code § 67-8003. The written request of the Applicant/Landowner for a regulatory taking analysis shall be filed with the Clerk of the Board of County Commissioners not more than twenty-eight (28) days after the date of this decision. Upon the timely written request of the Applicant/Landowner for a regulatory taking analysis, Canyon County shall prepare a written taking analysis concerning this case and shall provide to the Applicant/Landowner a regulatory taking analysis no longer than forty-two (42) days after the date of filing of the Applicant/Landowner's request for regulatory taking analysis. Pursuant to Idaho Code § 67-8003(4), the twenty-eight (28) day time limitation described below in the "NOTICE OF APPELLATE PROCEDURE", shall be temporarily suspended during the preparation of the regulatory takings analysis. For more information, please consult an attorney.

NOTICE OF APPELLATE PROCEDURE

An affected person aggrieved by this decision may within twenty-eight (28) days after the date of this decision, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

Director Decision
Administrative Land Division: AD2018-0060
Canyon County Code of Ordinances 16-001

2018-035932
RECORDED
08/14/2018 09:00 AM
00386893201800359320080084
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 PBRIDGES $31.00
MISC
DEANNE BURFORD

Case Number: AD2018-0060
Parcel # (s): R23913
Property Owner/Applicant(s): Brian & Deanne Burford

Request: Brian and Deanne Burford have an administrative land division of parcel R23913. The applicants are also requesting a reduction of an ingress/egress easement from 60' to 30'.

Findings (Administrative Land Division): Staff finds the proposed division is compliant with Canyon County Code 07-18. The subject parcel is currently zoned Medium Density Residential (R-2). Pursuant to CCZO 07-18-01, an administrative land division of an original parcel in the R-2 zone is allowed to be divided into no more than four (4) residential parcels.

The parcels created from this land division meet lot size requirements in section 07-10-21 for the R-2 Residential Zone with a minimum average lot size of 0.5 acres. Parcels created from this division will have access to a private road, Calla Lily Lane with recorded road user's maintenance agreement (Inst#2018-033115). The approach onto Hwy 44 was permitted by the Idaho Transpiration Department under permit #3-18-520.

This application is to divide parcel R23913, which consist of a 3 acre original parcel, into a total of 3 residential parcels as follows and as indicated on ROS2018-032713:	
Parcel A:	1.173 acres more or less (Residential parcel, building permit available)
Parcel B:	1.023 acres more or less (Residential parcel, building permit available)
Parcel C:	.825 acres more or less (Residential Parcel, building permit available)

Findings (Easement Reduction): Staff finds the proposed easement reductions from 60' to 30' will provide adequate access to the parcels indicated on ROS2018-032713. Approval of this request will not cause injury, damage or a safety hazard. Any obstruction/ temporary structures must be removed from the subject easement prior to the certificates of occupancy for parcels that utilize the subject easement.

Decision: The application to complete an Administrative Division and easement reduction is **APPROVED**. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

This decision is based on the ROS2018-032713 and parcel descriptions dated July 16, 2018. Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patricia A Nilsson
Director

August 13, 2018
Date

State of Idaho)
SS
County of Canyon County)

JANET LA MONT NOTARY PUBLIC STATE OF IDAHO

On this 13 day of August, in the year of 2018, before me Janet LaMont, a notary public, personally appeared Patricia Nilsson, 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.

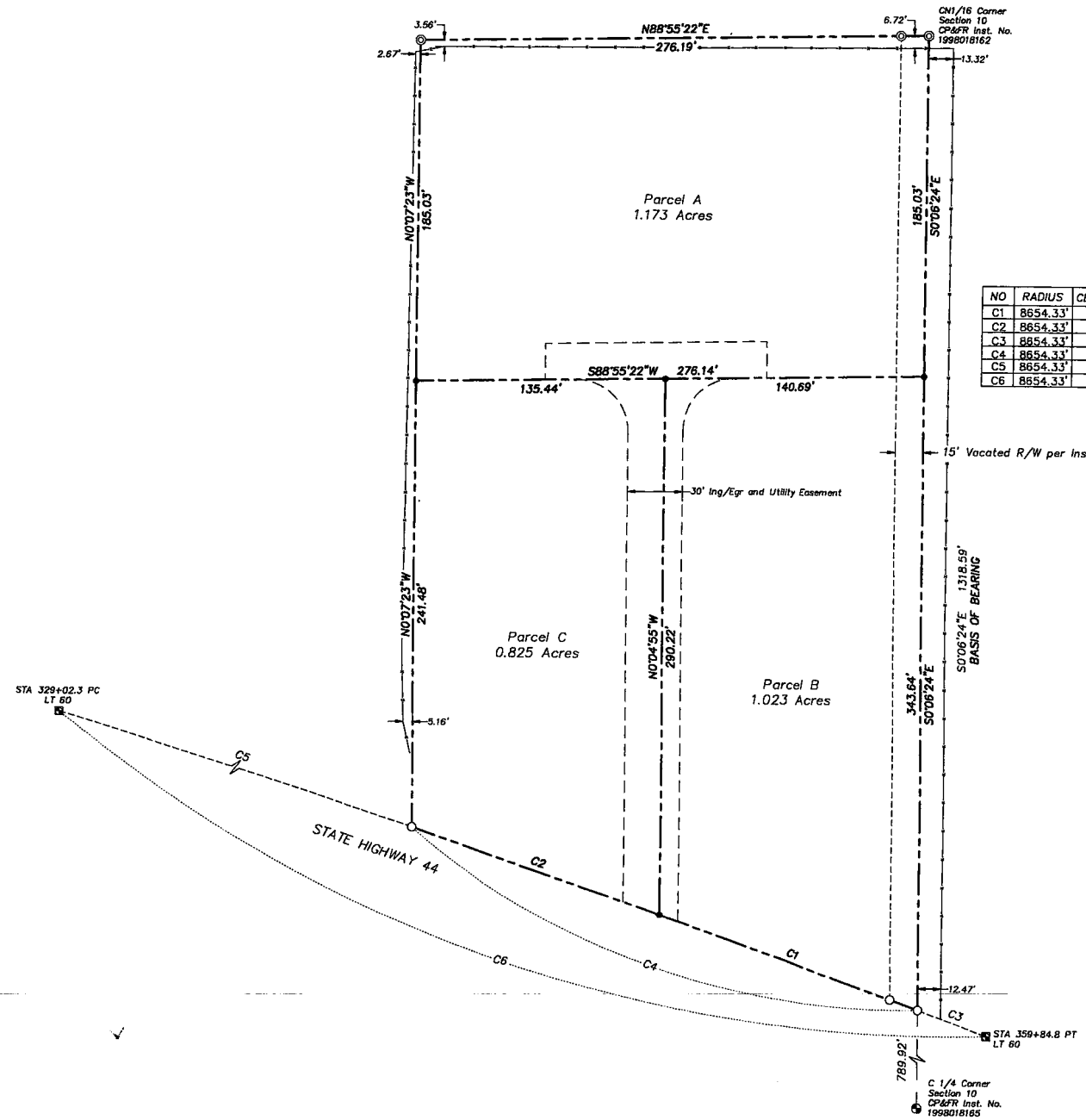
Notary: Janet LaMont
My Commission Expires: 5-29-2021

RECORD OF SURVEY

A PORTION OF TRACT 37 OF LEMP PARK URBAN TRACTS,
LYING IN THE SE 1/4 NW 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

2018-032713
RECORDED
07/26/2018 01:03 PM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 EHOWELL $5.00
SURVEY
SKINNER LAND SURVEY



CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	8654.33'	0°59'30"	149.77'	N70°10'51"W	149.77'
C2	8654.33'	0°56'48"	142.99'	N71°09'01"W	142.98'
C3	8654.33'	0°15'44"	39.60'	N69°33'17"W	39.60'
C4	8654.33'	1°56'17"	292.75'	N70°39'15"W	292.74'
C5	8654.33'	18°21'19"	2772.48'	N80°48'04"W	2760.64'
C6	8654.33'	20°33'20"	3104.84'	S79°42'03"E	3088.22'

N

0' 40' 80'

Scale: 1" = 40'

LEGEND

- BRASS CAP MONUMENT – FOUND
- RIGHT OF WAY BRASS CAP – FOUND
- 5/8" REBAR – FOUND
- 1/2" REBAR – FOUND
- 1/2" x 24" REBAR – SET
- PROPERTY BOUNDARY LINE
- SECTION/ALIQUOT PART LINE
- EASEMENT LINE

Reference Surveys:
Lemp Park Urban Tracts
Book 4, Page 33
Greenview Acres
Book 18, Page 50
Inst. No. 1999005957
Inst. No. 988175
Inst. No. 2009063727

Reference Deeds:
Inst. No. 2018014550
Inst. No. 2006056914

CERTIFICATION

I, Thomas J. Wellard, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.

PROFESSIONAL LAND SURVEYOR
15352
STATE OF IDAHO
THOMAS J. WELLARD

INDEX No. 424-10-4-2-0-00-00

SURVEY FOR:
DEANNE BURFORD

Drawn By: SLW
Date: July 12, 2018
Surveyed By: TJW
Job No. MY0818

Skinner Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)-454-0933
WWW.SKINNERLANDSURVEY.COM

Exhibit B.4

APPROVAL FOR PRIVATE ROAD NAME

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Addressing Ordinance § 06-05-13(11): 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.

Applicants(s): Brain & Keann Burford Date: 8/1/2017

12667 HWY 44 Middleton, ID 83644

Current Street Address City/State Zip

Location of Private Road: Beehive Ct. & HWY 44

Two Nearest Cross Streets of Property Site Address

YOUR APPLICATION FOR A PRIVATE ROAD NAME HAS BEEN APPROVED FOR THE NAME:

Calla Lily Lane

The following addresses will be changed accordingly as a result of the new Private Road Name:

Old Address:	New Address:
8550 HWY 44 (R23913)	22669 Calla Lily Lane (R23913)
8522 HWY 44 (R23913)	22670 Calla Lily Lane (R23913)
8520 HWY 44 (R23913)	22664 Calla Lily Lane (R23913)

Road name approved by: Antonio Alvarado Date: 8/1/2018

The Applicant is responsible for the purchasing of a private road sign that meets highway district specifications, and installed according to highway district requirements.

Upon verification of the sign installation, this approval will be final, at which time County records will be updated to reflect the new name and if applicable, new addresses. This information will then be provided to emergency service agencies, the post office and various utility companies. **Failure to provide said verification may result in delays in obtaining building permits and/or required inspections.**

Sign Installation verification approved by: _____ Date: _____

Staff Signature

Exhibit B.4

2018-033115
RECORDED
07/27/2018 04:17 PM
00383651201800331150100109
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=10 PBRIDGES $37.00
AGR
DEANNE BURFORD

ROAD MAINTENANCE AGREEMENT

FOR

CALLA LILY LANE IN CANYON COUNTY, IDAHO

THE PARTIES hereto are the record owners (and successors) of a right of way ("right of way" herein) and include the following:

Brian K. and Deanne M. Burford, husband and wife whose current address is **TBD, Parcel A, Hwy 44, Middleton, ID and**

Brian K. and Deanne M. Burford, husband and wife whose current address is **8520 Hwy 44, Parcel B, Middleton, ID** and,

Brian K. and Deanne M. Burford, husband and wife whose current address is **8550 Hwy 44, Parcel C,** Middleton, ID and,

AGREEMENT: The parties hereby enter into this road maintenance agreement ("this agreement" herein) and hereby mutually agree as follows:

1. DEFINITIONS and INTERPRETATIONS: In addition to the terms elsewhere defined in this agreement, the terms following shall have the meanings following:
   - "party and "parties" refer to one or all, of the parties to this agreement.
   - "recorded owner" refers to a person or legal entity who is the owner, successor, or the grantee of real property appurtenant to the road way.
   - "person" and "persons" mean each natural person, partnership, corporation, trust, estate, governmental unit, and every other legal entity known to or recognized by law and includes, but is not limited to, every kind of partnership, corporation, limited liability company, trust, estate and governmental unit.
   - "third party" and "third parties" mean each person who is not a party to this contract.
   - "successor" and "successors" mean and include a party's heirs, devisees, executors, administrators, personal representatives, assignees and transferees who or which become the legal or equitable owner of any part of the appurtenant premises by a voluntary transfer or an involuntary transfer or by legal process or by operation of law.
   - "permittee" and permittees" mean every person using the right of way with the express or implied permission of a party and includes but is not limited to a party's employees, agents, contractors, tenants, licensees, business invitees, social invitees, guests and family members.

2. RIGHT OF WAY DESCRIBED: The parties hereby own a right of way for the use of the parties and each parties' successors located on the real property known as CALLA LILY LANE situated in Middleton, Canyon County, Idaho and described as follows:

This easement lies in a portion of Tract 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page 33 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in

UNOFFICIAL COPY

Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows in

- **EXHIBIT A – EASEMENT** Ingress/Egress and Utility Easement

3. PURPOSES: The right of way is for operating a road, inspecting, repairing, maintaining and reconstructing.

4. DURATION: Each party and their successor shall have and hold the right of way for the purposes herein provided forever.

5. COMMON USE: The parties shall have joint use of the right of way and each party shall use the right of way so as not to unreasonably interfere with the use of the right of way by any other party. The parties have the right to transfer all or a portion of their premises to which this right of way is appurtenant.

6. MAINTENANCE, ETC: The parties shall maintain the right of way in a good and serviceable condition as a lightly graveled single lane road. The cost of reconstructing, repairing and maintaining the road way on the right of way shall be equally divided and paid by the parties who at the time thereof have the right to use the right of way. Routine maintenance means any work on the road way which does not exceed the sum of $1,000.00. For routine maintenance, a simple majority vote shall be necessary to bind all parties to pay their share of such cost. For work on the road way which exceeds $1,000.00, a two-thirds majority vote shall be necessary to bind all parties to pay their share of such cost. Each record owner shall have one (1) vote and shall signify their vote by signing their consent.

7. SNOW REMOVAL: The cost of snow removal on the road way shall be equally divided and paid by the parties who at the time thereof require such service.

8. DAMAGE: The parties shall not commit or permit damage to the road way, except for damage occasioned by reasonable wear and tear and the elements. A party shall repair and pay for any damage to the road way caused by the negligence of the party or parties' representative or permittees.

9. APPURTENANT: This right of way is appurtenant to and shall never be severed from the real property ("appurtenant premises" herein) situated in Middleton, Canyon County, Idaho and described as follows:

   a. **Brian K. and Deanne M. Burford**, husband and wife own:
      i. Real property **(Parcel A) whose current address is TBD Hwy 44, Middleton, ID** and described in Exhibits B and E which is attached hereto and by this reference incorporated herein and made a part hereof.
   b. **Brian K. and Deanne M. Burford**, husband and wife own:

i. Real property **(Parcel B) whose current address is 8520 Hwy 44, Middleton, ID** and described in Exhibits C and E which is attached hereto and by this reference incorporated herein and made a part hereof.

c. **Brian K. and Deanne M. Burford**, husband and wife own:

i. Real property **(Parcel C) whose current address is 8550 Hwy 44, Middleton, ID** and described in Exhibits D and E which is attached hereto and by this reference incorporated herein and made a part hereof.

10. MUTUAL INDEMNITY: Each party ("indemnitor" herein) hereby indemnifies and agrees to hold and save each other party ("indemnitee" herein) absolutely harmless from and against any and all claims, loses and damages which the indemnitee incurs or sustains by reason of or in consequence of anything done or failed to be done by the indemnitor or the indemnitor's permittees relating to the right of way and/or the road on the right of way.

