Board of County Commissioners
Hearing Date: July 28, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER:	**CR2025-0012**
APPLICANT/REPRESENTATIVE:	**Todd Campbell Custom Homes**
PROPERTY OWNER:	**Middleton 187, LLC/TBC Land Holding LLC**
APPLICATION:	**Conditionally Rezone 217 ± acres from Agricultural to "CR-R1" (CR-Single Family Residential)**
LOCATION:	The subject parcels R37605 (29.77 ac), R37605010 (29.31 ac), R37602010 (60.08 ac), R37597 (97.15 ac) are located north of Foothill Road between Lansing Lane and Duff Lane, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.
ANALYST:	**Deb Root, Principal Planner**
STAFF RECOMMENDATION:	**Approval subject to conditions**
P&Z RECOMMENDATION:	**Denial**

SUMMARY:
The Planning and Zoning Commission (PZ) staff report, BOCC Exhibit 3, describes the request, property background, and staff analysis of the criteria. BOCC Exhibit 3C2 contains the case maps for reference. BOCC Exhibit 3E contains agency comments received and reviewed at the Planning and Zoning Commission hearing. BOCC Exhibit 3F contains public comments considered by the Commission. The audio hearing file of the Planning and Zoning Commission hearing is available on the Canyon County Land Hearings website under land hearings, hearing and ordinance calendar, July 2026, BOCC July 28-Middleton 187, LLC (CR2025-0012) and link to the 2/19/2026 hearing documentation. The testimony for this case begins at 2:06:04 hours. The PZ minutes for this case are provided in BOCC Exhibit 2.

The Planning and Zoning Commission heard this case on February 19, 2026 and forwarded it with a recommendation of denial. The revised order and findings were signed on March 19, 2026 (see BOCC Exhibit 1). Summarizing, the Commission found that the application was not consistent with conditional rezone criteria #2, #3, #4, #6, and #8 citing that the property is in agricultural production and should remain in agricultural production at this time; therefore, a rezone to residential is not more appropriate, is not compatible, and will affect the character of the area. The Commission discussed that approving additional residential zoning will promote development of more agricultural properties in the surrounding area.

For criteria number 6, the Commission cited that although commendable that the developer will commit to improving the intersections at Hwy 44 for both Lansing and Duff prior to the Board's signature on the first phase final plat, it is not enough to mitigate all of the traffic impacts in the area including the Purple Sage

intersections. [*Staff notes that the developer has not completed a new traffic impact study or review with Highway District 4 on specific area improvements or mitigating impact fees—the TIS will be completed along with required improvements, at the time of preliminary plat application if the rezone is approved.]* The Commission further cited that adding more traffic to an already failing road system is not a solution.

The primary finding for criteria #8 was that although funding has been secured to construct the first phase of an additional elementary school, there is no mitigation for the capacity issues at the high school and middle school. There is no secure ongoing funding for maintaining and staffing the existing schools. The Commission stated that obtaining bailouts from state taxpayers and funds is not a solution to the Middleton citizens not approving ongoing funding. The citizens of Middleton are expressing their desire to control growth through failing bonds and levies. The concerns with fire district funding and staffing is similar to the school issue; adding growth without having a long-term solution to funding growth-generated needs is not appropriate. Members of the Commission further stated that they were torn because the proposed mitigations at State Highway 44 are very important and could really have a positive impact for the area, the current residents, and the region. However, the Commission found that the application did not meet many of the criteria indicating, "*It is not the appropriate time for development of the agricultural property. Reapply when there is school capacity for additional students at all grade levels and a stable funding mechanism is in place to ensure that those capacities are maintained*."

Staff Overview:
The 2030 Comprehensive Plan designates this area of the county north of the City of Middleton as 'Residential.' At the time of application, the subject properties were located within the Middleton Area of Impact. The applicant, Todd Campbell Custom Homes, requests an amendment to the official zoning map to conditionally rezone the properties from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) for the purpose of developing the property as a residential subdivision. The applicant indicates that "R1" zoning is consistent with residential development in the area and provided a draft concept development plan that depicts a potential of approximately 165 one acre lots on the approximate 217 acres.

Prior to the Planning and Zoning hearing the applicant reviewed the proposed conditions of approval (see below) and expressed that the conditions were acceptable. As conditioned, the lot sizes will be restricted to a minimum lot size of 1.3 acres consistent with the average lot size of the approved "R1" zoned subdivision developments that are adjacent to the subject property on the northeast corner and eastern boundary. The developer has also indicated that they will ensure that the traffic signals on Hwy 44 at Lansing and Duff will be operational prior to the Board's signature on the first phase final plat for Bloomfield Heights if approved for development. They are committed to installing a community water system for the development and will place the Williams Northwest Pipeline and easement in a common lot as well as the Black Canyon irrigation systems/structures versus locating those facilities on private development lots within the plat. These development commitments will reduce the number of lots somewhere below 120 or fewer. Unlike the former application for these properties, Farmington Hills, there is no development or pre-annexation agreement with the city of Middleton. Water will be provided through a private community well on property, all homes within the development will be on individual septic and will be equipped with fire suppression sprinklers per developer testimony. Additionally, the developer again committed to paying the school district $1500 per residential lot as noted in BOCC Exhibit 3E2.

STAFF RECOMMENDATION AND PROPOSED CONDITIONS: (see BOCC Exhibit 3 & 3A, PZ Staff Report and draft FCOs)
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone from "A" (Agricultural) to "CR-R1" (CR-Single Family

Residential) is compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

Should the Board approve the subject application, staff recommends the following conditions be attached subject to and enumerated in a Development Agreement:

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

2. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezones for a specified land use shall commence within two (2) years of the approval of the Board."

    a. Commencement is the acceptance by DSD of a complete application, together with the application fees, for a Preliminary Plat. (See CCZO §07-02-03(3) Commence)

~~3. Removed due to duplication (retain to keep audio numbers correct)~~

4. While the intersections at State Highway 44 at Duff and Lansing are found to be operating at a Level D or F during peak traffic hours; the BOCC shall not sign a final plat for any phase of development until the intersection of Duff and Highway 44 and the intersection of Lansing and Hwy 44 have been improved with traffic signal lights or alternative improvements as indicated by Highway District 4 and the Idaho Transportation Department.

5. A traffic impact study (TIS) is required to be submitted at the time of preliminary plat submission and that the scope of the TIS shall be approved by the highway district prior to the study being completed.

6. The streets within the proposed development shall be public streets. All roads classified as collectors or arterials shall have curb, gutter and sidewalks to help ensure bike and pedestrian safety along

7. There shall be a six-foot-wide detached paved pathway extended along the south side of Meadow Park Blvd. from the current termination point to Lansing Lane consistent with the Meadow Bluff Estates development.

8. Pedestrian/bike pathways through the development shall be provided for access to bus stops and between major roadways. The developer shall provide minimum six-foot-wide paved public pathways connecting the collector roadways within the development providing for pedestrian inclusive of school children with safe route connectivity.

9. The development shall have a pressurized irrigation system owned, operated and maintained by the homeowners' association or water association for the residential development.

10. Black Canyon Irrigation structures and easements shall be placed in common lots and not as part of individual development lots, helping to ensure that adequate area is provided for individual septic systems and replacement fields on each residential lot

now and into the future, as well as, protecting the irrigation facilities from homeowner encroachments.

~~11.~~ The development shall provide a community water system or connection to municipal system for all development lots at time of development. ~~A community water system could potentially provide for development of smaller (specified lot sizes) maintaining a low density standard of no less than one acre per lot~~.

12. The minimum residential lot size shall not be less than 1.3 acres. The specified lot size is consistent with the average lot size of the "R1" zoned developments on the north and east boundaries of the subject properties.

13. Developer shall provide as part of the preliminary plat application a plan specifying locations of and construction plans for bus stops in coordination with the school bus company. This shall be evidenced by a letter from the bus company having reviewed and approved the proposed plan.

14. The Williams Northwest Pipeline and easement shall be placed in common lot(s) to better protect the buried infrastructure and the public, minimizing the risk of damage to the pipeline and providing open space and opportunity for connecting pathways through the development.

Consider adding per applicant testimony:

15. All homes within the development shall be equipped with fire suppression sprinklers.

A draft version (PZ recommended FCOs for denial) of the Board's Findings of Fact, Conclusions of Law & Order (FCO) may be found in Exhibit 1. The minutes for the February 19, 2026 Planning and Zoning Commission may be found in Exhibit 2. The staff report packet dated February 19, 2026, and all supporting material are contained in Exhibit 3. Any additional agency & public comments received for the Board's consideration or received as a late exhibit at the previous public hearing may be found in Exhibits 4 & 5. Any Additional supporting documentation provided by the applicant to be considered by the Planning & Zoning Commission May be found in Exhibit 6.

EXHIBITS:

1. Planning & Zoning Commission Recommended FCOs Dated: **March 19, 2026**
2. Planning & Zoning Commission Minutes Dated: **February 19, 2026**
3. Staff Report Packet Dated: **February 19, 2026**
   PZ Staff Report CR2025-0012
   A. Staff Draft FCOs
   B. Application Packet an Materials
   C. Supplemental Documents
   D. Site Visit Photos
   E. Agency Comments
   F. Public Comments
4. Agency Comments Received by**: July 20, 2026 (No additional agency comments received)**
5. Public Comments Received by**: July 20, 2026**
   1. Yoneda opposition; January 27, 2026-re-submitted June 7, 2026

2. Hill opposition; June 30, 2026
3. Burke opposition; June 30, 2026
4. Saunders opposition; February 6, 2026-resubmitted June 26, 2026
5. Saunders opposition petition; June 26, 2026 & July 1, 2026
6. Vargason opposition; 7-15-26
7. Rhodes opposition; 7-16-26
8. P. Geotz opposition; 7-19-26
9. D. Geotz opposition; 7-19-26
10. Takagi images for testimony; 7-20-26
11. Palange neutral; 7-17-26

6. Application Materials Received by Materials Deadline: **July 20, 2026**
    1. Applicant Letter 7-20-26
    2. TC Home Styles 7-20-26
    3. Applicant Presentation for 7-28-26 hearing

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 1:

DRAFT FCOs

BOCC
EXHIBIT
1

In the matter of the application of:
Middleton 187, LLC. – CR2025-0012

The Canyon County Planning and Zoning Commission considers the following:

Middleton 187, LLC is requesting an amendment to the official zoning map to conditionally rezone the subject properties from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential). The 2030 Comprehensive Plan designates this area of the county as Residential. The subject parcels R37597, R37602010, R37605010, R37605 [217 acres more or less], are located north of Foothill Road, south of Meadow Park Blvd., between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, 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 CR2025-0012.

