PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Tabarini – CR2025-0010

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of approximately 5.9 acres from the "A" (Agricultural) zone to the "CR-R-1" (Conditional Rezone- Single-Family Residential) zone.
2) The request includes a development agreement limiting the project to three (3) residential parcels.

[Case CR2025-0010: Address: 0 Stoffle Ln, Middleton, ID (Parcels R23913011A and R33968), a portion of the NW quarter 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 CR2025-0010.	
1. All exhibits can be found in the case staff report dated June 4, 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 §09-09-17 (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, CR2025-0010, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 4, 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

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 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "residential" **(Staff Report Exhibit B2.9)**. "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The parcel is within City of Middleton's Area of Impact. In the City of Middleton's Future Land Use Map in their Comprehensive Plan, the southern tip of the property is "Commercial," the middle portion is "High Density Residential", and the northern half is "Medium Density Residential." Although the subject property does not match City of Middleton's Comprehensive Plan in its density, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area **(Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2)**. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.1.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00**: "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "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. "	

- **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."
- **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."
- **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community."
- **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County."
- **Housing G11.02.00:** "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources."

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
No		

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone change to Single Family Residential (R-1) is not more appropriate than the current zoning designation of Agricultural (A).

The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. There are 32 subdivisions within 1-mile of the subject property and the average and median lot sizes for parcels within 600 feet of the subject property are 2.46 and 1.97 acres, respectively (**Staff Report Exhibits B2.1, B2.3, B2.6, B2.11**). The applicant is proposing to divide the subject property into three (3) parcels- two (2) parcels with 1.25 acres and one (1) parcel with 3.4 acres. This proposed development has an average parcel size of 1.96 acres. This proposed density is higher than the average parcel size within 600-feet (2.46 acres) and the proposed lot sizes (such as 1.25 acres) are smaller than most of the parcels within the surrounding area. Furthermore, with the allowance of secondary residences on the proposed development, this could increase the density by five times, which is not compatible with the surrounding land uses (**Staff Report Exhibits A2, A3, and B2.6**).

The subject property is contained within Traffic Analysis Zone (TAZ) "2165." The data for the TAZ zone that contains the subject property forecasts an increase in 207 households by the year 2050, demonstrating this is an area expected to receive residential growth (**Staff Report Exhibit B2.8**).

The City of Middleton's limits are touching on the northeast corner of Parcel R33968. The City of Middleton's Future Land Use Map in their Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2**).

Pursuant to Canyon County ordinance CCCO §07-10-25(2), the purpose of the "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Existing Conditions Within 1-Mile of the Subject Property:

Direction	Existing Use	Primary Zone	Other Zone
N, NE, and NW	Residential Uses on Medium Density and High-Density Properties	A and City of Middleton Limits	R-1, CR-R-1, and RR
S, SE, and SW	Residential Uses and Agricultural Uses	A	C-1, C-2, R-1, and R-R
E	Residential Uses with some Commercial Uses Along Hwy 44	A	R-1, R-R, and C-2, and C-1
W	Residential Uses with some Commercial Uses Along Hwy 44	A	R-1, C-1, CR-C-2,

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

	Surrounding Land Use Cases Within the Past 5-Years: 1. **RZ2021-0061 (Rezone from A to CR-C-2) – Approved** 2. **CU2025-0012 (Staging Area/Contractor Shop) – Approved** 3. **RZ2020-0014 (Rezone from A to R-1) – Approved** 4. **SD2022-0011 (Preliminary Plat) - Approved** 5. **RZ2020-0016 (Rezone from A to R-R) – Approved** 6. **CR2022-0003 (Rezone from A to CR-R-1) – Approved** 7. **SD2021-0046 (Short Plat with 3 Lots) – Approved** 8. **CU2022-0039 (Small Animal Facility – Approved** 9. **CU2024-0025 (CUP – Kennel) – Approved** 10. **RZ2020-0027 – (Rezone from A to R-1) – Approved** 11. **SD2020-0016 (Preliminary Plat) – Approved** 12. **RZ2021-0017 (Rezone from A to R-R) – Approved** 13. **CU2022-0028 (Expansion of RV Storage) - Approved** Although the land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses, the proposed density of the development is not compatible with the surrounding area. See further analysis located in 07-06-07(6)A3 and A4.	
Criteria Met? **No**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone change from Agricultural (A) to Conditional Rezone- Single-Family Residential (CR-R-1) is not more compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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. Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of three (3) residential parcels – two (2) parcels with 1.25 acres and one (1) parcel with 3.4 acres (**Staff Report Exhibits A2 and A3**). The Planning and Zoning Commission finds the proposed development's density (1.96 acres) is not compatible with the surrounding area and that the subject property's current parcel size (5.9 acres) is more compatible with the agricultural zoning designation and will allow for numerous agricultural uses to occur on site. See further analysis located in 07-06-07(6)A2 and A4.	
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 will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. The acreage sizes in this area vary between under 0.3 acres in size (these lots are within the City of Middleton subdivision to the northeast), to 1-3 acres in size and some parcels that are 5-acres in size and over. There are some agricultural uses in this area but these are found mainly to the south and east of the property and not found in the immediate vicinity of the property. The City of Middleton's limits are found immediately to the northeast of the subject property. The nearby annexed properties mainly contain residential uses. With the area primarily	

	being residential in nature, it is anticipated that the proposed development will not negatively affect the area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**). The Future Land Use Map in the City of Middleton's Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this development request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2**). **The following measures will be implemented to mitigate the impact** The applicant is proposing to limit the development to three (3) parcels (**Staff Report Exhibits A2 and A3**).	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Staff Report Exhibit A4**). Per Southwest District Health (SWDH), the project does not require a nitrate priority study. Additionally, a site evaluation has not been completed, and test holes have not been conducted to determine the feasibility of the proposed septic systems, but SWDH does not have any concerns with the use or request for rezoning if the applicant meets all Southwest District Health requirements (**Staff Report Exhibits D1 and D1.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed for the development (**Staff Report Exhibit A4**). Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual domestic wells are anticipated to adequately provide services for potential residential dwellings. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the land use worksheet, stormwater is retained on site (**Staff Report Exhibit A4**). **Irrigation:** Per the land use worksheet, irrigation water is provided to the property via surface water rights with a gravity irrigation system. Sawtooth Law Office, on behalf of Lemp Lateral Association, Inc., Middleton Mill Ditch Company, and Middleton Irrigation Association sent a comment letter on November 24, 2025. The law office requested that the applicant contact either the irrigation districts or the law office concerning the delivery of any surface water to the proposed development and/or pump station connections to serve the above-referenced subject property. The letter also stated that the irrigation districts "...generally require that the pump station is properly sized and the water is metered to ensure that the development does not use/divert more water than authorized by the shared, that the shares for the use of the water are all placed in a homeowner's association to hold for the assessment and payment of shares and any connections to existing pump stations have isolation valves in the event of non-payment of shares" (**Staff Report Exhibit D5**). See conditions of approval #3-5 to address irrigation delivery access, review of the irrigation plan by the irrigation districts having jurisdiction and meeting the irrigation districts' requirements at the time of application to divide the property. **Utility:** Idaho Power Company sent a comment letter on which stated they do not have any comments on the property, but their GIS system showed the Northwest Pipeline running through the property (**Staff Report Exhibit D9**). Northwest Pipeline sent a comment letter on May 6, 2026 and it appears that the pipeline is to the northeast of the property and not found within the property boundaries (**Staff Report Exhibit D11**).	

	Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 5, 2025 and April 30, 2026, and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order 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 will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development. Highway District No. 4 (HD#4) is not requiring any public street improvements at this time, but HD#4 is requesting that "...the southerly 60-feet of Parcel R33968 should be dedicated as a public right-of-way or public access easement for continuation of Stoffle Lane/Huckleberry Lane across the subject property" (**Staff Report Exhibits D4 and D4.1**). HD#4 acknowledges that although no public improvements may not be planned "...this would provide dedicated access rights to historical users of the public road who have no alternative means of access to the public highway system." (**Staff Report Exhibit D4**). See proposed condition #6 to address Highway District No. 4's comment on public right-of-way. HD#4 states that the proposed three (3) additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the development will be mitigated by the collection of transportation impact fees at the time of building permit issuance (**Staff Report Exhibit D4**). Idaho Transportation Department sent a comment letter on November 12, 2025, and stated ITD has no comments or concerns to make at this time, as the application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Staff Report Exhibit D3**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and it will exist at the time of the development. In 2022, Huckleberry and Midstar Lane (both private roads) were created via RD2022-0011 to serve the parcels created by the administrative land division process (AD2021-0218/RD2022-0011). Stoffle, Huckleberry and Midstar Lanes (private roads) provide access from Stoffle Lane (public road) (**Staff Report Exhibit D4**). Stoffle Lane contains a private and public section and currently has a private road sign differing the two sections (**Staff Report Exhibit D12**). See **Staff Report Exhibit A9** for the Road Easement and Maintenance Agreement. Staff does not have documentation that the private roads have been certified by an engineer, so this would need to be completed prior to building permit issuance.	
Criteria Met? **No**	**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 conditional rezone is anticipated to impact Middleton School District, but the Planning and Zoning Commission does not have concern with the proposed conditional rezone impacting police, fire, and emergency services. **Schools:** Middleton School District No. 134 sent a comment letter on March 30, 2026 which stated they do not have any comments on this project due to the low number of lots (**Staff Report Exhibit D8**). The Planning and Zoning Commission finds that although the school district does not have concerns with this development, incremental rezones (such as this case) and their cumulative impact will impact the school district over time. **Police:**	

	The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on November 5, 2025 and April 30, 2026, and no comments were received by the Sheriff's Office. **Fire Protection:** The subject property is under the jurisdiction of Star Fire Protection District (SFPD). SFPD is required to provide services to this parcel and fire district sign off is also required for residential building permits, so the fire district review will occur at the building stage. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on November 5, 2025 and April 30, 2026, and no comments were received by the SFPD. **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on March 29, 2026, for three (3) nearby stations: Station M53 has an estimated response time of 6.67 minutes, Station M52 has an estimated response time of 16.18 minutes, and Station 44 has an estimated response time of 23.18 minutes **(Staff Report Exhibit D6)**.

Table 2. Area of City Impact

CCCO 09-09-15: ZONING ORDINANCE AMENDMENT PROPOSALS		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-09-15**	All proposed county ordinance amendments to the text and/or map which may relate to the Middleton area of city impact shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article, except that recommendations received from the city by the county are nonbinding, but any factually supported recommendations shall be seriously considered by the county.
Analysis	**Area of City Impact:** City of Middleton's Future Land Use Map in the City of Middleton's Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2**).	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #CR2025-0010, a conditional rezone of approximately 5.9 acres (Parcels R23913011A and R33968) from the Agricultural Zone to the Conditional Rezone- Single-Family Residential Zone.

Pursuant to Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Apply for a conditional rezone to rural residential with conditions restricting number of divisions to one and restricting secondary residences.

DATED this 18 day of June, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 18 day of June, 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

Planning and Zoning Commission
Hearing Date: June 4, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CR2025-0010**

PROPERTY OWNER/APPLICANT: **Carlos and Kimberley Tabarini**

APPLICATION: **Conditional Rezone from the Agricultural ("A") zone to the Conditional-Rezone-Single-Family Residential ("CR-R-1") zone.**

LOCATION: **The subject property is located at 0 Stoffle Ln, Middleton, ID also referenced as Parcels R23913011A and R33968, a portion of the NW quarter of Section 10, T4N, R2W, BM, Canyon County, Idaho.**

PLANNER: **Emily Bunn, Principal Planner**

STAFF RECOMMENDATION: **Approval**

REQUEST:
The applicants, Carlos and Kimberley Tabarini, are requesting a conditional rezone of approximately 5.9 acres from the "A" (Agricultural) zone to the "CR-R-1" (Conditional Rezone- Single-Family Residential) zone. The request includes a development agreement limiting the project to three (3) residential parcels. The subject property is located at 0 Stoffle Ln, Middleton, ID also referenced as Parcels R23913011A and R33968, a portion of the NW quarter of Section 10, T4N, R2W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See **Exhibit B1** 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 §07-06-07 (Conditional Rezone Criteria), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-09-17 (Area of City Impact Agreement), and Idaho Code §67-6519 (Application Granting Process).

BACKGROUND:
The original parcel that contained Parcel R23913011A was approximately 8.24 acres. In 2022, an administrative land division was approved on the original parcel to create two (2) parcels – one (1) parcel with 2.59 acres (Parcel R23913011) and one (1) parcel with 5.74 acres (Parcel R23913011A) (AD2022-0143). Private road names were also approved for Huckleberry Lane and Midstar Lane (which are found to the west and north of the subject property) and an easement reduction from 60' to 28' (this easement is located within the two private roads) (RD2022-0011). In 2022 and 2023, property boundary adjustments were approved to adjust Parcels R23913011A and R23913011 to their current configuration (which matches the original land division case approval) (AD2022-0162 and AD2023-0094).

Parcel R33968 appears to have been a part of a 40-acre original parcel. In 2004, Fox Meadows Subdivision No. 2 was approved on the 40-acre parcel. When this subdivision was created, Parcel R33968 was left as a remainder parcel and eventually sold to the property owner per Assessor's Office Records.

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

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 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "residential" (**Exhibit B2.9**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The parcel is within City of Middleton's Area of Impact. In the City of Middleton's Future Land Use Map in their Comprehensive Plan, the southern tip of the property is "Commercial," the middle portion is "High Density Residential", and the northern half is "Medium Density Residential." Although the subject property does not match City of Middleton's Comprehensive Plan in its density, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Exhibits B2.1, B2.3, D7, D7.1, and D7.2**). The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.1.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00***:* "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "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. " • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns." • **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character." • **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community."	

- **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County."
- **Housing G11.02.00:** "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources."

Criteria Met?	2	When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
Yes		

Analysis

In consideration of the surrounding land uses, the proposed conditional rezone change to Single Family Residential (R-1) is more appropriate than the current zoning designation of Agricultural (A).

The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. There are 32 subdivisions in the area within 1-mile of the subject property and the average and median lot sizes for parcels within 600 feet of the subject property are 2.46 and 1.97 acres, respectively (**Exhibits B2.1, B2.3, B2.6, B2.11**). If the subject property is divided into three (3) parcels, this would result in an average parcel acreage size of 1.96 acres, which is within approximately 0.50 acres of the average parcel size and 0.01 of the median parcel size of the area (**Exhibits A2 and A3**). The subject property is contained within Traffic Analysis Zone (TAZ) "2165." The data for the TAZ zone that contains the subject property forecasts an increase in 207 households by the year 2050, demonstrating this is an area expected to receive residential growth (**Exhibit B2.8**).

The City of Middleton's limits are touching on the northeast corner of Parcel R33968. The City of Middleton's Future Land Use Map in their Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Exhibits B2.1, B2.3, D7, D7.1, and D7.2**).

Pursuant to Canyon County ordinance CCCO §07-10-25(2), the purpose of the "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Existing Conditions Within 1-Mile of the Subject Property:

Direction	Existing Use	Primary Zone	Other Zone
N, NE, and NW	**Residential Uses on Medium Density and High-Density Properties**	**A and City of Middleton Limits**	**R-1, CR-R-1, and RR**
S, SE, and SW	**Residential Uses and Agricultural Uses**	**A**	**C-1, C-2, R-1, and R-R**
E	**Residential Uses with some Commercial Uses Along Hwy 44**	**A**	**R-1, R-R, and C-2, and C-1**
W	**Residential Uses with some Commercial Uses Along Hwy 44**	**A**	**R-1, C-1, CR-C-2,**

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases Within the Past 5-Years:

1. **RZ2021-0061 (Rezone from A to CR-C-2) – Approved**
2. **CU2025-0012 (Staging Area/Contractor Shop) – Approved**
3. **RZ2020-0014 (Rezone from A to R-1) – Approved**
4. **SD2022-0011 (Preliminary Plat) - Approved**
5. **RZ2020-0016 (Rezone from A to R-R) – Approved**
6. **CR2022-0003 (Rezone from A to CR-R-1) – Approved**

	7. **SD2021-0046 (Short Plat with 3 Lots) – Approved** 8. **CU2022-0039 (Small Animal Facility – Approved** 9. **CU2024-0025 (CUP – Kennel) – Approved** 10. **RZ2020-0027 – (Rezone from A to R-1) – Approved** 11. **SD2020-0016 (Preliminary Plat) – Approved** 12. **RZ2021-0017 (Rezone from A to R-R) – Approved** 13. **CU2022-0028 (Expansion of RV Storage) - Approved** The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses. See further analysis located in 07-06-07(6)A3 and A4.	
Criteria Met? **Yes**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone change from Agricultural (A) to Conditional Rezone- Single-Family Residential (CR-R-1) is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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. Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of three (3) residential parcels – two (2) parcels with 1.25 acres and one (1) parcel with 3.4 acres (**Exhibits A2 and A3**). These proposed parcels are within approximately 0.50 acres of the average parcel size and 0.01 of the median parcel size of the area. Adding three (3) residential parcels is consistent with the size of the parcels in the area and is consistent with many of the lots within subdivisions in this area (the average lot size of current and future subdivisions is 2.52 acres and 1.52 acres, respectively) (**Exhibit B2.6**) With the proposed conditions of approval #2 and #2a restricting the proposed development to three (3) parcels, it is anticipated to match the residential uses and characteristics of this area. See further analysis located in 07-06-07(6)A2 and A4.	
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 will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. The acreage sizes in this area vary between under 0.3 acres in size (these lots are within the City of Middleton subdivision to the northeast), to 1-3 acres in size and some parcels that are 5-acres in size and over. There are some agricultural uses in this area but these are found mainly to the south and east of the property and not found in the immediate vicinity of the property. The City of Middleton's limits are found immediately to the northeast of the subject property. The nearby annexed properties mainly contain residential uses. With the area primarily being residential in nature, it is anticipated that the proposed development will not negatively affect the area (**Exhibits B2.1, B2.3, B2.6, and B2.11**).	

	The Future Land Use Map in the City of Middleton's Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this development request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Exhibits B2.1, B2.3, D7, D7.1, and D7.2**). **The following measures will be implemented to mitigate the impact** The applicant is proposing to limit the development to three (3) parcels (**Staff Report Exhibits A2 and A3**).	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Exhibit A4**). Per Southwest District Health (SWDH), the project does not require a nitrate priority study. Additionally, a site evaluation has not been completed, and test holes have not been conducted to determine the feasibility of the proposed septic systems, but SWDH does not have any concerns with the use or request for rezoning if the applicant meets all Southwest District Health requirements (**Exhibits D1 and D1.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed for the development (**Exhibit A4**). Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual domestic wells are anticipated to adequately provide services for potential residential dwellings. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the land use worksheet, stormwater is retained on site (**Exhibit A4**). **Irrigation:** Per the land use worksheet, irrigation water is provided to the property via surface water rights with a gravity irrigation system. Sawtooth Law Office, on behalf of Lemp Lateral Association, Inc., Middleton Mill Ditch Company, and Middleton Irrigation Association sent a comment letter on November 24, 2025. The law office requested that the applicant contact either the irrigation districts or the law office concerning the delivery of any surface water to the proposed development and/or pump station connections to serve the above-referenced subject property. The letter also stated that the irrigation districts "…generally require that the pump station is properly sized and the water is metered to ensure that the development does not use/divert more water than authorized by the shared, that the shares for the use of the water are all placed in a homeowner's association to hold for the assessment and payment of shares and any connections to existing pump stations have isolation valves in the event of non-payment of shares" (**Exhibit D5**). See proposed conditions of approval #3-5 to address irrigation delivery access, review of the irrigation plan by the irrigation districts having jurisdiction and meeting the irrigation districts' requirements at the time of application to divide the property. **Utility:** Idaho Power Company sent a comment letter on which stated they do not have any comments on the property, but their GIS system showed the Northwest Pipeline running through the property (**Exhibit D9**). Staff reached out to Northwest Pipeline on May 6, 2026 and it appears that the pipeline is to the northeast of the property and not found within the property boundaries (**Exhibit D11**).	

	Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 5, 2025 and April 30, 2026, and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order 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 will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development. Highway District No. 4 (HD#4) is not requiring any public street improvements at this time, but HD#4 is requesting that "…the southerly 60-feet of Parcel R33968 should be dedicated as a public right-of-way or public access easement for continuation of Stoffle Lane/Huckleberry Lane across the subject property" (**Exhibits D4 and D4.1**). HD#4 acknowledges that although no public improvements may not be planned "…this would provide dedicated access rights to historical users of the public road who have no alternative means of access to the public highway system." (**Exhibit D4**). See proposed condition #6 to address Highway District No. 4's comment on public right-of-way. HD#4 states that the proposed three (3) additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the development will be mitigated by the collection of transportation impact fees at the time of building permit issuance (**Exhibit D4**). Idaho Transportation Department sent a comment letter on November 12, 2025, and stated ITD has no comments or concerns to make at this time, as the application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Exhibit D3**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and it will exist at the time of the development. In 2022, Huckleberry and Midstar Lane (both private roads) were created via RD2022-0011 to serve the parcels created by the administrative land division process (AD2021-0218/RD2022-0011). Stoffle, Huckleberry and Midstar Lanes (private roads) provide access from Stoffle Lane (public road) (**Exhibit D4**). Stoffle Lane contains a private and public section and currently has a private road sign differing the two sections (**Exhibit D12**). See **Exhibit A9** for the Road Easement and Maintenance Agreement. Staff does not have documentation that the private roads have been certified by an engineer, so this would need to be completed prior to building permit issuance.	
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. **Schools:** Middleton School District No. 134 sent a comment letter on March 30, 2026 which stated they do not have any comments on this project due to the low number of lots (**Exhibit D8**). **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be	

	significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on November 5, 2025 and April 30, 2026, and no comments were received by the Sheriff's Office. **Fire Protection:** The subject property is under the jurisdiction of Star Fire Protection District (SFPD). SFPD is required to provide services to this parcel and fire district sign off is also required for residential building permits, so the fire district review will occur at the building stage. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on November 5, 2025 and April 30, 2026, and no comments were received by the SFPD. **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on March 29, 2026, for three (3) nearby stations: Station M53 has an estimated response time of 6.67 minutes, Station M52 has an estimated response time of 16.18 minutes, and Station 44 has an estimated response time of 23.18 minutes (**Exhibit D6**).

Table 2. Area of City Impact

CCCO 09-09-15: ZONING ORDINANCE AMENDMENT PROPOSALS		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-09-15**	All proposed county ordinance amendments to the text and/or map which may relate to the Middleton area of city impact shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article, except that recommendations received from the city by the county are nonbinding, but any factually supported recommendations shall be seriously considered by the county.
Analysis	**Area of City Impact:** City of Middleton's Future Land Use Map in the City of Middleton's Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Exhibits B2.1, B2.3, D7, D7.1, and D7.2**).	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on November 5, 2025. Property owners within 600 feet of the subject property boundaries were notified on May 5, 2026. Full political notice was completed on April 30, 2026. A newspaper notice was published on May 5, 2026. The subject property was posted with a notice on May 4, 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

Staff received one (1) written public comment in support of the application by the materials deadline of May 26, 2026. The public comment received by the aforementioned materials deadline is located in **Exhibit E**.

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is compliant with Canyon County Ordinance 07-06-07(6). 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.
2. The subject parcel, approximately 3.58 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinance (CCZO) and shall not exceed three (3) residential parcels (**Exhibit A2**).
    a. Further divisions of the property are prohibited.
3. At the time of an application for an administrative land division or preliminary plat, an irrigation maintenance easement must be established and recorded so property owners have access to the irrigation water source for the property.
4. At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
5. At the time of application for an administrative land division or preliminary plat, Middleton Irrigation Association Inc and/or Middleton Mill Ditch Co. applicable requirements shall be met as outlined in their comment letter in **Exhibit D5**. Evidence of compliance with Middleton Irrigation Association Inc and/or Middleton Mill Ditch Co. requirements shall be an approved irrigation district document indicating completion of requirements.
6. At the time of application for an administrative land division or preliminary plat, the southerly 60-feet of Parcel R33968 shall be dedicated as public right-of-way or as a public access easement for the continuation of Stoffle Lane unless waived by Highway District No. 4 (**Exhibits D4 and D4.1**).
7. The developer shall comply with CCZO §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."
    a. Commencement (or "commence") shall be as defined in CCZO §07-02-03 (Definitions Enumerated).