11. COMMENCEMENT OF A PARTY"S RIGHT TO USE THE RIGHT OF WAY AND LIABILITIES: When a person becomes the legal or equitable owner of any part of the appurtenant premises, then that person becomes a party to this agreement and acquires a right and title and interest in and the right to use the right of way under this agreement and without further informal or formal agreements thereby assumes and agrees to perform all of the provisions of this agreement to be performed by party including all of the liabilities provided in this agreement from and after such person becomes a party but such person does not assume and shall have no liability for any defaults in performance which occurred or accrued before such person became a party. If one party owns the legal title to and another party owns the equitable title to the same portion of the appurtenant premises, then both parties shall continue as a party until one party ceases to be either a legal owner and an equitable owner of all of such portion of the appurtenant premises.

12. TERMINATION OF A PARTY'S RIGHT TO USE THE RIGHT OF WAY AND LIABILITIES: When a party ceases to own both the legal and the equitable title to all of the appurtenant premises, then that party's right and title and interest in and right to use the right of way under this agreement shall immediately and without notice terminate and all of that party's further liability under this agreement shall immediately terminate except as to any liability which arose or which accrued before such termination.

13. DEFAULT – FAILURE TO PERFORM THIS AGREEMENT – ETC.: If a party fails to perform any provision of this agreement to be performed by such party ("delinquent party" herein) at the time and in the manner provided in this agreement, the other party ("party giving notice" herein) shall before pursuing any remedy provided in this agreement or provided by law serve a written notice of default on the delinquent party specifying each such failure to perform. If the delinquent party fails to correct each such failure to perform specified in such notice of default within (30) days after service of such notice of default ("grace period" herein), the delinquent party shall be in default under this agreement and the party giving notice may immediately and without further notice enforce this agreement as to each failure to perform specified in the notice of default which the delinquent party has failed to correct by any remedy provided by

law. This provision does not prohibit any party or parties from making emergency repairs to the road on the right of way to keep such road open and safe for traveling thereon.

14. EACH NOTICE SHALL BE SERVED BY DELIVERY OR BY MAIL: Each notice (the term "notice" means each notice, communication, and document) required or permitted by this contract to be served by one party on another party shall not be effective for any purpose unless such notice is in writing and is served either by delivery or by mail. Service by delivery shall be made by delivering such notice personally to the party to be served and shall be complete when such notice is delivered. Service by mail shall be made by mailing such notice by US certified or registered mail, return receipt requested, with postage prepaid thereon to the party to be served at the party's last known address and shall be complete on the third business day after the day such notice is mailed.

15. ENFORCEMENT EXPENSE OF THE PARTIES: The party who is not the prevailing party in any legal proceedings relating to a default in the performance of the provisions of this agreement shall pay to the party who is a prevailing party in such legal proceedings all reasonable attorney's fees incurred in all trial and appellate courts by such prevailing party in addition to all costs allowed by law.

16. COVENANT RUNNING WITH THE LAND – BINDING EFFECT: Each and all of the provisions of this agreement are intended to be and shall be construed to be covenants running with the land and binding on the principals and on the parties which include the successors of the principals.

17. BINDING EFFECT: The agreements herein apply to and bind the successors or each party.

DATED: 7/27/18

Brian K Burford

Deanne M Burford

STATE OF IDAHO, County of ~~Canyon~~ Ada ss

On this date, before me, the undersigned notary public for such state, personally appeared

Brian K Burford & Deanne M Burford, husband wife,

Known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

WITNESS my hand and seal on July 27, 2018

Notary Public.

My Commission Expires: 11/6/2023

JOE TUFTS
Notary Public
State of Idaho

EXHIBIT A - EASEMENT

Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454 0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

PROFESSIONAL LAND SURVEYOR LICENSED 15352 7/16/18 STATE OF IDAHO THOMAS J. WELLARD

July 16, 2018

Legal Description for
Deanne Burford
Job No. MY0818

Ingress/Egress and Utility Easement

This easement lies in a portion of Tract 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page 33 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE ¼ NW ¼, (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar;

thence South 00° 06' 24" East along the East boundary of the SE ¼ NW ¼ a distance of 185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 88° 55' 22" West, parallel with the North boundary of the SE ¼ NW ¼, a distance of 85.70 feet to the **TRUE POINT OF BEGINNING:**

thence South 88° 55' 22" West a distance of 17.48 feet;

thence Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89° 00' 17", and long chord which bears South 44° 25' 14" West a distance of 39.25 feet;

thence South 00° 04' 55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44;

thence Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00° 12' 38", and a long chord which bears North 70° 47' 43" West a distance of 31.80 feet;

thence North 00° 04' 55" West a distance of 254.36 feet;

thence Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90° 59' 43", and long chord which bears North 45° 34' 46" West a distance of 39.94 feet;

thence South 88° 55' 22" West a distance of 16.51 feet;

thence North 00° 04' 55" West a distance of 20.00 feet;

thence North 88° 55' 22" East a distance of 120.00 feet;

thence South 00° 04' 55" East a distance of 20.00 feet to the **TRUE POINT OF BEGINNING**, and being subject to any and all easements and rights-of-way of record or implied.

EXHIBIT B – PARCEL A: TBD HWY 44, MIDDLETON, ID

Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
survey@skinnerlandsurvey.com

Thomas J. Welliard, PLS
Rodney Clark, PE

July 16, 2018

Legal Description for
Deanne Burford
Job No. MY0818

Parcel A

This parcel is a portion of Tract 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page 33 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said SE ¼ NW ¼, (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar;

thence South 00° 06' 24" East along the East boundary of the SE ¼ NW ¼ a distance of 185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 88° 55' 22" West, parallel with the North boundary of the SE ¼ NW ¼, a distance of 276.14 feet to a point on the West boundary of Tract 37, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00° 07' 23" West along said West boundary a distance of 185.03 feet to a point on the North boundary of the SE ¼ NW ¼, a found 5/8 inch diameter rebar;

thence North 88° 55' 22" East along said North boundary a distance of 276.19 feet to the **POINT OF BEGINNING**, said parcel being 1.173 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.

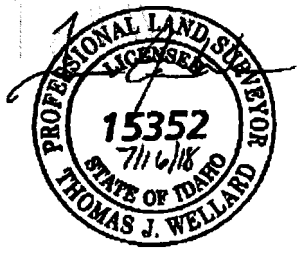


EXHIBIT C – PARCEL B: 8520 HWY 44, MIDDLETON, ID

Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

July 16, 2018

Legal Description for
Deanne Burford
Job No. MY0818

Parcel B

This parcel is a portion of Tract 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page 33 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE ¼ NW ¼, (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar;

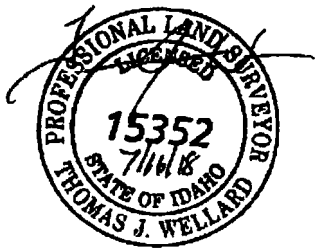
thence South 00° 06' 24" East along the East boundary of the SE ¼ NW ¼ a distance of 185.03 feet to the **TRUE POINT OF BEGINNING**, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence continuing South 00° 06' 24" East along said East boundary a distance of 343.64 feet to a point on the Northerly right of way of State Highway 44, a found ½ inch diameter rebar;

thence along said right of way, Northwesterly a distance of 149.77 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00° 59' 30" and a long chord which bears North 70° 10' 51" West a distance of 149.77 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00° 04' 55" West a distance of 290.22 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 88° 55' 22" East, parallel with the North boundary of the SE ¼ NW ¼, a distance of 140.69 feet to the **TRUE POINT OF BEGINNING**, said parcel being 1.023 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



UNOFFICIAL COPY

EXHIBIT D – PARCEL C: 8550 HWY 44, MIDDLETON, ID

Skinner
Land Survey
Precision Land Surveyors, P.C.
21851 Upper Pleasant Ridge Rd.
Caldwell, Idaho 83607
(208)454-0933
WWW.SKINNERLANDSURVEY.COM
surveys@skinnerlandsurvey.com

Thomas J. Wellard, PLS
Rodney Clark, PE

July 16. 2018

Legal Description for
Deanne Burford
Job No. MY0818

Parcel C

This parcel is a portion of Tract 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page 33 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE ¼ NW ¼, (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar;

thence South 00° 06' 24" East along the East boundary of the SE ¼ NW ¼ a distance of 185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

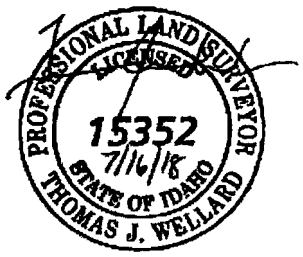
thence South 88° 55' 22" West, parallel with the North boundary of the SE ¼ NW ¼, a distance of 140.69 feet to the **TRUE POINT OF BEGINNING**;

thence South 00° 04' 55" East a distance of 290.22 feet to a point on the Northerly right of way of State Highway 44, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence along said right of way, Northwesterly a distance of 142.99 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00° 56' 48" and a long chord which bears North 71° 09' 01" West a distance of 142.98 feet to a point on the West boundary of Tract 37, a found ½ inch diameter rebar;

thence North 00° 07' 23" West along said West boundary a distance of 241.48 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 88° 55' 22" East, parallel with the North boundary of the SE ¼ NW ¼, a distance of 135.44 feet to the **TRUE POINT OF BEGINNING**, said parcel being 0.825 acres, more or less, and being subject to any and all easements and rights-of-way of record or implied.



UNOFFICIAL COPY

EXHIBIT E

RECORD OF SURVEY

A PORTION OF TRACT 37 OF LEMP PARK URBAN TRACTS,
LYING IN THE SE 1/4 NW 1/4 OF SECTION 10,
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO

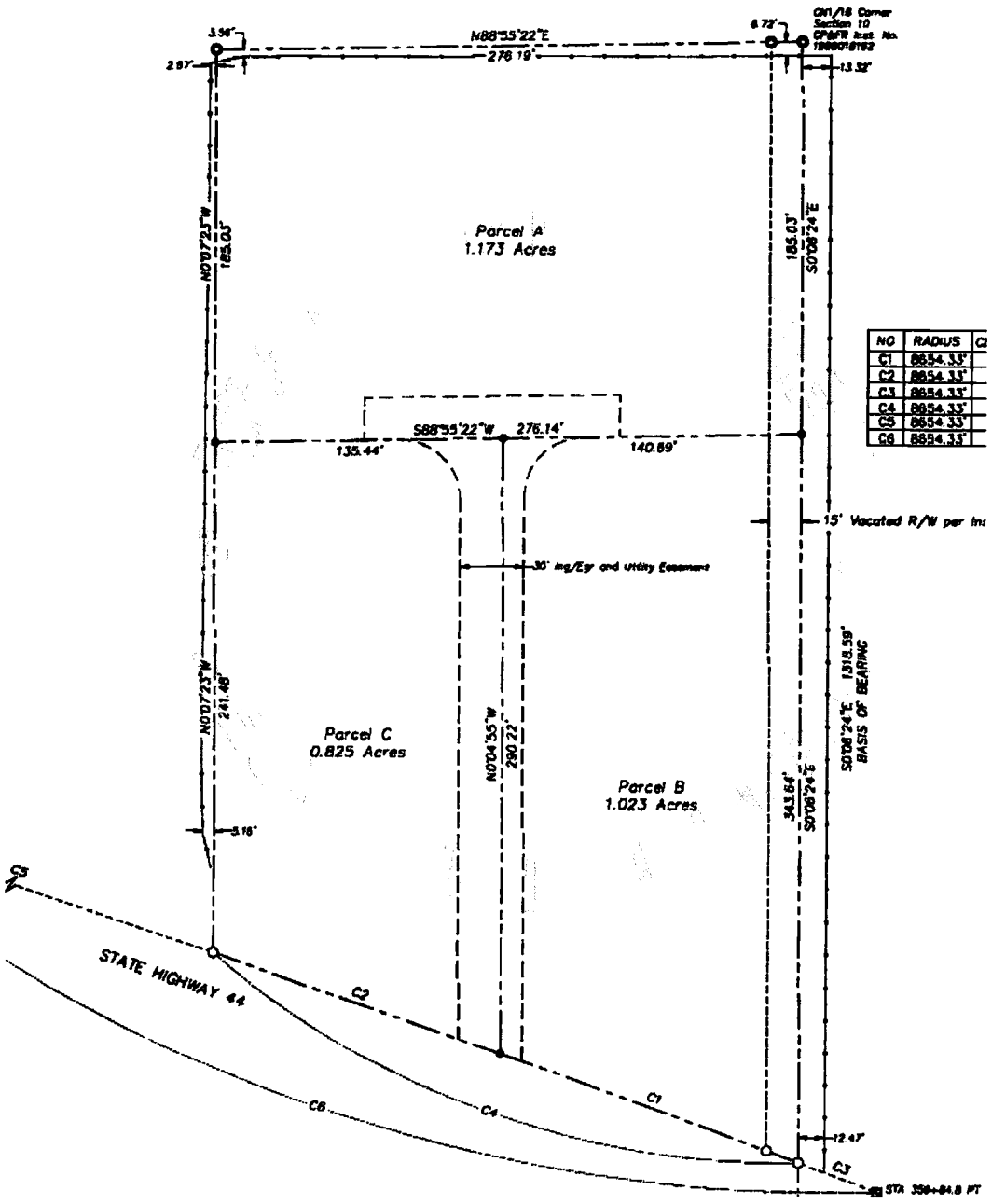


Exhibit B.4

07-10-27: LAND USE REGULATIONS (MATRIX):
This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

ZONING AND LAND USE MATRIX

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Accessory uses and/or structures to a permitted use	D	D	D	D	D	D	D	D	D
Accessory uses and/or structures to allowed use	A	A	A	A	A	A	A	A	A
Agricultural research facility	A	-	-	-	-	-	A	A	A
Agriculturally related activities	A	C	-	-	-	-	-	-	-
Agriculture, except those animal uses with more restrictive provisions within this article and all other uses specifically listed in other zones[1]	A	A	A	A	-	-	A	A	A
Airpark	C	C	-	-	-	-	C	C	-
Airport	C	-	-	-	-	-	C	-	-
Airstrip excepting intermittent use	C	C	-	-	-	-	-	-	-
Amusement park, theme park or commercial racetrack	C	-	-	-	-	C	-	-	C
Animal cremation service	C	-	-	-	-	-	A	A	-
Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm[1]	C	-	-	-	-	-	C	C	-
Animal facility (small) on 5 acres or more[1]	A	A	C	-	-	-	A	A	A
Animal facility (small) on less than 5 acres	C	C	C	-	-	-	A	A	A
Animal hospital	C	C	-	-	A	A	A	A	A
Animals are allowed as long as it is not an animal facility or CAFO[1]	A	A	A	A	A	A	A	-	A
Arena (commercial)	C	C	-	-	C	A	A	-	A
Assisted care facility	D	D	D	D	A	A	-	-	A
Auction establishment	C	-	-	-	-	C	A	A	C
Batch plants	C	-	-	-	-	-	A	A	-
Bed and breakfast (with employees)	D	D	D	D	-	-	-	-	-
Bed and breakfast (without employees)	A	A	A	A	-	-	-	-	-
Bulk storage as an accessory use of any flammable liquid above or below ground	-	-	-	-	-	-	A	A	-