      1. All exhibits are located in the case staff report CR2025-0012 dated 9-10-2025.

   B. On February 19, 2026, The Planning and Zoning Commission conducted a public hearing, took testimony, and considered the record and recommended denial of the conditional rezone to the Board of County Commissioners.

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), and CCCO §09-09-17 (Area of City Impact Agreement).

   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.

EXHIBIT 1

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, CR2025-0012, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 19, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

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**
NO	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone is **NOT** generally consistent with the Comprehensive plan. The Comprehensive Plan and vision for the County strongly promotes the preservation of agricultural properties. The vision statement evolving from public outreach states, "*Ensuring the quality of life for Canyon County residents by preserving our agricultural heritage and planning for a smart growth future through physical and fiscal management.*" Although the 2030 Comprehensive Plan Future Land Use Map designation has the subject properties identified for residential growth, the Commission determined that the primary use at this time is agriculture and that preservation of agriculture is of primary importance and that converting 217 acres of productive agricultural farmland is not in conformance with the vision, goals and policies of the Plan. The application was submitted under the 2030 Comprehensive Plan (here after "Plan"). The Plan designates the property as 'Residential'. *The 'Residential' designation is for residential development. Residential development should promote compatibility with existing agricultural activity.* Pg. 25 of the 2030 Comprehensive Plan. "*The Agriculture designation is the base designation throughout the County. It contains area of productive irrigated croplands, grazing lands, feedlots, dairies, see production, and ground of lesser value.*" • The applicant is requesting to conditionally zone the property to "CR-R1" (CR-Single Family Residential). *The R1 district promotes and enhances predominantly single family living areas at a low density standard* [typically one (1) unit per acre] Pg. 26 of the Plan. o At the time of application, September 10, 2025, the subject properties were lying within the boundary of the Middleton area of city impact. On December 30, 2025 the Board of County Commissioners adopted a new area of impact boundary for the City of Middleton which excludes the subject property and surrounding developments.	

	○ There is significant residential development on all sides of the property inclusive of residential development created through rezones, administrative land divisions, and legacy conditional use permit processes. The average lot size for the 13 platted subdivisions that are surrounding the subject properties is 1.66 acres (Exhibit C2f.2). The average lot size for the five (5) platted "R1" zoned subdivisions located on the adjacent boundaries is 1.32 acres. The average lot size for the 103 notified properties within 600 feet (inclusive of the subject parcels) is 6.04 acres with a median lot size of 1.41 acres. See Case Maps Exhibits C2a, C2e, and C2f. However, the Planning and Zoning Commission finds that the property (217 acres) is in agricultural production, there are agricultural properties in the area, and the Plan promotes preservation of agricultural lands; the plan more explicitly promotes the preservation of agriculture. The request is not consistent with the following goals and policies. ▪ Land Use & Community Design ▪ *Maintain a balance between residential growth and agriculture that protects the rural character. (P4.01.01)* ▪ *Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. (P4.01.02)* ▪ *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. (G4.03.00)* ▪ *Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment. (G4.06.00)* ▪ *Maintain and enhance the aesthetic beauty of the County. (G4.08.00)* ▪ Natural Resources ▪ *Protect and enhance waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources. (P5.01.01)* ▪ **Schools** ▪ *Ensure adequate school facilities and services meet the community's education, social, and recreational needs. (G6.01.00)* ▪ *Consider cumulative impact residential development will have on the capacity of schools. (P6.01.01)* ▪ **Housing** ▪ "*Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources.*" (G11.02.00) ▪ **Agriculture** ▪ *"Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County's economy, identity, and sense of place." (P12.01.04)*
Criteria Met? **NO**	**2** **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "CR-R1" (CR-Single Family Residential) is NOT as appropriate as the current zoning designation of "A" (Agricultural). The Commission finds that the 217 acre subject properties are currently in agricultural production. The property is surrounded by residential development. The zoning designations and development of "R1" (Single Family Residential) and "RR" (Rural Residential) in the area reflect a trend toward single family residential development. However, the Planning and Zoning Commission finds that development of the property as single-family residential instead of maintaining the agricultural production and zoning is not consistent with the Comprehensive Plan or with agricultural properties in the nearby area at this time as

evidenced in public testimony and staff report exhibits C2a, C2e, and exhibits F1-3,5-22. Agriculture is the most appropriate zoning designation for the 217 acres.

Adjacent Existing Conditions:

"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)

Direction	Existing Conditions	Primary Zone	Other Zones
N	Agricultural, residential subdivisions Meadow Bluff Estates, Cascade Hills, Gray Hawk, Moon Shadow Est., Port of Chance	R1/AG	CR-R1/CR-RR
E	Agricultural, C3 & C4 Subdivisions, Ridge at Quail Hollow, Wyatt's Hollow, Sloviaczek Sub	R1/AG	CR-R1/CR-RR
S	Agricultural dry land/ Rural Residential, Gjerde View Sub, Country Foothills Sub, JPS Sunrise Est., Bernice Estates	AG/RR	City of Middleton
W	Agricultural and AG Rural Residential, Killdeer Meadow Sub, Smith Ridge Est., Turner's Skyline Sub.	AG	RR/City

Surrounding Land Use Cases:

- Turner's Skyline Sub. (1972 AG zone w/subsequent land divisions), JP's Sunrise Estates (1983 AG zone) Country Foothills (1994 RR zone), Gjerde View Subdivision (1971 RR zone w/subsequent land divisions), Hunter's Ridge Subdivision (1979 zoned RR w/subsequent land divisions)
- Meadow Bluff Estates (2020 R1 zone RZ-PH2018-0016, SD2020-0007, FP-SD2020-0045)
- C3 Subdivision: RZ2020-0006, PP-SD2020-0011/FP-SD2021-0004 recorded Nov. 2021 zoned R1
- C4 Subdivision: RZ2021-0010, PP-SD2021-0008, FP-2022-0004 zoned R1
- Proposed C5 Subdivision: (proposing CR-R1) CR2022-0025 (Denied), PP-SD2022-0025 (Not heard)
- Cascade Hills No. 1 & 2: RZ2018-0026, PP-SD2019-0012, FP-SD2020-0018, FP-SD2021-0019
- MDC, LLC/Carter: CR2022-0016 (163 acres "A" to "CR-RR")

Criteria Met?	3	**Is the proposed conditional rezone compatible with surrounding land uses?**
NO		

Analysis

The proposed conditional rezone to "CR-R1" (Single Family Residential) is **NOT compatible** with surrounding land uses. The Commission finds that there are agricultural properties and activities in the area and that the subject property is in active agricultural production citing public testimony and staff report exhibits (see Criteria 2). The developer is commended for agreeing to a restricted minimum lot size of 1.3 acres, a community water system, common open space, and offering to pay to install two intersections at Hwy 44 which would significantly improve safety and mobility in the region; but development of the 217 acres as residential may encourage additional development, further disrupting the area agricultural properties.

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. The challenges for this area of the county and the potential impacts to existing properties are that the road infrastructure, school capacity, and the ability for emergency services to effectively service the area are not keeping pace with development. The application is for a conditional rezone and there is not currently a development plan submitted for review by the agencies. The actual impacts of development are unknown. The developer indicates that there could be up to 165 one acre residential lots as indicated in the letter of intent and draft concept plan (Exhibits B2 and B3). The development can be conditioned to reduce the number of lots by requiring common lots for existing gas pipeline, irrigation structures, and drainages as well as requiring lot sizes to be a minimum of 1.3 acres commensurate with the average lot size of five "R1" zoned developments adjacent to the subject properties. A community water system versus individual wells could further reduce potential impacts to surrounding properties. Community systems would potentially provide for development of smaller but specified lot sizes maintaining a low density standard.	
Criteria Met? **NO**	**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 negatively affect the character of the area. The Commission finds that development of 217 acres of property that is currently in agricultural production will change the character of the area and encourage further development of nearby agricultural properties. Public testimony indicated the existence of hobby farms with farm animals and that diminishing farmland was driving up prices to those users; development of large blocks of farmland making it more difficult for other farmers to keep surrounding properties in the nearby areas in agricultural production; and that there is strong sentiment to preserve agriculture throughout the county. Commissioner Neville cites the survey results for the Comprehensive Plan as evidence along with public oral and written testimony and site photos. There is residential development in the area, but preservation of agriculture is very important and the timing for residential development of the 217 acres is not appropriate. **Character of the Area:** Currently the subject property is irrigated farmland and is in agricultural production. The character of the area is and has historically been transitioning from Agricultural to Residential as evidenced by the surrounding platted developments (Exhibit C2f). There remain large blocks of agricultural properties that are in crop production and there are large lot developments in the nearby area consisting of small farms raising animals and crops.	
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 is anticipated to have adequate sewer, water, drainage, irrigation, and utilities to accommodate the potential development at the time of preliminary plat if the conditional rezone is approved. The application was submitted specifically as a rezone application only. The developer chose to not provide development details on the land use worksheet or within other application materials and chose to not provide agencies with additional details when requested citing that this is a rezone application and additional information, studies, etc. will be provided at the time of preliminary plat. **Sewer:** Type of wastewater treatment plan was not provided by applicant.	