<u>DECISION OPTIONS</u>

- **Approval of the Application**: "I move to approve CR2025-0010, Tabarini, finding the application **does** meet the criteria for approval under CCCO §07-06-07(6) 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 CR2025-0010, Tabarini, finding the application **does not** meet the criteria for approval under CCCO §07-06-07(6) 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 CR2025-0010, Tabarini, to a [*date certain or uncertain*]

EXHIBITS:

A. Application Packet & Supporting Materials
1. Master Application
2. Letter of Intent

3. Site Plan
4. Land Use Worksheet
5. Neighborhood Meeting Sign-In Sheet and Letter
6. Agency Acknowledgement
7. Deed with Instrument No. 2024-011233
8. Draft Irrigation Plan
9. Road Easement and Maintenance Agreement with Instrument No. 2025-000959

B. Supplemental Documents

1. Parcel Information Report
2. Cases Maps/Reports
   - 2.1. Small Air Ortho (1-Mile) Map
   - 2.2. Small Vicinity Map
   - 2.3. Zoning and Classification Map
   - 2.4. Dairy, Feedlot and Gravel Pit Map
   - 2.5. Soil and Prime Farmlands Map with Report
   - 2.6. Subdivision Map and Report
   - 2.7. Nitrate Priority Wells Map
   - 2.8. TAZ Households Map
   - 2.9. Canyon County 2030 Future Land Use Map
   - 2.10. City of Middleton Future Land Use Map
   - 2.11. Lot Classification Map
   - 2.12. Case Map (1-Mile) and Summary Report
   - 2.13. Slope Percent Map
   - 2.14. Contour Map

C. Site Visit Photos Dated: May 14, 2026

D. Agency Comments Received by: May 26, 2026

1. Southwest District Health; Received: November 5, 2025
   - 1.1. Southwest District Health Pre-Development Notes; Dated July 7, 2025
2. Idaho Department of Environmental Quality; Received: November 10, 2025
3. Idaho Transportation Department; Received: November 12, 2025
4. Highway District No. 4; Received November 26, 2026
   - 4.1. Highway District No. 4 Email Correspondence; Received: May 13, 2026
5. Sawtooth Law Offices on Behalf of Lemp Lateral Association, Inc., Middleton Mill Ditch Company and Middleton Irrigation District; Received November 26, 2025
6. Canyon County Ambulance District; Received March 29, 2026
7. City of Middleton; Received March 30, 2026
   - 7.1. Future Land Use Map Designations from the 2026 City of Middleton Comprehensive Plan
   - 7.2. Future Land Use Map from the 2026 City of Middleton Comprehensive Plan
8. Middleton School District; Received March 30, 2026
9. Idaho Power Company; Received: April 30, 2026
10. Idaho Department of Water Resources (Floodplain); Received: May 4, 2026
11. Williams (Northwest Pipeline); Received May 5, 2026
12. Canyon County GIS Department; Received May 8, 2026
13. City of Nampa; Received May 1, 2026

E. Public Comments Received by: May 26, 2026

1. Growing Together LLC Letter of Support; Received: January 29, 2026

F. Draft Findings of Fact, Conclusions of Law, and Order of Decision (FCOs)

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2025-0010

Hearing Date: June 4, 2026

Exhibit A1

MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Carlos and Kimberley Tabarini	
	MAILING ADDRESS: 9837 W Patmore Ct., Star, ID 83669	
	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: Carlos Tabarini Kimberley Tabarini *Date:* 5/15/205

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	OWNER NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 0 Stoffle Ln. Middleton, ID 83644	
	PARCEL NUMBER: R23913011A & R33968000 – prepared to be merged per applicant (at a later date)	
	PARCEL SIZE: 5.74 & .16 for a total 5.9 Acres	
	# OF PARCELS: 2	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: 109-00

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CR2025-0010	DATE RECEIVED:	8.28.25
RECEIVED BY:	Emily Bunn	APPLICATION FEE: 2400	(CK) MO CC CASH #1501

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/5/25

Exhibit A2

To: Canyon County Development Services

From: Carlos & Kimberley Tabarini

Date: 5/19/2025

To Whom It May Concern,

We, Carlos and Kimberley Tabarini, are the property owners of Parcels R23913011A (5.74 acres) and R339680000 (.16 acres), currently identified on the County Assessor's map as 0 Stoffle Lane.

We respectfully submit this letter of intent requesting a conditional rezone of our combined 5.9-acre property to R1 zoning. This rezone would allow for the division of the property into three (3) average-sized residential lots. 0ur request aligns with the Canyon County Comprehensive Plan and is consistent with surrounding land uses. The intent is to sell two lots to fund the construction of our family home.

0ur property is located at the entrance of a private road. We have had preliminary discussions with adjacent neighbors regarding our proposal, and they share our belief that the rezone would not negatively impact the character of the area or significantly affect the local traffic. The surrounding properties range in size from 1-5 acres and support a mix of residential, equestrian, livestock and, hobby farm uses.

We have also consulted with Canyon County Highway District 4, which indicated that the proposed division of approximately 6 acres into three lots, would raise little to no traffic-related concerns. Each new lot will have access to irrigation water via the Middleton Irrigation Association, and irrigation shares will be transferred with the sale of the lots. Additionally, the new lots will be incorporated into our existing Road Easement and Maintenance Agreement, recorded on 1/10/2025 as instrument#2025-000959, upon approval.

We appreciate your time and consideration of our request and welcome the opportunity to discuss it further.

Sincerely,

Carlos and Kim Tabarini

5/19/25

Name Date

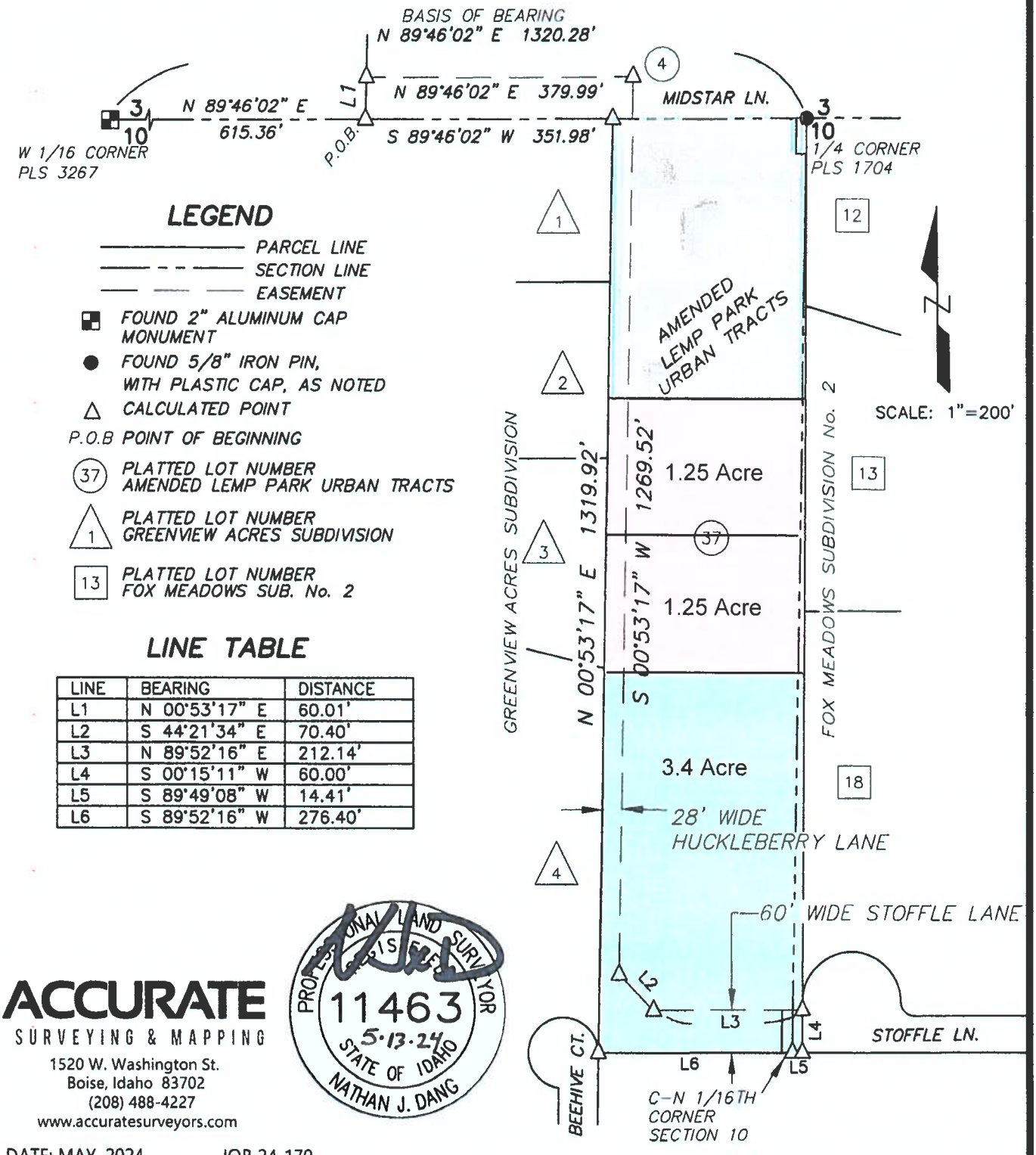
Kimberly A Tabarini 5/19/25

Name Date

Exhibit A3

EXHIBIT MAP

EASEMENT OVER A PORTION OF LOTS 4 & 37, BLOCK 1, AMENDED LEMP PARK URBAN TRACTS, DUPLICATE PLAT BOOK 4 OF PLATS, PAGES 32, CANYON COUNTY RECORDS (NE1/4 NW1/4, S.10) AND A PORTION OF THE NW 1/4 NE 1/4, SECTION 10, T.4N., R.2W., B.M.
CANYON COUNTY STATE OF IDAHO



LEGEND

- PARCEL LINE
- SECTION LINE
- EASEMENT
- FOUND 2" ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, WITH PLASTIC CAP, AS NOTED
- △ CALCULATED POINT
- P.O.B POINT OF BEGINNING
- (37) PLATTED LOT NUMBER AMENDED LEMP PARK URBAN TRACTS
- 1 PLATTED LOT NUMBER GREENVIEW ACRES SUBDIVISION
- [13] PLATTED LOT NUMBER FOX MEADOWS SUB. No. 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°53'17" E	60.01'
L2	S 44°21'34" E	70.40'
L3	N 89°52'16" E	212.14'
L4	S 00°15'11" W	60.00'
L5	S 89°49'08" W	14.41'
L6	S 89°52'16" W	276.40'

PROFESSIONAL LAND SURVEYOR
11463
5-13-24
STATE OF IDAHO
NATHAN J. DANG

ACCURATE
SURVEYING & MAPPING
1520 W. Washington St.
Boise, Idaho 83702
(208) 488-4227
www.accuratesurveyors.com

DATE: MAY, 2024 JOB 24-170


1.25 Acre
1.25 Acre
Huckleberry Ln
3.4 Acre
Stoffle Ln

Exhibit A4

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? 3

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_____Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst #_____

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

Type: _____ Height: _____

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)

canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

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

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

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: _____

Exhibit A5

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



SITE INFORMATION

Site Address: TBD Stoffel Lane

Parcel Number: R23913011A and R339680000

City: Middleton

State: ID

ZIP Code: 83644

Notices Mailed Date:

Number of Acres: 5.9

Current Zoning: AG

Description of the Request: We are proposing to rezone and split 5.9 acres into 3 lots, each will be above 1 acre

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Carlos and Kim Tabarini

Company Name: N/A

Current address: 9837 W Patmore Ct

City: Star

State: ID

ZIP Code: 83669

Phone: [redacted]

Cell:

Fax:

Email: [redacted]

MEETING INFORMATION

DATE OF MEETING: 8/27/25

MEETING LOCATION: Property Site

MEETING START TIME: 3:00 pm

MEETING END TIME: 4:00 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Robin Allec	Robin L Allec	22990 Huckleberry Ln.
2. TROY WEEKS	Troy Weeks	22710 Stoffle Lane.
3. Lisa Kelly	Lisa Kelly	8696 Midstar Lane
4. Avon Lawther	Avon Lawther	8560 Midstar In
5.		
6.		
7.		
8.		
9.		

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):

Carlos + Kimberley Tabarini

APPLICANT/REPRESENTATIVE (Signature):

DATE: 8 / 27 / 25

Date: August 11, 2025

RE: Notice of Neighborhood Meeting – Rezone Application

Dear Neighbor,

We are in the process of submitting an application for a Zoning Amendment to Canyon County Development Services. One of the requirements necessary, prior to submission, is to hold a "neighborhood meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15*. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive and official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel(s) notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: Wednesday, August 27 2025
Time: 3:00pm
Location: 0 Stoffle Lane (at the end of Stoffle Lane/beginning of Huckleberry Lane)
Property Description: Parcel#s R23913011A and R33968 (grass field)

The project is summarized below:

We intend to combine the two parcels into a single 5.9-acre property and rezone it to allow for the creation of three residential buildable lots. Two of the lots will be approximately 1.25 acres each and zoned R1, while the third lot will be approximately 3.4 acres and zoned Rural Residential (RR). This proposal is intended to remain consistent with the surrounding area and aligns with the current residential designation for the site in the County's Comprehensive Plan.

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting we will answer any question you may have. Please note, the county does not currently have information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application for consideration at this time.

If you have any questions prior to the meeting, please feel free to contact me at [redacted]

Sincerely,

Carlos Tabarini

Kimberley Tabarini

Carlos and Kim Tabarini

Exhibit A6

AGENCY ACKNOWLEDGMENT

Date: 5-22-25
Applicant: Carlos + Kim Tabarini
Parcel Number: R23913011A + R33968
Site Address: 0 Staffle Ln. Middleton ID 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF FORMAL 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: 07/07/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:
☒ Applicant submitted/met for informal review.
District: Star Fire Fire Dist.
Date: 5/22/25 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:
☒ Applicant submitted/met for informal review.
District: 7/2/25 HD4
Date: 7/2/25 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:
☒ Applicant submitted/met for informal review.
District: Middleton Irrigation Assn
Date: 5/21/2025 Signed: Gloria J. Hobbs
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact
☒ Applicant submitted/met for informal review.
City: Middleton
Date: 5/21/2025 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 A7

*re-recorded for legibility purposes

2024-011074
RECORDED
04/12/2024 03:50 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
EDGE BEYOND

5680 E. Franklin Rd., Ste 250
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2024-011233
RECORDED
04/15/2024 02:37 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 TYOUREN $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 846468 MJ/EM

WARRANTY DEED

For Value Received Justin A. Fishburn, a married man as his sole and separate property hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Carlos Tabarini and Kimberley Tabarini, husband and wife

hereinafter referred to as Grantee, whose current address is 9837 W Palmore Ct Star, ID 83669 The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 1, 2024

Justin A. Fishburn

State of IDAHO, County of ADA

This record was acknowledged before me on APRIL 12, 2024 by Justin A. Fishburn

Signature of notary public
Commission Expires:

JOSH STAFFORD
COMMISSION #62108
NOTARY PUBLIC
STATE OF IDAHO

JOSH STAFFORD
Residing in: Boise, ID
Commission Expires: 06/15/2029

re-recorded for legibility purposes

*re-recorded for legibility purposes

2024-011074
RECORDED
04/12/2024 03:50 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 JWINSLOW $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 846468 MJ/EM

WARRANTY DEED

For Value Received Justin A. Fishburn, a married man as his sole and separate property hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Carlos Tabarini and Kimberley Tabarini, husband and wife

hereinafter referred to as Grantee, whose current address is 9837 W Patmore Ct Star, ID 83669
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 1,2024

Justin A. Fishburn
State of IDAHO, County of ADA

This record was acknowledged before me on APRIL 12, 2024 by Justin A. Fishburn

Signature of notary public
Commission Expires:

JOSH STAFFORD
COMMISSION #22108
NOTARY PUBLIC
STATE OF IDAHO

JOSH STAFFORD
Residing in: Boise, ID
Commission Expires: 06/15/2029

re-recorded for legibility purposes

*re-recorded for legibility purposes

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 846468 MJ/EM

WARRANTY DEED

For Value Received Justin A. Fishburn, a married man as his sole and separate property hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Carlos Tabarini and Kimberley Tabarini, husband and wife

hereinafter referred to as Grantee, whose current address is 9837 W Patmore Ct Star, ID 83669
The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: April 11,2024

Justin A. Fishburn
State of IDAHO, County of ADA

This record was acknowledged before me on APRIL 12, 2024 by Justin A. Fishburn

Signature of notary public
Commission Expires:

JOSH STAFFORD
Residing in: Boise, ID
Commission Expires: 06/15/2029

EXHIBIT A

PARCEL 1:

A parcel of land being a portion of Lot 37 of the Amended Plat of Lemp Park Urban Tracts as recorded in Duplicate Plat Book 4 at Page 32, Records of Canyon County, said parcel is located in the Northeast quarter of the Northwest quarter of Section 10, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho being more particularly described as follows:

Commencing at the found 5/8" inch iron pin at the quarter corner common to Sections 10 and 3, T4N, R2W, from which the found aluminum cap monument stamped PLS 3267 at the west 1/16" corner common to Sections 10 and 3, T4N, R2W bears S 89° 46' 02" W a distance of 1320.28 feet; thence S 89° 46' 02 " W along the section line for a distance of 15.00 feet; thence S 00° 53 '12 ' W for a distance of 50.00 feet; thence N 89° 46° 02 " E for a distance of 15.00 feet to a point witnessed by a set 5/8" inch iron pin with a 2 inch aluminum cap stamped PLS 11463 which bears S 00° 53' 12" W a distance of 5.00 feet; thence S 00° 53' 12" W for a distance of 361.18 feet to a set 5/8™ inch iron pin with a 2 inch aluminum cap stamped PLS 11463 and the POINT OF BEGINNING.

Thence continuing S 00° 53' 12" W for a distance of 849.25 feet to a set 5/8" inch iron pin with a 2 inch aluminum cap stamped PLS 11463;
Thence S 89° 46' 02" W for a distance of 15.00 feet to a set 5/8" inch iron pin with a 2 inch aluminum cap stamped PLS 11463;
Thence S 00° 53' 12" W for a distance of 59.96 feet to a set 5/8" inch iron pin with a 2 inch aluminum cap stamped PLS 11463 from which the center-north sixteenth corner of Section 10 bears N 89° 52° 16" W a distance of 15.00 feet;
Thence S 89° 52' 16" W for a distance of 261.17 feet to a found 5/8 9 iron pin with a plastic cap labeled PLS 3627,
Thence N 00° 53° 17" E for a distance of 908.74 feet to a set 5/8" inch iron pin with a 2 inch aluminum cap stamped PLS 11463
Thence N 89° 46' 02" E for a distance of 276.16 feet to the POINT OF BEGINNING;

PARCEL 2:

Land in the Northwest quarter of the Northeast quarter of Section 10, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

Beginning at the Southwest corner of said Northwest quarter of the Northeast quarter (Center-North 1/16 corner); thence along the West line of said Northwest quarter of the Northeast quarter,

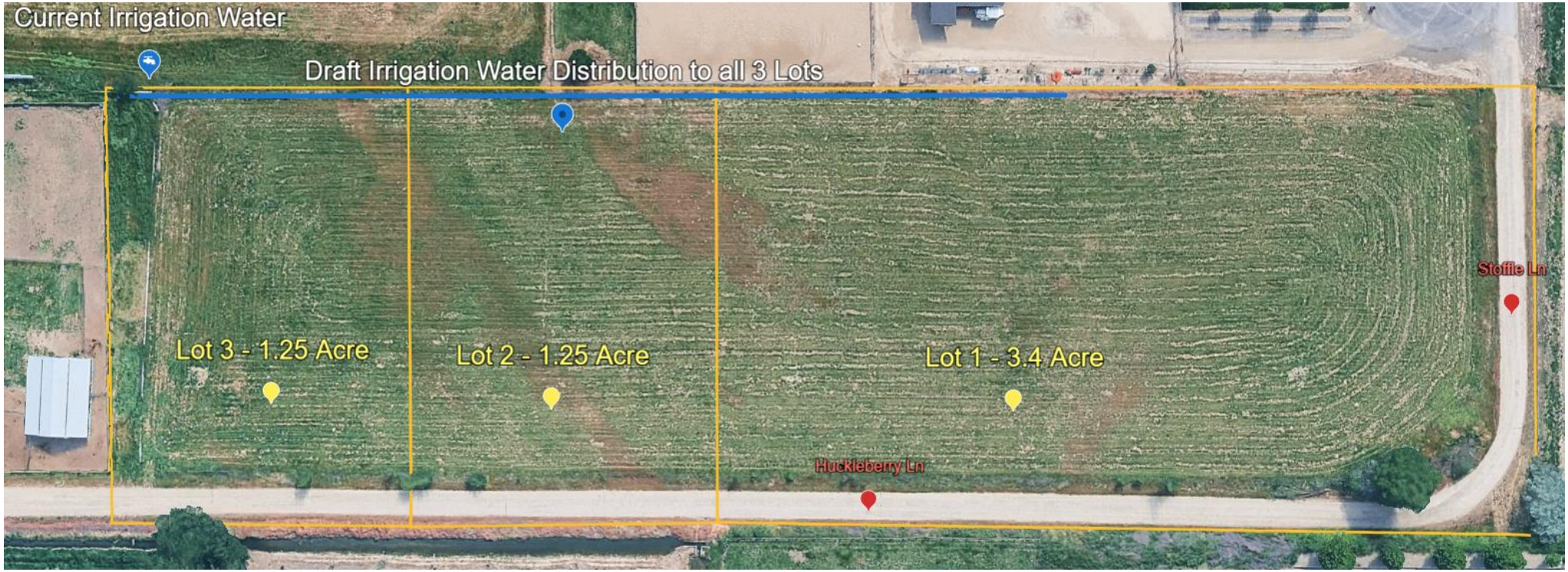
North 01°03'33" East, 1320.38 feet to the Northwest corner thereof (North quarter corner of said Section 10); thence, South 00°25'34" West, 1320.19 feet to a set 5/8 inch rebar with an orange plastic cap marked "TVEI, PLS 10782" on the South line of said Northwest quarter of the Northeast quarter; thence along said South line, thence South 89°59°46" West, 14.58 feet, to the POINT OF BEGINNING, as set forth in Quitclaim Deed recorded September 15, 2004, as Instrument No. 200451556, records of Canyon County, Idaho.

Exhibit A8

Draft Irrigation Design

Top left of map (North East Corner) shows where the current irrigation water enters the property.

Will extend irrigation water along the East side of the property South to cover all 3 lots.



2025-000959

Exhibit A9

2025-000959
RECORDED
01/10/2025 03:07 PM
00846725202500009590180183
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=18 PBRIDGES $61.00
AGR
CARLOS AND KIM TABARINI

July 1, 2024

ROAD EASEMENT and MAINTENANCE AGREEMENT for:

Midstar Ln, Huckleberry Ln, and Stoffle Ln (partial section), Middleton ID.

This road easement and maintenance agreement shall be subject to a perpetual, non-exclusive easement for ingress and egress granting access to all parcel owners, their occupants and guests, and service and emergency vehicles. This agreement shall encumber and run with the land as long as the road remains private.

This agreement shall supersede and replace any road access or maintenance agreements recorded previously and shall be binding upon the parties hereto, their respective heirs, executors, and assigns.

Any additional lots or parcels that may be legally created in the future shall be added to this agreement, including the legal description and parcel number, by each new owner.

Whomever owns the property(s) currently or in the future, shall participate in this agreement by providing written signature on this document and shall provide their equal share for the expenditure and /or labor of maintaining the road. On matters of improvement beyond normal upkeep, the owners of the parcels, or the majority of them, shall agree on such improvements and the division of cost amongst the participating majority.

If one or more owners desire an improvement when the others do not, the improvement can be made by the owner(s) without distributing the costs, so long as the improvement does not detract from the quality of the easement.

Each parcel owner shall receive one vote.

All property owners shall be granted unimpeded access to the road for themselves and guests to access their property. The road shall not be utilized for a commercial business and shall be subject to a perpetual non-exclusive public utility easement for the purpose of maintenance or installation of public utilities.

This agreement covers all properties that require legal access to the private roads as follows: Midstar Ln, Huckleberry Ln and Stoffle Ln (to the end of the legal description -see Exhibit A, and the SW corner of parcel #R33968). Midstar Ln and Stoffle Ln are recognized and recorded as having a 60 ft wide easement and Huckleberry Ln as having a 28 ft wide easement. Included with this agreement is:

- Exhibit A. Legal description (May 2024) for Midstar Ln., Huckleberry Ln., and Stoffle Ln.
- Exhibit B. EXHIBIT MAP
- Exhibit C. A map with all 3 road sections + current parcels referenced in this agreement.
- Exhibits 1-5, Legal description(s) of subject parcels.

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of ~~Canyon~~ Ada

On this 16th day of January, in the year 2025, before me, Lacy Ann Brower (Notary's name) a notary public, personally appeared Patrick Kelly (individual's name), 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.

Seal

LACY ANN BROWER
COMMISSION #20230758
NOTARY PUBLIC
STATE OF IDAHO
My Commission Expires 02/15/29

Lacy Ann Brower

Notary Public

My Commission expires on: 2/15/29

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of ~~Canyon~~ Ada

On this 10th day of January, in the year 2025, before me, Lacy Ann Brower (Notary's name) a notary public, personally appeared Lisa Kenny (individual's name), 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.