Bulk storage for wholesale distribution of any flammable liquid above or below ground	-	-	-	-	-	-	C	A	-
CAFO	C	-	-	-	-	-	C	C	-
Caretaker residence	C	-	-	-	A	A	A	A	A
Cemetery	C	C	-	-	-	-	-	-	-
Church	C	C	C	C	A	A	A	-	-
Clinics or hospitals	-	-	-	-	A	A	-	-	A
Commercial and private off street parking facilities for vehicles	-	-	-	-	-	A	A	A	A
Contractor shop	C	-	-	-	C	A	A	A	A
Daycare facilities:									
Family daycare home (1 - 6 children)	A	A	A	A	A	A	-	-	A
Group daycare facility (7 - 12 children)	D	D	D	D	A	A	-	-	A
Daycare center (13+ children)	-	-	-	-	A	A	-	-	A
Drive-in theater	C	-	-	-	-	-	-	-	-
Equipment rentals (outdoor)[2]	-	-	-	-	A	A	A	A	A
Ethanol plant	C	-	-	-	-	-	C	A	-
Farm implement sales or service, farm supply sales	C	-	-	-	A	A	A	A	A
Fertilizer processing facility	C	-	-	-	-	-	A	A	-
Firewood sales	D	C	-	-	D	A	A	A	-
Fireworks sales	-	-	-	-	A	A	A	A	A
Food processing facility	C	-	-	-	-	-	A	A	-
Golf course	C	A	-	-	-	-	-	-	-
Group home	C	C	C	C	C	C	-	-	C
Home business	D	D	D	D	-	-	-	-	-
Home occupations	A	A	A	A	-	-	-	-	-
Impound yard[2]	-	-	-	-	-	-	A	A	-
Indoor recreation	-	-	-	-	A	A	A	-	A
Junkyards and vehicle wrecking yards[2]	-	-	-	-	-	-	-	A	-
Kennel	C	C	C	C	C	C	A	A	C
Landscape business	A	-	-	-	A	A	A	-	C
Light manufacturing, assembly, testing and/or packaging facilities	-	-	-	-	-	-	A	A	A
Lumberyard	-	-	-	-	-	A	A	A	-
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	-	-	-	-	-	-	A	A	A
Manufacturing or processing of hazardous chemicals or gases	-	-	-	-	-	-	-	C	-
Mineral extraction (long term)	C	-	-	-	-	-	A	A	-

Exhibit B.5

Mineral extraction (short term)[3]	D	D	D	D	-	-	A	A	D
Ministorage and/or RV storage facility	-	-	-	-	C	A	A	A	C
Mobile or manufactured home sales	-	-	-	-	-	C	A	A	C
Mortuaries, cremation, and funeral home	-	-	-	-	A	A	A	-	A
Multi-family dwellings limited to not more than 8 units per lot	-	-	-	C	-	-	-	-	A
Multi-family dwellings limited to not more than 4 units per lot	-	-	-	A	-	-	-	-	-
Museum	C	-	-	-	A	A	A	-	A
Nursery	A	A	-	-	A	A	A	A	A
Nursery (retail/wholesale)	C	C	-	-	A	A	A	A	A
Outdoor sales or displays (accessory to allowed use)	A	-	-	-	A	A	A	A	A
PUDs	-	C	C	C	C	C	C	C	C
Private roads and driveways serving 2 properties	D	D	D	D	D	D	D	D	D
Private tower with antenna	A	A	D	D	A	A	A	A	A
Public service agency telecommunication facilities 75 feet or greater	D	D	D	D	D	D	D	D	D
Public uses and quasi-public uses	C	C	C	C	A	A	A	A	A
Quasi-public uses (temporary)	D	D	D	D	-	-	-	-	-
Radio, television and broadcasting stations	-	-	-	-	A	A	A	A	A
Recreational vehicle (RV) park	C	-	-	-	C	A	-	-	C
Refinery	-	-	-	-	-	-	-	A	-
Rehabilitation of manufactured/mobile homes[2]	-	-	-	-	-	-	A	A	-
Rendering plant	-	-	-	-	-	-	C	A	-
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	-	-	-	-	A	A	A	-	A
Sale (commercial) of hay, grain, seed and related supplies	C	-	-	-	-	A	A	A	A
Sale of heavy building materials and machinery	-	-	-	-	-	A	A	A	A
Sale of salvage goods[2]	-	-	-	-	-	-	A	A	-
Sanitary landfill	C	-	-	-	-	-	-	-	-
School (public or private)	C	C	C	C	A	A	A	A	A
School (vocational or trade)	C	-	-	-	-	A	A	A	A
Seasonal activities	A	A	-	-	A	A	-	-	A
Secondary residence	A	A	A	C	-	-	-	-	-
Shooting range (indoor)	C	-	-	-	-	A	A	A	A

Exhibit B.5

Shooting range (outdoor)	C	-	-	-	-	-	-	-	-
Similar uses to a conditional use	C	C	C	C	C	C	C	C	C
Similar uses to allowed use	A	A	A	A	A	A	A	A	A
Single-family dwelling, 1 per lot or parcel unless otherwise provided in this chapter	A	A	A	-	-	-	-	-	-
Single-family dwellings, but not more than 2 such dwellings per lot or parcel unless otherwise provided for in this chapter	-	-	-	A	-	-	-	-	-
Slaughterhouse	C	-	-	-	-	-	C	A	-
Small wind energy systems	D	D	D	D	D	D	D	D	D
Special events facility	C	-	-	-	A	A	-	-	A
Staging area	C	-	-	-	A	A	A	A	A
Tannery	-	-	-	-	-	-	-	A	-
Taverns, lounges, or wine bars	-	-	-	-	C	C	C	-	C
Telecommunication facility	C	C	C	C	C	C	A	A	C
Temporary uses	D	D	D	D	-	-	-	-	-
Theater	-	-	-	-	C	A	A	-	A
Transit or trucking terminal and/or service facility	-	-	-	-	-	C	A	A	C
Utility distribution system	A	A	A	A	A	A	A	A	A
Utility facility	D	D	D	D	A	A	A	A	A
Vehicle fueling station with convenience store	-	-	-	-	C	A	A	A	C
Vehicle sales lot	-	-	-	-	-	A	A	-	A
Vehicle service facility	-	-	-	-	C	A	A	A	A
Warehousing, wholesaling and distribution facilities	-	-	-	-	-	C	A	A	C
Water infiltration	C	-	-	-	-	-	C	C	-
Wind farm	C	-	-	-	-	-	C	C	-
Winery, distillery, brewery	D	-	-	-	-	-	A	A	C
Yard/garage sales (associated with any residential uses)	A	A	A	A	-	-	-	-	-
Zoo	C	-	-	-	-	-	C	-	-

Notes:

1. See confined animal feeding operation (CAFO), chapter 8 of this Code.
2. With a sight obscuring fence (see section 07-02-03: of this chapter).
3. In accordance with subsection 07-14-17(6) of this chapter.

(Ord. 19-038, 8-30-2019 ; amd. Ord. 20-012, 5-29-2020)

Exhibit B.5

Exhibit 3
EXHIBIT C

Google Earth Photos, August 2025

Planning & Zoning Commission

Case# OR2025-0017 & CR2025-0007

Hearing date: February 19, 2026

Exhibit C

OR2025-0017 & CR2025-0007

Google Earth 8/2025



Exhibit C

Exhibit C

Exhibit C


R22365503
22815 Beehive Ct
22710 Stoffle Ln
R23913012A
22777 Beehive Ct
R22365504
22777 Beehive Ct
R23913012
R23913
R33975
22643
22699 Calla Lily Ln
22670 Calla Lily Ln
22654 Calla Lily Ln
R25383010

Exhibit C

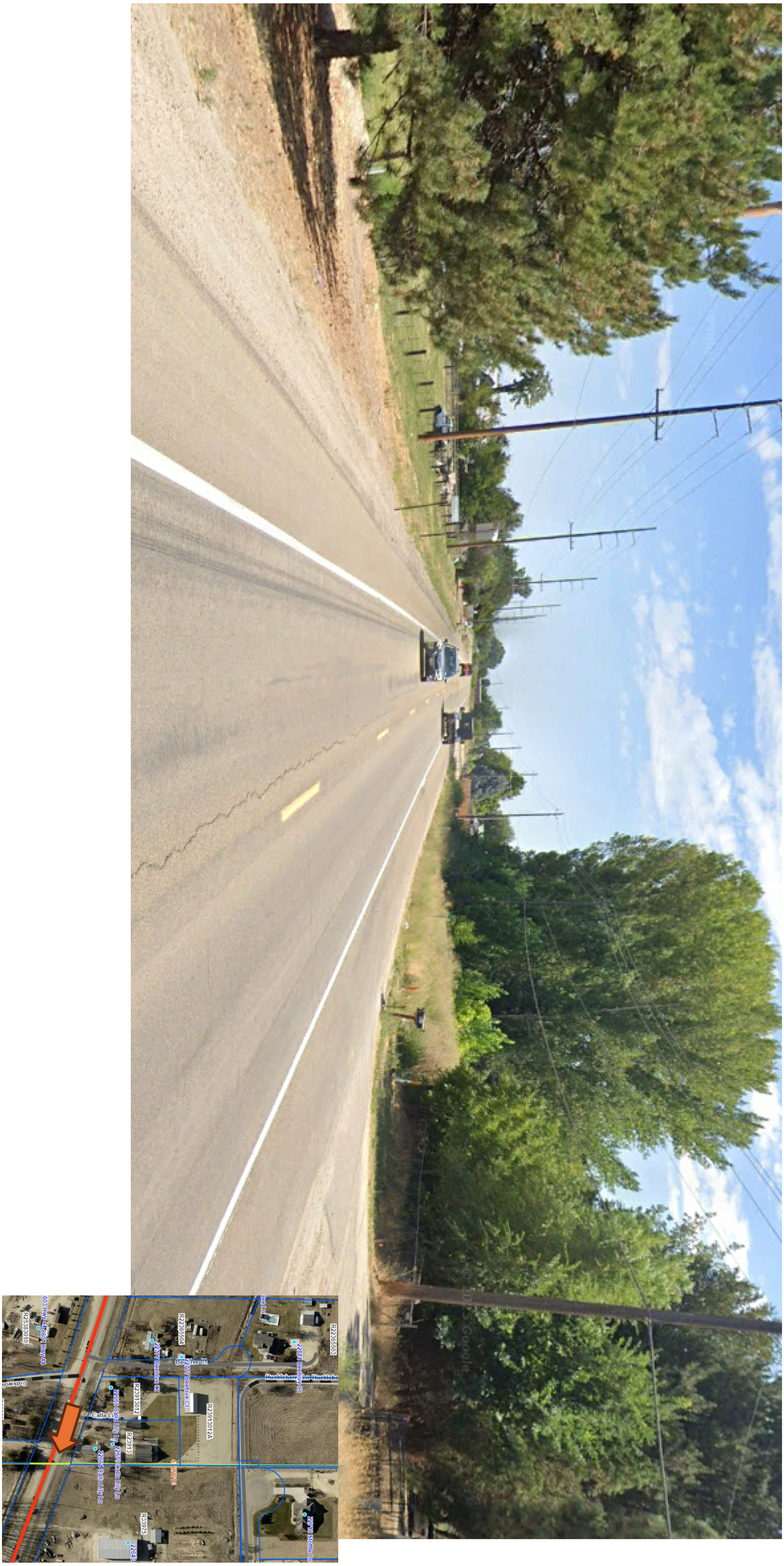

R25383010
8601 Hwy 44
R22365504
22777 Beehive Ct
R22365503
22814 Beehive Ct
R23913012
R23913012A
22669 Calla Lily Ln
R23913
22670 Calla Lily Ln
22664 Calla Lily Ln
Calla Ln
R33975
22643
22710 Stoffle Ln

Exhibit C

Exhibit C

Exhibit C

Exhibit C



Exhibit C

Exhibit C

Exhibit C

Exhibit C

Exhibit C

Republic Storage

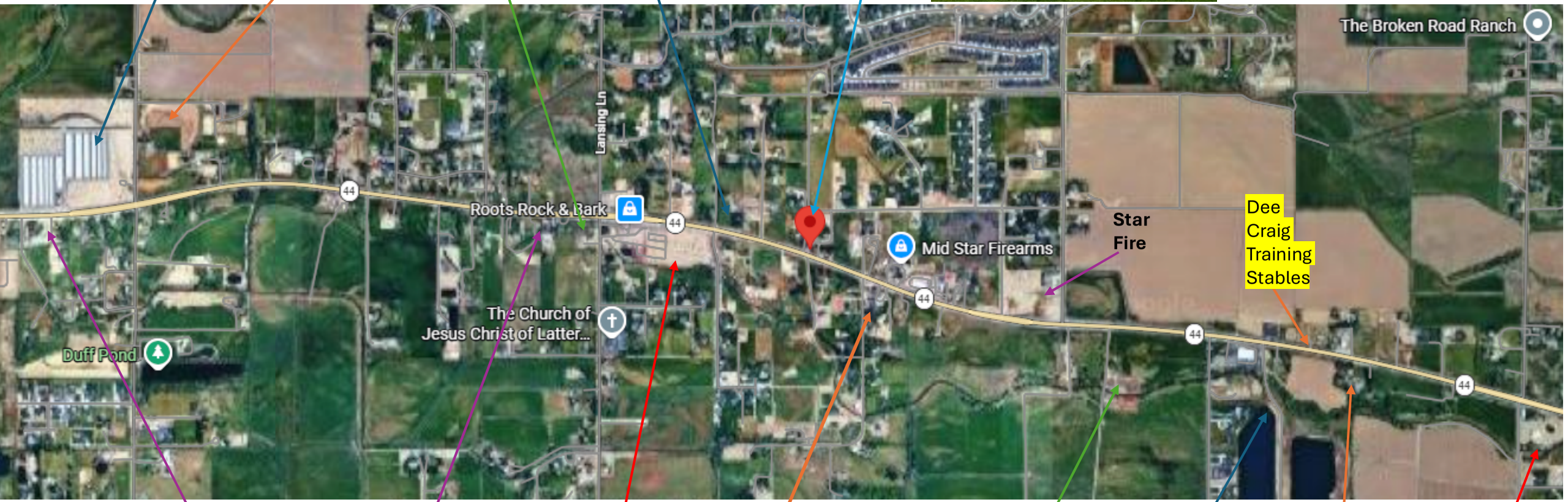
Autum Hills Equestrian Center

Silver Wings Rental

Suzy Q's Yard Art

Butterfly Barn





Star Fire

Dee Craig Training Stables

Saddle Up!

Peaknetics

Root RV Storage

Tom Thumb Barber Shop

Tucker's Timber

Star Gravel Pit

Gatherings

Ninja Kitty Fireworks

Exhibit C

Exhibit 3
EXHIBIT D

Agency Comments Received by February 9, 2026

Planning & Zoning Commission

Case# OR2025-0017 & CR2025-0007

Hearing date: February 19, 2026

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

October 10, 2025

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Dan Lister, Planner

RE: OR2025-0017 & CR2025-0007 Ken & Sandy Hooker Event Center
Canyon County Parcel R23913, R23913012, and R23913012A aka 8550 ID-44, Middleton, ID 83644

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a rezone of the above described parcel for purposes of establishing a special event center (including weddings). The subject property is located on the north side of Hwy 44 approximately ½ a mile east of Lansing Ln in the NW ¼ Section 10 T4N R2W. HD4 offers the following comments on the proposed use:

General
The subject property consists of three parcels, totaling approximately 3.02 acres. The parcels have approximately 293 feet of frontage on Hwy 44 along the southerly boundary. There is no other public road access available to the subject property. The application materials indicate the applicants are requesting to rezone 100% of the property, or a total of 3.02 acres to C-1 Neighborhood Commercial to support the intended use.

Hwy 44 is a state highway operated and maintained by Idaho Transportation Department. HD4 recommends the County solicit comments directly from ITD regarding access for the proposed use.