	• Consider a condition of development be that a community waste treatment system be developed or connection to municipal sewer. **Water:** No information was provided. • Consider a condition of development be that a community water system or connection to municipal system at time of development. **Drainage:** The property is a sloping bowl with areas of significant slope. There is also a drain with ponds that traverse the property from east to west. At the time of application for the rezone, the developer did not provide additional information regarding drainage. **Irrigation:** The subject property lies within the Black Canyon Irrigation District and will be required to comply with district requirements and state code with regards to irrigation (Exhibit E4). • Consider a condition requiring a pressurized irrigation system for future development will be included. • Consider a condition requiring irrigation easements and structures be placed in common lots and not as part of residential development lots. **Utility:** Utilities are provided in the area to adjacent developments. Staff did not receive agency responses indicating that utilities would not be provided and therefore anticipate that utilities will be available at the time of development.	
Criteria Met? **NO**	**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 REQUIRE public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. The Commission finds that although the applicant has offered to build the two intersections at State Highway 44 at an estimated cost of 4.4 million dollars; there are other area street improvements that will not be completed citing public concerns regarding intersections at Foothill Road and Purple Sage Road. Public testimony indicates that Purple Sage is and will be the primary route to the high school and that the intersections are unsafe due to speed and volumes of traffic in the area. The Commission questions if improvement of the intersections at Hwy 44 will improve the situation that exists with traffic in this region of the county to the extent that it helps to move cars onto a failing system. The Commission also does not desire that one developer should be responsible for a regional problem. They cite the oral and written public testimony and Highway District #4 agency response (Exhibit E1). This area of the county is challenged by transportation infrastructure lagging behind development pressures. Highway District 4 (HD4) indicates in Exhibit E1 that the intersections at Duff and Lansing intersecting with State Highway 44 currently operate below a level of service D (LOS D) during peak hours and "*will require improvements to accept the additional traffic demand from this or other developments proposed in the area.*" HD4 and ITD are working to develop projects to provide improvements, but they are in preliminary planning stages only and not funded. Lansing Lane is classified as a minor arterial roadway and Duff Lane is classified as a principal arterial roadway on the functional classification maps adopted by the county. Dedication of a 50' half-width right-of-way will be required on Duff and Lansing at time of preliminary plat. Meadow Park Street located along the northern boundary is classified as a collector roadway and will require right-of-way dedication. HD4 indicates that a traffic impact study (TIS) will be required at the time of preliminary plat submission and that the scope of the TIS should be approved by the highway district prior to the study being completed.	

	The developer representative testified that the developer would fund the two intersections at State Highway 44 as he had intended to with his prior application and that he would complete both of them prior to issuance of residential permits on the subject properties.	
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	Legal access exists for the conditional rezone and/or will exist at the time of the development. See the review and analysis detailed below. HD4 indicates in Exhibit E1 that legal access exists to the property. The subject properties have frontage on Duff Lane, Lansing Lane and access from Meadow Park Drive. There are currently four unimproved agricultural accesses that exist as outlined in Exhibit E1. The concept plan, Exhibit B3, shows one access to Duff and one access to Lansing consistent with the previously approved access locations for Farmington Hills preliminary plat which would generally be acceptable to HD4 but final access approval will be evaluated at time of preliminary plat.	
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 use WILL IMPACT essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. The Commission finds that although the developer has made significant concessions and proposed contributions to improve traffic concerns and to pay a one time fee of $1500 per residential lot to the school district for infrastructure impacts to the schools for the new development, that is not a long-term solution and there remains the capacity concerns for the school district. The school district (Exhibit E2) indicates a current solution for the elementary school capacity is in the works and will be funded; but the Commission notes that capacity issues still remain for the middle school and high school that are at or near capacity. The school district should not rely on bailouts and the legislature to shift the tax burden to taxpayers of Idaho that are not patrons of the Middleton school district. The schools are in danger here and the solution is not throwing more people into the schools. This application is for a conditional rezone. A development plan has not been proposed or submitted. This area of the county and Middleton has experienced significant and rapid growth. The citizenry has been reluctant to fund fire, EMS, and school services through multiple bond and levy elections. Agencies were notified of the application including the Sherrif's department, Middleton Fire Department, Canyon County Emergency Services and Middleton School District. Services have been affected by development in the area. The proposed development is similar in nature to the developments that have been approved in the county jurisdiction. The proposed development property when fully developed with connecting collector roads may provide for improved response capability as it will provide for multiple route options connecting Duff and Lansing Lanes **Schools:** Marc Gee, Middleton School District Superintendent, has indicated that funding has been obtained to construct an additional elementary school in this service area. Exhibit E2 indicates that the new elementary school will be located near Hwy 44 and Kingsbury Road with an expected completion between the fall of 2027 and 2028. Mr. Gee indicates that as redistribution happens each of the elementary schools will be under capacity. He further states that the developer has committed to the previous agreement for providing $1500 per residential lot to assist with school infrastructure needs and to be paid prior to the Board's signature on each final plat. Middleton High School is at 99% of capacity and Middleton Middle School is at 100% capacity according to the Superintendent. **Police:** The Sherrif's office did not provide comment.	

	Fire protection & Emergency Medical Services: The Middleton Fire Department and Emergency Services did not provide comment for the rezone.

Table 2. Area of City Impact

CCCO §09-09-01: Middleton Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Star area of city impact, the following ordinances apply, 09-09-13 Applicable Ordinances: Canyon County Zoning Ordinance and Canyon County Subdivision Ordinance shall apply.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-09-17**	Application Procedures
Analysis	**Area of City Impact:** The City of Middleton was notified of the application and provided more than 30 days to respond with comment. No comments were received from the City of Middleton with regards to this rezone application. On December 30, 2025 the Board of County Commissioners amended the area of city impact for the City of Middleton. The subject properties no longer lie within the boundaries of the Middleton area of city impact. For the purpose of this application the properties would be considered to be within the area of city impact because the application was filed prior to the December 30, 2025 adjustment of the boundaries.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **DENIAL** of Case # CR2025-0012, a conditional rezone of 217 acres from "A" (Agricultural) to "CR-R1" (Single Family Residential) zone.

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

1. It is not the appropriate time for development of the agricultural property. Reapply when there is school capacity for additional students at all grade levels and a stable funding mechanism is in place to ensure that those capacities are maintained.

DATED this 19 day of March, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Stargill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 19 day of March, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

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

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 2:

HEARING MINUTES

BOCC
EXHIBIT
2

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

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

see Item 2C beginning on page 6 for CR2025-0012 Minutes

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Geoff Mathews, Commissioner
Holley Werhanowicz, Commissioner
Anita Johnston, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Dan Lister, Planning Supervisor
Karla Nelson, Principal Planner
Deb Root, Principal Planner
Caitlin Ross, Hearing Specialist

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

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

Item 1: Consent Agenda – Action Items
A. December 18, 2025 MINUTES
B. Case No. SD2022-0049 – Vineyard Gate Estates: Approve FCOs
C. Case No. SD2022-0051 – Farmway Estates: Approve FCOs
D. Case No. CU2024-0025 – Nevills: Approve FCOs

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

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

Item 2A:
Case No. CR2025-0006 – Desimini: The applicant, Karen Desimini, requests a conditional rezone of Parcel R14970202, approximately 2.6 acres, from an "A" (Agricultural) zone to an "R-1" (Single-Family Residential) zone. The request includes a development agreement to allow for only one (1) additional parcel and to prohibit secondary dwellings. The subject property is located at 29672 Grandview Rd, Parma, ID 83660, also referenced as Lot 3, Block 1 of Stutheit Subdivision.

Chairman Sheets affirmed the applicant to testify.

Karen Desimini (Applicant) IN FAVOR –29672 Grandview Rd., Parma, ID 83660
Ms. Desimini stated that the well would be shared and would include written documentation. She discussed the site plan that was submitted for the project. Each property will have access to the area where leach fields are contained. They will agree that there will be no more homes on the property and will be working with Idaho Department of Water Resources.

Exhibit 2

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

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

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

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

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

Chairman Sturgill affirmed the witnesses to testify.

Testimony:
None.

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

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

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

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

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

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

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

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

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

Item 2B:

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

Chairman Sturgill affirmed the applicant to testify.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chairman Sturgill affirmed the applicant to testify.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4. ADJOURNMENT:

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

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

Approved this 16th day of April 2026

Brian Sheets, Acting Chairman

ATTEST

Jennifer Almeida, Office Manager

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 3:

STAFF REPORT PACKET

BOCC
EXHIBIT
3

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

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CR2025-0012**
APPLICANT/REPRESENTATIVE:	**Todd Campbell Custom Homes/Becky Yzaguirre**
PROPERTY OWNER:	**Middleton 187 LLC/TBC Land Holding LLC**
APPLICATION:	**Conditional Rezone (CR2025-0012) to "CR-R1" (CR-Single Family Residential)**
LOCATION:	**The subject parcels R37597, R37602010, R37605010, R37605 [217 acres more or less], are located north of Foothill Road, south of Meadow Park Blvd., between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.**
ANALYST:	**Deb Root, Principal Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant, Todd Campbell Custom Homes, requests an amendment to the official zoning map to conditionally rezone the property from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential). The 2030 Comprehensive Plan designates this area of the county as Residential. They indicate that "R1" zoning is consistent with the residential development in the area and provided a draft concept development plan that depicts a potential of approximately 165 one acre lots on the 217 acres. The applicant indicates that they are specifically requesting a rezone and did not provide any additional development information or commitments stating that all development plans will be provided for review at the time of preliminary plat application (see Exhibits B2 and B4).

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

Parcel #	Acreage	Current Zoning	2030 Comprehensive Plan
R37605	29.77 acres	"A" (Agricultural)	Residential
R37605010	29.31 acres	"A" (Agricultural)	Residential
R37602010	60.08 acres	"A" (Agricultural)	Residential
R37597	97.15 acres	"A" (Agricultural)	Residential

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 §67-6519 (Application Granting Process).

BACKGROUND:
In July of 2024 (RZ2021-0056) the Board of County Commissioners denied the applicant's original request for a conditional rezone to "R1" (Single Family Residential) for the purpose of constructing a 421 residential lot development that would have provided for municipal water and sewer via connection to the City of Middleton. The Board indicated that "*if the applicant wishes to gain approval, they may consider*

BOCC EXHIBIT 3

larger lot sizes and/or to wait for the right time, which is when the City of Middleton is ready and able to annex the property" (see BOCC FCOs RZ2021-0056).