Seal

LACY ANN BROWER
COMMISSION #20230758
NOTARY PUBLIC
STATE OF IDAHO
My Commission Expires 02/15/29

Notary Public

My Commission expires on: 2/15/29

Road Easement and Maintenance Agreement

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Placer)

On August 29, 2024 before me, S.Z. Herrera, Notary Public
(insert name and title of the officer)

personally appeared Stephen Jaeger,
who proved to me on the basis of satisfactory evidence 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

S. Z. HERRERA
COMM. # 2490432
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
MY COMM. EXP. MAY 17, 2028

Signature S.Z. Herrera (Seal)

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Canyon

On this 21 day of October, in the year 2021, before me, Ally M Homer (Notary's name) a notary public, personally appeared Robert Wade (individual's name), 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.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally M Homer

Notary Public

My Commission expires on: 3-1-2027

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of ~~Canyon~~ ada

On this 20 day of October, in the year 2024, before me, Ally Homer

(Notary's name) a notary public, personally appeared Lynette Jensen

(individual's name), 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.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally Homer

Notary Public

My Commission expires on: 3-1-2027

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Canyon

On this 26 day of October, in the year 2024, before me, Ally M Homer (Notary's name) a notary public, personally appeared Bobbie Lee (individual's name), 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.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally M Homer

Notary Public

My Commission expires on: 3-1-2028

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Canyon

On this 26 day of October, in the year 2021, before me, Ally M Homer

(Notary's name) a notary public, personally appeared Carlos Ibarra

(individual's name), 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.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally M Homer

Notary Public

My Commission expires on: 3-1-2021

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Canyon

On this 20 day of March, in the year 2024, before me, Ally Homer

(Notary's name) a notary public, personally appeared Kimberly Edwards

(individual's name), 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.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally Homer

Notary Public

My Commission expires on: 3-1-2024

EXHIBIT A

ACCURATE
SURVEYING & MAPPING

INTEGRITY TECHNOLOGY SERVICE

Job No. 24-170

Easement Description

An easement over a portion of Lots 4 and 37 of the Amended Plat of Lemp Park Urban Tracts as recorded in Duplicate Plat Book 4 at Page 32, Records of Canyon County, and over a portion of the northwest quarter of the northeast quarter of Section 10, Township 4 North, Range 2 West, Boise Meridian said easement is located in the southwest quarter of Section 3 and the north half of Section 10, T4N, 2 W, B.M.,Canyon County, Idaho being more particularly described as follows:

Commencing at the found aluminum cap monument stamped PLS 3267 at the west 1/16th corner common to Sections 10 and 3, T4N, R2W from which the found 5/8th inch iron pin at the quarter corner common to Sections 10 and 3, T4N, R2W bears N 89° 46' 02" E a distance of 1320.28 feet; thence N 89° 46' 02" E along the section line a distance of 615.36 feet to the **POINT OF BEGINNING;**

Thence N 01° 12' 54" E along the west line of Parcel 2 as shown on Record of Survey Inst. No. 2023-006065, records of Canyon County, for a distance of 60.02 feet;

Thence N 89° 46' 02" E along the north line of the 60 foot Ingress-Egress Access & Utility Easement, as shown on said Record of Survey, for a distance of 379.64 feet;

Thence S 00° 53' 17" W for a distance of 1269.52 feet;

Thence S 44° 21' 34" E for a distance of 70.40 feet;

Thence N 89° 52' 16" E for a distance of 212.14 feet to the west line of Stoffle Lane;

Thence S 00° 15' 11" W along the west line of Stoffle Lane for a distance of 60.00 feet;

Thence S 89° 49' 08" W along the sixteenth line for a distance of 14.41 feet to the center-north 1/16th corner of said Section 10;

Thence S 89° 52' 16" W for a distance of 276.40 feet;

Thence N 00° 53' 17" E along the line common to said Lot 37 and Greenview Acres Subdivision, , recorded in Book 18 of Plats, Pages 50-51, records of Canyon County, Idaho for a distance of 1319.92 feet;

Thence S 89° 46' 02" W along the section line for a distance of 351.98 feet to the **POINT OF BEGINNING.**

Easement contains 1.762 acres, more or less.

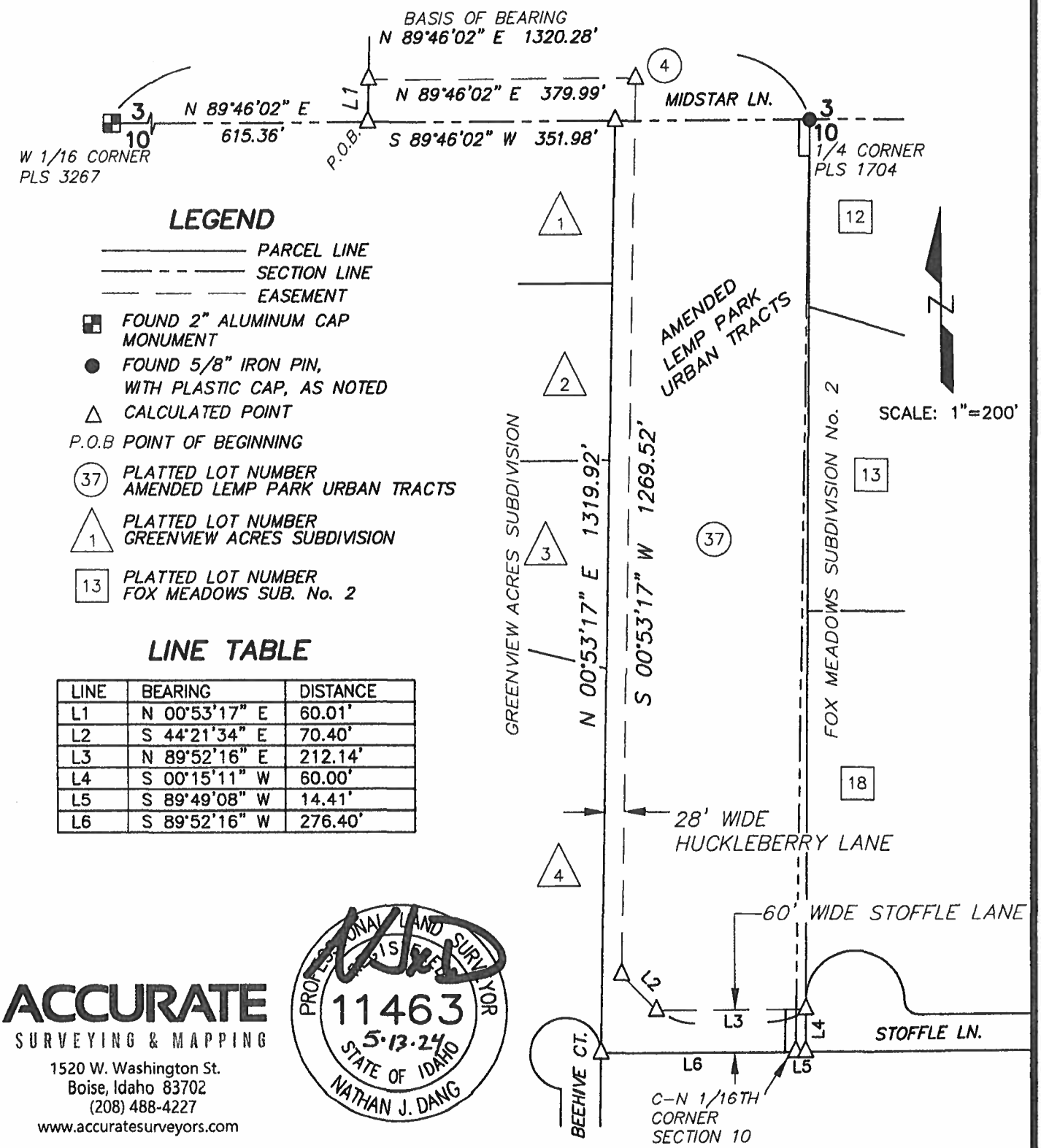


1520 W. Washington St., Boise, ID 83702 ▫ Phone: 208-488-4227 ▫
www.accuratesurveyors.com

EXHIBIT B

EXHIBIT MAP

EASEMENT OVER A PORTION OF LOTS 4 & 37, BLOCK 1, AMENDED LEMP PARK URBAN TRACTS, DUPLICATE PLAT BOOK 4 OF PLATS, PAGES 32, CANYON COUNTY RECORDS (NE1/4 NW1/4, S.10) AND A PORTION OF THE NW 1/4 NE 1/4, SECTION 10, T.4N., R.2W., B.M. CANYON COUNTY STATE OF IDAHO



LEGEND

- PARCEL LINE
- SECTION LINE
- EASEMENT
- FOUND 2" ALUMINUM CAP MONUMENT
- FOUND 5/8" IRON PIN, WITH PLASTIC CAP, AS NOTED
- △ CALCULATED POINT
- P.O.B POINT OF BEGINNING
- (37) PLATTED LOT NUMBER AMENDED LEMP PARK URBAN TRACTS
- (1) PLATTED LOT NUMBER GREENVIEW ACRES SUBDIVISION
- [13] PLATTED LOT NUMBER FOX MEADOWS SUB. No. 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°53'17" E	60.01'
L2	S 44°21'34" E	70.40'
L3	N 89°52'16" E	212.14'
L4	S 00°15'11" W	60.00'
L5	S 89°49'08" W	14.41'
L6	S 89°52'16" W	276.40'

PROFESSIONAL LAND SURVEYOR
11463
5-13-24
STATE OF IDAHO
NATHAN J. DANG

ACCURATE
SURVEYING & MAPPING
1520 W. Washington St.
Boise, Idaho 83702
(208) 488-4227
www.accuratesurveyors.com

DATE: MAY, 2024 JOB 24-170

EXHIBIT C


R23913010
T 09062
Exhibit 1
R23913010A1
T 23188
Exhibit 2
R23913010A
T 23189
Exhibit 3
R33833550
TANDY CO
R33833549
R33833548
R22365500
Exhibit 4
R22365515A
T 09704
R23913011
T 22232
R22365516
R22365520
R22365501
R22365515
T 09227
R22365502
Exhibit 5
Parcel 1
R33970112
R23933011A1
T 09027
R22365513
R22365514
R22365503
R23913011A
T 22231
R33970117
R23933011A
T 09036
Exhibit 5
Parcel 2
R33968
Midstar Ln.
Huckleberry Ln.
Stoffle Ln.
BEE COURT
BEE LANE
Midstar Ln.
Previous maps had this as ROW
for the Lemp Park Urban Tracts

EXHIBIT 1

Parcel R23913010

A portion of Tract 4 of LEMP PARK URBAN TRACTS, AMENDED PLAT, recorded in Plat Book 4 at Page 33 in the office of the Recorder for Canyon County, Idaho, lying in the Southeast Quarter of the Southwest Quarter of Section 3, Township 4 North, Range 2 West. Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Southeast corner of said Tract 4 (also the Southeast corner of said Southeast Quarter of the Southwest Quarter); thence

South 89° 09'43" West along the South boundary of said Tract 4 a distance of 704. 72 feet to the TRUE POINT OF BEGINNING; thence continuing

South 89° 09'43" West along said South boundary a distance of 615.46 feet to the Southwest corner of said Tract 4; thence

North 00° 41 '35 " East along the West boundary of said Tract 4 a distance of 330.27 feet to the Northwest corner of said Tract 4: thence

North 89° I 0'58" East along the North boundary of said Tract 4 a distance of 615.09 feet; thence South 00° 37'48" West a distance of330.04 feet lo the TRUE POINT OF BEGINNING.

SUBJECT TO a 50.00 foot irrigation easement along the North boundary.

EXHIBIT 2

Parcel R23913010A1



Job No. 2022-128
J.B.F.
12-16-22

BOUNDARY DESCRIPTION
FOR
ROBERT AND LYNETTE JENSEN

Part of Tract 4 of Lemp Park Urban Tracts Amended Plat located in the Southeast ¼ of the Southwest ¼ of Section 3, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho described as:

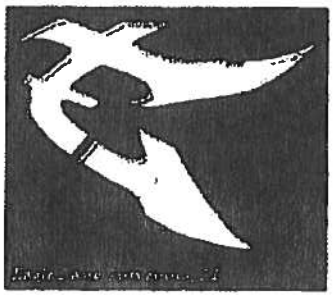
Commencing at a found 5/8" rebar marking the Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 3, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and running thence S89°09'25"W 352.94 feet along the South line of the Southeast ¼ of the Southwest ¼ of said Section to the Point of Beginning; thence S89°09'25"W 351.98 feet along said South line to a found 5/8" rebar; thence N00°36'17"E 329.88 feet to a point on the South line of the Schreiner Estates Subdivision; thence N89°09'06"E 348.83 feet along said South line; thence S00°03'25"W 329.84 feet to the Point of Beginning.

Parcel contains 115,558 square feet or 2.65 acres, more or less.



EXHIBIT 3

Parcel R23913010A



Job No. 2022-128
J.B.F.
12-16-22

BOUDARY DESCRIPTION
FOR
ROBERT AND LYNETTE JENSEN

Part of Tract 4 of Lemp Park Urban Tracts Amended Plat located in the Southeast ¼ of the Southwest ¼ of Section 3, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho described as:

Beginning at a found 5/8" rebar marking the Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 3, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and running thence S89°09'25"W 352.94 feet along the South line of the Southeast ¼ of the Southwest ¼ of said Section; thence N00°03'25"E 329.84 feet to a point on the South line of the Schreiner Estates Subdivision; thence N89°09'06"E 355.50 feet along said South line to a found 5/8" rebar marking a point on the East line of the Southeast ¼ of the Southwest ¼ of said Section; thence S00°30'05"W 329.93 feet along said East line to the Point of Beginning.

Parcel contains 116,830 square feet or 2.68 acres, more or less.



EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CR2025-0010

Hearing Date: June 4, 2026

Exhibit B1

CANYON COUNTY DEVELOPMENT [illegible] O WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R23913011A PARCEL INFORMATION REPORT

3/27/2026 9:39:24 AM

PARCEL NUMBER:	R23913011A
OWNER NAME:	TABARINI CARLOS
CO-OWNER:	TABARINI KIMBERLEY
MAILING ADDRESS:	9837 W PATMORE CT STAR ID 83669
SITE ADDRESS:	0 STOFFLE LN
TAX CODE:	1090000
TWP:	4N **RNG:** 2W **SEC:** 10 **QUARTER:** NW
ACRES:	5.74
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	DD2
ZONING DESCRIPTION:	AG / AGRICULTURE
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. :	2024011233
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-4N-2W NW LEMP PARK URBAN TRS TX 22231 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.

R33968 PARCEL INFORMATION REPORT

3/27/2026 9:40:05 AM

PARCEL NUMBER:	R33968
OWNER NAME:	TABARINI CARLOS
CO-OWNER:	TABARINI KIMBERLEY
MAILING ADDRESS:	9837 W PATMORE CT STAR ID 83669
SITE ADDRESS:	0 STOEFFLE LN
TAX CODE:	1090000
TWP:	4N **RNG:** 2W **SEC:** 10 **QUARTER:** NE
ACRES:	0.16
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	DD2
ZONING DESCRIPTION:	AG / AGRICULTURE
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:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	PROPOSED COLLECTOR
INSTRUMENT NO. :	2024011233
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-4N-2W NE TX 04649 IN NWNE
PLATTED SUBDIVISION:	
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 B2.1

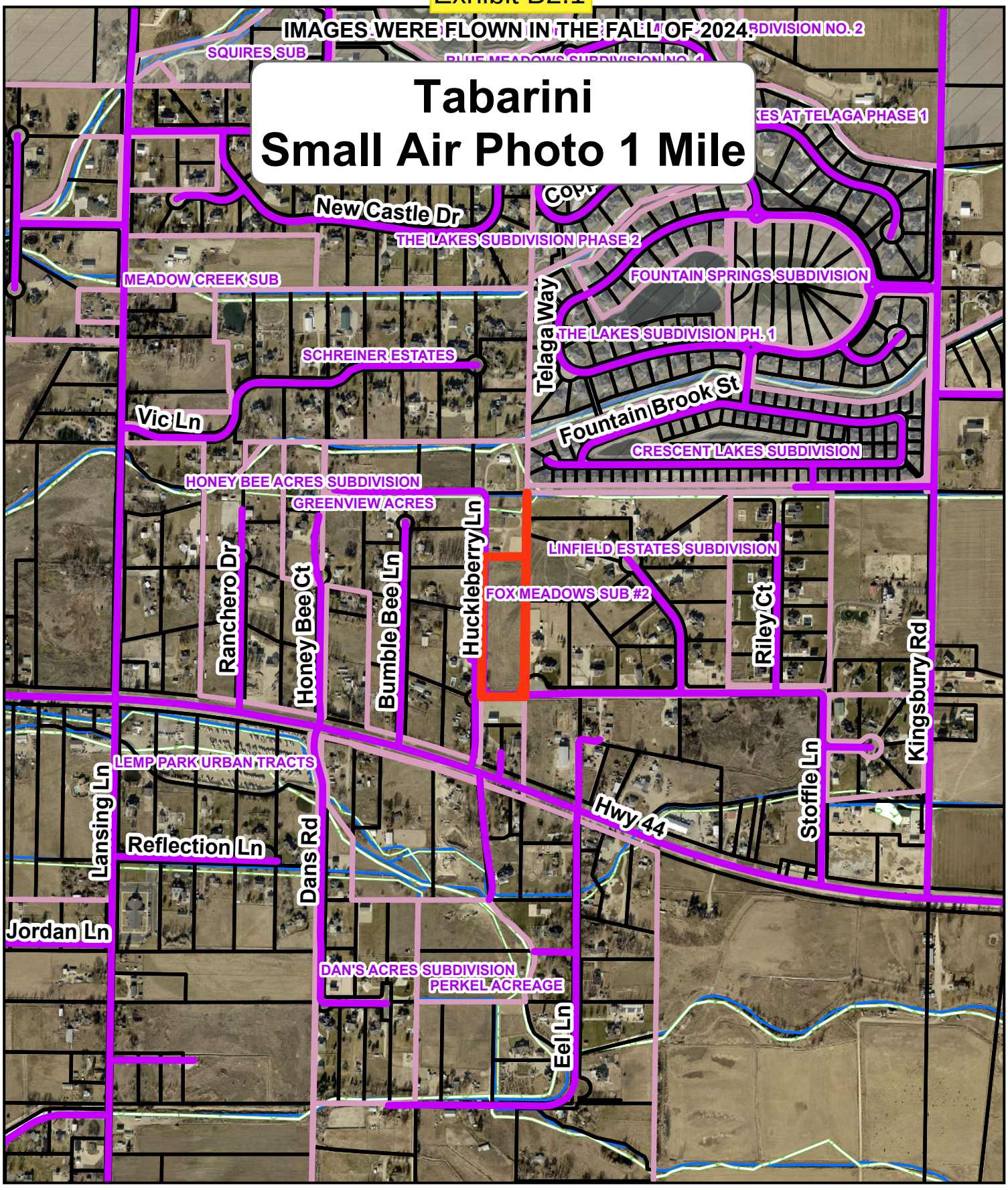
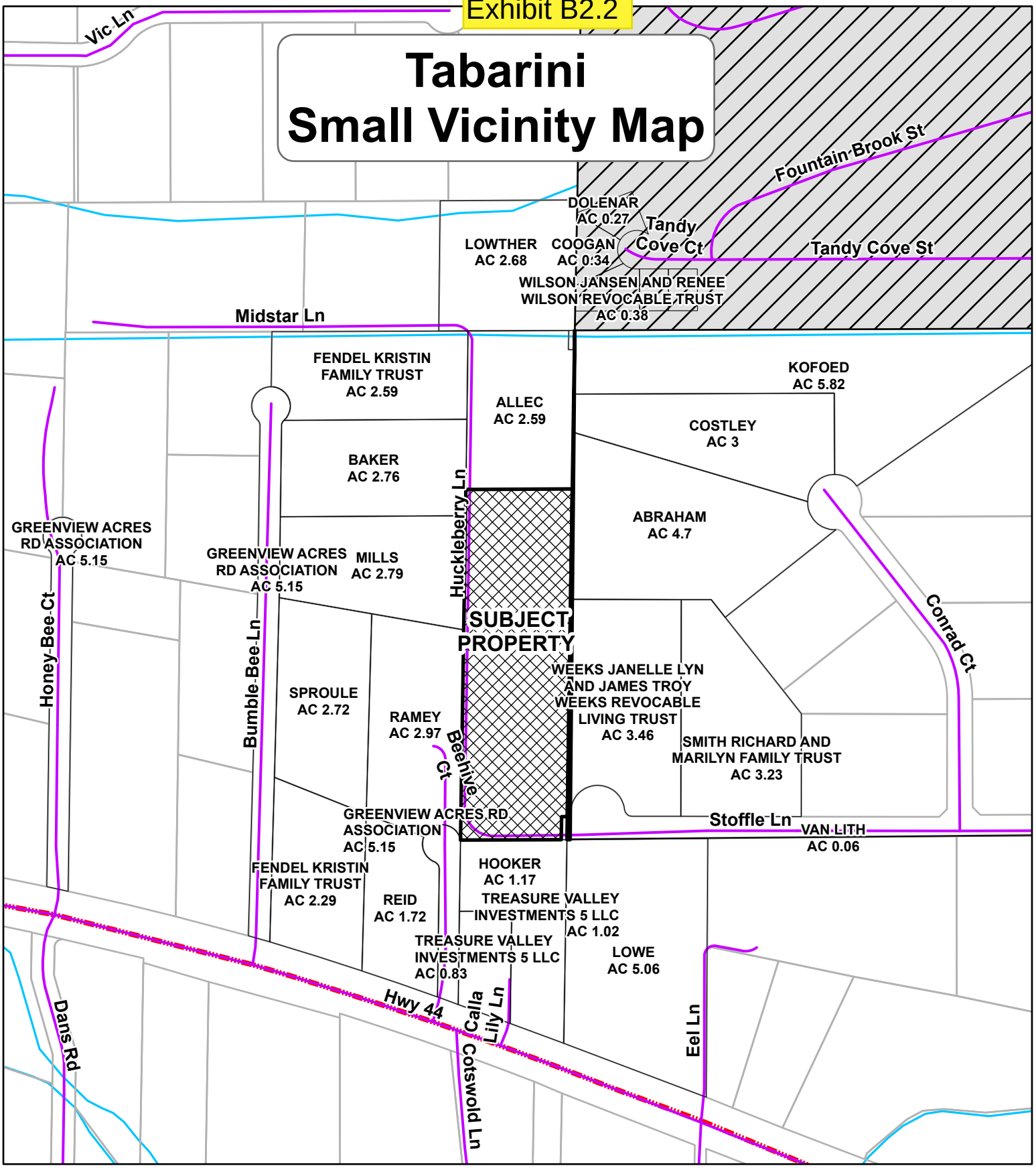
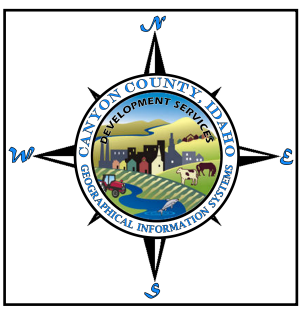

IMAGES WERE FLOWN IN THE FALL OF 2024.
Tabarini
Small Air Photo 1 Mile
SQUIRES SUB
BDIVISION NO. 2
KES AT TELAGA PHASE 1
New Castle Dr
THE LAKES SUBDIVISION PHASE 2
MEADOW CREEK SUB
FOUNTAIN SPRINGS SUBDIVISION
Telaga Way
THE LAKES SUBDIVISION PH. 1
SCHREINER ESTATES
Vic Ln
Fountain Brook St
CRESCENT LAKES SUBDIVISION
HONEY BEE ACRES SUBDIVISION
GREENVIEW ACRES
Ranchero Dr
Honey Bee Ct
Bumble Bee Ln
Huckleberry Ln
LINFIELD ESTATES SUBDIVISION
FOX MEADOWS SUB #2
Riley Ct
Kingsbury Rd
LEMP PARK URBAN TRACTS
Lansing Ln
Reflection Ln
Dans Rd
Hwy 44
Stoffle Ln
Jordan Ln
DAN'S ACRES SUBDIVISION
PERKEL ACREAGE
Eel Ln
City_Limits
Wetlands
0
0.25
0.5
Miles