Access
The subject property is served by a single driveway approach to Hwy 44, generally centered between the southerly two parcels. Idaho Transportation Department has sole authority over access to Hwy 44. An access permit from HD4 should be required to allow collection of impact fees to mitigate additional traffic from the change in use.

Transportation Impacts
The proposed use as a special event venue will increase traffic demand on the transportation system operated and maintained by ITD, HD4 and the City of Middleton. The ITE Trip Generation Manual does not include a land use category for special event (wedding) venues. The trip generation from the change in land use can be estimated as follows:

300 persons (includes staff) x 0.40 persons per vehicle = approximately 120 vehicles per event

- Assuming one event every other week: 120 veh/event x 26 events/yr = 3,120 veh/yr (8.5 veh/day) or 0.85 veh/hr (assuming a 10 hour access time per day)

Exhibit D.1

Canyon County Ordinance 22-014 (July 21, 2022) established transportation impact fees to fund improvements to the highway system made necessary from new growth and development within the Mid-Star Service Area, which includes the subject property. The adopted impact fee schedule does not have any land use types similar to the applicant's request; therefore the impact fee can be calculated directly from the base impact fee formula:

Cost per Vehicle Mile Traveled	x	Peak Hour Trips	x	New Trip Factor	x	Average Trip Length	x	Network Adjustment Factor	=	Traffic Impact Fee
$2,883	x	0.85	x	1.0	x	11.2	x	0.317	=	**$8,700**

Individual Assessment of Impact Fees: If an applicant feels their development will have a less than typical impact on the roadway network, they may choose to complete an individual assessment for their development. To initiate an Individual Assessment, the applicant may prepare and submit a written request for an Individual Assessment within 30 days of paying an impact fee; within 30 days upon receipt of a final notice of assessment, or after receipt of a preliminary assessment. An Individual Assessment is a traffic study, performed by a traffic engineer at the applicant's expense. See the Individual Assessment Guidelines for details on which traffic generation factors may be considered. (https://www.hwydistrict4.org/download/individual-assessment-guidelines)

This preliminary impact fee assessment is based on the information provided by the applicant regarding the size and intended use of the proposed new development at the time of this report. The final impact fee assessment will be based on the traffic impacts determined to be generated by the proposed development at the time of access permit issuance. The final impact fee may be different from the estimate provided above if the size of the development changes, the type of use changes, or adjustments based on an Individual Assessment are determined to affect the proportionate share of traffic impacts from the development.

Base Impact Fee: **$ 8,700**

Right-of-Way Dedication-
No adjacent CIP Projects
CIP Right-of-Way Credit: $0

System Frontage Improvements Credit
None Required $0

Offsite System Improvements Credit
None Required $0

Total Estimated Impact Fee: $8,700

For comparative purposes, this is equivalent to the impact fee for 173% of a single-family residence. A final determination of the impact fee assessment will be made upon receipt of an access permit application for the change in use.

Exhibit D.1

HD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,



Joseph McMullin, P.E.
Assistant Engineer

File: Z:\Engineering\Development\Canyon County P&Z\2025\SH 44- CR2025-007 Hooker Rezone

Exhibit D.1

Dan Lister

From: Victor Islas <vislas@midstarfire.org>
Sent: Thursday, November 13, 2025 3:53 PM
To: Dan Lister
Subject: [External] FD Comments OR2025-0017/CR2025-0007

Star Fire Protection District Office of the Fire Marshal has reviewed the documents for OR2025-0017/CR2025-0007 (22664 and 22669 Calla Lilly Ln., Middleton) our comments are below.

1. Will essential services be provided to accommodate requested use.
    a. This property will be serviced by the Star Fire Protection District
2. Will services be negatively impacted by such use or require additional public funding to meet the needs created by the requested use?
    a. No
3. Are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city?
    a. Please not that this area does not have an established water supply for firefighter operations as outline in the International Fire Code (IFC).
    b. If approved the owners will have to provide water supply as outlined in IFC.
4. What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?
    a. The property is serviced by the Star Fire Protection District Station 52, located at 22585 Kingsbury Rd., Middleton, ID.
    b. Station 52 is approximately 0.7 miles from the property, with an estimated travel time of 2 minutes under optimal driving conditions.
    c. This project is within the Fire District 5-minute response time service goal area.
5. Additional
    a. The property must maintain proper fire department access as required by the International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
    b. Any future building remodels or new building construction shall comply with the IFC and IBC.
    c. Construction or modifications of any structures on this site will require Fire District review, permitting and inspection at the discretion of the Fire Marshal.
        i. Permit portal: www.midstarfirepermits.org
    d. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

Victor Islas
Deputy Chief | **Middleton Rural Fire District & Star Fire Protection District**
P: (208) 286-7772 **M:** (208) 860-1078
E: vislas@midstarfire.org **W:** linktr.ee/dcmidstarfd
A: 11665 W. State St. Suite B, Star, ID 83669

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CANYON COUNTY
PARKS, CULTURAL & NATURAL RESOURCES

1115 Albany St., Caldwell, ID 83605
Lake Lowell Office: 208-454-6884
Celebration Park: 208-455-6022
http://canyoncounty.id.gov/parks
www.facebook.com/canyoncountyparks

November 26, 2025

Re: HPC Comments regarding OR 2025-0017/CR2025-0007,
Comprehensive Plan Amendment and Conditional Rezone

Hello,

The Historic Preservation Commission (HPC) of Canyon County – an advisory board appointed by the Board of County Commissioners – submits the following comments for consideration regarding OR2025-0017/CR2025-0007 submitted by David Ruby for property at 22664 and 22669 Calla Lily Lane, Middleton.

As the project's applicant/architect notes in his letter (dated June 6, 2025), Canyon County's character is defined, in part, by its agricultural history. We agree that the preservation of historic structures – such as the farmhouse, shop, and barn on the property – is incredibly important to connecting the county's past to our present. While surrounding development will continue to alter the County's once-rural nature, we hope the maintenance of this site will inspire new interest and continued pride in Canyon County's history. In addition, historic structures (like those located on this property) have the potential of attracting unique heritage tourism.

The HPC wants to express their appreciation to the owners for wishing to acknowledge and celebrate the historic nature of their structures. We hope that if any future alterations or construction at the property unearths archaeological or historical resources, that the landowners would be interested in working with the HPC to preserve the knowledge that can be gained by such finds. The Historic Preservation Commission is available to assist with known and inadvertent discoveries in a myriad of ways – including securing funding to assist in preservation efforts – to help save history in perpetuity.

Please let us know if you have any questions.

Sincerely,
Members of the Canyon County Historic Preservation Commission
George DeFord, Jr., Dr. Rachel Miller, Bruce Poe, Dr. Justin Vance, and Chelsee Boehm

The Historic Preservation Commission can be contacted via Chelsee Boehm,
Historic Preservation Officer, at 208.299.9107 or chelsee.boehm@canyoncounty.id.gov

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Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

November 25, 2025

Dan Lister
Planner
111 North 11th Ave, Suite 310
Caldwell, ID 83605

VIA EMAIL

Development Application	OR2025-0017
Project Name	Calla Event Center
Project Location	22664 & 22669 Calla Lily Lane
Project Description	Wedding Venue
Applicant	David Ruby; The Architects Office, PLLC

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The applicant will be required to permit the existing access on SH-44 as commercial use. Additionally, the commercial access may need to be improved to meet current ITD standards, if applicable.
2. ITD reserves the right to make further comments upon review of submitted documents or future commercial applications.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, September 22, 2025 3:58 PM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice OR2025-0017/CR2025-0007 / Hooker
Attachments: Pre.Development.Notes.Signed.04.23.2025.pdf

Hi Dan,

1.) Will a Nutrient Pathogen Study be required? **No, unless total wastewater flows meet or exceed 2500 gallons per day.**
2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation and test holes have not been conducted on site and the suitability of a subsurface sewage disposal system cannot be determined at this time.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, September 22, 2025 8:36 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>;

Pre-Development Meeting

Name of Development: Calla Lily Event Center
Applicant: David Ruby
P.E./P.G.:
All others in Attendance:

EHS#035 Date 04/23/2025

Number of Lots or Flow: 3 Parcels Acreage of Proposed Development: 3.02
Location of Development: 22664 Calla Lily Ln
Middleton, ID 83644
R23913012 (0.83 ac), R23913012A (1.17 ac) R23913000 0 (1.02 ac)

Project in Area of Concern: Irrigation drain setback Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ■, City □, Community □, Public Water Supply ■
BRO meeting for PWS, Com: No

Information Distributed: SER □, NP Guidance □, Non-Domestic WW ap. ■

Additional Comments: The applicant discussed with SWDH the proposal for an event center with a bridle suite (milk barn) and future salon on 3 separate parcels. Subsurface wastewater disposal systems (SSDS) have not been proposed at this time. Potta potties may not be used in place of (SSDS). The parcels are NOT in a designated Nitrate Priority Area and therefore an Nutrient Pathogen Study is not required as long as wastewater flows do not meet or exceed 2500 GPD. The applicant must submit a letter of intended use with specified criteria for each proposal. A site evaluation has not been conducted on site. A non-domestic wastewater application may need to be submitted and approved by the Department of Environmental Quality (DEQ) pending the contents of the letter of intende use. It's very likely this proposal will become a Public Water System and must be approved by DEQ. Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

Dan Lister

From: Letson, Leon <LLetson@idahopower.com>
Sent: Wednesday, January 21, 2026 12:10 PM
To: Dan Lister
Subject: Re: [External] ORD2025-0017 & CR2025-0007

Thanks Dan. Here's a resource from our website should they have any questions about constructing near our overhead lines. Due to some of these being transmission lines, the clearance distances could be larger.

Overhead and Underground Power Line Safety - Idaho Power

Leon Letson
FACILITY SITING COORDINATOR
Idaho Power | Economic & Community Development
Office 208-388-5224 | Cell 509-859-3723
idahopower.com

From: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Sent: Wednesday, January 21, 2026 11:09 AM
To: Letson, Leon <LLetson@idahopower.com>
Subject: RE: [External] ORD2025-0017 & CR2025-0007

Leon,

Correct, there are no new structures proposed. The ultimate goal is to allow the owner to host special events with minor commercial uses (professional office and salon) within the existing structures.

Sincerely,

Dan Lister, Planning Supervisor
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
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From: Letson, Leon <LLetson@idahopower.com>
Sent: Wednesday, January 21, 2026 9:21 AM

To: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Subject: [External] ORD2025-0017 & CR2025-0007

Hi Dan,

I think we may have discussed this one already, but I wanted to confirm no new structures or changes to the structures closest to our transmission and distribution lines will occur as part of this project. I've provided an aerial of these below.



Thanks,

Leon Letson

Exhibit D.6

FACILITY SITING COORDINATOR
Idaho Power | Economic & Community Development
Office 208-388-5224 | Cell 509-859-3723
idahopower.com

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Overhead and Underground Power Line Safety

Staying clear of high-voltage, overhead power lines and buried underground lines is vital to your safety and the safety of those around you. It's also the law.

Overhead Lines

- Assume all power lines are energized and dangerous — most are.
- Look up! Always examine your surroundings for power lines before doing any outside work, including moving irrigation pipe or ladders and operating a crane or other equipment.
- Pick a safe route to carry a ladder or pipe to your work area, then carry it horizontally — never upright.
- Use spotters when operating lift trucks and power or farm equipment.
- Avoid storing material, such as hay bales, under or near power lines.
- Don't attach signs or equipment to power poles.
- If you notice a tree interfering with power lines, do not trim the tree yourself. Call Idaho Power at 208-388-2323 or 1-800-488-6151 outside the Treasure Valley.
- When planting trees, watch out for overhead lines. Plant the right tree in the right place.
- Never climb on power poles or transmission towers.
- Fly kites and drones only in open areas away from power poles, power lines, substations, and other obstacles.
- If you encounter a downed power line, stay as far away as possible — at least 100 feet. Contact Idaho Power immediately at 208-388-2323 or 1-800-488-6151 outside the Treasure Valley, or call 911.
    - Never move tree limbs or other objects near or touching a downed line.
    - Never touch a downed line or use any object to move a downed power line.

        - If someone touches a downed power line, do not touch or try to rescue them. You risk becoming a victim yourself. Call 911 immediately.
        - Learn what to do if a downed power line falls on your vehicle.
    - Stay the legally required distance back from overhead lines. If you do not know the voltage, contact Idaho Power at 208-388-2323 for assistance.

Minimum Required Distances by Line Voltage

Line Voltage (kV)	Required Distance
<50 kV	10 feet
50 to 200 kV	15 feet
200 to 350 kV	20 feet
350 to 500 kV	25 feet
500 to 750 kV	35 feet
750 to 1,000 kV	45 feet

Underground Lines

If you're planning to dig in your yard or other area that may have buried utility lines (many residential areas do), call 811 at least two days prior to digging. Idaho law says you must call for permission first to ensure your safety and electric service reliability.

After providing information about your digging project, operators will alert the appropriate utilities and send crews to the job site to mark the locations of underground facilities free of charge. Locating these power lines and cables helps prevent personal injury and expensive damage to utility lines.

When you call, be prepared to give the location, scheduled date, type of work, and information about the company or contractor doing the work (if it's not you).

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

January 26, 2026

Daniel Lister, Assistant Planning Manager
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
Daniel.Lister@canyoncounty.id.gov

Subject: Legal Notice OR2025-0017 & CR2025-0007 Hooker

Dear Mr. Lister:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

  For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Should Your Facility be a Regulated Public Water System?



What is a public water system?

If you have your own source(s) of water with at least fifteen (15) connections or that serves an average of twenty-five (25) individuals daily at least sixty (60) days out of the year, you are a regulated public water system. Water use includes, but not limited to, water through sinks, drinking fountains, restroom facilities, post-mix soda dispensers, coffee machines, etc.

Public Drinking Water System types based on population characteristics:

a) **Community water system** -
A public water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

b) **Noncommunity water system** -
A public water system that is not a community water system. A noncommunity water system is one of two types:

i) **Nontransient noncommunity water system** - A noncommunity water system that regularly serves at least 25 of the same persons over six (6) months per year.

ii) **Transient noncommunity public water system** - A noncommunity water system which does not regularly serve at least 25 of the same persons over 6 months per year. (Restaurants, public parks, hotels, churches)

So the facility is a public water system. What now?

- **Engineering Review.** Your system will be required to provide drawings of the public water system components, such as the well and distribution piping, to the Department of Environmental Quality (DEQ). DEQ will determine compliance with the current rules and engineering standards of care. You will need to contract with an Idaho licensed professional engineer to prepare and submit the drawings.
- **Initial Monitoring.**
  For initial monitoring your system will be required to collect drinking water samples for a variety of contaminants. Exact sampling requirements will be determined during the engineering review.
- **Routine Monitoring.**
  You will be required to collect routine drinking water samples as determined in the engineering review. At a minimum, all public water system types collect samples to test for total coliform, nitrate, and nitrite.
- **Designated Operator.**
  All community, nontransient noncommunity, and surface water systems must be under the direct supervision of a properly licensed operator. Licensure requirements are dependent on the public water system population served and if your system provides water treatment.

If you believe your facility currently meets the definition or will meet the definition of a public water system, please contact your local Health Department and request to speak with an Environmental Health representative.

EXHIBIT 4

Application Comments and Materials Received by May 18, 2026

-

Board of County Commissioners

Case# OR2025-0017 & CR2025-0007

Hearing dated May 27, 2026

Dan Lister

From: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Sent: Wednesday, February 25, 2026 3:25 PM
To: Dan Lister
Subject: RE: [External] OR2025-0017 & CR2025-0007 – Hooker

Hi Dan,

Here are my thoughts -
1) ITD will evaluate additional land uses as the applications come through the county.
2) Wedding event centers usually operate on the weekends so there isn't a concern with cumulative impact from commuter traffic.
3) If concerned about traffic volume, my recommendation would be to limit the occupancy for the venue.
4) We will support the county if they would like to see a traffic analysis done.