The property at the time of application, September 10, 2025, was located within the Middleton area of city impact. On January 4, 2026, Canyon County adopted a new city impact area boundary for Middleton. The subject properties do not lie within the boundaries of the recently adopted Middleton area of city impact ordinance (see Ord. No. 25-020).

The subject properties are currently zoned "A" (Agricultural) and are in agricultural production. The properties are designated 'Residential' in the 2030 Comprehensive Plan. The properties lie north (approximately ¼ mile) and east (2700 feet) of Middleton City limits. There is not currently a path to annexation. The properties are in an area that has been trending to residential zoning and development. There are "R1" (Single Family Residential) zoned subdivisions adjacent on the northwest, northeast and east boundaries of the subject properties including Meadow Bluff Estates, Cascade Hills No. 1 & 2, C3 and C4 Subdivisions. Additionally, on the west boundary, Turner's Skyline Sub, Killdeer Meadow, and Smith Ridge Estates are platted residential developments that are zoned agricultural. On the southern boundary there is residential development created by administrative land division in the agricultural zone and further south, above Foothill Road there are multiple platted developments on "RR" (Rural Residential) zoned properties identified as a residential area in the 1979 zoning ordinance and zoning map adoption process. The subject properties are bounded on the east and west by Lansing Lane and Duff Lane (minor arterials) and on the north by proposed Meadow Park Boulevard (proposed collector roadway). If approved for development the properties would also be bisected by the Willis Road alignment

The applicant has provided a draft concept plan (see Exhibit B3) showing a one (1) acre lot overlay on the property consisting of approximately 165 lots possible. The developer is not proposing any development at this time and the draft concept plan is not reflective of an actual preliminary plat. The concept plan does not provide for amenities, there is limited open space, the residential development lots are encumbered by the easements including gas pipeline and irrigation easements. There are no proposed stub roads to the approximate 26.84 acres of undeveloped land to the south of the subject properties. This property contains multiple Black Canyon Irrigation easements, structures and conveyances including an irrigation siphon. The property is also bisected by the Williams Northwest gas pipeline and a 75 foot easement. The properties are bounded on the north by a planned collector roadway, Meadow Park Boulevard and will be bisected by Willis Road, also a collector roadway at the time of development as a residential subdivision if the rezone is approved.

Staff recommends that if the conditional rezone request is approved, that conditions of approval should be placed including restricting the lot sizes within the development to 1.3 acres consistent with the median lot size of surrounding platted subdivision developments. Staff also recommends that a condition requiring that the Williams Northwest Pipeline and easement to be placed in common lot(s). This is a major gas pipeline that requires sufficient protection from potential damage and/or penetration thereby also protecting the surrounding properties from a potential event. Black Canyon Irrigation structures and easements should be placed in common lots and not as part of individual development lots, helping to ensure that adequate area is provided for individual septic and wells on each residential lot now and into the future as well as protecting the irrigation facilities from encroachments. Pedestrian/bike pathways through the development should be provided for access to bus stops and between major roadways (see Exhibit E2).

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 is generally consistent with the Comprehensive plan as conditioned. The application was submitted under the 2030 Comprehensive Plan (here after "Plan"). The Plan designates the property as 'Residential'. *The 'Residential' designation is for residential development. Residential development should promote compatibility with existing agricultural activity.* Pg. 25 of the 2030 Comprehensive Plan. • The applicant is requesting to conditionally zone the property to "CR-R1" (CR-Single Family Residential). *The R1 district promotes and enhances predominantly single family living areas at a low density standard* of typically one (1) unit per acre. o At the time of application, September 10, 2025, the subject properties were lying within the boundary of the Middleton area of city impact. On December 30, 2025 the Board of County Commissioners adopted a new area of impact boundary for the City of Middleton which excludes the subject property and surrounding developments o There is significant residential development on all sides of the property inclusive of residential development created through rezones, administrative land divisions, and legacy conditional use permit processes. The average lot size for the 13 platted subdivisions that are surrounding the subject properties is 1.66 acres (Exhibit C2f.2). The average lot size for the five (5) platted "R1" zoned subdivisions located on the adjacent boundaries is 1.32 acres. The average lot size for the 103 notified properties within 600 feet (inclusive of the subject parcels) is 6.04 acres with a median lot size of 1.41 acres. See Case Maps Exhibits C2a, C2e, and C2f. Although the property (217 acres) is in agricultural production, and the Plan promotes preservation of agricultural lands; the property is designated as 'Residential' on the Future Land Use Map and many goals and policies in the Plan support the development of the subject property as residential: ▪ As conditioned, the request is consistent with the following goals and policies. ▪ <u>Property Rights</u> ▪ *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. (G1.01.00)* ▪ *Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance. (G1.01.00)* ▪ <u>Land Use & Community Design</u> ▪ *Maintain a balance between residential growth and agriculture that protects the rural character. (P4.01.01)* ▪ *Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. (P4.01.02)*	

- *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. (G4.03.00)*
- *Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. (P4.03-02)*
- *Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility (P4.03.03).*
- *Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment. (G4.06.00)*
- *Incorporate community design features that promote public health, safety, and welfare. (P4.06.01)*
- *Development should sustainably provide roadway and pathway connections, downward lighting, drainage, stormwater runoff, landscaping, revegetation of disturbed areas, underground utilities, and weed control. (P4.06.03)*
- *Maintain and enhance the aesthetic beauty of the County. (G4.08.00)*
- *Encourage developments to incorporate place-making as part of the design of the site.*
    - As conditioned, the proposed lot sizes are commensurate with previously approved subdivisions and land divisions in the area (Exhibits C2a and C2f). Pathways are required for the collector roadways including Meadow Park Boulevard and Willis Road. Additionally, pathway connections can be accomplished through conditions to place the Williams Northwest gas pipeline easement and BCID irrigation easements and facilities in common lots to be maintained by the homeowners with either improved or natural pathways and landscaping to maintain and control weeds. The developer's draft plan suggests that the existing drainageway, ponds and some surrounding steep ground will be placed in common areas.
    - The request is located between parcels that have already been divided and where fragmentation has already occurred.

- <u>Natural Resources</u>
    - *Protect and enhance waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources. (P5.01.01)*
    - *Incorporate existing natural features as amenities in development design. (P5.01.02)*
        - Consider a condition requiring drainage, ponds, irrigation structures and the Williams Northwest gas pipeline being placed in common lots with improved pathways to be owned and maintained by the homeowners' association.
    - *Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems. (P5.01.02)*
    - *Encourage subdivisions over fifteen lots to install community water systems. (P5.01.04)*
        - Consider a condition requiring that the development be served by a community water system and community wastewater treatment facility as well as requiring that a pressurized irrigation system utilizing surface irrigation water be installed.
    - *Protect Canyon County inhabitants' health, safety, and welfare by reducing the risk and effects of natural and human-made hazards. (G5.05.00)*
    - *Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard. (P5.05.01)*
        - Consider a condition requiring engineered grading and drainage plans for all development lots to ensure that stormwater is retained on each individual lot as development occurs. The

	property contains significant slopes with portions of the properties exceeding 15%. There are also human-made hazards (Williams Northwest gas pipeline) and irrigation facilities that are contained within the subject properties. ▪ **Schools** ▪ *Ensure adequate school facilities and services meet the community's education, social, and recreational needs. (G6.01.00)* ▪ *Consider cumulative impact residential development will have on the capacity of schools. (P6.01.01)* ▪ *Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools. (G6.01.00)* ▪ *New development within one mile of existing or planned schools should provide adequate pedestrian and bicycle access for school children and internal and connecting roads and pathways. (P6.01.01)* • Consider conditions requiring connecting pathways between collector roadways and specifying locations and construction of bus stops in coordination with the bus company. ▪ **Housing** ▪ "*Encourage opportunities for a diversity of housing choices in the County*." (G11.01.00) ▪ "*Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources*." (G11.02.00) See above discussion regarding surrounding development. Although the subject properties combine to make a larger 217 acre agricultural field, the properties around it have already been fragmented and developed as residential. ▪ **Agriculture** ▪ "*Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas*." (P12.01.02) At the time of application the subject property was within the Middleton area of city impact. The Canyon County Future Land Use for this area has consistently been designated residential and development trends support residential in this area. *See the supporting findings and evidence in criteria 2, 3 & 4.*
Criteria Met? **Yes**	**2** **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "CR-R1" (CR-Single Family Residential) is as appropriate as the current zoning designation of "A" (Agricultural). The subject properties are currently in agricultural production but are in an area that has been trending toward residential for many years. The property is surrounded by residential development. The zoning designations of "R1" (Single Family Residential) and "RR" (Rural Residential) in the area reflect a trend toward single family residential development. See criteria 1 above. Pursuant to Canyon County ordinance 07-10-25 (3), The purpose of the "R1" (Single-Family Residential) zone is to promote and enhance predominantly single-family living areas at a low density standard. The average lot size for the 13 platted subdivisions surrounding the subject properties is 1.66 acres (Exhibit C2f.2). The average lot size for the five (5) "R1" zoned subdivisions located on the adjacent boundaries is

1.32 acres. The average lot size for the 103 notified properties within 600 feet (inclusive of the subject parcels) is 6.04 acres with a median lot size of 1.41 acres. See Case Maps Exhibits C2a, C2e, and C2f.