Exhibit B2.2

Tabarini
Small Vicinity Map





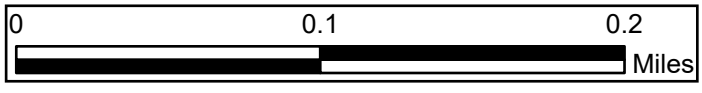
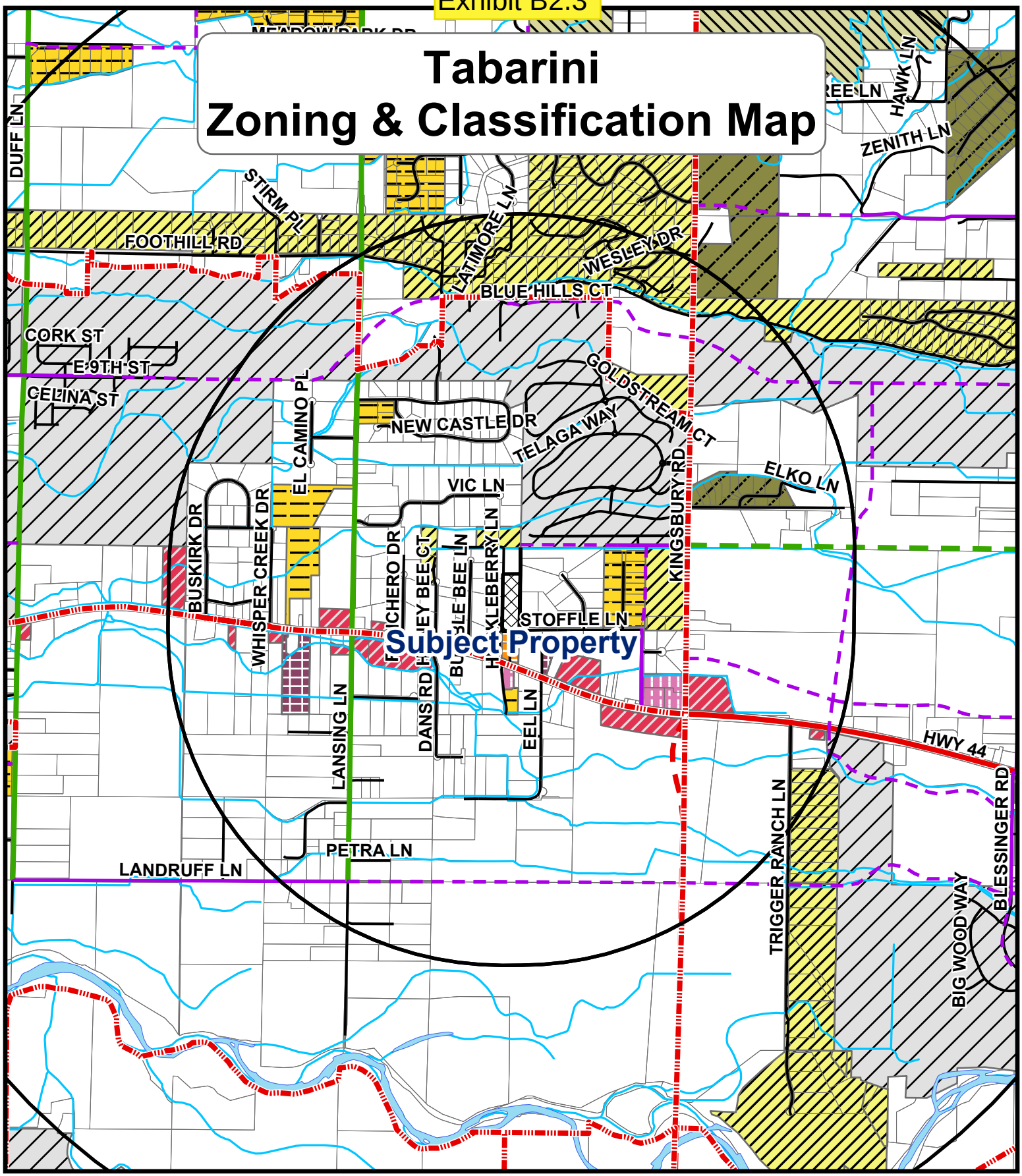


Exhibit B2.3

Tabarini
Zoning & Classification Map

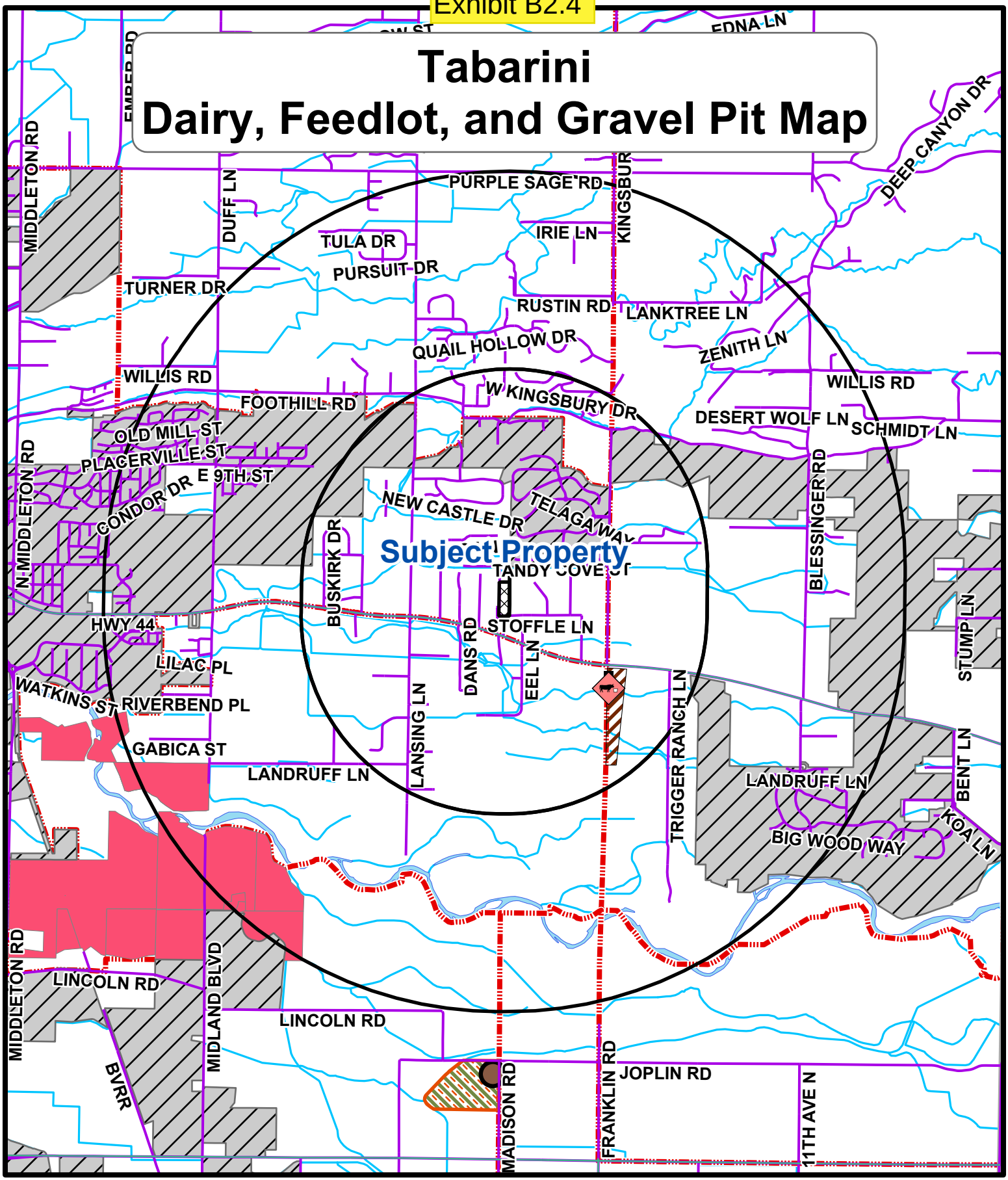


RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.4

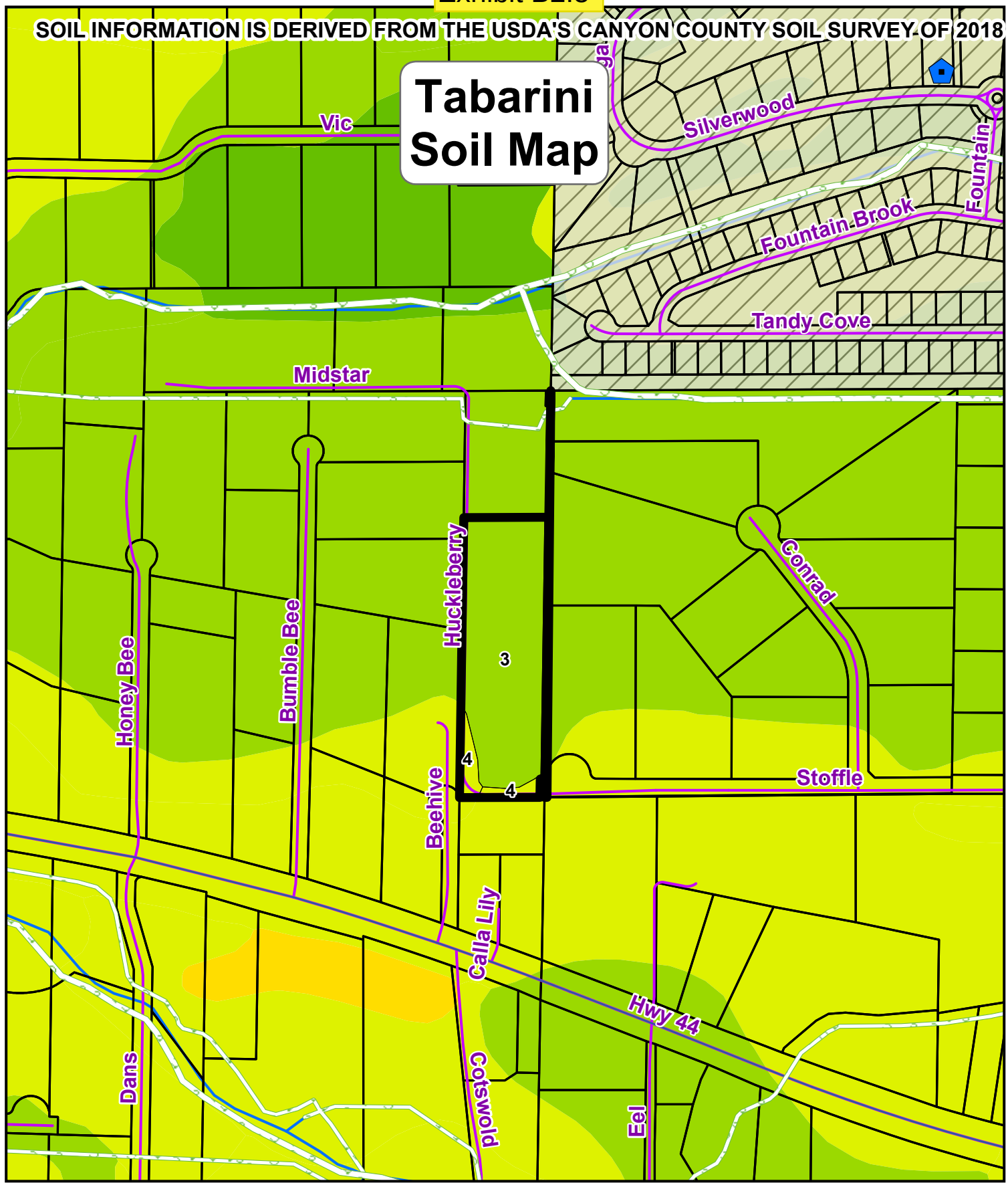
Tabarini
Dairy, Feedlot, and Gravel Pit Map

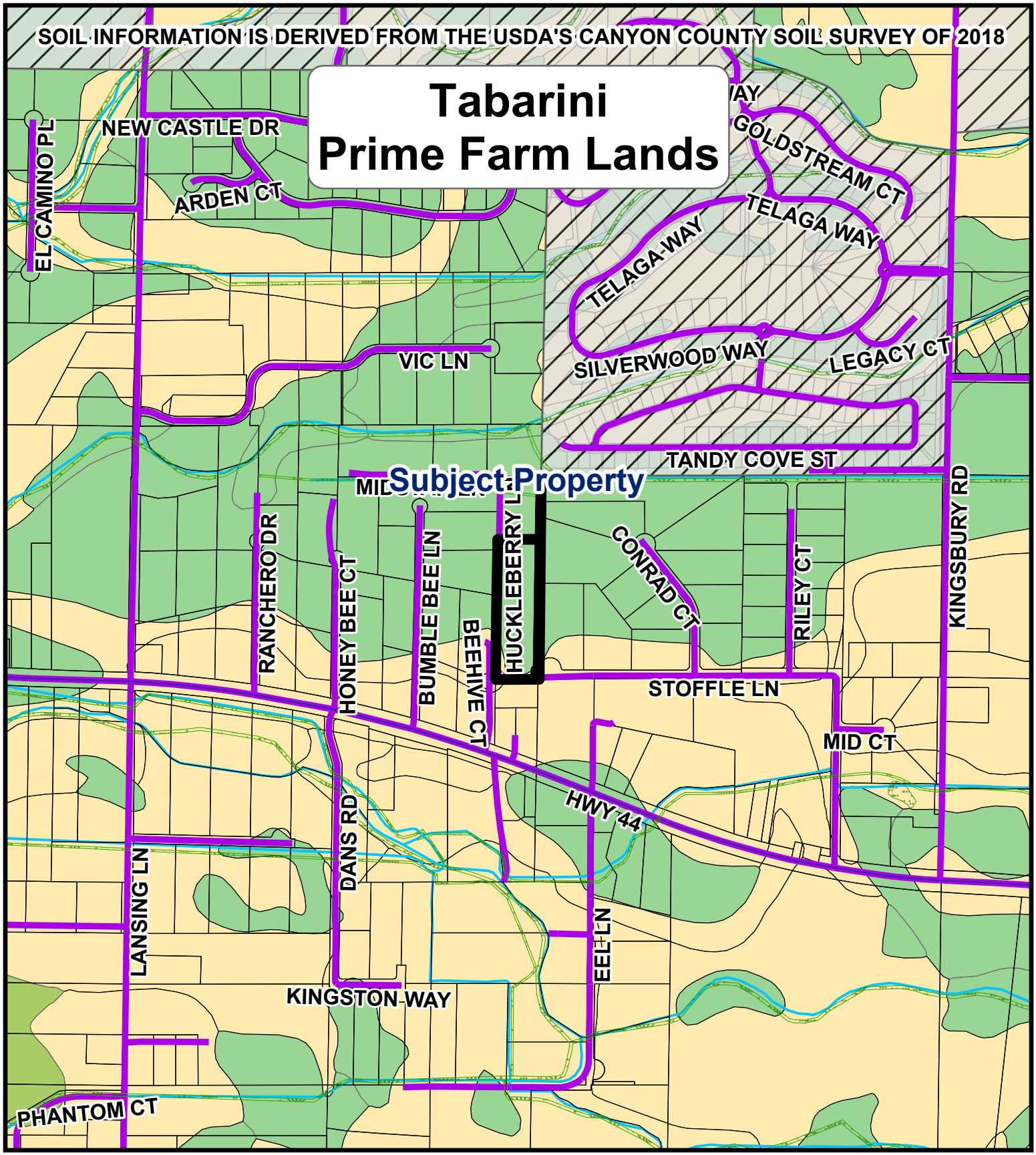


FEEDLOTS
DAIRIES
GRAVELPITS

0 0.75 1.5 Miles

Exhibit B2.5


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Tabarini Soil Map
Vic
Silverwood
Fountain
Fountain Brook
Tandy Cove
Midstar
Huckleberry
Conrad
Honey Bee
Bumble Bee
3
4
4
Stoffle
Beehive
Calla Lily
Hwy 44
Dans
Cotswold
Eel
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Tabarini
Prime Farm Lands
NEW CASTLE DR
EL CAMINO PL
ARDEN CT
GOLDSTREAM CT
TELAGA WAY
TELAGA-WAY
VIC LN
SILVERWOOD WAY
LEGACY CT
TANDY COVE ST
Subject Property
KINGSBURY RD
RANCHERO DR
HONEY BEE CT
BUMBLE BEE LN
BEEHIVE CT
HUCKLEBERRY LN
CONRAD CT
RILEY CT
STOFFLE LN
MID CT
HWY 44
DANS RD
LANSING LN
EEL LN
KINGSTON WAY
PHANTOM CT
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	8525.25	0.20	3.34%
4	MODERATELY SUITED SOIL	13758.21	0.32	5.39%
3	MODERATELY SUITED SOIL	233061.11	5.35	91.27%
		255344.57	5.86	100%

FARMLAND REPORT

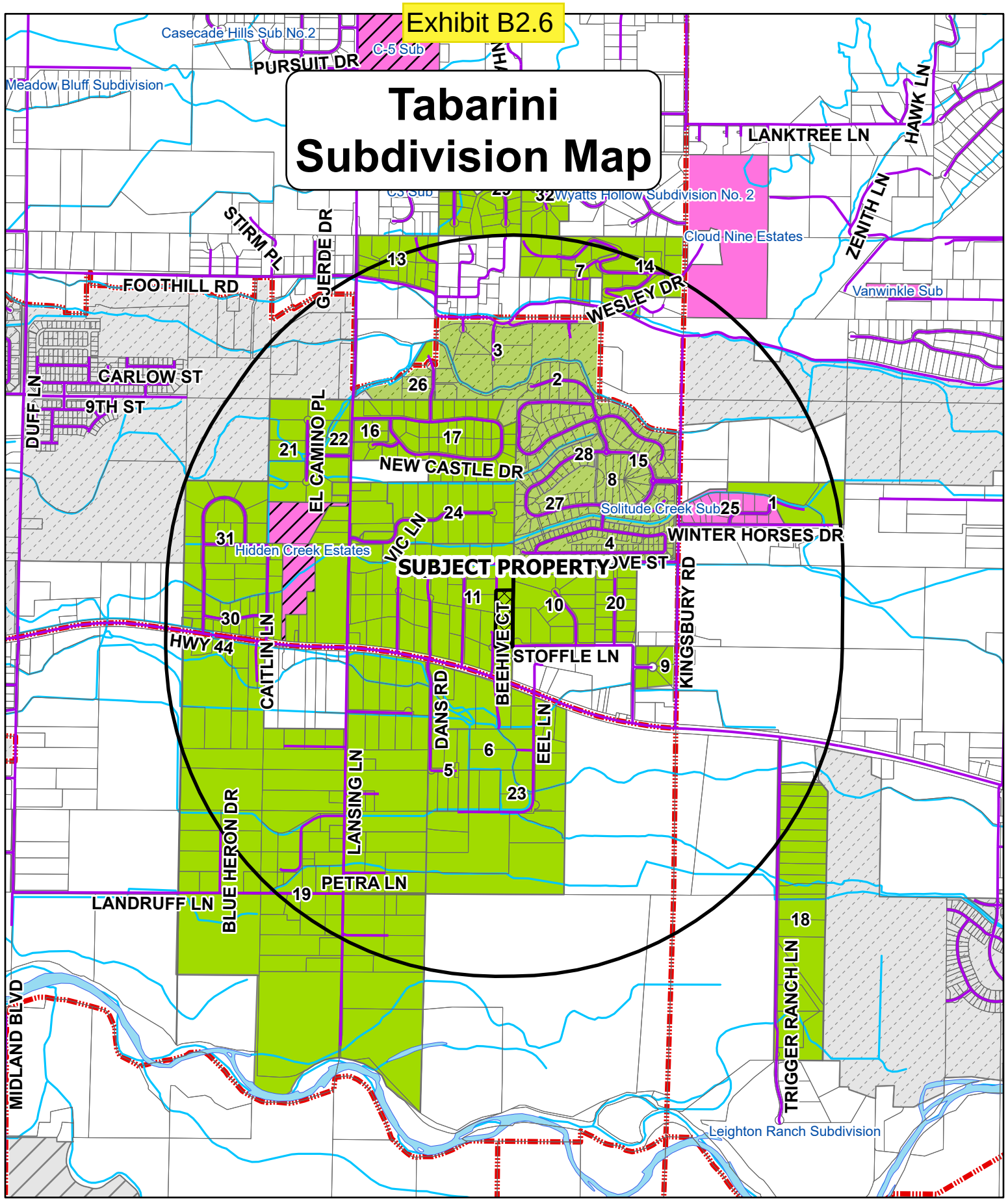
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
MtA	Prime farmland if irrigated and drained	8525.25	0.20	3.34%
MvA	Prime farmland if irrigated and drained	13758.21	0.32	5.39%
FaA	Prime farmland if irrigated	233061.11	5.35	91.27%
		255344.57	5.86	100%

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

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 B2.6

Tabarini Subdivision Map



SUBDIVISIONS

Plat Type,Plat Status

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

0 0.25 0.5 Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
32	2008.15	798	2.52

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	115.71	76	1.52

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
56	2.46	1.97	0.06	15.77

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
ELK RIDGE ESTATE	7	4N2W03	9.46	9	1.05	COUNTY (Canyon)	1995
FOUNTAIN SPRINGS SUBDIVISION	8	4N2W03	14.80	17	0.87	MIDDLETON	2023
FOX MEADOWS SUB	9	4N2W10	8.70	6	1.45	COUNTY (Canyon)	2004
FOX MEADOWS SUB #2	10	4N2W10	39.68	13	3.05	COUNTY (Canyon)	2004
GREENVIEW ACRES	11	4N2W10	61.59	20	3.08	COUNTY (Canyon)	1988
HONEY BEE ACRES SUBDIVISION	12	4N2W10	5.25	2	2.63	COUNTY (Canyon)	2018
HUNTER'S RIDGE SUB	13	4N2W03	23.64	16	1.48	COUNTY (Canyon)	1986
KINGSBURY ESTATES	14	4N2W03	46.32	17	2.72	COUNTY (Canyon)	1972
LAKES AT TELAGA PHASE 1	15	4N2W03	66.06	149	0.44	0	2006
LANSING LANE SUBDIVISION	16	4N2W03	4.73	3	1.58	COUNTY (Canyon)	2022
LANSING MEADOWS SUB	17	4N2W03	65.02	50	1.30	COUNTY (Canyon)	2002
LEIGHTON LAKE ESTATES SUBDIVISION	18	4N2W11&14	82.09	20	4.10	COUNTY (Canyon)	2020
LEMP PARK URBAN TRACTS	19	4N2W09	916.60	85	10.78	COUNTY (Canyon)	1913
LINFIELD ESTATES SUBDIVISION	20	4N2W10	18.92	13	1.46	COUNTY (Canyon)	2020
MEADOW CREEK SUB	21	4N2W04	43.93	9	4.88	COUNTY (Canyon)	2000
PARKERS ADDITION SUB	22	4N2W04	4.83	2	2.41	COUNTY (Canyon)	2005
PERKEL ACREAGE	23	4N2W10	147.76	39	3.79	COUNTY (Canyon)	1911
SCHREINER ESTATES	24	4N2W03	49.40	20	2.47	COUNTY (Canyon)	1998
SOLITUDE CREEK SUBDIVSION	25	4N2W02	16.55	15	1.10	COUNTY (Canyon)	2025
SQUIRES SUB	26	4N2W03	13.02	6	2.17	0	2003
THE LAKES SUBDIVISION PH. 1	27	4N2W03	40.46	36	1.12	MIDDLETON	2015
THE LAKES SUBDIVISION PHASE 2	28	4N2W03	9.78	16	0.61	MIDDLETON	2017
THE RIDGE AT QUAIL HOLLOW	29	5N2W34	41.58	26	1.60	COUNTY (Canyon)	2007
WHISPER CREEK AMEND	30	4N2W09	18.47	19	0.97	COUNTY (Canyon)	1994
WHISPER CREEK ESTATES PH 2 AND 3	31	4N2W04	55.74	20	2.79	COUNTY (Canyon)	1995
WYATT'S HOLLOW SUBDIVISION NO. 1	32	5N2W34	20.77	13	1.60	COUNTY (Canyon)	2014

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
Cloud Nine Estates	72.79	44	1.65