Feel free to reach out if there are any additional questions or concerns.

Kendra Conder
District 3 | Development Services Coordinator Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190

-----Original Message-----
From: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Sent: Tuesday, February 17, 2026 10:00 AM
To: Kendra Conder <Kendra.Conder@itd.idaho.gov>
Subject: FW: [External] OR2025-0017 & CR2025-0007 – Hooker

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Kendra,

Attached is ITD's comments regarding Case No. OR2025-0017/CR2025-0007 for the rezoning of properties of Calla Lily Lane, taking access on SH-44 for a special events facility, as well as a church, professional office and salon. Below is an email I received from the Canyon County Planning and Zoning Commission requesting additional comments from ITD about the impacts of the special events facility on SH-44 when considering existing intersection congestion. If you can help me address his concerns, that would be greatly appreciated.

Sincerely,

Dan Lister, Planning Supervisor
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959 Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
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Monday, Tuesday, Thursday, and Friday

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**We will not be closed during lunch hour **

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-----Original Message-----
From: Rob Sturgill <rob_sturgill@yahoo.com>
Sent: Sunday, February 15, 2026 7:36 PM
To: Dan Lister <Dan.Lister@canyoncounty.id.gov>
Cc: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>; Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] OR2025-0017 & CR2025-0007 – Hooker

Dan,

ITD's review was relatively brief...they didn't consider commercial applications. The major intersections adjacent to this location can have long backup times...with residents taking ever greater chances to pull out onto 44.

Is there any way to get ITD to comment on the potential impact of an event facility? My concern is that there's a BIG difference between 300 cars spread out over a day and 300 cars trying to leave in 20 minutes. For that brief period, the intersections surrounding the facility will be very busy.

I KNOW ITD would evaluate the use later...but I believe we should consider this impact before granting the rights associated with a rezone.

Thanks!

Rob

Dan Lister

From: Josh Davis <atotaldevelopment@gmail.com>
Sent: Wednesday, March 11, 2026 7:41 AM
To: Dan Lister
Cc: Dad Hooker; David Ruby
Subject: [External] Fwd: 22669 Calla Lily Lane Middleton

Good morning Dan.

During our hearing with the P&Z commission there was a few comments about traffic signals and nobody knew the plans for hwy 44 near our property. I took the liberty to reach out to HWY district 4, Shawn the city of Star planner and Roberta the city of Middleton planner.

Below is Roberta's comments regarding 44 and Duff Lane. I will forward Shawn's comments on another email.

It's my belief that improvements to hwy 44 are coming quickly which should help us in our case.

Sincerely,

Josh Davis
General Manager
https://total-developments.com
https://www.instagram.com/totaldevelopmentsllc/

Begin forwarded message:

From: Roberta Stewart <rstewart@middletoncity.org>
Subject: RE: 22669 Calla Lily Lane Middleton
Date: March 10, 2026 at 1:36:18 PM PDT
To: Josh Davis <atotaldevelopment@gmail.com>

Hi Josh: We are working on getting a traffic signal constructed at Duff and Hwy 44. We do not control the intersection because it is in the County. Highway District 4 and Idaho Transportation Department control the intersection. However, between ITD, HD4 and the City, we think we have a developer that will start to build the traffic signal in 2027. No promises. Nothing is finalized. We're just working on it.

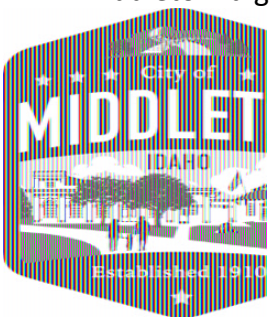
Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487

Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.org

www.middleton.id.gov



Dan Lister

From: Josh Davis <atotaldevelopment@gmail.com>
Sent: Wednesday, March 11, 2026 7:46 AM
To: Dan Lister
Cc: David Ruby; Dad Hooker
Subject: [External] Hooker 22669 Calla Lily Lane Middleton

Good morning again Dan.

See below Shawn's response regarding intersection of Kingsbury & HWY 44.

Also David is reaching out to Kendra with IDT and hopefully we will have further comments soon.

Sincerely,

Josh Davis
General Manager
https://total-developments.com
https://www.instagram.com/totaldevelopmentsllc/

Begin forwarded message:

From: Shawn Nickel <snickel@staridaho.org>
Subject: RE: Terramore
Date: March 10, 2026 at 8:10:24 AM PDT
To: Josh Davis <jjmmdavis@icloud.com>

Hello, Josh. The Terramore subdivision is required to build a signal light at Kingsbury in the first phase. This will be installed prior to the new elementary school opening and the first houses in phase 1 being sold and occupied. Lower speeds are the responsibility of the Idaho Transportation Department, however, they are reluctant to change speed limits on 44. I know the elementary school is funded and ready to submit for building permits. You should see some action out there soon. I don't know when the subdivision will start but I

know it is in design and earthwork will probably happen sometime this year. Their first phase includes approximately 100 homes. I hope this information is helpful.

Thanks.

Shawn

SHAWN L NICKEL
PLANNING DIRECTOR AND ZONING ADMINISTRATOR
CITY OF STAR
SNICKEL@STARIDAHO.ORG
208-286-7247 exT. 3004
OFFICE HOURS: MONDAY THRU THURSDAY 6AM-4PM

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Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

May 4, 2026

Dan Lister
Planning Supervisor
111 North 11th Ave, Suite 310
Caldwell, ID 83605

VIA EMAIL

Development Application	OR2025-0017/CR2025-0007
Project Name	Calla Event Center/Hooker
Project Location	22664 & 22669 Calla Lily Lane
Project Description	Event Center
Applicant	David Ruby; The Architects Office, PLLC

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The applicant will be required to permit the existing access on SH-44 as commercial use. The commercial access will need to be improved to meet current ITD standards. This is including but not limited to paving any portion of the approach that is within ITD's right-of-way. Included are ITD's key-in detail and rural approach standards.
2. ITD has identified 5 intersections on SH-44 that are slated for signalization as development occurs. This will be every mile intersection from Duff Lane to Can Ada Road. As these intersections become improved and signalized, it will allow for greater breaks in traffic for people entering and exiting the site. Right now we do not have a timeframe on the Lansing intersection, but the Kingsbury intersection will be signalized prior to the new elementary school opening.
3. Because special event centers typically hold events during nights and weekends, there is no concern site traffic will compound on rush hour traffic.
4. I would not recommend restricting access at this site. Currently we do not have any reasonable location for site traffic to conduct safe U-turns.
5. Future applications and land-use changes will be subject to additional review and may require traffic analysis and/or mitigation.
6. Although permitting is ultimately ITD's decision, the County is more than welcome to request additional traffic analysis for the site access on SH-44.
7. ITD reserves the right to make further comments upon review of submitted documents or future commercial applications.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator

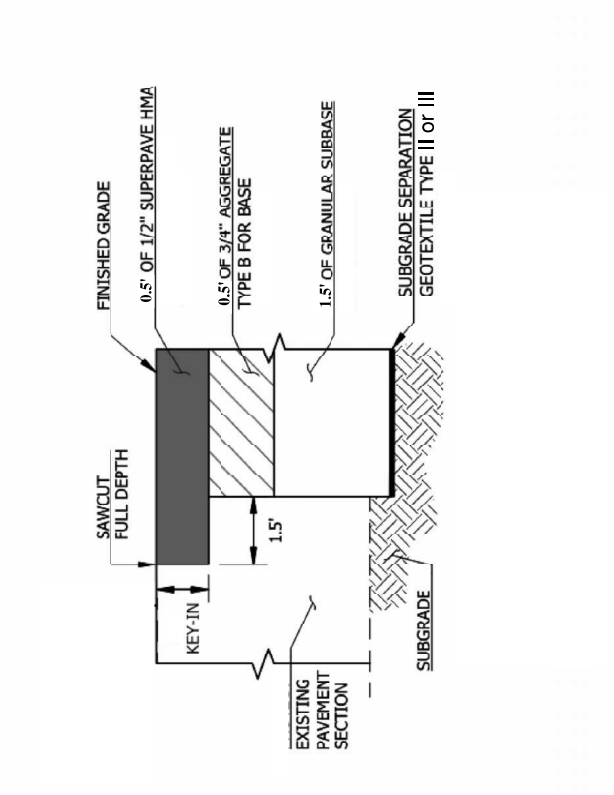
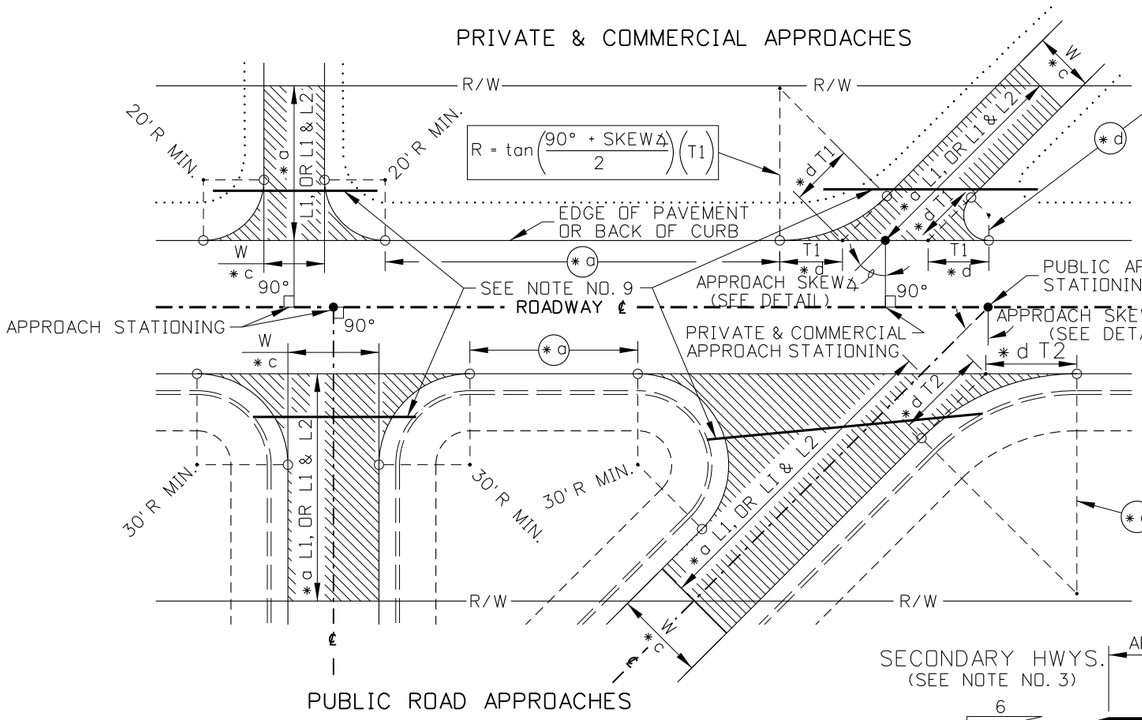

FINISHED GRADE
0.5' OF 1/2" SUPERPAVE HMA
0.5' OF 3/4" AGGREGATE
TYPE B FOR BASE
1.5' OF GRANULAR SUBBASE
SUBGRADE SEPARATION
GEOTEXTILE TYPE II or III
SAWCUT
FULL DEPTH
1.5'
KEY-IN
SUBGRADE
EXISTING
PAVEMENT
SECTION

Exhibit 4.d

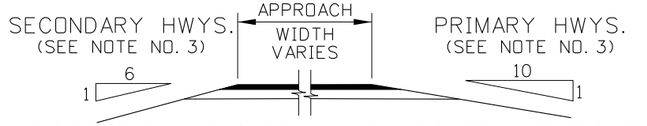
PRIVATE & COMMERCIAL APPROACHES



PUBLIC ROAD APPROACHES

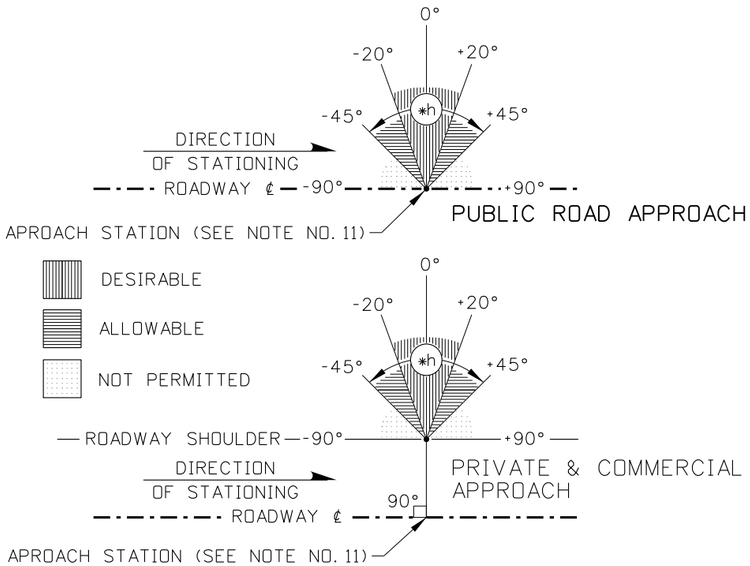
APPROACH PLAN TYPICALS

APPROACH PLAN LEGEND & APPROACH NOMENCLATURE	
CUT	– – – –
FILL	. . . . .
PROPOSED DITCH	═ ═ ═
PROPOSED CULVERT	═══
SKEW Δ	SEE NOTE NO. 10
R	RADIUS OF SHD. CURVE
T1 & T2	TANGENT OF SHD. CURVE
W	APPROACH WIDTH
G1 & G2	APPR. GRADES 1 & 2 (%)
C	CHANGE IN GRADE (%)
L1 & L2	HORZ. LENGTH OF GRADE



APPROACH TYPICAL - CLEARZONE SLOPES

(PUBLIC & PRIVATE)



APPROACH SKEW ANGLE

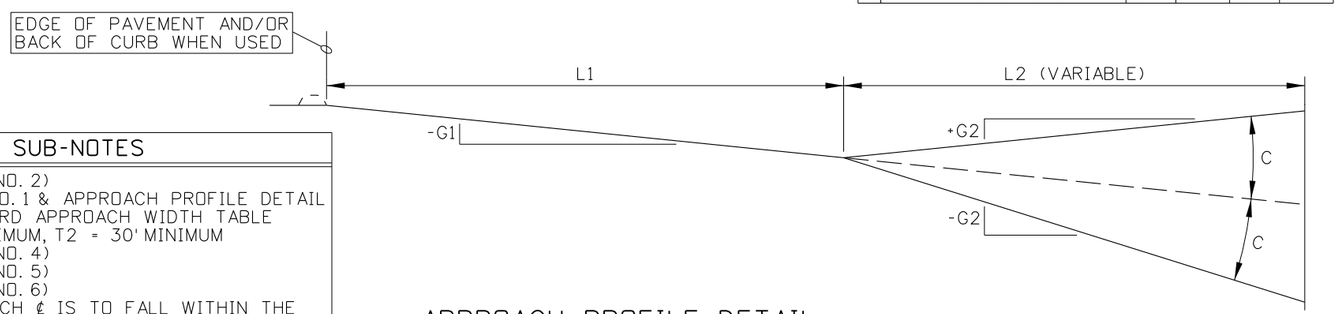
(SEE NOTE NO. 10)

APPROACH GRADE TABLE

TRAFFIC TYPE	GRADE PARAMETER G1 (RANGE)	GRADE PARAMETER G2 (MAX.)	MAX. CHANGE IN GRADE C (*e)	MINIMUM LENGTH L1
HIGH VOLUME (COMMERCIAL, INDUSTRIAL)	-2% TO -3%	±5%	±3%	40'
LOW VOLUME (COMMERCIAL, INDUSTRIAL)	-2% TO -5%	±8%	±6%	40'
SINGLE RESIDENTIAL, FARMYARD, FIELD	-2% TO -8%	±15% * g	VEHICLE CLEARANCE	10'
MULTIPLE RESIDENTIAL	-2% TO -8%	±15% * g	±6%	20'
PUBLIC ROAD	-2%	* f	±2%	20'

(*a) STANDARD APPROACH WIDTH TABLE

	POSTED SPEED (mph)	≤35		>35	
	MIN./MAX. WIDTH	MIN.	MAX.	MIN.	MAX.
APPR. TYPE	MULTIPLE RESIDENTIAL	28'	40'	28'	40'
	SINGLE RESIDENTIAL, FARMYARD, FIELD	12'	40'	20'	40'
	COMMERCIAL (ONE-WAY)	15'	30'	20'	30'
	COMMERCIAL (TWO-WAY)	25'	40'	25'	40'
	PUBLIC ROAD	28'	N/A	28'	N/A



APPROACH PROFILE DETAIL

SUB-NOTES

- * a (SEE NOTE NO. 2)
- * b SEE NOTE NO. 1 & APPROACH PROFILE DETAIL
- * c SEE STANDARD APPROACH WIDTH TABLE
- * d T1 = 20' MINIMUM, T2 = 30' MINIMUM
- * e (SEE NOTE NO. 4)
- * f (SEE NOTE NO. 5)
- * g (SEE NOTE NO. 6)
- * h THE APPROACH ℄ IS TO FALL WITHIN THE ALLOWABLE OR DESIRABLE LIMITS. THE DESIRABLE LIMIT IS CONSIDERED THE "SAFEST OPTION."