Adjacent Existing Conditions:

"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)

Direction	Existing Conditions	Primary Zone	Other Zones
N	Agricultural, residential subdivisions Meadow Bluff Estates, Cascade Hills, Gray Hawk, Moon Shadow Est., Port of Chance	R1/AG	CR-R1/CR-RR
E	Agricultural, C3 & C4 Subdivisions, Ridge at Quail Hollow, Wyatt's Hollow, Sloviaczek Sub	R1/AG	CR-R1/CR-RR
S	Agricultural dry land/ Rural Residential, Gjerde View Sub, Country Foothills Sub, JPS Sunrise Est., Bernice Estates	AG/RR	City of Middleton
W	Agricultural and AG Rural Residential, Killdeer Meadow Sub, Smith Ridge Est., Turner's Skyline Sub.	AG	RR/City

Surrounding Land Use Cases:

- Turner's Skyline Sub. (1972 AG zone w/subsequent land divisions), JP's Sunrise Estates (1983 AG zone) Country Foothills (1994 RR zone), Gjerde View Subdivision (1971 RR zone w/subsequent land divisions), Hunter's Ridge Subdivision (1979 zoned RR w/subsequent land divisions)
- Meadow Bluff Estates (2020 R1 zone RZ-PH2018-0016, SD2020-0007, FP-SD2020-0045)
- C3 Subdivision: RZ2020-0006, PP-SD2020-0011/FP-SD2021-0004 recorded Nov. 2021 zoned R1
- C4 Subdivision: RZ2021-0010, PP-SD2021-0008, FP-2022-0004 zoned R1
- Proposed C5 Subdivision: (proposing CR-R1) CR2022-0025 (Denied), PP-SD2022-0025 (Not heard)
- Cascade Hills No. 1 & 2: RZ2018-0026, PP-SD2019-0012, FP-SD2020-0018, FP-SD2021-0019
- MDC, LLC/Carter: CR2022-0016 (163 acres "A" to "CR-RR")

Criteria Met?	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Yes		

Analysis

The proposed conditional rezone to "CR-R1" (Single Family Residential) as conditioned, 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.

	See Criteria 1 &2 above for additional development information. The application for a conditional rezone with the intent to develop 217 acres as a residential development in an area with a Plan designation of Residential, surrounded by residential development is compatible with the existing rural residential and single-family residential development. The challenges for this area of the county and the potential impacts to existing properties, are that the road infrastructure, school capacity, and the ability for emergency services to effectively service the area are not keeping pace with development. The application is for a conditional rezone and there is not currently a development plan submitted for review by the agencies. The actual impacts of development are unknown. The developer indicates that there could be up to 165 one acre residential lots as indicated in the letter of intent and draft concept plan (Exhibits B2 and B3). The development can be conditioned to reduce the number of lots by requiring common lots for existing gas pipeline, irrigation structures, and drainages as well as requiring lot sizes to be a minimum of 1.3 acres commensurate with the average lot size of five "R1" zoned developments adjacent to the subject properties. A community water and sewer system versus individual well and septic systems could further reduce potential impacts to surrounding properties. Community systems would potentially provide for development of smaller but specified lot sizes maintaining a low density standard.	
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 <u>will not negatively affect the character of the area</u>. Any necessary measures to mitigate impacts are detailed below. The developer is proposing a "CR-R1" (CR-Single Family Residential) zone which typically provides for low density development of one (1) SFR unit per acre. The character of the area is residential and has been trending toward residential for many years. The character of the area is low density residential. The draft concept plan depicts the potential for 165 one acre lots on the 217 acre subject properties consistent with development on the boundaries of the property. (see Exhibits C2a, C2e and C2f) **Character of the Area:** Currently the subject property is irrigated farmland and is in agricultural production. The character of the area is and has historically been transitioning from Agricultural to Residential as evidenced by the surrounding platted developments (Exhibit C2f). The city limits of Middleton are within a ¼ mile to the south and a ½ mile to the west and southwest. Star city limits are also located approximately 1.25 miles southeasterly of the property from Lansing Lane. There is existing residential development, approved development, and proposed development in the immediate vicinity of the subject properties. There are 71 platted developments within one mile of the proposed development (Exhibit C2f.1). The surrounding platted lot sizes in the immediate vicinity of the property range from one/half (1/2) acre to ten (10) acres. The thirteen platted developments adjacent to and in the immediate vicinity north of Foothill Road have an average lot size of 1.66 acres (Exhibit C2f.2). Five more recently platted developments immediately adjacent to the property have an average lot size of 1.32 acres and are zoned "R1" (Single Family Residential). There are eleven (11) unplatted agriculturally zoned parcels adjacent on the southern boundary of the subject properties ranging in size from 2.54 acres to 16.05 acres. Only two of the eleven are in agricultural production; the balance of the properties located between the subject property and Foothill Road are dry ground, most containing rural residential development. The developed lots located within the City of Middleton in subdivisions including Victory Heights, Falcon Valley 1-6, and Waterford average	

	approximately 0.29 acres. The surrounding zoning is agricultural, rural residential, and single-family residential (Exhibits C2e and C2f). **The following measures will be implemented to mitigate the impact:** See proposed conditions in criteria 1, 3, 4, 5; inclusive of minimum lot size, common lots, pathways, etc. Consider restricting the minimum lot size be conditioned to not less than 1.3 acre minimum which is the average lot size of the five (5) surrounding "R1" (Single Family Residential) zoned platted developments (Exhibit C2f).	
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 is anticipated to have adequate sewer, water, drainage, irrigation, and utilities to accommodate the potential development at the time of preliminary plat if the conditional rezone is approved. The application was submitted specifically as a rezone application only. The developer chose to not provide development details on the land use worksheet or within other application materials and chose to not provide agencies with additional details when requested citing that this is a rezone application and additional information, studies, etc. will be provided at the time of preliminary plat. **Sewer:** Type of wastewater treatment plan was not provided by applicant. • Consider a condition of development be that a community waste treatment system be developed or connection to municipal sewer. **Water:** No information was provided. • Consider a condition of development be that a community water system or connection to municipal system at time of development. **Drainage:** The property is a sloping bowl with areas of significant slope. There is also a drain with ponds that traverse the property from east to west. At the time of application for the rezone, the developer did not provide additional information regarding drainage. **Irrigation:** The subject property lies within the Black Canyon Irrigation District and will be required to comply with district requirements and state code with regards to irrigation (Exhibit E4). • Consider a condition requiring a pressurized irrigation system for future development will be included. • Consider a condition requiring irrigation easements and structures be placed in common lots and not as part of residential development lots. **Utility:** Utilities are provided in the area to adjacent developments. Staff did not receive agency responses indicating that utilities would not be provided and therefore anticipate that utilities will be available at the time of development.	
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 require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. This area of the county is challenged by transportation infrastructure lagging behind development pressures. Highway District 4 (HD4) indicates in Exhibit E1 that the intersections at Duff and Lansing intersecting with State Highway 44 currently operate below a level of service D (LOS D) during peak hours and "*will require improvements to accept the additional traffic demand from this or other developments proposed in the area."* HD4 and ITD are working to develop projects to provide improvements, but they are in preliminary planning stages only and not funded. Lansing Lane is classified as a minor arterial roadway and Duff Lane is classified as a principal arterial roadway on the functional classification maps adopted by the county. Dedication of a 50' half-width right-of-way will be required on Duff and Lansing at time of preliminary plat. Meadow Park Street located along the northern boundary is classified as a collector roadway and will require right-of-way dedication. At the time of application the subject properties were within the Middleton area of city impact. On December 30, 2025 a new impact area was adopted and the subject properties currently are not located within the area of city impact. Staff recommends that a condition be placed to require that the detached pathway on the existing western portion of the Meadow Park Street be extended along the portion of roadway bounding the subject properties at the time of development. HD4 indicates that a traffic impact study (TIS) will be required at the time of preliminary plat submission and that the scope of the TIS should be approved by the highway district prior to the study being completed. **The following measures will be implemented to mitigate impacts:** HD4 indicates that "*traffic impacts from the proposed development will be mitigated through a variety of means, including but not limited to requirements to improve or contribute proportionate share contributions to SH44 intersections; right-of-way dedications for Duff Land and Lansing Lane; public roadway improvements; transportation impact fees; or a combination of these measures.*" • Consider a condition that restricts the timing of development to the Hwy 44 intersection improvements being completed and compliance with additional HD4 traffic mitigation requirements.	
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	Legal access exists for the conditional rezone and/or will exist at the time of the development. See the review and analysis detailed below. HD4 indicates in Exhibit E1 that legal access exists to the property. The subject properties have frontage on Duff Lane, Lansing Lane and access from Meadow Park Drive. There are currently four unimproved agricultural accesses that exist as outlined in Exhibit E1. The concept plan, Exhibit B3, shows one access to Duff and one access to Lansing consistent with the previously approved access locations for Farmington Hills preliminary plat which would generally be acceptable to HD4 but final access approval will be evaluated at time of preliminary plat.	
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 may impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below.	

	This application is for a conditional rezone. A development plan has not been proposed or submitted. This area of the county and Middleton has experienced significant and rapid growth. The citizenry has been reluctant to fund fire, EMS, and school services through multiple bond and levy elections. Agencies were notified of the application including the Sherrif's department, Middleton Fire Department, Canyon County Emergency Services and Middleton School District. Services have been affected by development in the area. The proposed development is similar in nature to the developments that have been approved in the county jurisdiction. The proposed development property when fully developed with connecting collector roads may provide for improved response capability as it will provide for multiple route options connecting Duff and Lansing Lanes. **Schools:** Marc Gee, Middleton School District Superintendent, has indicated that funding has been obtained to construct an additional elementary school in this service area. Exhibit E2 indicates that the new elementary school will be located near Hwy 44 and Kingsbury Road with an expected completion between the fall of 2027 and 2028. Mr. Gee indicates that as redistribution happens each of the elementary schools will be under capacity. He further states that the developer has committed to the previous agreement for providing $1500 per residential lot to assist with school infrastructure needs and to be paid prior to the Board's signature on each final plat. **Police:** The Sherrif's office did not provide comment. **Fire protection & Emergency Medical Services:** The Middleton Fire Department and Emergency Services did not provide comment for the rezone. **The following measures will be implemented to mitigate impacts:** • The developer proposes to pay a $1500 per residential lot to helps offset development related infrastructure requirements within the school district. • The development upon completion will be required to build-out two collector roadways providing much needed alternate routes between Lansing Lane and Duff Lane. Connecting infrastructure provides emergency services with alternative route options to service customers within the service areas. • Developer shall comply with agency requirements including review and approval by the fire district on the preliminary and final plats.