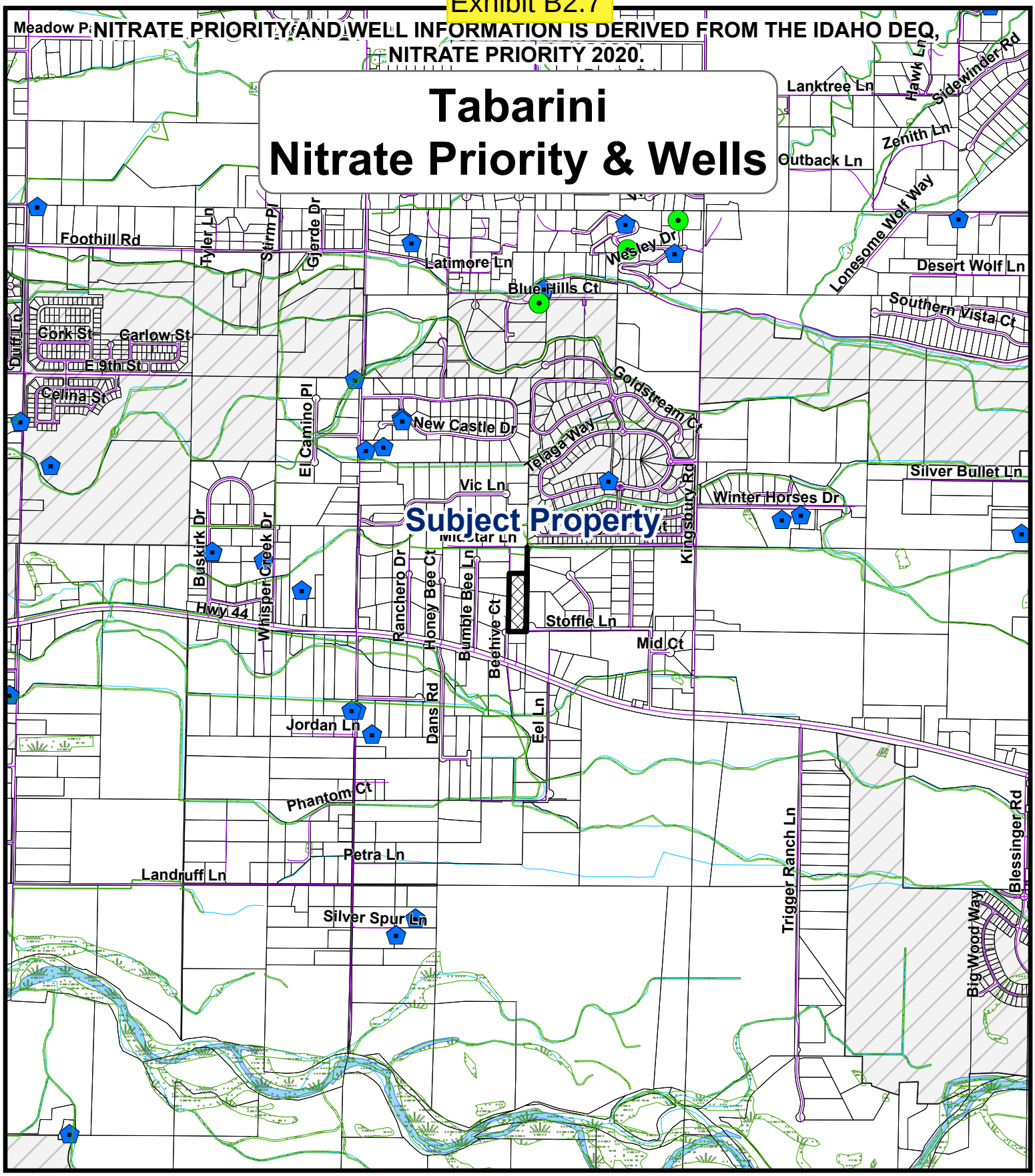
MOBILE HOME & RV PARKS

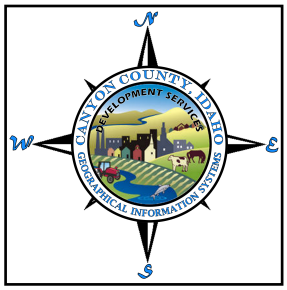
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

Exhibit B2.7

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

Tabarini
Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

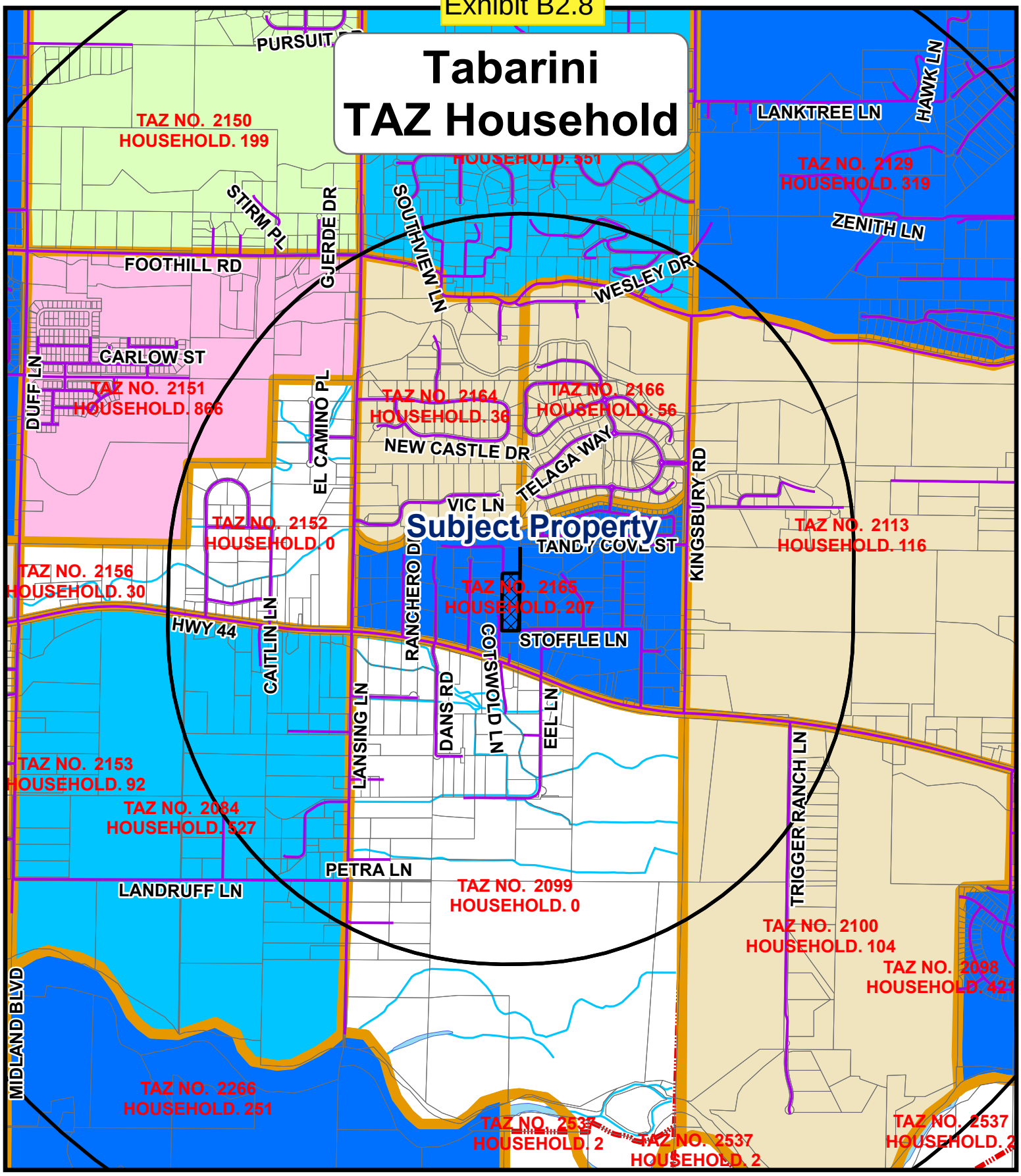
DEQ WELLS
N03_MGL

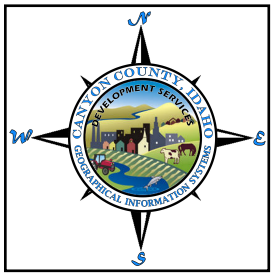
- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.5 1 Miles

Exhibit B2.8

Tabarini
TAZ Household





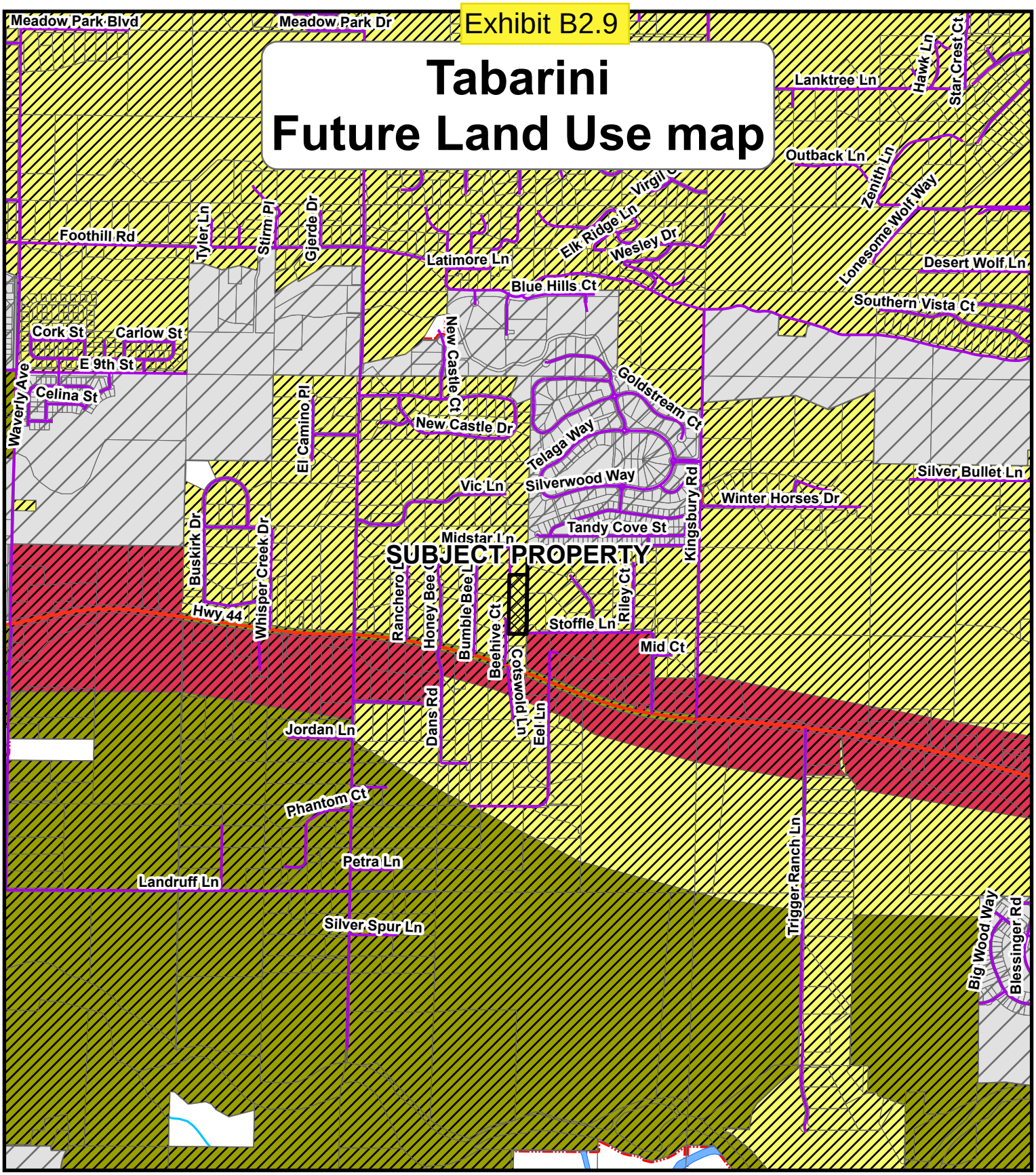
House Hold 2025-2050

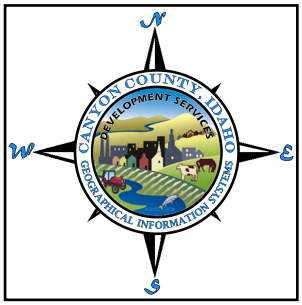
-4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

0 0.5 1 Miles

Exhibit B2.9

Tabarini
Future Land Use map





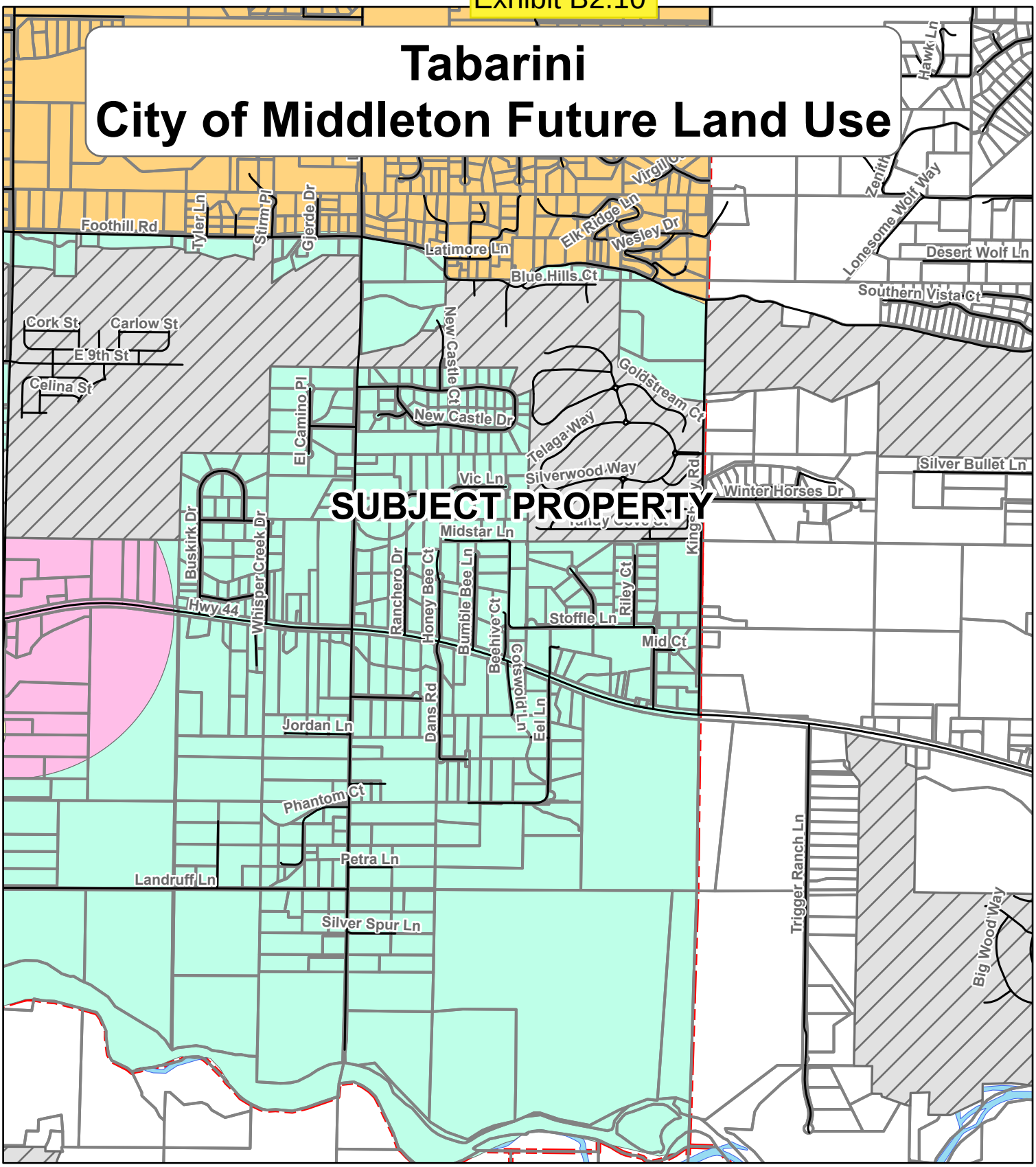
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.10

Tabarini
City of Middleton Future Land Use

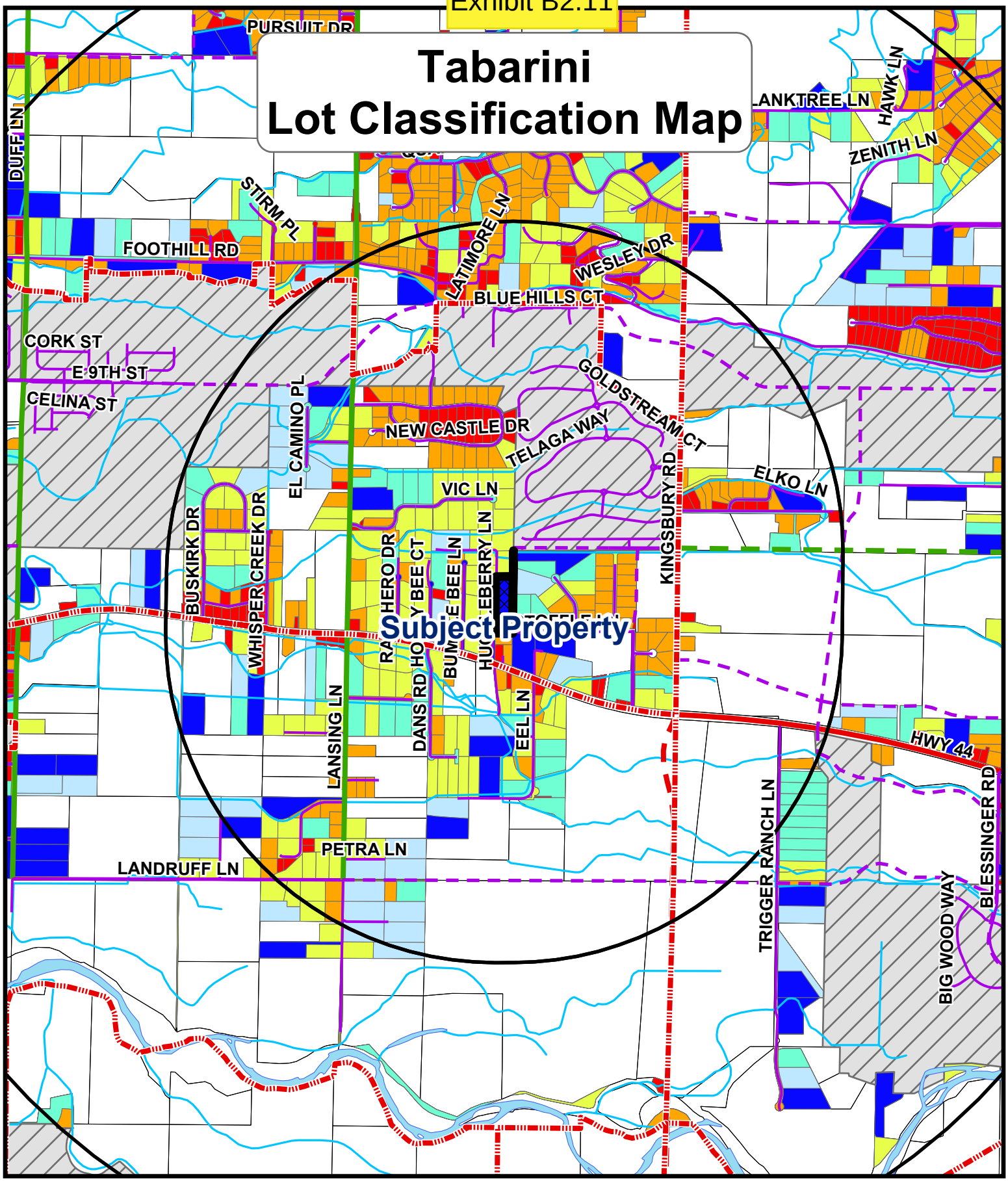


MiddletonCompPlan
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

0 0.25 0.5 Miles

Exhibit B2.11

Tabarini
Lot Classification Map



Lot Size

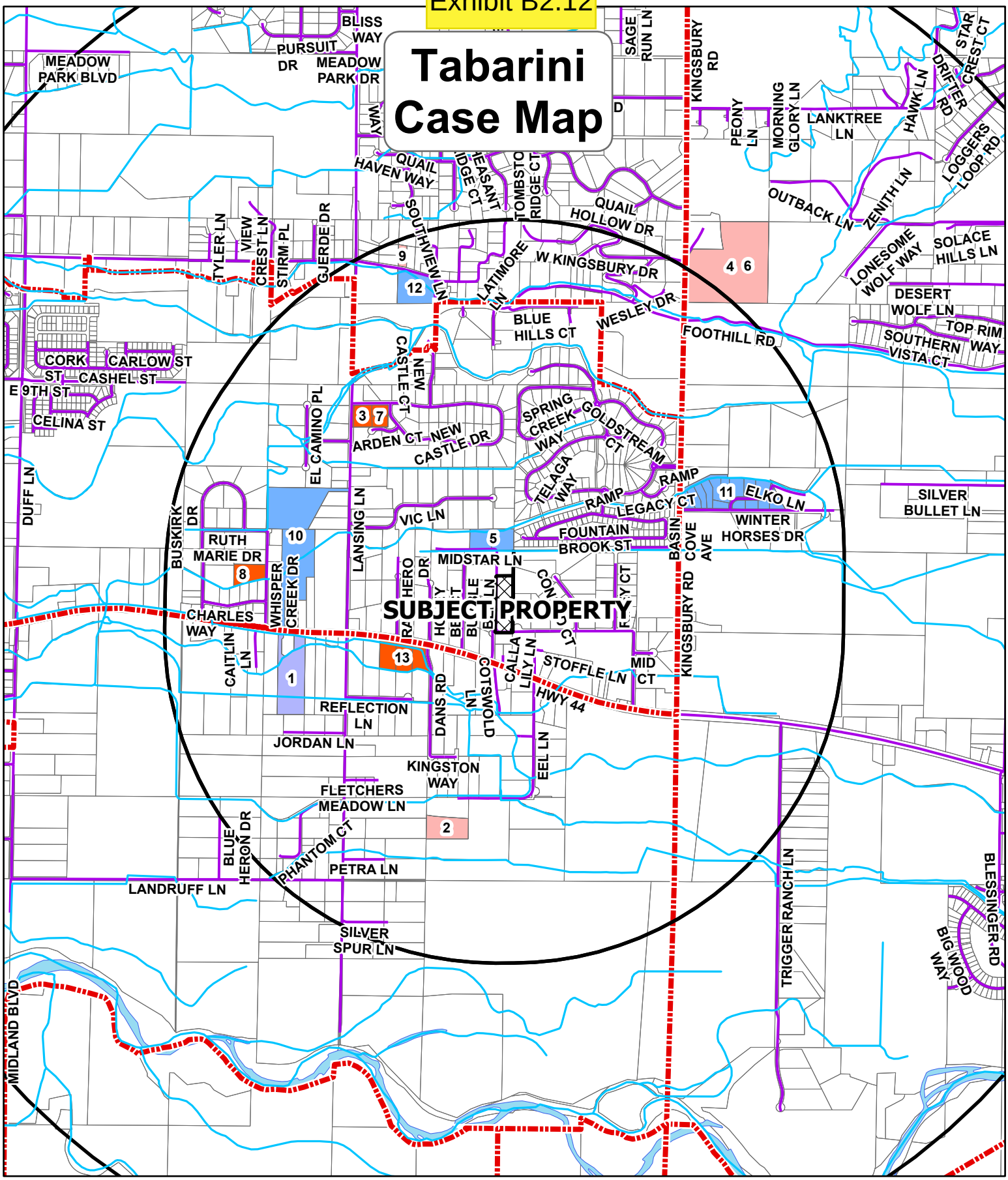
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