NOTES

1. RURAL PRIVATE, COMMERCIAL, AND PUBLIC APPROACHES SHALL BE PAVED TO THE RIGHT-OF-WAY LINE OR TO THE BACK OF THE SHOULDER CURVE (APPROACH RADIUS). FARMYARD AND FIELD APPROACHES THAT ARE OCCASIONALLY USED MAY BE PAVED A MINIMUM OF 5' FROM THE SHOULDER LINE. APPROACHES ON EXISTING UNPAVED HIGHWAYS ARE EXEMPT.
2. REFER TO THE ITD ADMINISTRATIVE POLICY 5005 FOR ADDITIONAL INFORMATION ON LOCATION OF APPROACHES.
3. WITHIN THE CLEARZONE THE SIDE SLOPES OF APPROACHES SHALL BE A MINIMUM OF 6:1 OF SECONDARY HIGHWAYS AND A MINIMUM OF 10:1 ON PRIMARY HIGHWAYS.
4. WHEN THE "MAXIMUM CHANGE IN GRADE" (APPROACH GRADE TABLE) "C" IS EXCEEDED, A MINIMUM 10' VERTICAL CURVE SHALL BE USED IN THE APPROACH PROFILE.
5. THE % GRADE OF "G2" SHALL BE A MAXIMUM OF 7% FOR FLAT TERRAIN, 11% FOR ROLLING TERRAIN, OR 15% FOR MOUNTAINOUS.
6. APPROACH GRADES EXCEEDING 10% ARE NOT RECOMMENDED BECAUSE EMERGENCY VEHICLES MAY BE IMPEDED.
7. THE BALLAST REQUIREMENTS OF RURAL APPROACHES SHALL BE AS SHOWN ON THE PLANS.
8. WHEN A MAILBOX TURNOUT IS INSTALLED WITH A RURAL APPROACH, STD. DWG. 405-2 IS REQUIRED.
9. ALL RURAL PRIVATE AND COMMERCIAL APPROACHES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT THE APPROACH DRAINAGE IS INDEPENDENT AND DOES NOT CONTRIBUTE TO EXISTING HIGHWAY DRAINAGE. ALL RURAL PUBLIC APPROACHES SHALL BE DESIGNED AND CONSTRUCTED TO ADDRESS BOTH THE MAIN HIGHWAY AND APPROACH DRAINAGE.
10. THE APPROACH SKEW ANGLE IS THE DEFLECTION ANGLE BETWEEN A LINE PERPENDICULAR TO THE HIGHWAY CENTERLINE AND THE APPROACH CENTERLINE.
11. RURAL PRIVATE AND COMMERCIAL APPROACHES ARE REFERENCED LEFT OR RIGHT OF THE HIGHWAY CENTERLINE STATION TO THE CENTER OF THE APPROACH OPENING WHICH IS AT THE EDGE OF PAVEMENT OR BACK OF CURB. A PUBLIC APPROACH STATION OCCURS WHERE THE PUBLIC APPROACH CENTERLINE INTERSECTS THE HIGHWAY CENTERLINE.
12. NOT TO SCALE.

ORIGINAL STORED AT: ITD, Headquarters 3311 West State Boise, Idaho

PROFESSIONAL ENGINEER * LAND SURVEYOR REGISTERED ORIGINAL SIGNED AT MILFORD MILLER DATE OF ORIGINAL SIGNATURE JUNE 19, 2007 STATE OF IDAHO MILFORD MILLER 2240

REVISIONS								
NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY
1	01-00	MSM	6	12-05	MSM			
2	01-02	MSM	7	06-07	MSM			
3	07-02	MSM						
4	10-02	MSM						
5	08-04	MSM						

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY

CADD FILE NAME: 405-1_0607.dgn

DRAWING DATE: SEPTEMBER, 1993

IDAHO TRANSPORTATION DEPARTMENT

BOISE IDAHO

ORIGINAL SIGNED BY: LOREN THOMAS
ASSISTANT CHIEF ENGINEER (DEVELOPMENT)
ORIGINAL SIGNED BY: STEVEN HUTCHINSON
CHIEF ENGINEER

STANDARD DRAWING

RURAL APPROACHES

English

STANDARD DRAWING NO. 405-1

SHEET 1 OF 1

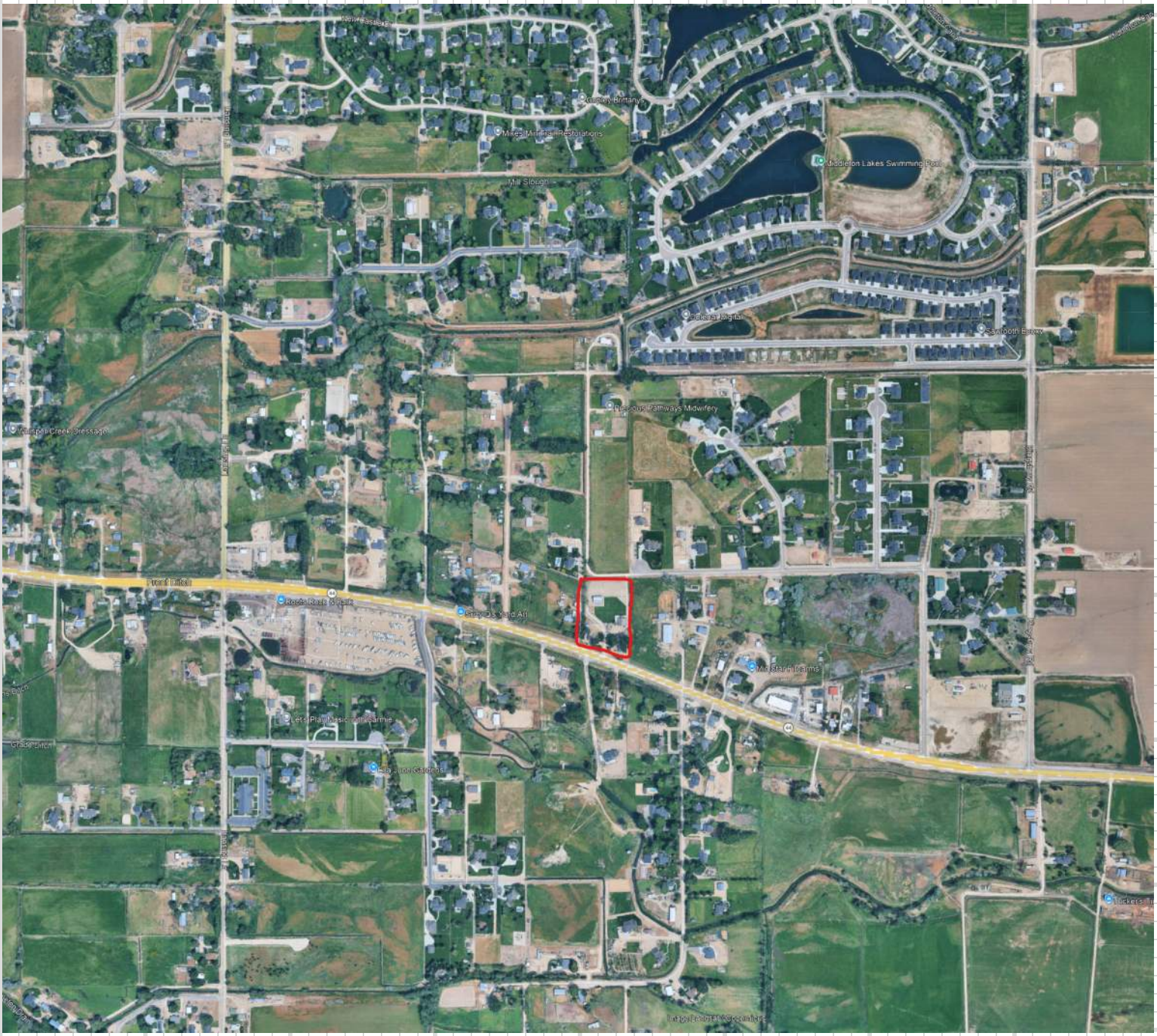
RHEES RUBY JOSEPH PUTMAN
THE ARCHITECTS OFFICE PLLC
P. 208.343.2931 499 W. Main Street, Boise, Idaho 83702 www.taoidaho.com

Project Number:_____

Project Name:_____

Date:_____

Sheet Number:_____/_____



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JOSEPH
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Project Number: Aerial View

Project Name: The Property

Date:

Sheet Number: /

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Exhibit 4.e

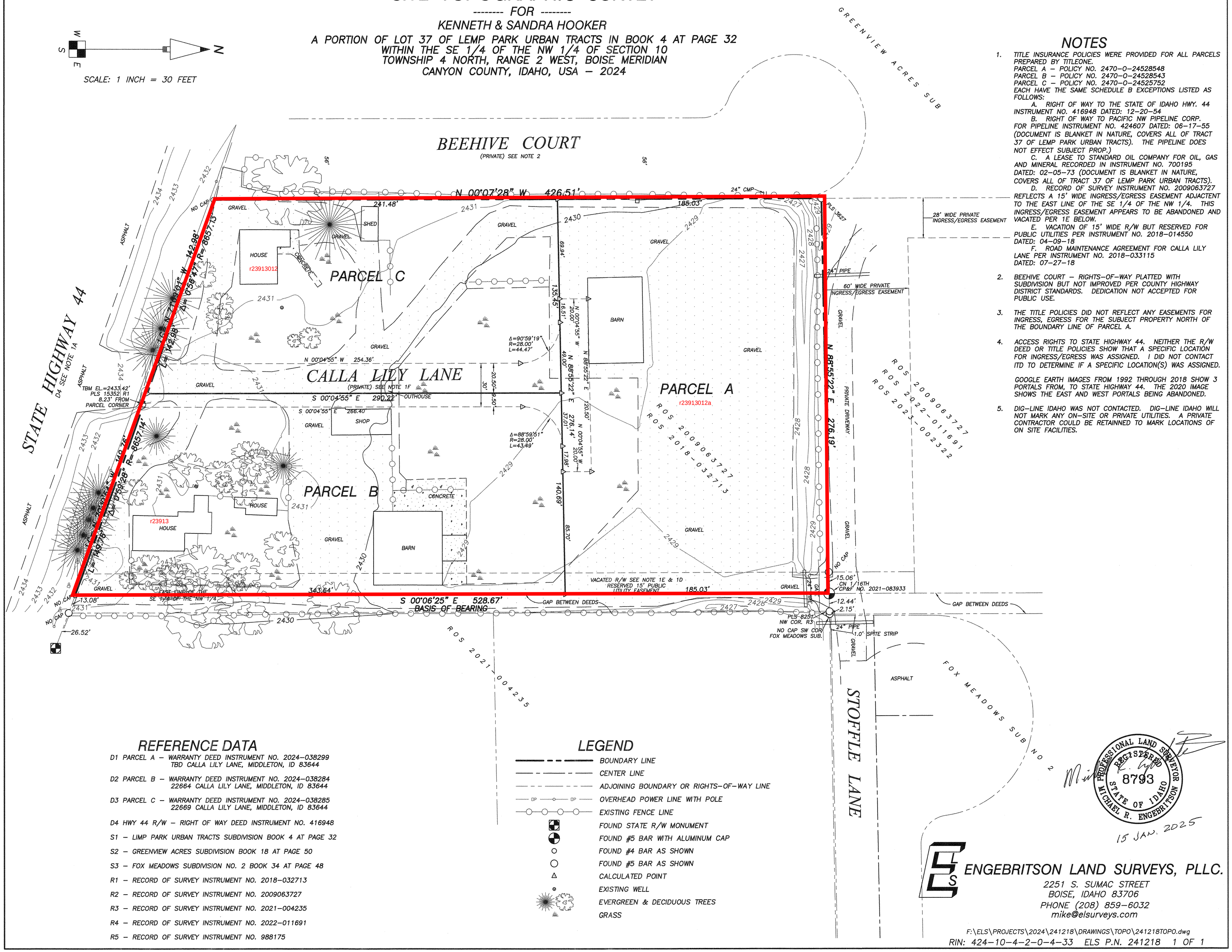
SITE TOPOGRAPHIC SURVEY

-------- FOR --------

KENNETH & SANDRA HOOKER

A PORTION OF LOT 37 OF LEMP PARK URBAN TRACTS IN BOOK 4 AT PAGE 32
WITHIN THE SE 1/4 OF THE NW 1/4 OF SECTION 10
TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO, USA – 2024

SCALE: 1 INCH = 30 FEET



NOTES

1. TITLE INSURANCE POLICIES WERE PROVIDED FOR ALL PARCELS PREPARED BY TITLEONE.
   PARCEL A – POLICY NO. 2470-0-24528548
   PARCEL B – POLICY NO. 2470-0-24528543
   PARCEL C – POLICY NO. 2470-0-24525752
   EACH HAVE THE SAME SCHEDULE B EXCEPTIONS LISTED AS FOLLOWS:
   A. RIGHT OF WAY TO THE STATE OF IDAHO HWY. 44 INSTRUMENT NO. 416948 DATED: 12-20-54
   B. RIGHT OF WAY TO PACIFIC NW PIPELINE CORP. FOR PIPELINE INSTRUMENT NO. 424607 DATED: 06-17-55 (DOCUMENT IS BLANKET IN NATURE, COVERS ALL OF TRACT 37 OF LEMP PARK URBAN TRACTS). THE PIPELINE DOES NOT EFFECT SUBJECT PROP.)
   C. A LEASE TO STANDARD OIL COMPANY FOR OIL, GAS AND MINERAL RECORDED IN INSTRUMENT NO. 700195 DATED: 02-05-73 (DOCUMENT IS BLANKET IN NATURE, COVERS ALL OF TRACT 37 OF LEMP PARK URBAN TRACTS).
   D. RECORD OF SURVEY INSTRUMENT NO. 2009063727 REFLECTS A 15' WIDE INGRESS/EGRESS EASEMENT ADJACTENT TO THE EAST LINE OF THE SE 1/4 OF THE NW 1/4. THIS INGRESS/EGRESS EASEMENT APPEARS TO BE ABANDONED AND VACATED PER 1E BELOW.
   E. VACATION OF 15' WIDE R/W BUT RESERVED FOR PUBLIC UTILITIES PER INSTRUMENT NO. 2018-014550 DATED: 04-09-18
   F. ROAD MAINTENANCE AGREEMENT FOR CALLA LILY LANE PER INSTRUMENT NO. 2018-033115 DATED: 07-27-18
2. BEEHIVE COURT – RIGHTS-OF-WAY PLATTED WITH SUBDIVISION BUT NOT IMPROVED PER COUNTY HIGHWAY DISTRICT STANDARDS. DEDICATION NOT ACCEPTED FOR PUBLIC USE.
3. THE TITLE POLICIES DID NOT REFLECT ANY EASEMENTS FOR INGRESS, EGRESS FOR THE SUBJECT PROPERTY NORTH OF THE BOUNDARY LINE OF PARCEL A.
4. ACCESS RIGHTS TO STATE HIGHWAY 44. NEITHER THE R/W DEED OR TITLE POLICIES SHOW THAT A SPECIFIC LOCATION FOR INGRESS/EGRESS WAS ASSIGNED. I DID NOT CONTACT ITD TO DETERMINE IF A SPECIFIC LOCATION(S) WAS ASSIGNED.