Table 2. Area of City Impact

CCCO §09-09-01: Middleton Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Star area of city impact, the following ordinances apply, 09-09-13 Applicable Ordinances: Canyon County Zoning Ordinance and Canyon County Subdivision Ordinance shall apply.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-09-17**	Application Procedures
Analysis	**Area of City Impact:** The City of Middleton was notified of the application and provided more than 30 days to respond with comment. No comments were received from the City of Middleton with regards to this rezone application. On December 30, 2025 the Board of County Commissioners amended the area of city impact for the City of Middleton. The subject properties no longer lie within the boundaries of the Middleton area of city impact.	

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 20, 2025 and January 20, 2026. Property owners within 600 feet of the subject property boundaries were notified on January 20, 2026. Full political notice was completed on January 20, 2026. A newspaper notice was published on January 20, 2026. The subject property was posted with a notice on January 20, 2026.

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

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in Exhibit E.

PUBLIC COMMENTS
Staff received "Twenty-two" (22) total written public comments by the materials deadline of February 9, 2026. Generally, of the comments received, "Twenty-one" (21) were in opposition and "One" (1) was in support. All public comments received by the aforementioned materials deadline are located in Exhibit F.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) 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 property.

2. 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."

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

4. While the intersections at State Highway 44 at Duff and Lansing are found to be operating at a Level D or F during peak traffic hours; the BOCC shall not sign a final plat for any phase of development until the intersection of Duff and Highway 44 and the intersection of Lansing and Hwy 44 have been improved with traffic signal lights or alternative improvements as indicated by Highway District 4 and the Idaho Transportation Department.

5. A traffic impact study (TIS) is required to be submitted at the time of preliminary plat submission and that the scope of the TIS shall be approved by the highway district prior to the study being completed.

6. The streets within the proposed development shall be public streets.

7. There shall be a six-foot-wide detached paved pathway extended along the south side of Meadow Park Blvd. from the current termination point to Lansing Lane consistent with the Meadow Bluff Estates development.

8. Pedestrian/bike pathways through the development shall be provided for access to bus stops and between major roadways. The developer shall provide minimum six-foot-wide paved public pathways connecting the collector roadways within the development providing for pedestrian, school children with safe route connectivity.

9. The development shall have a pressurized irrigation system owned, operated and maintained by the homeowners' association or water association for the residential development.

10. Black Canyon Irrigation structures and easements shall be placed in common lots and not as part of individual development lots, helping to ensure that adequate area is provided for individual septic and wells on each residential lot now and into the future as well as protecting the irrigation facilities from encroachments.

11. The development shall provide a community water system or connection to municipal system for all development lots at time of development. A community water system could potentially provide for development of smaller but specified lot sizes maintaining a low density standard of no less than one acre per lot.

12. Consider restricting the minimum lot size be conditioned to not less than 1.3 acre minimum which is the average lot size of the five (5) surrounding "R1" (Single Family Residential) zoned platted developments (Exhibit C2f).

13. Developer shall provide as part of the preliminary plat application a plan specifying locations and construction plans of bus stops in coordination with the bus company. This shall be evidenced by a letter from the bus company having reviewed the proposed plan.

14. The Williams Northwest Pipeline and easement shall be placed in common lot(s) to better protect the buried infrastructure and the public, minimizing the risk of damage to the pipeline and providing open space and opportunity for connecting pathways through the development.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CR2025-0012, Middleton 187, finding the application **meets** the criteria for approval under Article 07-06-07(6) of Canyon County Zoning Ordinance, **with the proposed conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].

  Consider: The application as conditioned complies with the 2030 Comprehensive Plan and map designation for residential development; is consistent with the surrounding land uses of single family residential and rural residential having an average lot size of 1.3 acres; that single family residential is compatible with surrounding residential development; as conditioned will not negatively affect the character of the area; at the time of development will have adequate facilities, street improvements completed or proportionate share provided as per HD4 requirements and legal access exists and development access will be approved through the preliminary and final platting processes with appropriate jurisdictional approvals; essential public services will be provided for the proposed development although response times may be longer than optimal for emergency services including fire, police and EMS.

- **Denial of the Application**: "I move to deny CR2025-0012, Middleton 187 finding the application **does not** meet the criteria for approval under 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 CR2025-0012, Middleton 187 to a [*date certain or uncertain*]

EXHIBITS: Draft FCOS

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
   3. Draft Concept Plan
   4. Land Use Worksheet
   5. Agency Acknowledgement
   6. Neighborhood meeting documents
   7. Miscellaneous application documents
   8. Applicant Presentation 2-9-26 Hethe Clark

B. Supplemental Documents
   1. Parcel Tool Information
   2. Cases Maps/Reports
      a. Aerial
      b. FEMA Small Air
      c. 600' Notification Map
      d. Future Land Use
         1. Middleton FLU
      e. Zoning and Classification Map
      f. Subdivision
      g. Case Map and Report
      h. Soil and Farmlands Map and Report
      i. Contour and Slope %
      j. Nitrate Priority Map
      k. TAZ Jobs-COMPASS
      l. TAZ Households-COMPASS

C. Site Visit Photos:
   1. Photo

D. Agency Comments Received by: February 9, 2026
   1. HD4; Received: October 21, 2025
   2. Middleton School District; October 23, 2025
   3. Soil Conservation District; October 3, 2025
   4. Black Canyon Irrigation District; October 30, 2025
   5. BCID; applicant response to request for application; Received: October 30/31, 2025
   6. ITD; October 14, 2025
   7. ITD; applicant response to request for additional information; October 7, 2025

E. Public Comments Received by: February 9, 2026
   1. Yoneda opposition; Received: 1-27-26
   2. James opposition; Received: 2-2-26
   3. Hall opposition; Received: 2-3-26
   4. Recardelli support; Received: 2-4-26
   5. Larsen opposition; Received: 2-4-26
   6. Hill opposition; Received: 2-5-26
   7. Garrett opposition; Received: 2-5-26

8. Page opposition; Received: 2-6-26
9. Givens opp; 2-6-26
10. Saunders opp; 2-7-26 (F10.1 Petition)
11. Szymanski opp; 2-7-26
12. Rhodes opp: 2-7-26 (F12.1-F12.3 additionally)
13. Vargason opp; 2-8-26
14. Salter opp; 2-8-26
15. Shores opp; 2-9-26
16. Kuzman opp; 2-9-26
17. Palange opp; 2-9-26 (F17.1 MSD Dashboard)
18. Denham opp; 2-9-26
19. Goelz opp; 2-9-26
20. Lukyanovich opp; 2-9-26
21. Van Den Houvel opp; 2-9-26
22. Baker opp; 2-9-26

EXHIBIT A:

DRAFT FCOs

EXHIBIT
A

PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:
Middleton 187, LLC. – CR2025-0012

The Canyon County Planning and Zoning Commission considers the following:

Middleton 187, LLC is requesting an amendment to the official zoning map to conditionally rezone the subject properties from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential). The 2030 Comprehensive Plan designates this area of the county as Residential. The subject parcels R37597, R37602010, R37605010, R37605 [217 acres more or less], are located north of Foothill Road, south of Meadow Park Blvd., between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, 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 CR2025-0012.

      1. All exhibits are located in the case staff report CR2025-0012 dated 9-10-2025.

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), and CCCO §09-09-17 (Area of City Impact Agreement).

   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, CR2026-0012, was presented at a public hearing before the Canyon County Planning and Zoning Commission on February 19, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

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 is generally consistent with the Comprehensive plan as conditioned. The application was submitted under the 2030 Comprehensive Plan (here after "Plan"). The Plan designates the property as 'Residential'. *The 'Residential' designation is for residential development. Residential development should promote compatibility with existing agricultural activity*. Pg. 25 of the 2030 Comprehensive Plan. • The applicant is requesting to conditionally zone the property to "CR-R1" (CR-Single Family Residential). *The R1 district promotes and enhances predominantly single family living areas at a low density standard* of typically one (1) unit per acre. o At the time of application, September 10, 2025, the subject properties were lying within the boundary of the Middleton area of city impact. On December 30, 2025 the Board of County Commissioners adopted a new area of impact boundary for the City of Middleton which excludes the subject property and surrounding developments o There is significant residential development on all sides of the property inclusive of residential development created through rezones, administrative land divisions, and legacy conditional use permit processes. The average lot size for the 13 platted subdivisions that are surrounding the subject properties is 1.66 acres (Exhibit C2f.2). The average lot size for the five (5) platted "R1" zoned subdivisions located on the adjacent boundaries is 1.32 acres. The average lot size for the 103 notified properties within 600 feet (inclusive of the subject parcels) is 6.04 acres with a median lot size of 1.41 acres. See Case Maps Exhibits C2a, C2e, and C2f. Although the property (217 acres) is in agricultural production, and the Plan promotes preservation of agricultural lands; the property is designated as 'Residential' on the Future Land Use Map and many goals and policies in the Plan support the development of the subject property as residential: ▪ As conditioned, the request is consistent with the following goals and policies. ▪ <u>Property Rights</u> ▪ *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. (G1.01.00)*	

- *Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance. (G1.01.00)*

- Land Use & Community Design
  - *Maintain a balance between residential growth and agriculture that protects the rural character. (P4.01.01)*
  - *Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. (P4.01.02)*
  - *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. (G4.03.00)*
  - *Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns. (P4.03-02)*
  - *Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and, in some instances, may require conditions of approval to promote compatibility (P4.03.03).*
  - *Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment. (G4.06.00)*
  - *Incorporate community design features that promote public health, safety, and welfare. (P4.06.01)*
  - *Development should sustainably provide roadway and pathway connections, downward lighting, drainage, stormwater runoff, landscaping, revegetation of disturbed areas, underground utilities, and weed control. (P4.06.03)*
  - *Maintain and enhance the aesthetic beauty of the County. (G4.08.00)*
  - *Encourage developments to incorporate place-making as part of the design of the site.*
    - As conditioned, the proposed lot sizes are commensurate with previously approved subdivisions and land divisions in the area (Exhibits C2a and C2f). Pathways are required for the collector roadways including Meadow Park Boulevard and Willis Road. Additionally, pathway connections can be accomplished through conditions to place the Williams Northwest gas pipeline easement and BCID irrigation easements and facilities in common lots to be maintained by the homeowners with either improved or natural pathways and landscaping to maintain and control weeds. The developer's draft plan suggests that the existing drainageway, ponds and some surrounding steep ground will be placed in common areas.
    - The request is located between parcels that have already been divided and where fragmentation has already occurred.