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

0 0.25 0.5 Miles

Exhibit B2.12

Tabarini Case Map

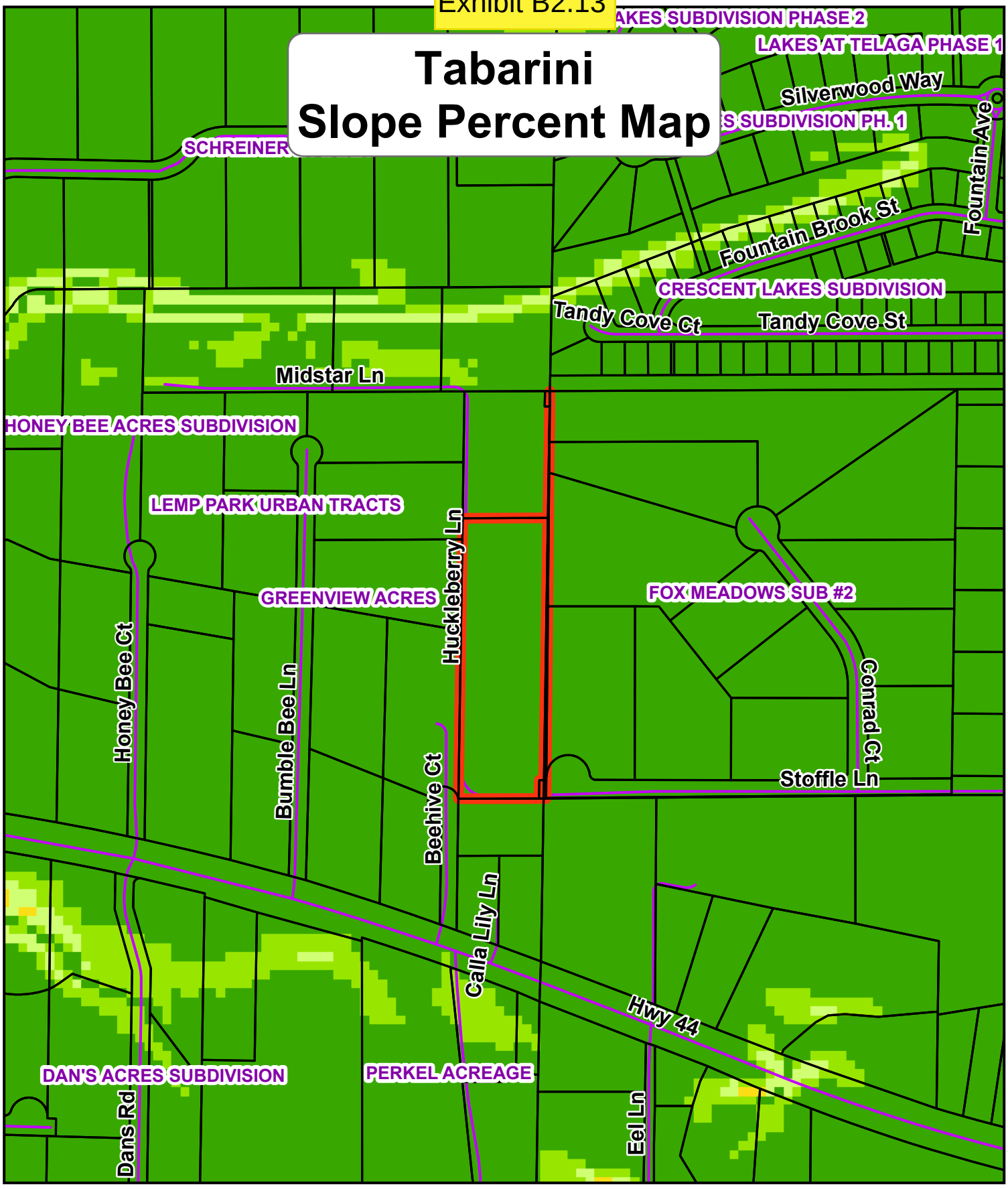


CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0061	Rezone A to CR-C2	AG Development LLC	APPROVED
2	CU2025-0012	Staging Area/Contractor Shop	Barnes	APPROVED
3	RZ2020-0014	Rezone A to R-1	Biggins	APPROVED
4	SD2022-0011	Preliminary Plat	Cloud Nine Estates	APPROVED
5	RZ2020-0016	Rezone A to R-R	Jensen	APPROVED
6	CR2022-0003	A to CR-R-1	LWD Development, Inc	APPROVED
7	SD2021-0046	Short Plat 3 Res Lots - Lansing Lane Sub	Lansing Lane Sub	APPROVED
8	CU2022-0039	Small Animal Facility	May Calins Slaughter	APPROVED
9	CU2024-0025	CUP - Kennel	Nevills	APPROVED
10	RZ2020-0027	Rezone A to R-1	Schatzel	APPROVED
11	SD2020-0016	Preliminary Plat	Solitude Creek Sub	APPROVED
12	RZ2021-0017	Rezone A to R-R	Terry Bruce	APPROVED
13	CU2022-0028	Expansion of RV Storage	Wyatt Legacy LLC	APPROVED

Exhibit B2.13

Tabarini
Slope Percent Map

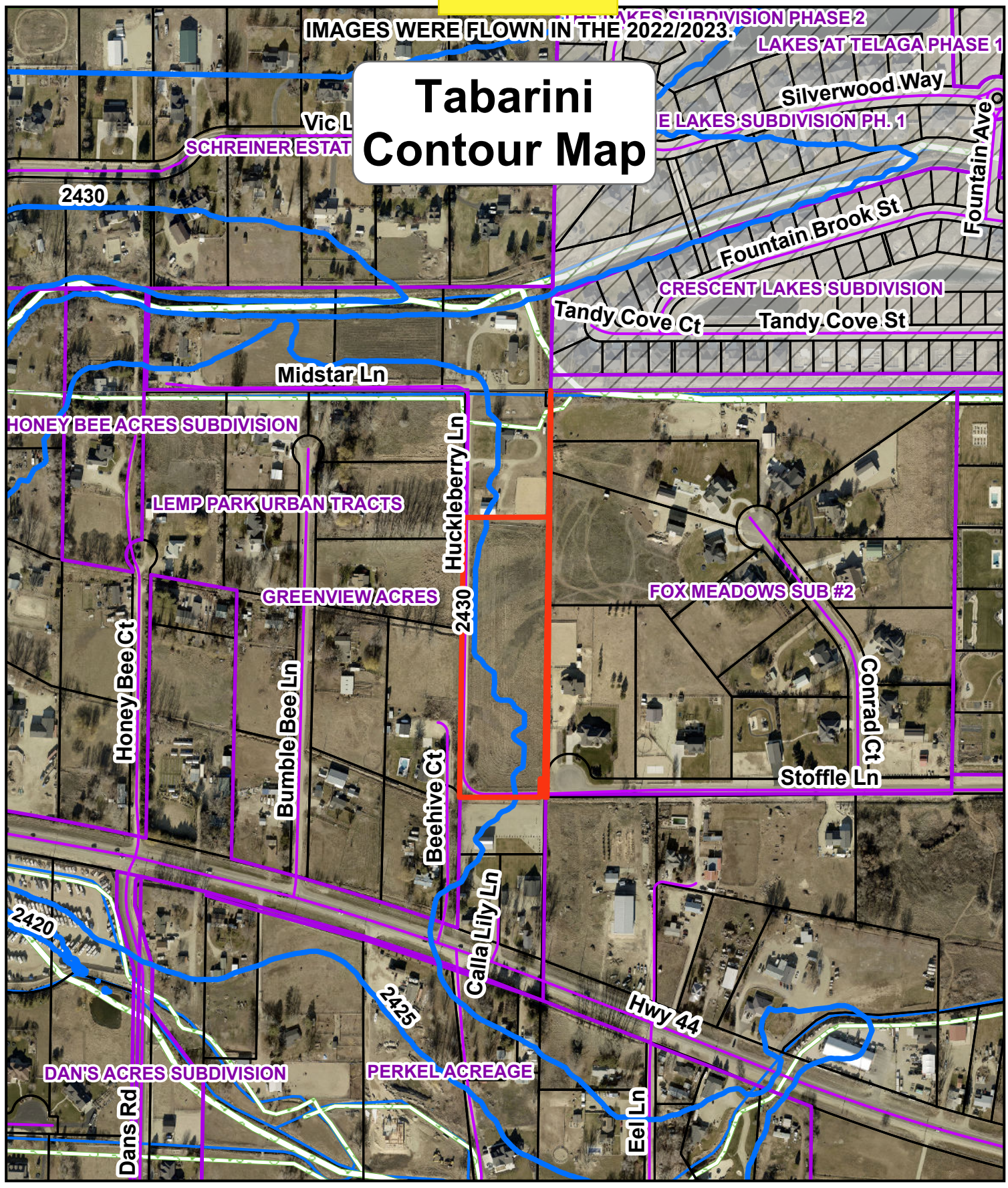


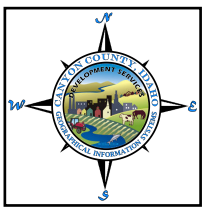
Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

Exhibit B2.14





Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet

EXHIBIT C

Site Visit Photos: May 14, 2026

Planning & Zoning Commission

Case# CR2025-0010

Hearing Date: June 4th, 2026

Exhibit C: Site Photos Taken on May 14, 2026

Images 1 and 2 (top left and right): Taken on Stoffle Lane facing east and west

Image 3 (bottom left): Taken on Stoffle Lane facing north showing Subject Property

Image 4 (bottom right): Stoffle Lane private road sign showing where private section of the road starts





















Image 5 (top left): Taken on Stoffle Lane facing northwest showing Subject Property

Image 6 (top right): Taken on Huckleberry Lane facing northeast showing Subject Property

Image 7 (bottom left): Showing Huckleberry Lane facing north

Image 8 (bottom right): Showing Huckleberry Lane facing south

Image 9 (top left): Taken on Huckleberry Lane showing northern property line facing east

Image 10 (top right): Taken on Huckleberry Lane near northern property line facing southeast

Image 11 (bottom right): Adjacent properties along Huckleberry Lane, facing west











EXHIBIT D

Agency Comments Received by: May 26, 2026

Planning & Zoning Commission

Case # CR2025-0010

Hearing Date: June 4, 2026

Exhibit D1

Emily Bunn

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, November 5, 2025 3:51 PM
To: Emily Bunn
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CR2025-0010 / Tabarini
Attachments: Pre.Development.Notes.Signed.07.07.2025.pdf

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study.**
2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation and test holes have not been conducted on site 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 (the notes mentioned 2 proposed lots).

Please 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: Wednesday, November 5, 2025 11:17 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>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com'

<eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0010 / Tabarini

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **December 5, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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Exhibit D1.1

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Rezoning Ag to Residential (RR or R-1)
Applicant: Carlos Tabarini
P.E./P.G.:
All others in Attendance:

EHS#035 Date 07/07/2025

Number of Lots or Flow: 3 Acreage of Proposed Development: 6.90
Location of Development: TBD Stoffle Ln
Middleton, ID 83644
R23913011A & R33968000 0

Project in Area of Concern: Unknown Groundwater/Rock <10' GW
Level 1 NP Necessary for N: Unknown

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 consulted with Southwest District Health (SWDH) regarding the proposed rezoning of a 6.90 acre parcel from Agricultural (AG) to either Rural Residential (RR) or Single-Family Residential (R-1), and the subsequent subdivision into two (2) parcels of approximately1.25 acres each. A site evaluation has not yet been conducted on the proposed parcels. Prior to issuance of an subsurface sewage disposal permits, the parcel must belegally subdivided and recorded with the county. It remains undetermined whether the site is located within a Departement of Environmental Quality (DEQ) designated Nitrate Priority Area. At this time, SWDH has no objections to the proposed use, provided all application requirements are satisfied. 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.

Exhibit D2

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

Brad Little, Governor
Jess Byrne, Director

November 10, 2025

Emily Bunn, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
emily.bunn@canyoncounty.id.gov

Subject: Agency Notice CR2025-0010 / Tabarini

Dear Ms. Bunn:

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), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

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

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.

- 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

Exhibit D3

Emily Bunn

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, November 12, 2025 7:48 AM
To: Emily Bunn
Subject: [External] RE: Agency Notice CR2025-0010 / Tabarini

Hello,

After careful review of the transmittal submitted to ITD on November 5, 2025, regarding, CR2025-0010/Tabarini, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns. If you have any questions please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, November 5, 2025 11:17 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>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0010 / Tabarini

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Please see the attached agency notice. You are invited to provide written testimony or comments by **December 5, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or

holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at emily.bunn@canyoncounty.id.gov.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
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Exhibit D4

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

TELEPHONE 208.454.8135
FAX 208.454.2008

November 26, 2025

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Emily Bunn, Planner

RE: CR2025-0010 Rezone from Agricultural to CR-R-1 Rural Residential
Canyon County Parcels R23913011A & R33968 aka 0 Stoffle Lane

Dear Commissioners:

Highway District No. 4 has reviewed the application for Conditional Rezone of the above described parcel from Agricultural to CR-R-1 Rural Residential and offers the following comments on the proposed use:

General
The subject property consists of two parcels totaling approximately 5.9 acres located in the NW 1/4 Sec 10 T4N R2W, lying west of Fox Meadows Subdivision No. 2. Both parcels have limited frontage to public right-of-way on Stoffle Lane near the southeast corner of each parcel. Public road improvement for Stoffle Lane terminate at the west end of the paved culdesac within Fox Meadows Subdivision. Current and ultimate right-of-way widths for Stoffle Lane, a local road, are 60-feet full width.

Parcel R23913011A was originally part of Lemp Urban Tracts Subdivision, and was encumbered by a 15-foot wide right-of-way along the easterly boundary by that plat. In 2018, that right-of-way was vacated by HD4. A strip of public right-of-way 15-feet wide by 60-feet long was reserved at the southeast corner of the parcel for future extension of Stoffle Lane. At this time there are no plans for publicly funded extension of Stoffle Lane to the west, as the area is adequately served by private roads (Huckleberry Lane & Mid-Star Lane), and there does not appear to be opportunity for connection to other public roadways.

The application materials indicate the applicants are requesting a conditional rural residential zoning to allow development of up to three residential lots.

Access
Existing access to the subject property is via the private Huckleberry Lane approach to Stoffle Lane at the west end of public improvements. This access is acceptable for the proposed residential development.

Parcel R33968 has approximately 72-feet of frontage on the Stoffle Lane culdesac right-of-way at the southeast corner of the property. Direct driveway access to the culdesac is not desirable, as there is not adequate frontage to meet the minimum 50-foot driveway spacing between Huckleberry Lane and the private driveway serving Parcel R33970117 (22710 Stoffle Lane), and

the addition of a new driveway approach so close to Huckleberry Lane could be confusing to drivers.

Transportation Impacts:
The proposed 3 additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the new development will be mitigated by collection of transportation impact fees at the time of building permit issuance.

The southerly 60-feet of Parcel R33968 should be dedicated as public right-of-way or public access easement for continuation of Stoffle Lane/Huckleberry Lane across the subject property. Although public improvements may not be planned, this would provide dedicated access rights to historical users of the private road who have no alternative means of access to the public highway system.

HD4 does not opposed the requested zoning changes, but requests the Commission make these comments conditions of any approved land use action. Please feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.
District Engineer

File: Stoffle Lane- CR2025-0010 Tabarini Rezone

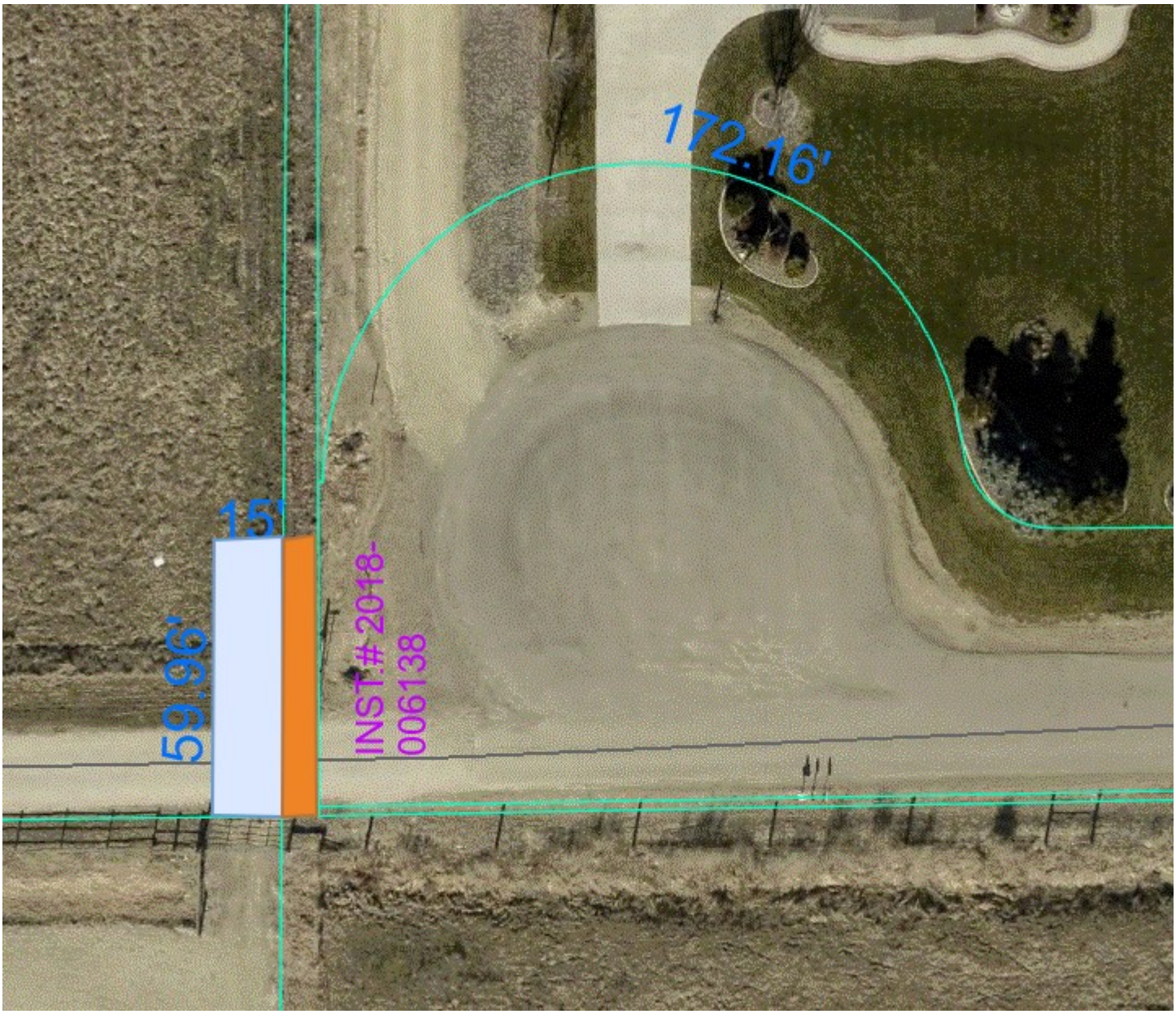
Exhibit D4.1

Emily Bunn

From: Lenny Riccio <lriccio@hwydistrict4.org>
Sent: Wednesday, May 13, 2026 11:48 AM
To: Emily Bunn
Subject: RE: [External] CR2025-0010 Tabarini Rezone

Emily,

I understand the confusion. Given the letter states R33968, the 60' dedication applies to that parcel. It appears HD4 owns the blue parcel below which is technically a land locked piece of ROW. I think Chris' intention was to require dedication of the orange piece so that ROW is no longer land locked.



Regards,

Lenny Riccio, P.E.
Transportation Planner
Senior Assistant Engineer

Highway District No. 4
www.hwydistrict4.org
15435 Hwy 44
Caldwell, ID 83607
Phone: (208) 454-8135 Ext 117
Fax: (208) 454-2008
**To enter review queue hard copies of plans required*

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Friday, May 8, 2026 11:33 AM
To: Lenny Riccio <lriccio@hwydistrict4.org>
Subject: FW: [External] CR2025-0010 Tabarini Rezone

Lenny,

I see Chris has retired from the Highway District. I have the below question on a comment later he sent. Could you help with my question? Or should I email someone else at the highway district?

> Is the Highway District wanting only the 60-feet of Parcel R33968 (0.16 acres) to be dedicated? Or would you also like the southerly 60-feet of Parcel R23913011A (5.74 acres) dedicated as well? I just wanted to make sure I was capturing it in my report correctly.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

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From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Wednesday, November 26, 2025 8:59 AM

To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] CR2025-0010 Tabarini Rezone

Hi Emily-
Please see the attached comments from HD4 regarding the Tabarini rezone west of Stoffle Lane. Please forward a copy of these comments to the applicant.

Respectfully,

Chris Hopper, P.E.
District Engineer

Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135 Ext. 104

Exhibit D5

Boise Office
1101 W. River St.
Suite 110
Boise, Idaho 83702
Tel. (208) 629-7447

Challis Office
1261 E. Main Ave.
P.O. Box 36
Challis, Idaho 83226
Tel. (208) 879-4488

Twin Falls Office
213 Canyon Crest Drive
Suite 200
Twin Falls, Idaho 83301
Tel. (208) 969-9585

Fax (all offices)
(208) 629-7559

SAWTOOTH LAW OFFICES, PLLC

David P. Claiborne
S. Bryce Farris
Evan T. Roth
Andrew J. Waldera
Brian A. Faria
Thomas M. Larsen
Patxi Larrocea-Phillips
Andrea H. Nielsen
Daniel V. Steenson
Katie L. Vandenberg-Van Vliet
James R. Bennetts *(retired)*

Monday, November 24, 2025

RECEIVED
NOV 26 2025
RECEIVED

Emily Bunn
Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, ID 83605

Re: Case #CR2025-0010 – Carlos and Kimberely Tabarini for property located at 0 Stoffle Ln, Middleton, ID referenced as Parcels R23913011A and R33968

Dear Ms. Bunn:

The above-referenced project is in the service area of the Lemp Lateral Association, Inc. (referred to as "Association") and the Middleton Mill Ditch Company and Middleton Irrigation Association (collectively referred to as "MM-MI"). The developer/owner must contact the Association and MM-MI directly and/or the Association and MM-MI's attorney, Sawtooth Law Offices, PLLC, concerning the delivery of any surface water to the proposed development and/or pump station connections to serve the above-referenced subject property. The Association and MM-MI must review any construction plans regarding the pressure irrigation pump station and delivery of surface water for irrigation use prior to any approval.

The Association and MM-MI generally require that the pump station is properly sized and the water is metered to ensure that the development does not use/divert more water than authorized by the shares, that the shares for the use of the water are all placed in a homeowner's association to hold for the assessment and payment of shares and any connections to existing pump stations have isolation valves in the event of non-payment of shares.

Please contact me if you have any questions.

Yours very truly,

Sent without signature
to avoid delay

S. Bryce Farris

cc: MM-MI/Lemp

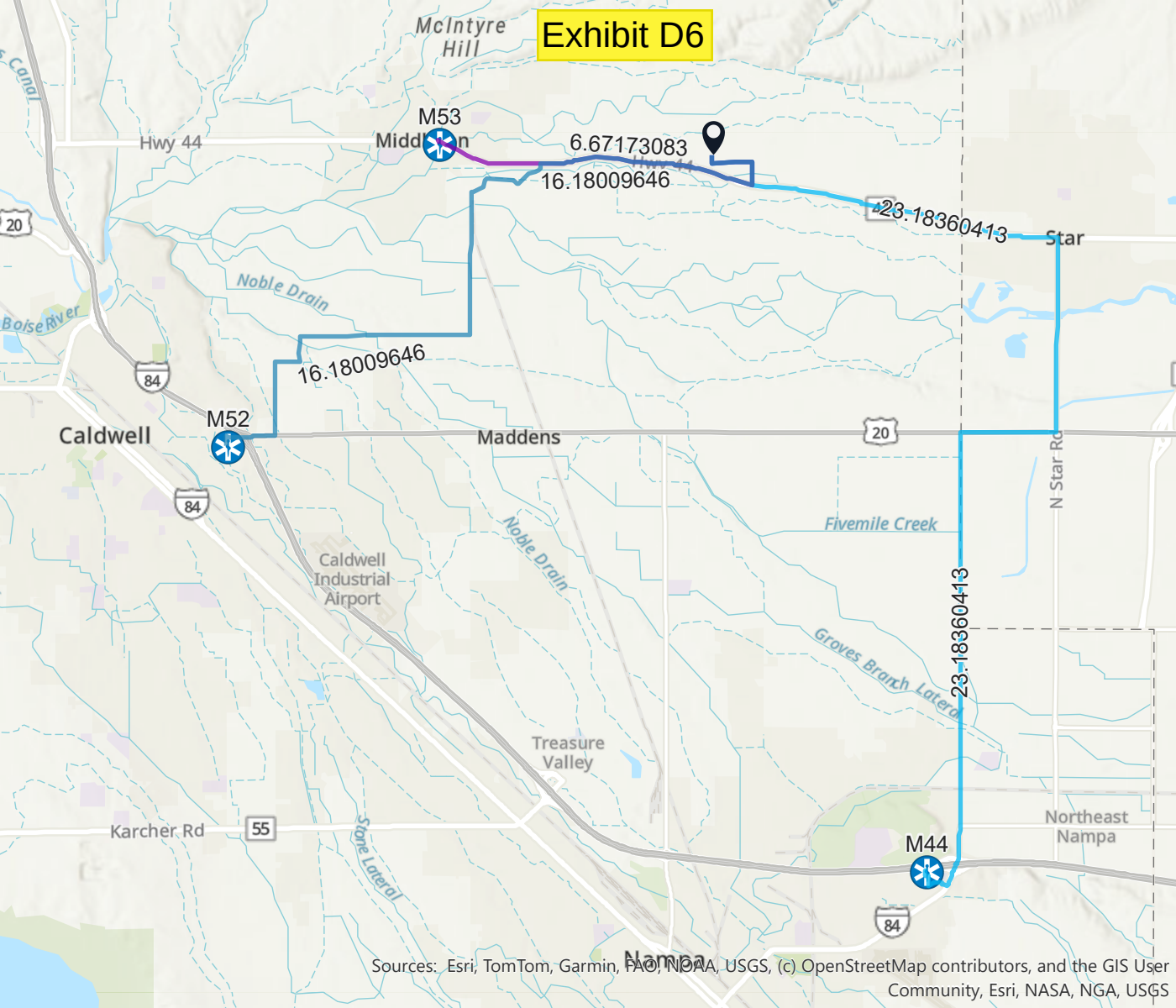

Exhibit D6
McIntyre Hill
M53
Middleton
Hwy 44
6.67173083
16.18009646
23.18360413
Star
Noble Drain
Boise River
16.18009646
84
M52
Caldwell
Maddens
20
N Star Rd
Fivemile Creek
Caldwell Industrial Airport
Noble Drain
23.18360413
Groves Branch Lateral
Treasure Valley
Karcher Rd
55
Stone Lateral
Northeast Nampa
M44
84
Nampa
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Esri, NASA, NGA, USGS

Exhibit D7

Emily Bunn

From: Roberta Stewart <rstewart@middletoncity.org>
Sent: Monday, March 30, 2026 4:17 PM
To: Emily Bunn
Subject: RE: [External] FW: CR2025-0010 Comment?
Attachments: FLUM Designations.pdf; 2026 Future Land Use Map approved.pdf

Hi Emily: the southern tip of the lot is "commercial" on our FLUM (so no residential, just commercial). The middle portion is "High Density Residential", which means both commercial and high density residential product can "live" in that area. The northern half is Medium Density Residential, which accommodates small lot residential homes.