   GOOGLE EARTH IMAGES FROM 1992 THROUGH 2018 SHOW 3 PORTALS FROM, TO STATE HIGHWAY 44. THE 2020 IMAGE SHOWS THE EAST AND WEST PORTALS BEING ABANDONED.
5. DIG-LINE IDAHO WAS NOT CONTACTED. DIG-LINE IDAHO WILL NOT MARK ANY ON-SITE OR PRIVATE UTILITIES. A PRIVATE CONTRACTOR COULD BE RETAINNED TO MARK LOCATIONS OF ON SITE FACILITIES.

REFERENCE DATA

D1 PARCEL A – WARRANTY DEED INSTRUMENT NO. 2024-038299
TBD CALLA LILY LANE, MIDDLETON, ID 83644

D2 PARCEL B – WARRANTY DEED INSTRUMENT NO. 2024-038284
22664 CALLA LILY LANE, MIDDLETON, ID 83644

D3 PARCEL C – WARRANTY DEED INSTRUMENT NO. 2024-038285
22669 CALLA LILY LANE, MIDDLETON, ID 83644

D4 HWY 44 R/W – RIGHT OF WAY DEED INSTRUMENT NO. 416948

S1 – LIMP PARK URBAN TRACTS SUBDIVISION BOOK 4 AT PAGE 32

S2 – GREENVIEW ACRES SUBDIVISION BOOK 18 AT PAGE 50

S3 – FOX MEADOWS SUBDIVISION NO. 2 BOOK 34 AT PAGE 48

R1 – RECORD OF SURVEY INSTRUMENT NO. 2018-032713

R2 – RECORD OF SURVEY INSTRUMENT NO. 2009063727

R3 – RECORD OF SURVEY INSTRUMENT NO. 2021-004235

R4 – RECORD OF SURVEY INSTRUMENT NO. 2022-011691

R5 – RECORD OF SURVEY INSTRUMENT NO. 988175

LEGEND

- BOUNDARY LINE
- CENTER LINE
- ADJOINING BOUNDARY OR RIGHTS-OF-WAY LINE
- OVERHEAD POWER LINE WITH POLE
- EXISTING FENCE LINE
- FOUND STATE R/W MONUMENT
- FOUND #5 BAR WITH ALUMINUM CAP
- FOUND #4 BAR AS SHOWN
- FOUND #5 BAR AS SHOWN
- CALCULATED POINT
- EXISTING WELL
- EVERGREEN & DECIDUOUS TREES
- GRASS

PROFESSIONAL LAND SURVEYOR
REGISTERED
8793
STATE OF IDAHO
MICHAEL R. ENGEBRITSON

15 JAN. 2025

ENGEBRITSON LAND SURVEYS, PLLC.
2251 S. SUMAC STREET
BOISE, IDAHO 83706
PHONE (208) 859-6032
mike@elsurveys.com

F:\ELS\PROJECTS\2024\241218\DRAWINGS\TOPO\241218TOPO.dwg
RIN: 424-10-4-2-0-4-33 ELS P.N. 241218 1 OF 1

Exhibit 4.e

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Concept Plan

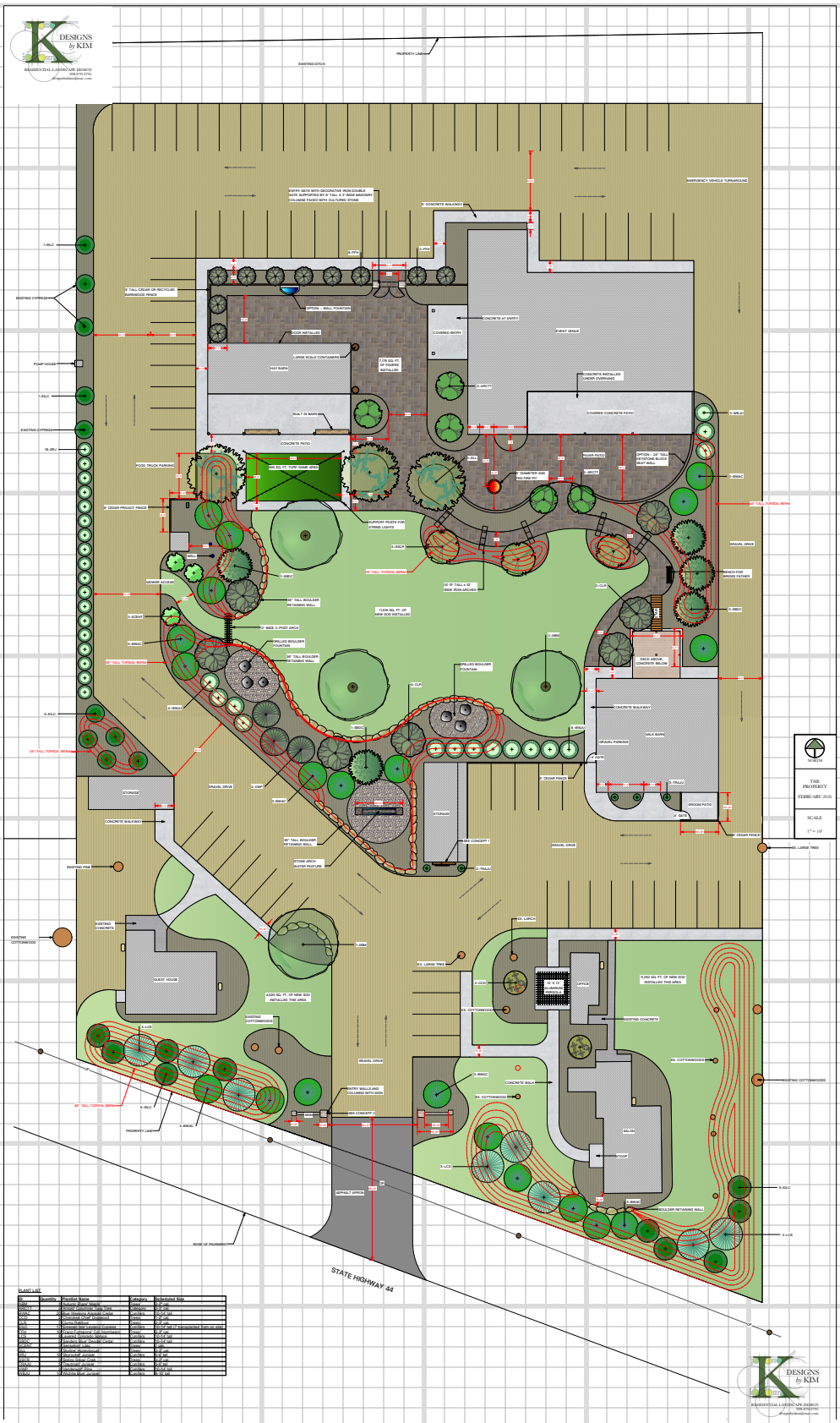
Project Number:_____

Project Name:_____

Date:_____

Sheet Number:_____/_____

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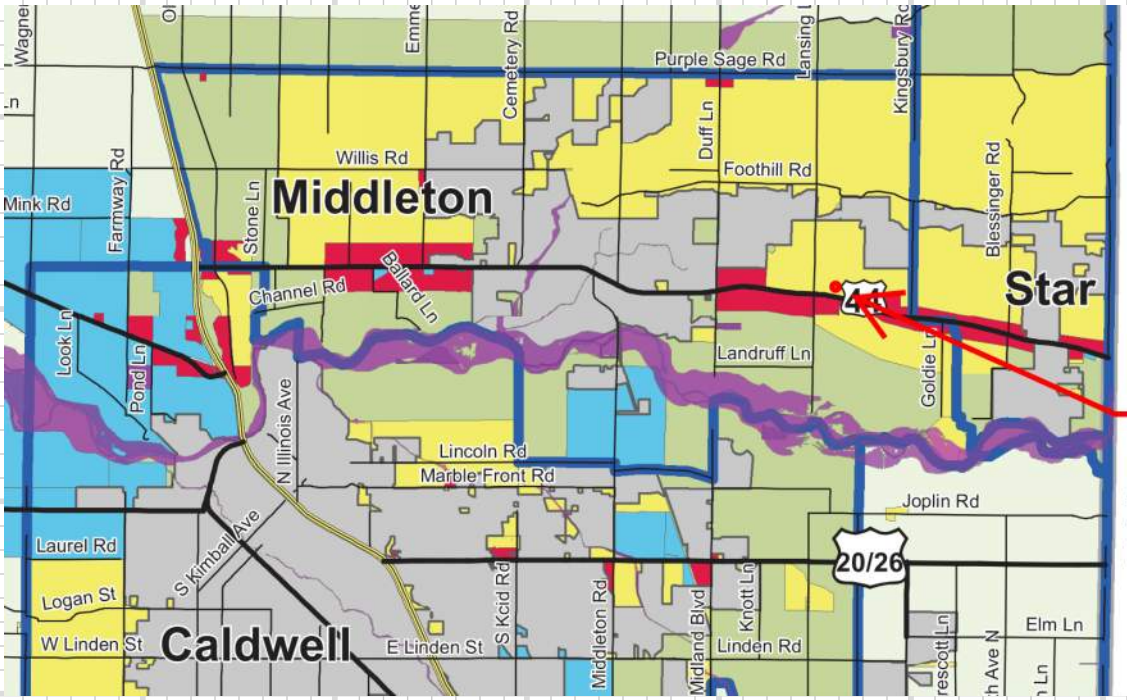
PLANT LIST

ID	Quantity	Plantlist Name	Category	Scheduled Size
ACHM	4	Autumn Blaze Maple	Trees	2" cal
ACHM2	3	Autumn Blaze Maple Trio	Trees	2" cal
ACGC	4	Bur Oak Shingle Specialty Cuts	Trees	2" cal
ACGC	4	Columnar Oak Collection	Trees	2" cal
GLB	4	Swiss Ballcut	Trees	2" cal
PIN	3	Columnar Blue Spruce Specialty	Conifers	10' cal (8' if requested) See on Site
PIN	3	Columnar Spruce Specialty	Conifers	10' cal
PIPU	4	Fastigiate Ponderosa Pine	Conifers	10' cal
PIPU2	3	Northern Blue Ponderosa	Conifers	10' cal
PICPU	3	Upwarded Lilac	Trees	2" cal
PIPU	3	Ponderosa Pine	Conifers	10' cal
PIPU	3	Ponderosa Pine	Conifers	10' cal
PIPU2	3	Spruce Blue Ash	Trees	2" cal
LEDO	3	Weeping Juniper	Conifers	6' cal
PIPU	3	Ponderosa Pine	Conifers	10' cal
PIPU	3	Ponderosa Pine	Conifers	10' cal

Exhibit 4.e

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THE ARCHITECTS OFFICE PLLC
P. 208.343.2931 499 W. Main Street, Boise, Idaho 83702 www.taoidaho.com

Project Number: Comprehensive Plan
Project Name:
Date:
Sheet Number: /



Legend

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- MIXED USE
- CONSERVATION/ OPEN SPACE
- RURAL RESIDENTIAL
- AGRICULTURE
- LANDFILL
- CURRENT IMPACT AREAS
- WATER FEATURES
- CITY LIMITS
- STATE/US HWY
- INTERSTATE

Exhibit 4.e

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Project Number: Zoning Map

Project Name:

Date:

Sheet Number: /

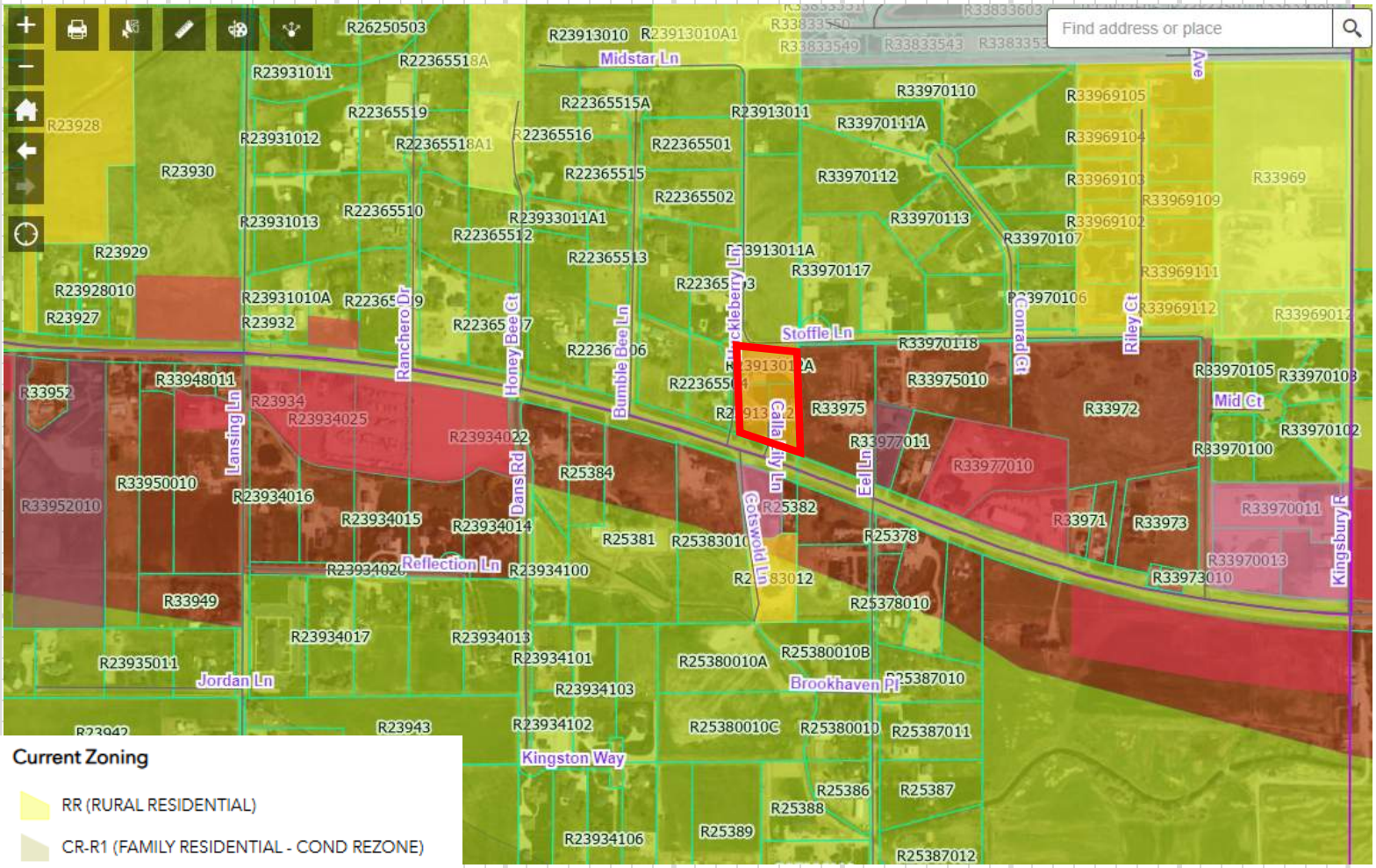


Exhibit 4.e

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Project Number: Enlarged Zoning Map
Project Name:
Date:
Sheet Number: /