- Natural Resources
  - *Protect and enhance waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources. (P5.01.01)*
  - *Incorporate existing natural features as amenities in development design. (P5.01.02)*
    - Consider a condition requiring drainage, ponds, irrigation structures and the Williams Northwest gas pipeline being placed in common lots with improved pathways to be owned and maintained by the homeowners' association.
  - *Encourage the protection of groundwater and surface water quality and quantity in land use through drought-tolerant design and community systems. (P5.01.02)*
  - *Encourage subdivisions over fifteen lots to install community water systems. (P5.01.04)*
    - Consider a condition requiring that the development be served by a community water system and community wastewater treatment facility as well as requiring that a pressurized irrigation system utilizing surface irrigation water be installed.

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	▪ *Protect Canyon County inhabitants' health, safety, and welfare by reducing the risk and effects of natural and human-made hazards. (G5.05.00)* ▪ *Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard. (P5.05.01)* ▪ Consider a condition requiring engineered grading and drainage plans for all development lots to ensure that stormwater is retained on each individual lot as development occurs. The property contains significant slopes with portions of the properties exceeding 15%. There are also human-made hazards (Williams Northwest gas pipeline) and irrigation facilities that are contained within the subject properties. ▪ **<u>Schools</u>** ▪ *Ensure adequate school facilities and services meet the community's education, social, and recreational needs. (G6.01.00)* ▪ *Consider cumulative impact residential development will have on the capacity of schools. (P6.01.01)* ▪ *Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools. (G6.01.00)* ▪ *New development within one mile of existing or planned schools should provide adequate pedestrian and bicycle access for school children and internal and connecting roads and pathways. (P6.01.01)* • Consider conditions requiring connecting pathways between collector roadways and specifying locations and construction of bus stops in coordination with the bus company. ▪ **<u>Housing</u>** ▪ "*Encourage opportunities for a diversity of housing choices in the County*." (G11.01.00) ▪ "*Maintain the rural character of Canyon County while providing sufficient housing without fragmenting agricultural land and natural resources*." (G11.02.00) See above discussion regarding surrounding development. Although the subject properties combine to make a larger 217 acre agricultural field, the properties around it have already been fragmented and developed as residential. ▪ **<u>Agriculture</u>** ▪ "*Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas*." (P12.01.02) At the time of application the subject property was within the Middleton area of city impact. The Canyon County Future Land Use for this area has consistently been designated residential and development trends support residential in this area. *See the supporting findings and evidence in criteria 2, 3 & 4.*	
Criteria Met? **Yes**	**2**	**When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**
Analysis	In consideration of the surrounding land uses, the proposed conditional zone change to "CR-R1" (CR-Single Family Residential) is as appropriate as the current zoning designation of "A" (Agricultural). The subject properties are currently in agricultural production but are in an area that has been trending toward residential for many years. The property is surrounded by residential development. The zoning designations of "R1" (Single Family Residential) and "RR" (Rural Residential) in the area reflect a trend toward single family residential development. See criteria 1 above.	

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Pursuant to Canyon County ordinance 07-10-25 (3), The purpose of the "R1" (Single-Family Residential) zone is to promote and enhance predominantly single-family living areas at a low density standard. The average lot size for the 13 platted subdivisions surrounding the subject properties is 1.66 acres (Exhibit C2f.2). The average lot size for the five (5) "R1" zoned subdivisions located on the adjacent boundaries is 1.32 acres. The average lot size for the 103 notified properties within 600 feet (inclusive of the subject parcels) is 6.04 acres with a median lot size of 1.41 acres. See Case Maps Exhibits C2a, C2e, and C2f.

Adjacent Existing Conditions:

"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)

Direction	Existing Conditions	Primary Zone	Other Zones
N	Agricultural, residential subdivisions Meadow Bluff Estates, Cascade Hills, Gray Hawk, Moon Shadow Est., Port of Chance	R1/AG	CR-R1/CR-RR
E	Agricultural, C3 & C4 Subdivisions, Ridge at Quail Hollow, Wyatt's Hollow, Sloviaczek Sub	R1/AG	CR-R1/CR-RR
S	Agricultural dry land/ Rural Residential, Gjerde View Sub, Country Foothills Sub, JPS Sunrise Est., Bernice Estates	AG/RR	City of Middleton
W	Agricultural and AG Rural Residential, Killdeer Meadow Sub, Smith Ridge Est., Turner's Skyline Sub.	AG	RR/City

Surrounding Land Use Cases:

- Turner's Skyline Sub. (1972 AG zone w/subsequent land divisions), JP's Sunrise Estates (1983 AG zone) Country Foothills (1994 RR zone), Gjerde View Subdivision (1971 RR zone w/subsequent land divisions), Hunter's Ridge Subdivision (1979 zoned RR w/subsequent land divisions)
- Meadow Bluff Estates (2020 R1 zone RZ-PH2018-0016, SD2020-0007, FP-SD2020-0045)
- C3 Subdivision: RZ2020-0006, PP-SD2020-0011/FP-SD2021-0004 recorded Nov. 2021 zoned R1
- C4 Subdivision: RZ2021-0010, PP-SD2021-0008, FP-2022-0004 zoned R1
- Proposed C5 Subdivision: (proposing CR-R1) CR2022-0025 (Denied), PP-SD2022-0025 (Not heard)
- Cascade Hills No. 1 & 2: RZ2018-0026, PP-SD2019-0012, FP-SD2020-0018, FP-SD2021-0019
- MDC, LLC/Carter: CR2022-0016 (163 acres "A" to "CR-RR")

Criteria Met?	**3**	**Is the proposed conditional rezone compatible with surrounding land uses?**
Yes		

Analysis

The proposed conditional rezone to "CR-R1" (Single Family Residential) as conditioned, 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.

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	See Criteria 1 &2 above for additional development information. The application for a conditional rezone with the intent to develop 217 acres as a residential development in an area with a Plan designation of Residential, surrounded by residential development is compatible with the existing rural residential and single-family residential development. The challenges for this area of the county and the potential impacts to existing properties, are that the road infrastructure, school capacity, and the ability for emergency services to effectively service the area are not keeping pace with development. The application is for a conditional rezone and there is not currently a development plan submitted for review by the agencies. The actual impacts of development are unknown. The developer indicates that there could be up to 165 one acre residential lots as indicated in the letter of intent and draft concept plan (Exhibits B2 and B3). The development can be conditioned to reduce the number of lots by requiring common lots for existing gas pipeline, irrigation structures, and drainages as well as requiring lot sizes to be a minimum of 1.3 acres commensurate with the average lot size of five "R1" zoned developments adjacent to the subject properties. A community water and sewer system versus individual well and septic systems could further reduce potential impacts to surrounding properties. Community systems would potentially provide for development of smaller but specified lot sizes maintaining a low density standard.	
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 <u>will not negatively affect the character of the area</u>. Any necessary measures to mitigate impacts are detailed below. The developer is proposing a "CR-R1" (CR-Single Family Residential) zone which typically provides for low density development of one (1) SFR unit per acre. The character of the area is residential and has been trending toward residential for many years. The character of the area is low density residential. The draft concept plan depicts the potential for 165 one acre lots on the 217 acre subject properties consistent with development on the boundaries of the property. (see Exhibits C2a, C2e and C2f) **Character of the Area:** Currently the subject property is irrigated farmland and is in agricultural production. The character of the area is and has historically been transitioning from Agricultural to Residential as evidenced by the surrounding platted developments (Exhibit C2f). The city limits of Middleton are within a ¼ mile to the south and a ½ mile to the west and southwest. Star city limits are also located approximately 1.25 miles southeasterly of the property from Lansing Lane. There is existing residential development, approved development, and proposed development in the immediate vicinity of the subject properties. There are 71 platted developments within one mile of the proposed development (Exhibit C2f.1). The surrounding platted lot sizes in the immediate vicinity of the property range from one/half (1/2) acre to ten (10) acres. The thirteen platted developments adjacent to and in the immediate vicinity north of Foothill Road have an average lot size of 1.66 acres (Exhibit C2f.2). Five more recently platted developments immediately adjacent to the property have an average lot size of 1.32 acres and are zoned "R1" (Single Family Residential). There are eleven (11) unplatted agriculturally zoned parcels adjacent on the southern boundary of the subject properties ranging in size from 2.54 acres to 16.05 acres. Only two of the eleven are in agricultural production; the balance of the properties located between the subject property and Foothill Road are dry ground, most containing rural residential development. The developed lots located within the City of Middleton in subdivisions including Victory Heights, Falcon Valley 1-6, and Waterford average approximately 0.29 acres. The surrounding zoning is agricultural, rural residential, and single-family residential (Exhibits C2e and C2f).	