Attached is the FLUM land use descripions. Also, here is a better FLUM pdf.

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, March 30, 2026 3:46 PM
To: Roberta Stewart <rstewart@middletoncity.org>
Subject: RE: [External] FW: CR2025-0010 Comment?

Hi Roberta,

Thanks for getting back to me. Could you tell me what the future land use designation is for the parcels – I cannot tell if it is commercial or Medium-Density based on the map in the new Comprehensive Plan. The parcel numbers are R23913011A and R33968.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
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Wednesday
1pm – 5pm

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From: Roberta Stewart <rstewart@middletoncity.org>
Sent: Monday, March 30, 2026 10:45 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] FW: CR2025-0010 Comment?

Hi Emily: thanks for sending that. City has no comments with respect to the 3 lot rezone. Thanks,

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

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Friday, March 27, 2026 2:00 PM
To: Roberta Stewart <rstewart@middletoncity.org>
Subject: CR2025-0010 Comment?

Hello,

I wanted to check in and see if the City of Middleton has any comments for this case?

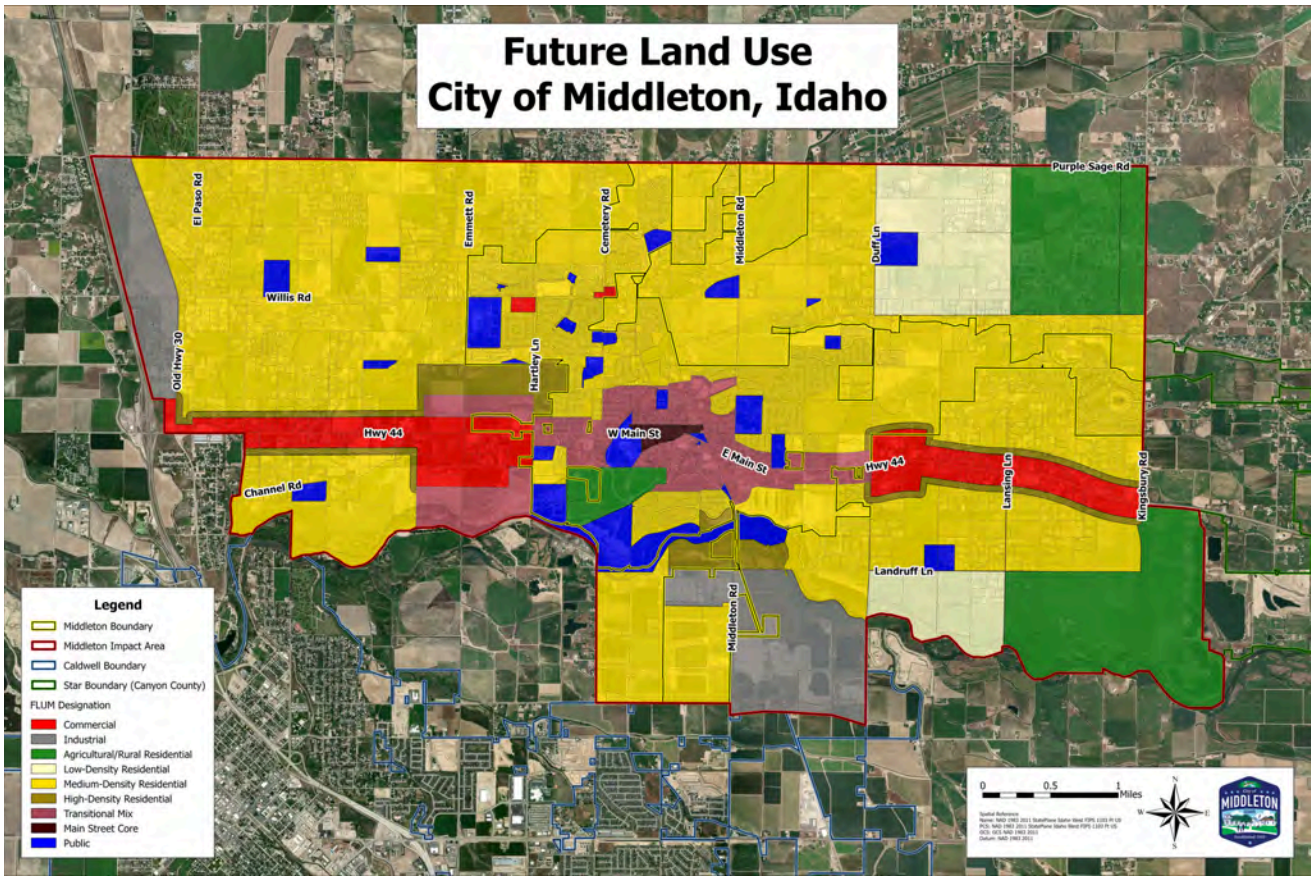
The applicant is looking at rezoning the property (Parcels R23913011A and R33968) to the Conditional Rezone (Single-Family Residential) zone with the goal of dividing the parcel into three (3) parcels per their site plan. Attached is their application packet in case you wanted to review it.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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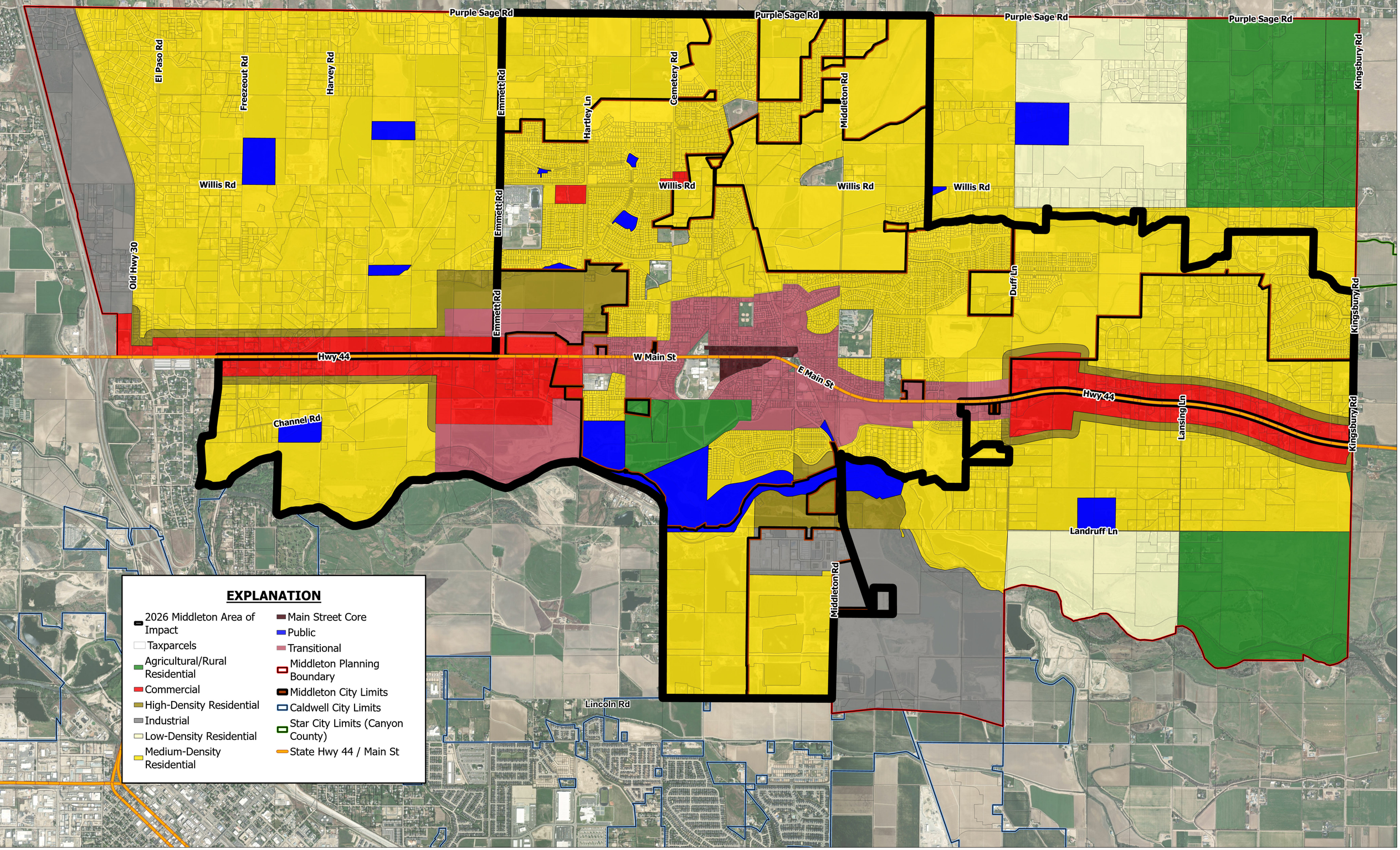
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FLUM Designation	Purpose of the FLUM Designation	%age of Land in FLU Map	Accompanying / recommended zoning districts
Commercial	The Commercial designation supports business growth with retail, services, and entertainment, boosting economic activity and job creation, while enhancing the city's appeal through well-designed commercial corridors.	5.4%	C-1, C-2, C-3 and MU
Industrial	The Industrial designation accommodates manufacturing, warehousing, and distribution, promoting economic growth and job creation, while minimizing conflicts with residential areas and ensuring efficient operations.	6.5%	M-1 & M-2
Public	The Public designation includes parks, schools, public/private projects, and government buildings, supporting social, educational, and recreational needs, ensuring residents' access to essential services and enhancing community well-being.	4.2%	M-U, C-1, C-2, C-3, M-F, R-1, R-2, R-3, M-1, and M-2
Main Street Core	The Main Street Core designation fosters a pedestrian-friendly, mixed-use downtown with residential, commercial, and office spaces, creating a lively, walkable district that supports local businesses.	0.2%	C-1, C-2, MU, C-3, and M-F
Transitional Mix	The Transitional Mix designation integrates higher density residential with medium commercial activities, promoting walkability and vibrant, mixed-use environments where people can live, work, and play.	5.3%	M-U, M-F, C-1 and C-2
Agricultural / Rural residential	The Agricultural / Rural Residential designation preserves rural character, supporting farming and low-density residential development, maintaining rural landscapes, and balancing development with agricultural preservation.	11.0%	A-R
Low-density residential	The Low Density Residential designation supports single-family homes on spacious lots, creating suburban neighborhoods with green spaces, parks, and a quieter living environment.	6.1%	R-1 & R-2
Medium-density residential	The Medium Density Residential designation supports small-lot single-family homes creating compact, walkable neighborhoods near amenities.	57.8%	R-3
High-density residential	The High Density Residential designation supports dense single-family housing, multi-family housing, and neighborhood commercial promoting more dense areas with easy access to transportation, jobs, and services.	3.5%	M-F, C-1, M-U

Exhibit D7.2

2026 FUTURE LAND USE
CITY OF MIDDLETON, IDAHO



EXPLANATION

- 2026 Middleton Area of Impact
- Taxparcels
- Agricultural/Rural Residential
- Commercial
- High-Density Residential
- Industrial
- Low-Density Residential
- Medium-Density Residential
- Main Street Core
- Public
- Transitional
- Middleton Planning Boundary
- Middleton City Limits
- Caldwell City Limits
- Star City Limits (Canyon County)
- State Hwy 44 / Main St

Note: This map, record and/or data is being provided to you AS-IS, for reference purposes only. The City of Middleton makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of the data portrayed in this product, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained herein. Additionally, the City of Middleton makes no warranty, expressed or implied, related to the utility of this product, including, but not limited to, fitness for a particular purpose.

0 0.25 0.5 1 Miles

Approved: 2/18/2026

Exhibit D8

Emily Bunn

From: Marc Gee <mgee@msd134.org>
Sent: Monday, March 30, 2026 7:08 PM
To: Emily Bunn
Subject: [External] Re: CR2025-0010 Comment?

Emily,

We don't have any comment on this one. We typically don't have comment when it's less than 8 lots unless it's next to district property. Thanks for reaching out though! Sometimes these slip through my emails. I appreciate the follow up.

Marc

On Fri, Mar 27, 2026 at 2:19 PM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> I wanted to check in and see if Middleton School District has any comments on this case?
>
> The applicant is looking at rezoning the property (Parcels R23913011A and R33968) to the Conditional Rezone (Single-Family Residential) zone with the goal of dividing the parcel into three (3) parcels per their site plan. The access is proposed off of a private road. Attached is their application packet in case you wanted to review it.
>
> Sincerely,
>
> Emily Bunn,
>
> Principal Planner
>
> Canyon County Development Services Department
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605
>
> Direct Line: (208) 454-6632
>
> Email: emily.bunn@canyoncounty.id.gov
>
> Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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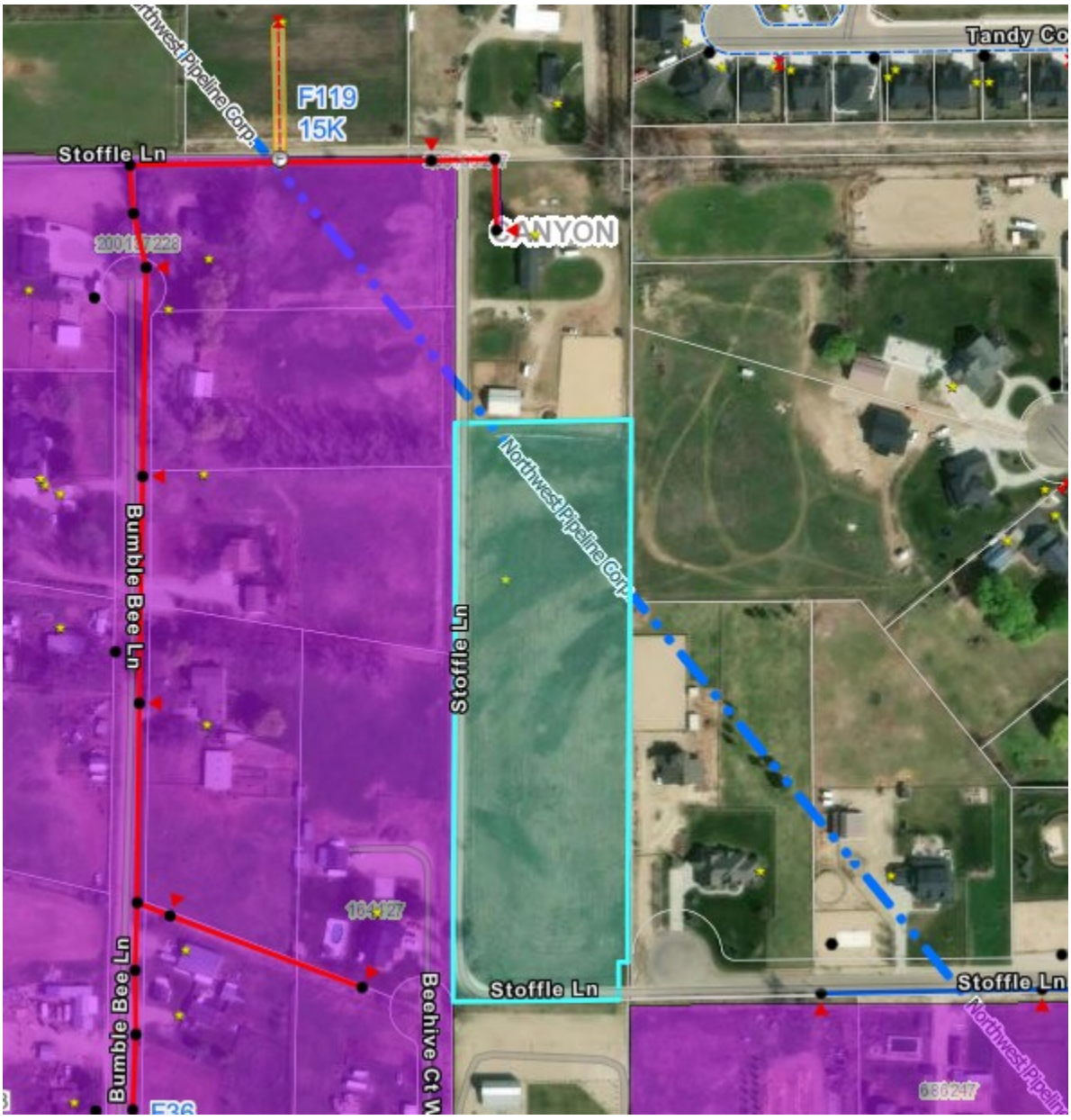
Exhibit D9

Emily Bunn

From: Letson, Leon <LLetson@idahopower.com>
Sent: Thursday, April 30, 2026 4:07 PM
To: Emily Bunn
Cc: Caitlin Ross
Subject: [External] CR2025-0010

Hi Emily,

No comment from Idaho Power on this one, but I did notice the NW Pipeline will have a big impact on where the most northern lot will be able to develop. I didn't see their easement on the Exhibit Map for the project.



Thanks,

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

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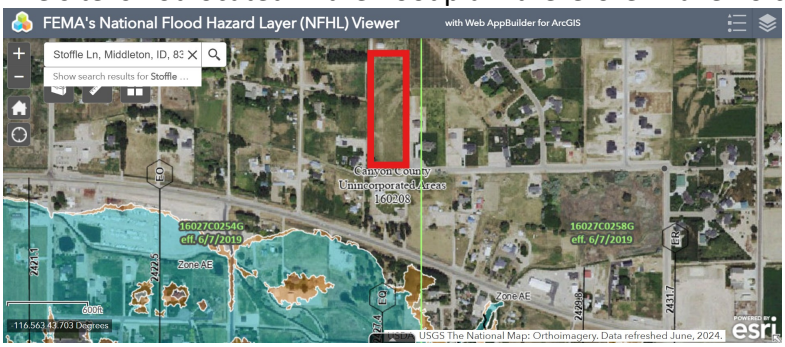
Exhibit D10

Emily Bunn

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Monday, May 4, 2026 2:31 PM
To: Emily Bunn
Subject: [External] re: Legal Notice CR2025-0010 / Tabarini - 0 Stoffle Ln, Middleton
Attachments: NEW - P&Z Rezone full political agency notice.pdf

Emily,

The site is not located in the floodplain therefore I have no comments.



I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

Thank you,
Maureen O'Shea, CFM
Floodplain Specialist
Idaho Dept. of Water Resources
322 E. Front Street, PO Box 83720,
Boise, ID 83720-0098
Office # 208-287-4928
Cell # 208-830-4174
Maureen.OShea@idwr.idaho.gov
https://www.idwr.idaho.gov/floods/

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 30, 2026 10:39 AM
To: Jackson, Peter <Peter.Jackson@idwr.idaho.gov>; O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>;
Subject: Legal Notice CR2025-0010 / Tabarini

Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,
Caitlin Ross
Hearing Specialist
Canyon County Development Services Department

Exhibit D11

Emily Bunn

From: Encroachments <Encroachments@williams.com>
Sent: Tuesday, May 5, 2026 3:40 PM
To: Emily Bunn
Cc: Encroachments; Marshall, Brenda
Subject: [External] RE: CR2025-0010 - Canyon County, ID Case

Emily,

It looks like our lines are to the north of the subdivide. That being said, because our old easements are sometimes blanket easements, it could still affect the northern most parcel being subdivided.

I have snipped a view of our lines below relative to the one parcel being split up.

Brenda in our land department may be able to define our exacts rights if needed. I have copied her here for assistance if need be.

Thanks,


KRISTIN
550000
STEVEN
550100
ALAN D
550200
4N 2W
RAMEY JONI J
R2236550300
REID RAC
TABARINI CARLOS
R2391301100
IGNACIO/SUMAS 22
TABARINI CARLOS
R23913011A0
COSTLEY CORY
R33970111A0
ABRAHAM MICHAEL M
CANYON
COUNTY
WEEKS JANELLE LYN
R33970117 00
SMITH R & M FAMILY TRUST
R33970116 00
IGNACIO/SUM

Roger Legare | Williams | Encroachment Specialist
Cell: 801-652-8134 | 650 S. Main Street - Ste 300 - Salt Lake City, UT 84101

If you have received this message in error, please reply to advise the sender of the error and then immediately delete this message.

811 Know what's below. Call before you dig.

Join Our Talent Network PIPE UP

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, May 5, 2026 3:01 PM
To: Encroachments <Encroachments@williams.com>
Subject: [EXTERNAL] CR2025-0010 - Canyon County, ID Case

*****CAUTION! EXTERNAL SENDER*** STOP. ASSESS. VERIFY!! If suspicious, STOP and click the Phish Alert Button**

Hello,

I am planner for Canyon County located in Idaho. I have an applicant who is applying to rezone their property for the purposes of dividing it into three (3) parcels. One of the proposed parcels has the Northwest Pipeline located within it. Would you be able to tell me the easement width for the pipeline and if you have any other concerns, comments, or requirements for this project?

You can find the application here if you would like to review their site plan:
https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/934

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
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1pm – 5pm

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From: Emily Bunn
Sent: Thursday, April 30, 2026 4:09 PM
To: Letson, Leon <LLetson@idahopower.com>
Subject: RE: [External] CR2025-0010

Thank you for the heads up, I will make sure to let the applicant know.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

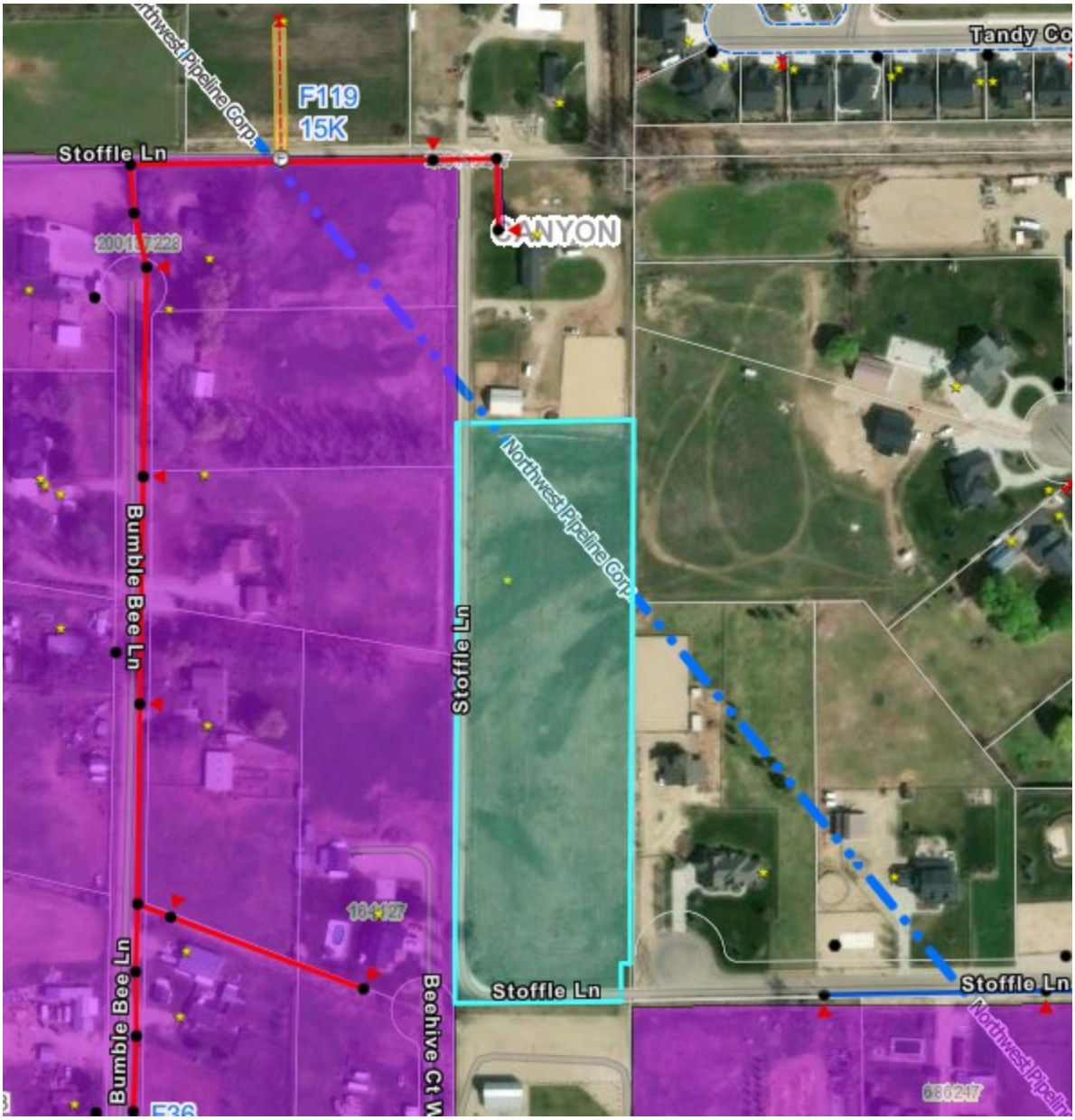
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1pm – 5pm

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From: Letson, Leon <LLetson@idahopower.com>
Sent: Thursday, April 30, 2026 4:07 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] CR2025-0010

Hi Emily,

No comment from Idaho Power on this one, but I did notice the NW Pipeline will have a big impact on where the most northern lot will be able to develop. I didn't see their easement on the Exhibit Map for the project.