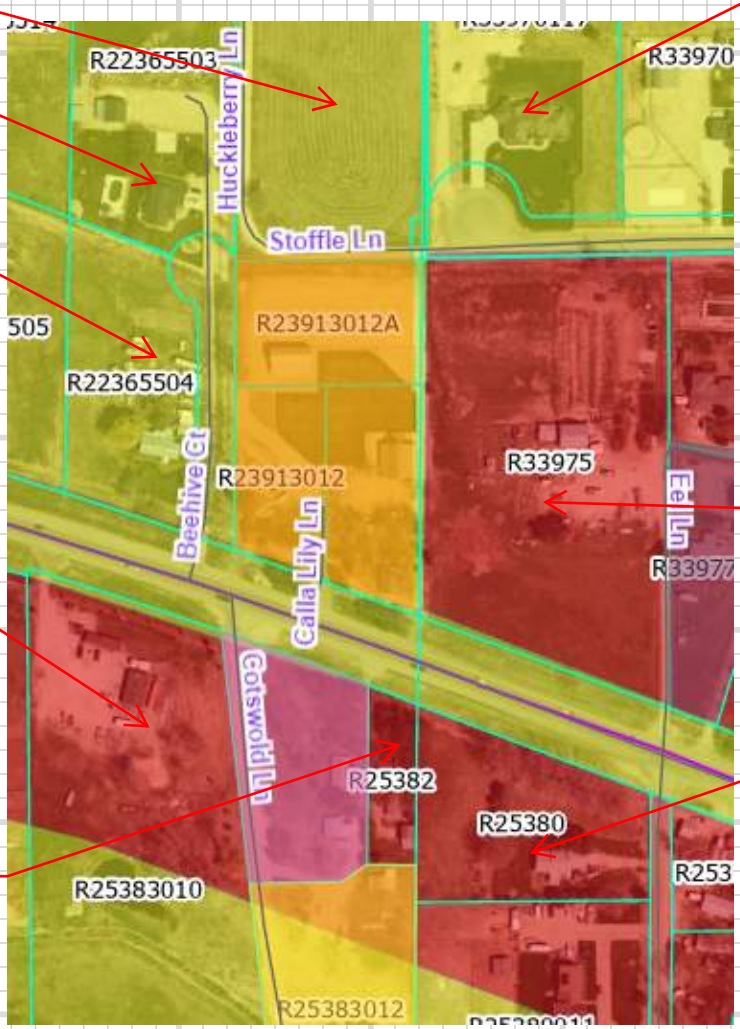


Exhibit 4.e

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Project Number: Site Plan overlay on Aerial Photo

Project Name:

Date:

Sheet Number: /

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Exhibit 4.e

DESIGNS
by KIM
RESIDENTIAL LANDSCAPE DESIGN
208-870-3795
designsbykim@mac.com

PROPERTY LINE

EXISTING DITCH

EMERGENCY VEHICLE TURNAROUND

ENTRY GATE WITH DECORATIVE IRON DOUBLE GATE SUPPORTED BY 8' TALL X 3' WIDE MASONRY COLUMNS FACED WITH CULTURED STONE

5' CONCRETE WALKWAY

1–EILC

8–FFH

2–FFH

EXISTING CYPRESS

8' TALL CEDAR OR RECYCLED BARNWOOD FENCE

OPTION – WALL FOUNTAIN

CONCRETE AT ENTRY

COVERED ENTRY

EVENT VENUE

DOOR INSTALLED

PUMP HOUSE

LARGE SCALE CONTAINERS

HAY BARN

7,178 SQ. FT. OF PAVERS INSTALLED

CONCRETE INSTALLED UNDER OVERHANG

3–ARCTT

1–EILC

BUILT IN BARS

COVERED CONCRETE PATIO

3–WBJU

EXISTING CYPRESS

CONCRETE PATIO

18–SRJ

FOOD TRUCK PARKING

800 SQ. FT. TURF GAME AREA

3–SLL

PAVER PATIO

OPTION – 24" TALL KEYSTONE BLOCK SEAT WALL

6' DIAMETER GAS FED FIRE PIT

2–ARCTT

3–BWAC

8' CEDAR PRIVACY FENCE

24" TALL TOPSOIL BERM

SUPPORT POSTS FOR STRING LIGHTS

GRAVEL DRIVE

3–SSCR

WELL

18" TALL TOPSOIL BERM

BENCH FOR BRIDES FATHER

1–SBDC

MOWER ACCESS

(5) 10' TALL x 10' WIDE IRON ARCHES

3–CLR

36" TALL BOULDER RETAINING WALL

11,516 SQ. FT. OF NEW SOD INSTALLED

STAIR

3–SBDC

3–SCENT

12' WIDE 2–POST ARCH

3–ABM

5–BWAC

DRILLED BOULDER FOUNTAIN

DECK ABOVE, CONCRETE BELOW

36" TALL TOPSOIL BERM

36" TALL BOULDER RETAINING WALL

DRILLED BOULDER FOUNTAIN

4–CLR

4–WBJU

CONCRETE WALKWAY

5–EILC

1–SBDC

8–WBJU

MILK BARN

GRAVEL PARKING

24" TALL TOPSOIL BERM

4' GATE

6' CEDAR FENCE

STORAGE

GRAVEL DRIVE

3–VWP

3–TRAJU

3–BWAC

GROOM PATIO

4' GATE

STORAGE

CONCRETE WALKWAY

6' CEDAR FENCE

NORTH

THE PROPERTY

FEBRUARY 2026

SCALE

1" = 10'

Exhibit 4.e

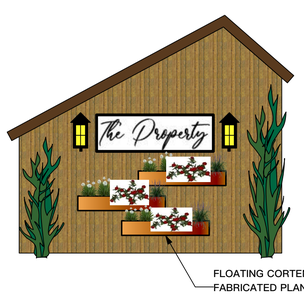
5-EILC
24" TALL TOPSOIL BERM
30'-0"
1-SBDC
8-WBJU
MILK BARN
GRAVEL PARKING
4' GATE
6' CEDAR FENCE
3-TRAJU
5'-0"
10'-0"
5'-0"
GROOM PATIO
12'-0"
4' GATE
16'-0"
6' CEDAR FENCE
STORAGE
GRAVEL DRIVE
3-VWP
3-BWAC
5'-0"
20'-0"
STORAGE
CONCRETE WALKWAY
36" TALL BOULDER RETAINING WALL
SEE CONCEPT 1
GRAVEL DRIVE
EX. LARGE TREE
EXISTING PINE
STONE ARCH WATER FEATURE
2-TRAJU
EXISTING CONCRETE
EXISTING COTTONWOOD
5'-0"
1-ABM
EX. LARCH
EX. LARGE TREE
GUEST HOUSE
2-CCD
12' X 12' ALUMINUM PERGOLA
OFFICE
11,262 SQ. FT. OF NEW SOD INSTALLED THIS AREA
4,520 SQ. FT. OF NEW SOD INSTALLED THIS AREA
EX. COTTONWOOD
EXISTING CONCRETE
EXISTING COTTONWOODS
3-LCS
5'-0"
GRAVEL DRIVE
EX. COTTONWOODS
OP
3-BWAC
CONCRETE WALK
ENTRY WALLS AND COLUMNS WITH SIGN
EX. COTTONWOOD
EXISTING COTTONWOODS
48" TALL TOPSOIL BERM
5-EILC
SIGN
SEE CONCEPT 2
2'-0"
3'-0"
38'-0"
10'-0"
15'-0"
SALON
STOOP
3-LCS
OP
60'-0"
ASPHALT APRON
5-EILC
6'-0"
3-BWAC
BOULDER RETAINING WALL
2-LCS
PROPERTY LINE
3-BWAC
EDGE OF PAVEMENT
STATE HIGHWAY 44
OP

PLANT LIST

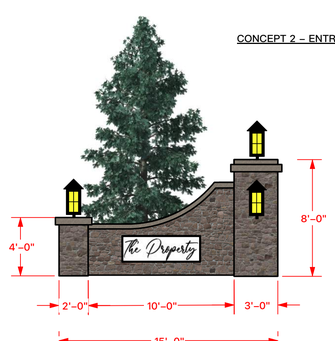
ID	Quantity	Plantlist Name	Category	Scheduled Size
ABM	4	'Autumn Blaze' Maple	Trees	2-3" cal.
ARCTT	5	'Arnold' Columnar Tulip Tree	Category	2-3" cal.
BWAC	20	Blue Weeping Alaskan Cedar	Conifers	10-14' tall
CCD	2	'Cherokee Chief' Dogwood	Trees	1-2" cal.
CLR	7	Clump Redbud	Trees	2-3" cal.
EILC	17	'Emerald Isle' Leyland Cypress	Conifers	10-14' tall (7 transplanted from on site)
FFH	10	'Franz Fontainne' Col. Hornbeam	Trees	2-3" cal.
LCS	8	Layered Colorado Spruce	Conifers	10-14' tall
SBDC	5	'Sanders Blue' Deodar Cedar	Conifers	10-14' tall
SCENT	3	'Sensation' Lilac	Trees	7 gal.
SLL	3	'Skyline' Honeylocust	Trees	2-3" cal.
SRJ	18	'Skyrocket' Juniper	Conifers	5-6' tall
SSCR	3	'Spring Snow' Crab	Trees	2-3" cal.
TRAJU	5	'Trautman' Juniper	Conifers	5-6' tall
VWP	3	'Vanderwolf' Pine	Conifers	10-14' tall
WBJU	15	'Wichita Blue' Juniper	Conifers	8-10' tall

DESIGNS by KIM
RESIDENTIAL LANDSCAPE DESIGN
208-870-3795
designsbykim@mac.com

CONCEPT 1 – SOUTH SIDE OF STORAGE BUILDING



CONCEPT 2 – ENTRY SIGN AND MONUMENTS





NORTH

THE PROPERTY

FEBRUARY 2026

SCALE

1" = 10'

Dan Lister

From: Cheryl Palange <cherylpalange@gmail.com>
Sent: Monday, May 11, 2026 1:41 PM
To: Dan Lister
Subject: [External] Support for Case Numbers OR2025-0017 & CR2025-0007 (Ken and Sandy Hooker / Calla Event Center)

Dear Board of Canyon County Commissioners,

I am writing to formally express my strong support for the Comprehensive Plan Map Amendment and Conditional Rezone application for the proposed Calla Event Center located at 22664 and 22669 Calla Lily Lane. While I am aware the Planning and Zoning Commission recommended denial in February 2026 based on traffic concerns, I believe this project is a vital addition to our community that offers a responsible way to manage growth while preserving our local heritage.

A Beautifully Designed Asset for Middleton This project is an exceptional example of architectural stewardship. The plan involves repurposing a historic farmhouse into a beauty salon and renovating a 1950s barn for the event center. The Canyon County Historic Preservation Commission has noted that these structures have historic significance and their continued use connects our present to the county's agricultural past. We should be so lucky to have a business that invests so heavily in landscaping and aesthetics, including a 30-yard earthen berm and significant tree plantings designed to absorb sound and enhance the corridor's beauty.

Strong Community and Neighbor Endorsement It is telling that the project was endorsed by neighbors who live closest to the property (I heard this at P&Z iin Feb). The applicant's neighborhood meeting and the testimony at the Planning and Zoning hearing reflect a level of local support that is rare for new commercial developments. This demonstrates that the Hookers have gone to great lengths to ensure their business is a quiet, low-impact neighbor.

Addressing the Traffic and Safety Realities of SH-44 We all recognize that SH-44 is currently a high-speed, two-lane highway that faces significant challenges, largely due to the rapid growth of Star and Middleton. Star's population alone grew by over 80% between 2020 and 2024, placing immense pressure on this corridor, including significant heavy construction traffic. However, this section is already a functional commercial corridor, co-located with businesses like Mid Star Firearms, Roots Rock and Bark (with heavy trucks and trailers spilling rock everywhere), Silvercreek/Heritage Irrigation, and Suzy Q's Yard Art, NOT TO MENTION plenty of agriculture and the frequent farm equipment parade/slow down during farming season.

The applicants have already committed to aggressive traffic mitigation measures, including:

- Limiting guests to a maximum of 200.
- Scheduling events to avoid peak traffic commute hours.
- Installing signage to ensure egress onto SH-44 is a right-turn only.
- Paving the private access road to eliminate dust.

A Practical Recommendation for Safety Rather than denying a high-quality project due to existing roadway conditions, I recommend that the Board approve this project and **concurrently request the Idaho Transportation Department (ITD) to lower the speed limit for this specific commercial zone**. A 55 mph limit is no longer acceptable for a corridor with this volume of business and residential access points. Lowering the speed limit until ITD completes its planned widening of SH-44 would immediately improve safety for all businesses, residents/drivers and the grade E and F intersections in the area to address the very concerns that led to the initial P&Z denial.

This project represents the type of high-standard, local business development that Canyon County should encourage. I respectfully urge you to approve OR2025-0017 and CR2025-0007. Thank you.

Sincerely,

Cheryl Palange
9155 Pursuit Drive
Middleton ID 83644

Sources:

Canyon County Board of Commissioners. Findings of Fact, Conclusions of Law and Order: Case No. CR2025-0007 (Ken and Sandy Hooker / Calla Event Center). Canyon County, Idaho, 2026.

Canyon County Board of Commissioners. Findings of Fact, Conclusions of Law and Order: Case No. OR2025-0017 (Ken and Sandy Hooker / Calla Event Center). Canyon County, Idaho, 2026.

Canyon County Development Services Department. Planning Division Staff Report: Case Number OR2025-0017 & CR2025-0007. Prepared by Dan Lister, Planning Supervisor, for the Planning and Zoning Commission hearing on February 19, 2026.

Clearwater Financial. City of Star Demographic Report Summary. Prepared for the City of Star, Idaho, May 2025.

Holladay Engineering Company. City of Middleton Master Transportation Plan. Prepared for the City of Middleton and Canyon County Highway District No. 4, September 2007.

Idaho Transportation Department. "SH-44, I-84 to Star Road." Official project website for corridor planning and design. Accessed May 2026.

The Architects Office, PLLC. Event Venue Operations - Traffic, Noise, and Alcohol Management Plan. Submitted on behalf of Ken and Sandy Hooker to Canyon County Development Services, February 3, 2026.