Thanks,

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

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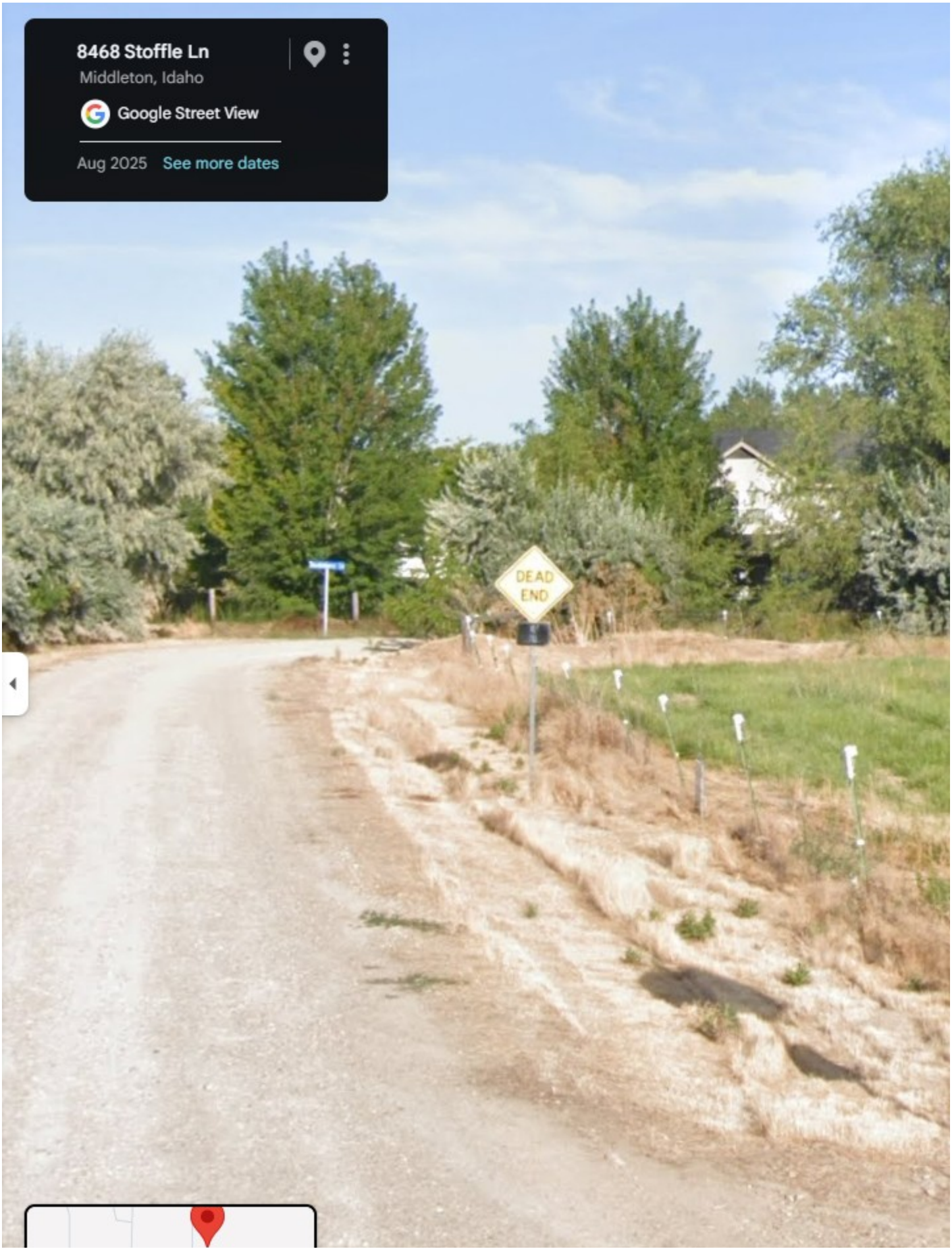
Exhibit D12

Emily Bunn

From: Madelyn Vander Veen
Sent: Friday, May 8, 2026 1:49 PM
To: Emily Bunn
Subject: Stoffle Ln

Hi Emily,

For the private portion of Stoffle Ln, no road name change is needed since Stoffle Ln is already a lane and roads on the same alignment must share the same name. Additionally, there is already appropriate signage up indicating that Stoffle Ln continues as a private road after the cul de sac.


8468 Stoffle Ln
Middleton, Idaho
Google Street View
Aug 2025
See more dates
DEAD END

Thanks,

Madelyn Vander Veen
GIS Analyst, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Exhibit D13

Emily Bunn

From: Doug Critchfield <critchfieldd@cityofnampa.us>
Sent: Friday, May 1, 2026 1:02 PM
To: Emily Bunn
Subject: [External] RE: Legal Notice CR2025-0010 / Tabarini

Emily – Nampa has no comments on this application. Thanks

Doug Critchfield, PLA
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
cityofnampa.us | Stay Connected
Citizen's Guide to Planning – Learn More About Planning!
cityofnampa.us/2050 – Help us plan Nampa's future

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, April 30, 2026 10:39 AM
To: rcollins@cityofcaldwell.org; kbuchan@cityofcaldwell.org; dgeyer@cityofcaldwell.org; jdodson@cityofcaldwell.org; mbessaw@cityofcaldwell.org; amy@civildynamics.net; alicep@cityofhomedale.org; jgreen@marsingcity.com; mayor@cityofmelba.org; cityclerk@cityofmelba.org; jhutchison@middletoncity.org; mhobbs@middletoncity.org; rstewart@middletoncity.org; Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <timc@cityofnampa.us>; notuscityclerk@gmail.com; clerk@cityofparmaidaho.org; mayor@cityofparmaidaho.org; publicworks@cityofparmaidaho.org; cityhalladmin@cityofparmaidaho.org; snickel@staridaho.org; jmckillican@cityofwilder.org; kbagley@cityofwilder.org; casanderson@caldwellschools.org; nicmiller@cwi.edu; ddenney@homedaleschools.org; bgraves@kunaschools.org; tejensen@kunaschools.org; nstewart@marsingschools.org; sadams@melbaschools.org; Horner.Marci@westada.org; lpennington@msd134.org; mgee@msd134.org; cstauffer@nsd131.org; dleon@nsd131.org; colesr@notusschools.org; tkelly@parmaschools.org; jenny.titus@vallivue.org; lisa.boyd <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; lshoemaker@wilderschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; homedalefd@gmail.com; tlawrence@kunafire.com; Office@KunaFire.com; marsingfiredistrict@yahoo.com; marsingruralfire@gmail.com; brian.mccormack@melbafire.id.gov; kenny.hoagland@melbafire.id.gov; vislas@starfirerescue.org; permits@starfirerescue.org; eddy@heritagewifi.com; Elijah Effinger (Fire District) <effingere@nampafire.org>; prevention@nampafire.org; Jeff@parmafire.us; ParmaRuralFire@gmail.com; permits@starfirerescue.org; eddy@heritagewifi.com; wfdchief@wilderfire.org; jmaloney@wilderfire.org; knute.sandahl@doi.idaho.gov; mkaes@hwydistrict4.org; lriccio@hwydistrict4.org; bobw@gghd3.org; office@gghd3.org; eddy@nampahighway1.com; gwatkins@nphd.net; admin1@kunalibrary.org; admin2@kunalibrary.org; lizardbuttelibrary@yahoo.com; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; carl@blackcanyonirrigation.com; dpopoff@rh2.com; aflavel.bkirrdist@gmail.com; tritthaler@boiseproject.org; gashley@boiseproject.org; irr.water.3@gmail.com; kchamberlain.fcdc@gmail.com; office@idcpas.com; fcdc1875@gmail.com; farmers.union.ditch@gmail.com; irr.water.3@gmail.com; wilders04@msn.com; irrigation.mm.mi@gmail.com; tammy.middletonirrigation@gmail.com; nmid@nmid.org; eolvera@nmid.org; nyirrigation@nyid.org; kirk@pioneerirrigation.com; sheepmama25@gmail.com; fcdc1875@gmail.com; fcdc1875@gmail.com; Mack@settlersirrigation.org; kchamberlain.fcdc@gmail.com; mitch.kiester@phd3.idaho.gov;

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Subject: Legal Notice CR2025-0010 / Tabarini

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Dear Agencies,

Your agency is being notified pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, to all political subdivisions providing services within the planning jurisdiction of Canyon County, including school districts and media. A copy of the application can be found on our Land Hearings website at Land Hearings | Canyon County.

No response is required from your agency unless you have input on the proposed project.

Contact the planner of record, **Emily Bunn** at emily.bunn@canyoncounty.id.gov with any questions or additional agency comments or concerns if applicable.

Thank you,

Caitlin Ross
Hearing Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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EXHIBIT E

Public Comments Received by: May 26, 2026

Planning & Zoning Commission

Case# CR2025-0010

Hearing Date: June 4, 2026

Exhibit E1

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605

January 29, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 N. 11th Avenue, Suite 203
Caldwell, ID 83686

Re: Letter of Support for Tabarini Conditional Rezone Application

Dear Members of the Planning and Zoning Commission,

On behalf of Growing Together LLC, I am writing in support of the conditional rezone application submitted by Carlos and Kimberley Tabarini for their property on Stoffel Lane. The request to conditionally rezone to CR-RR and CR-R1, with a development limitation of no more than three (3) residential lots, appears consistent with the surrounding development pattern and the existing character of the area.

Growing Together supports this request as an example of compatible, low-density infill. The proposal maintains larger lot sizes that can accommodate rural residential living and hobby farm uses, and it does not introduce commercial activity or an intensity of use that would create disproportionate demands on public services or infrastructure.

Based on the information provided, we believe the application is consistent with the Canyon County Zoning Ordinance and the Canyon County 2030 Comprehensive Plan, particularly those policies that encourage orderly growth, neighborhood compatibility, and inward residential development rather than expansion into productive agricultural areas.

For these reasons, Growing Together LLC supports approval of the Tabarini conditional rezone application.

Sincerely,

George Crookham
President
on behalf of **Growing Together LLC**

EXHIBIT F

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case # CR2025-0010

Hearing Date: June 4, 2026

In the matter of the application of:
Tabarini – CR2025-0010

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of approximately 5.9 acres from the "A" (Agricultural) zone to the "CR-R-1" (Conditional Rezone- Single-Family Residential) zone.
2) The request includes a development agreement limiting the project to three residential parcels.

[Case CR2025-0010: Address: 0 Stoffle Ln, Middleton, ID (Parcels R23913011A and R33968), a portion of the NW quarter 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 CR2025-0010.

1. All exhibits can be found in the case staff report dated June 4, 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 §09-09-17 (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, CR2025-0010, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 4, 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

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 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "residential" (**Staff Report Exhibit B2.9**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The parcel is within City of Middleton's Area of Impact. In the City of Middleton's Future Land Use Map in their Comprehensive Plan, the southern tip of the property is "Commercial," the middle portion is "High Density Residential", and the northern half is "Medium Density Residential." Although the subject property does not match City of Middleton's Comprehensive Plan in its density, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2**). The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.1.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00***:* "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "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. "	

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- **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns."
- **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character."
- **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community."
- **Housing G11.1.00**: "Encourage opportunities for a diversity of housing choices in the County."
- **Housing G11.02.00:** "Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural and natural resources."

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 rezone change to Single Family Residential (R-1) is more appropriate than the current zoning designation of Agricultural (A).

The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. There are 32 subdivisions in the area within 1-mile of the subject property and the average and median lot sizes for parcels within 600 feet of the subject property are 2.46 and 1.97 acres, respectively (**Staff Report Exhibits B2.1, B2.3, B2.6, B2.11**). If the subject property is divided into three (3) parcels, this would result in an average parcel acreage size of 1.96 acres, which is within approximately 0.50 acres of the average parcel size and 0.01 of the median parcel size of the area (**Staff Report Exhibits A2 and A3**). The subject property is contained within Traffic Analysis Zone (TAZ) "2165." The data for the TAZ zone that contains the subject property forecasts an increase in 207 households by the year 2050, demonstrating this is an area expected to receive residential growth (**Staff Report Exhibit B2.8**).

The City of Middleton's limits are touching on the northeast corner of Parcel R33968. The City of Middleton's Future Land Use Map in their Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2**).

Pursuant to Canyon County ordinance CCCO §07-10-25(2), the purpose of the "R-1" zoning district is to promote and enhance predominantly single-family living areas at a low-density standard.

Existing Conditions Within 1-Mile of the Subject Property:

Direction	Existing Use	Primary Zone	Other Zone
N, NE, and NW	**Residential Uses on Medium Density and High-Density Properties**	**A and City of Middleton Limits**	**R-1, CR-R-1, and RR**
S, SE, and SW	**Residential Uses and Agricultural Uses**	**A**	**C-1, C-2, R-1, and R-R**
E	**Residential Uses with some Commercial Uses Along Hwy 44**	**A**	**R-1, R-R, and C-2, and C-1**
W	**Residential Uses with some Commercial Uses Along Hwy 44**	**A**	**R-1, C-1, CR-C-2,**

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases Within the Past 5-Years:

1. **RZ2021-0061 (Rezone from A to CR-C-2) – Approved**
2. **CU2025-0012 (Staging Area/Contractor Shop) – Approved**

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	3. **RZ2020-0014 (Rezone from A to R-1) – Approved** 4. **SD2022-0011 (Preliminary Plat) - Approved** 5. **RZ2020-0016 (Rezone from A to R-R) – Approved** 6. **CR2022-0003 (Rezone from A to CR-R-1) – Approved** 7. **SD2021-0046 (Short Plat with 3 Lots) – Approved** 8. **CU2022-0039 (Small Animal Facility – Approved** 9. **CU2024-0025 (CUP – Kennel) – Approved** 10. **RZ2020-0027 – (Rezone from A to R-1) – Approved** 11. **SD2020-0016 (Preliminary Plat) – Approved** 12. **RZ2021-0017 (Rezone from A to R-R) – Approved** 13. **CU2022-0028 (Expansion of RV Storage) - Approved** The land use cases approved in the last 5 years demonstrate the area is trending towards having more residential uses. See further analysis located in 07-06-07(6)A3 and A4.	
Criteria Met? **Yes**	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Analysis	The proposed conditional rezone change from Agricultural (A) to Conditional Rezone- Single-Family Residential (CR-R-1) is compatible with surrounding land uses. Pursuant to Canyon County Ordinance 07-02-03, land uses are compatible if: a) they do not directly or indirectly interfere 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. Per the applicant's letter of intent and site plan, the proposed conditional rezone is intended to facilitate the development of three (3) residential parcels – two (2) parcels with 1.25 acres and one (1) parcel with 3.4 acres (**Staff Report Exhibits A2 and A3**). These proposed parcels are within approximately 0.50 acres of the average parcel size and 0.01 of the median parcel size of the area. Adding three (3) residential parcels is consistent with the size of the parcels in the area and is consistent with many of the lots within subdivisions in this area (the average lot size of current and future subdivisions is 2.52 acres and 1.52 acres, respectively) (**Staff Report Exhibit B2.6**) With the condition of approval #2 and #2a restricting the proposed development to three (3) parcels, it is anticipated to match the residential uses and characteristics of this area. See further analysis located in 07-06-07(6)A2 and A4.	
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 will not negatively affect the character of the area. Any necessary measures to mitigate impacts are detailed below. **Character of the Area:** The surrounding area primarily contains residential uses. To the north, south, east and west of the subject property, there are residential subdivisions and parcels with varying acreage sizes. The acreage sizes in this area vary between under 0.3 acres in size (these lots are within the City of Middleton subdivision to the northeast), to 1-3 acres in size and some parcels that are 5-acres in size and over. There are some agricultural uses in this area but these are found mainly to the south and east of the property and not found in the immediate vicinity of the property. The City of Middleton's limits are found immediately to the northeast of the subject property. The nearby annexed properties mainly contain residential uses. With the area primarily being residential in nature, it is anticipated that the proposed development will not negatively affect the area (**Staff Report Exhibits B2.1, B2.3, B2.6, and B2.11**).	

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	The Future Land Use Map in the City of Middleton's Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this development request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2**). **The following measures will be implemented to mitigate the impact** The applicant is proposing to limit the development to three (3) parcels (**Staff Report Exhibits A2 and A3**).	
Criteria Met? **Yes**	**5**	**Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**
Analysis	The project will have adequate sewer, water, drainage, irrigation, and utilities to accommodate the proposed conditional rezone based on the analysis contained herein. **Sewer:** Per the applicant's land use worksheet, sewer will be provided with individual septic systems for the proposed single-family residences (**Staff Report Exhibit A4**). Per Southwest District Health (SWDH), the project does not require a nitrate priority study. Additionally, a site evaluation has not been completed, and test holes have not been conducted to determine the feasibility of the proposed septic systems, but SWDH does not have any concerns with the use or request for rezoning if the applicant meets all Southwest District Health requirements (**Staff Report Exhibits D1 and D1.1**). **Water:** Per the applicant's land use worksheet, three (3) individual domestic wells are proposed for the development (**Staff Report Exhibit A4**). Notice was given to the Idaho Department of Water Resources, but no comments were received. Individual domestic wells are anticipated to adequately provide services for potential residential dwellings. Future development shall comply with IDWR standards at the time of building permit, etc. **Drainage:** Per the land use worksheet, stormwater is retained on site (**Staff Report Exhibit A4**). **Irrigation:** Per the land use worksheet, irrigation water is provided to the property via surface water rights with a gravity irrigation system. Sawtooth Law Office, on behalf of Lemp Lateral Association, Inc., Middleton Mill Ditch Company, and Middleton Irrigation Association sent a comment letter on November 24, 2025. The law office requested that the applicant contact either the irrigation districts or the law office concerning the delivery of any surface water to the proposed development and/or pump station connections to serve the above-referenced subject property. The letter also stated that the irrigation districts "…generally require that the pump station is properly sized and the water is metered to ensure that the development does not use/divert more water than authorized by the shared, that the shares for the use of the water are all placed in a homeowner's association to hold for the assessment and payment of shares and any connections to existing pump stations have isolation valves in the event of non-payment of shares" (**Staff Report Exhibit D5**). See conditions of approval #3-5 to address irrigation delivery access, review of the irrigation plan by the irrigation districts having jurisdiction and meeting the irrigation districts' requirements at the time of application to divide the property. **Utility:** Idaho Power Company sent a comment letter on which stated they do not have any comments on the property, but their GIS system showed the Northwest Pipeline running through the property (**Staff Report Exhibit D9**). Northwest Pipeline sent a comment letter on May 6, 2026 and it appears that the pipeline is to the northeast of the property and not found within the property boundaries (**Staff Report Exhibit D11**).	

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	Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 5, 2025 and April 30, 2026, and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order 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 will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development. Highway District No. 4 (HD#4) is not requiring any public street improvements at this time, but HD#4 is requesting that "…the southerly 60-feet of Parcel R33968 should be dedicated as a public right-of-way or public access easement for continuation of Stoffle Lane/Huckleberry Lane across the subject property" (**Staff Report Exhibits D4 and D4.1**). HD#4 acknowledges that although no public improvements may not be planned "…this would provide dedicated access rights to historical users of the public road who have no alternative means of access to the public highway system." (**Staff Report Exhibit D4**). See proposed condition #6 to address Highway District No. 4's comment on public right-of-way. HD#4 states that the proposed three (3) additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the development will be mitigated by the collection of transportation impact fees at the time of building permit issuance (**Staff Report Exhibit D4**). Idaho Transportation Department sent a comment letter on November 12, 2025, and stated ITD has no comments or concerns to make at this time, as the application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Staff Report Exhibit D3**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and it will exist at the time of the development. In 2022, Huckleberry and Midstar Lane (both private roads) were created via RD2022-0011 to serve the parcels created by the administrative land division process (AD2021-0218/RD2022-0011). Stoffle, Huckleberry and Midstar Lanes (private roads) provide access from Stoffle Lane (public road) (**Staff Report Exhibit D4**). Stoffle Lane contains a private and public section and currently has a private road sign differing the two sections (**Staff Report Exhibit D12**). See **Staff Report Exhibit A9** for the Road Easement and Maintenance Agreement. Staff does not have documentation that the private roads have been certified by an engineer, so this would need to be completed prior to building permit issuance.	
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. **Schools:** Middleton School District No. 134 sent a comment letter on March 30, 2026 which stated they do not have any comments on this project due to the low number of lots (**Staff Report Exhibit D8**). **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on November 5, 2025 and April 30, 2026, and no comments were received by the Sheriff's Office.	

	Fire Protection: The subject property is under the jurisdiction of Star Fire Protection District (SFPD). SFPD is required to provide services to this parcel and fire district sign off is also required for residential building permits, so the fire district review will occur at the building stage. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on November 5, 2025 and April 30, 2026, and no comments were received by the SFPD. **Emergency Medical Services:** Canyon County Ambulance District sent estimated response times on March 29, 2026, for three (3) nearby stations: Station M53 has an estimated response time of 6.67 minutes, Station M52 has an estimated response time of 16.18 minutes, and Station 44 has an estimated response time of 23.18 minutes (**Staff Report Exhibit D6**).

Table 2. Area of City Impact

CCCO 09-09-15: ZONING ORDINANCE AMENDMENT PROPOSALS		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-09-15**	All proposed county ordinance amendments to the text and/or map which may relate to the Middleton area of city impact shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article, except that recommendations received from the city by the county are nonbinding, but any factually supported recommendations shall be seriously considered by the county.
Analysis	**Area of City Impact:** City of Middleton's Future Land Use Map in the City of Middleton's Comprehensive Plan call for commercial, high-density residential, and medium density residential for this property. Although this request does not match City of Middleton's Future Land Use Map, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2**).	

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case #CR2025-0010, a conditional rezone of approximately 5.9 acres (Parcels R23913011A and R33968) from the Agricultural Zone to the Conditional Rezone- Single-Family Residential Zone, subject to the conditions of the development agreement (Attachment A).

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

DRAFT

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, 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.

Notary: _____

My Commission Expires: _____

DRAFT

ATTACHMENT A

CONDITIONS OF APPROVAL

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property.
2. The subject parcel, approximately 3.58 acres, shall be divided in compliance with Chapter 7, Article 18 (Administrative Land Divisions) or Chapter 7, Article 17 (Subdivisions) (whichever is applicable) of the Canyon County Code of Ordinance (CCZO) and shall not exceed three (3) residential parcels (**Staff Report Exhibit A2**).
    a. Further divisions of the property are prohibited.
3. At the time of an application for an administrative land division or preliminary plat, an irrigation maintenance easement must be established and recorded so property owners have access to the irrigation water source for the property.
4. At the time of application for an administrative land division or preliminary plat, an irrigation plan must be submitted to Canyon County Development Services. The irrigation plan shall be reviewed and approved by the local irrigation district per Idaho Code §67-6537(1) prior to submittal to Canyon County's Development Services Department.
5. At the time of application for an administrative land division or preliminary plat, Middleton Irrigation Association Inc and/or Middleton Mill Ditch Co. applicable requirements shall be met as outlined in their comment letter in **Staff Report Exhibit D5**. Evidence of compliance with Middleton Irrigation Association Inc and/or Middleton Mill Ditch Co. requirements shall be an approved irrigation district document indicating completion of requirements.
6. At the time of application for an administrative land division or preliminary plat, the southerly 60-feet of Parcel R33968 shall be dedicated as public right-of-way or as a public access easement for the continuation of Stoffle Lane unless waived by Highway District No. 4 (**Staff Report Exhibits D4 and D4.1**).
7. The developer shall comply with CCZO §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."
    a. Commencement (or "commence") shall be as defined in CCZO §07-02-03 (Definitions Enumerated).

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