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	The following measures will be implemented to mitigate the impact: See proposed conditions in criteria 1, 3, 4, 5; inclusive of minimum lot size, common lots, pathways, etc. Consider restricting the minimum lot size be conditioned to not less than 1.3 acre minimum which is the average lot size of the five (5) surrounding "R1" (Single Family Residential) zoned platted developments (Exhibit C2f).	
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 is anticipated to have adequate sewer, water, drainage, irrigation, and utilities to accommodate the potential development at the time of preliminary plat if the conditional rezone is approved. The application was submitted specifically as a rezone application only. The developer chose to not provide development details on the land use worksheet or within other application materials and chose to not provide agencies with additional details when requested citing that this is a rezone application and additional information, studies, etc. will be provided at the time of preliminary plat. **Sewer:** Type of wastewater treatment plan was not provided by applicant. • Consider a condition of development be that a community waste treatment system be developed or connection to municipal sewer. **Water:** No information was provided. • Consider a condition of development be that a community water system or connection to municipal system at time of development. **Drainage:** The property is a sloping bowl with areas of significant slope. There is also a drain with ponds that traverse the property from east to west. At the time of application for the rezone, the developer did not provide additional information regarding drainage. **Irrigation:** The subject property lies within the Black Canyon Irrigation District and will be required to comply with district requirements and state code with regards to irrigation (Exhibit E4). • Consider a condition requiring a pressurized irrigation system for future development will be included. • Consider a condition requiring irrigation easements and structures be placed in common lots and not as part of residential development lots. **Utility:** Utilities are provided in the area to adjacent developments. Staff did not receive agency responses indicating that utilities would not be provided and therefore anticipate that utilities will be available at the time of development.	
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 require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing and/or future traffic patterns created by the proposed development. Any necessary measures to mitigate traffic impacts are detailed below. This area of the county is challenged by transportation infrastructure lagging behind development pressures. Highway District 4 (HD4) indicates in Exhibit E1 that the intersections at Duff and Lansing intersecting with State Highway 44 currently operate below a level of service D (LOS D) during peak hours and "*will require improvements to accept the additional traffic demand from this or other developments proposed in*	

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	the area." HD4 and ITD are working to develop projects to provide improvements, but they are in preliminary planning stages only and not funded. Lansing Lane is classified as a minor arterial roadway and Duff Lane is classified as a principal arterial roadway on the functional classification maps adopted by the county. Dedication of a 50' half-width right-of-way will be required on Duff and Lansing at time of preliminary plat. Meadow Park Street located along the northern boundary is classified as a collector roadway and will require right-of-way dedication. At the time of application the subject properties were within the Middleton area of city impact. On December 30, 2025 a new impact area was adopted and the subject properties currently are not located within the area of city impact. Staff recommends that a condition be placed to require that the detached pathway on the existing western portion of the Meadow Park Street be extended along the portion of roadway bounding the subject properties at the time of development. HD4 indicates that a traffic impact study (TIS) will be required at the time of preliminary plat submission and that the scope of the TIS should be approved by the highway district prior to the study being completed. **The following measures will be implemented to mitigate impacts:** HD4 indicates that "*traffic impacts from the proposed development will be mitigated through a variety of means, including but not limited to requirements to improve or contribute proportionate share contributions to SH44 intersections; right-of-way dedications for Duff Land and Lansing Lane; public roadway improvements; transportation impact fees; or a combination of these measures.*" • Consider a condition that restricts the timing of development to the Hwy 44 intersection improvements being completed and compliance with additional HD4 traffic mitigation requirements.	
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	Legal access exists for the conditional rezone and/or will exist at the time of the development. See the review and analysis detailed below. HD4 indicates in Exhibit E1 that legal access exists to the property. The subject properties have frontage on Duff Lane, Lansing Lane and access from Meadow Park Drive. There are currently four unimproved agricultural accesses that exist as outlined in Exhibit E1. The concept plan, Exhibit B3, shows one access to Duff and one access to Lansing consistent with the previously approved access locations for Farmington Hills preliminary plat which would generally be acceptable to HD4 but final access approval will be evaluated at time of preliminary plat.	
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 may impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. Any necessary measures to mitigate impacts are detailed below. This application is for a conditional rezone. A development plan has not been proposed or submitted. This area of the county and Middleton has experienced significant and rapid growth. The citizenry has been reluctant to fund fire, EMS, and school services through multiple bond and levy elections. Agencies were notified of the application including the Sherrif's department, Middleton Fire Department, Canyon County Emergency Services and Middleton School District. Services have been affected by development in the area. The proposed development is similar in nature to the developments that have been approved in the county jurisdiction. The proposed development property when fully developed with connecting collector roads may provide for improved response capability as it will provide for multiple route options connecting Duff and Lansing Lanes.	

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	Schools: Marc Gee, Middleton School District Superintendent, has indicated that funding has been obtained to construct an additional elementary school in this service area. Exhibit E2 indicates that the new elementary school will be located near Hwy 44 and Kingsbury Road with an expected completion between the fall of 2027 and 2028. Mr. Gee indicates that as redistribution happens each of the elementary schools will be under capacity. He further states that the developer has committed to the previous agreement for providing $1500 per residential lot to assist with school infrastructure needs and to be paid prior to the Board's signature on each final plat. **Police:** The Sherrif's office did not provide comment. **Fire protection & Emergency Medical Services:** The Middleton Fire Department and Emergency Services did not provide comment for the rezone. **The following measures will be implemented to mitigate impacts:** • The developer proposes to pay a $1500 per residential lot to helps offset development related infrastructure requirements within the school district. • The development upon completion will be required to build-out two collector roadways providing much needed alternate routes between Lansing Lane and Duff Lane. Connecting infrastructure provides emergency services with alternative route options to service customers within the service areas. • Developer shall comply with agency requirements including review and approval by the fire district on the preliminary and final plats.

Table 2. Area of City Impact

CCCO §09-09-01: Middleton Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Star area of city impact, the following ordinances apply, 09-09-13 Applicable Ordinances: Canyon County Zoning Ordinance and Canyon County Subdivision Ordinance shall apply.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**09-09-17**	Application Procedures
Analysis	**Area of City Impact:** The City of Middleton was notified of the application and provided more than 30 days to respond with comment. No comments were received from the City of Middleton with regards to this rezone application. On December 30, 2025 the Board of County Commissioners amended the area of city impact for the City of Middleton. The subject properties no longer lie within the boundaries of the Middleton area of city impact.	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # CR2025-0012, a conditional rezone of 217 acres from "A" (Agricultural) to "CR-R1" (Single Family Residential) zone subject to conditions of the development agreement (Attachment_).

For denial:

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

1. Submit;
2. Provide

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DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

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: _____

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ATTACHMENT A

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

2. 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."

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

4. While the intersections at State Highway 44 at Duff and Lansing are found to be operating at a Level D or F during peak traffic hours; the BOCC shall not sign a final plat for any phase of development until the intersection of Duff and Highway 44 and the intersection of Lansing and Hwy 44 have been improved with traffic signal lights or alternative improvements as indicated by Highway District 4 and the Idaho Transportation Department.

5. A traffic impact study (TIS) is required to be submitted at the time of preliminary plat submission and that the scope of the TIS shall be approved by the highway district prior to the study being completed.

6. The streets within the proposed development shall be public streets.

7. There shall be a six-foot-wide detached paved pathway extended along the south side of Meadow Park Blvd. from the current termination point to Lansing Lane consistent with the Meadow Bluff Estates development.

8. Pedestrian/bike pathways through the development shall be provided for access to bus stops and between major roadways. The developer shall provide minimum six-foot-wide paved public pathways connecting the collector roadways within the development providing for pedestrian, school children with safe route connectivity.

9. The development shall have a pressurized irrigation system owned, operated and maintained by the homeowners' association or water association for the residential development.

10. Black Canyon Irrigation structures and easements shall be placed in common lots and not as part of individual development lots, helping to ensure that adequate area is provided for individual septic and wells on each residential lot now and into the future as well as protecting the irrigation facilities from encroachments.

11. The development shall provide a community water system or connection to municipal system for all development lots at time of development. A community water system could potentially provide for development of smaller but specified lot sizes maintaining a low density standard of no less than one acre per lot.

12. Consider restricting the minimum lot size be conditioned to not less than 1.3 acre minimum which is the average lot size of the five (5) surrounding "R1" (Single Family Residential) zoned platted developments (Exhibit C2f).

13. Developer shall provide as part of the preliminary plat application a plan specifying locations and construction plans of bus stops in coordination with the bus company. This shall be evidenced by a letter from the bus company having reviewed the proposed plan.

14. The Williams Northwest Pipeline and easement shall be placed in common lot(s) to better protect the buried infrastructure and the public, minimizing the risk of damage to the pipeline and providing open space and opportunity for connecting pathways through the development.

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EXHIBIT B:

APPLICATION PACKET AND MATERIALS

EXHIBIT
B

ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Middleton 187 LLC / TBC Land Holdings	
	MAILING ADDRESS: PO Box 140298 Boise, ID 83714	
	PHONE: 208-941-8607	EMAIL: land.tccinc@gmail.com

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: _____ *Date:* 9.5.25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Becky Yzaguirre	
	COMPANY NAME: Todd Campbell Custom Homes	
	MAILING ADDRESS: PO Box 140298 Boise, ID 83714	
	PHONE: 208-941-8607	EMAIL: land.tccinc@gmail.com

SITE INFO	STREET ADDRESS:	
	PARCEL NUMBER: R3759700000, R3760500000, R3760201000, R3760501000	
	PARCEL SIZE: 216.29 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: AG	PROPOSED ZONING: R-1
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Residential

FOR DSD STAFF COMPLETION ONLY:

9-5-25 for Review

CASE NUMBER CR2025-0012	DATE RECEIVED: ~~9-10-25~~ 9/10/25 dlr	
RECEIVED BY: Deb Root	APPLICATION FEE: $10,680	CK MO CC CASH #10080

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty id.gov - Phone: 208-402-4164
Revised 3/21/23

SCANNED

Todd Campbell
CUSTOM HOMES
BOISE, IDAHO

9/10/2025

Canyon County Development Services
111 N 11th Ave
Caldwell, ID 83605

RE: Bloomfield Hills | Conditional Rezone Application

Dear Staff and Commissioners,

The applicant is requesting a Conditional Zoning Map Amendment for parcel numbers R3759700000, R3760500000, R3760201000, and R3760501000, totaling approximately 217 acres, located north of Foothill Road, between Duff Lane and Lansing Lane in Canyon County, Idaho. The property is currently under a farming lease.

The request seeks to conditionally rezone the property from Agricultural to R-1 (Single-Family Residential) to allow for future residential development. Rezoning the subject property to R-1 is consistent with the surrounding development pattern and the County's long-term land use vision. Adjacent properties are primarily zoned R-1, providing compatibility in residential density, housing type, and neighborhood character. This designation will promote a cohesive development pattern, minimize potential land use conflicts, and align with the County's Comprehensive Plan and Future Land Use Map, which identify this area for low-density residential use.

Purpose of the Conditional Rezone:

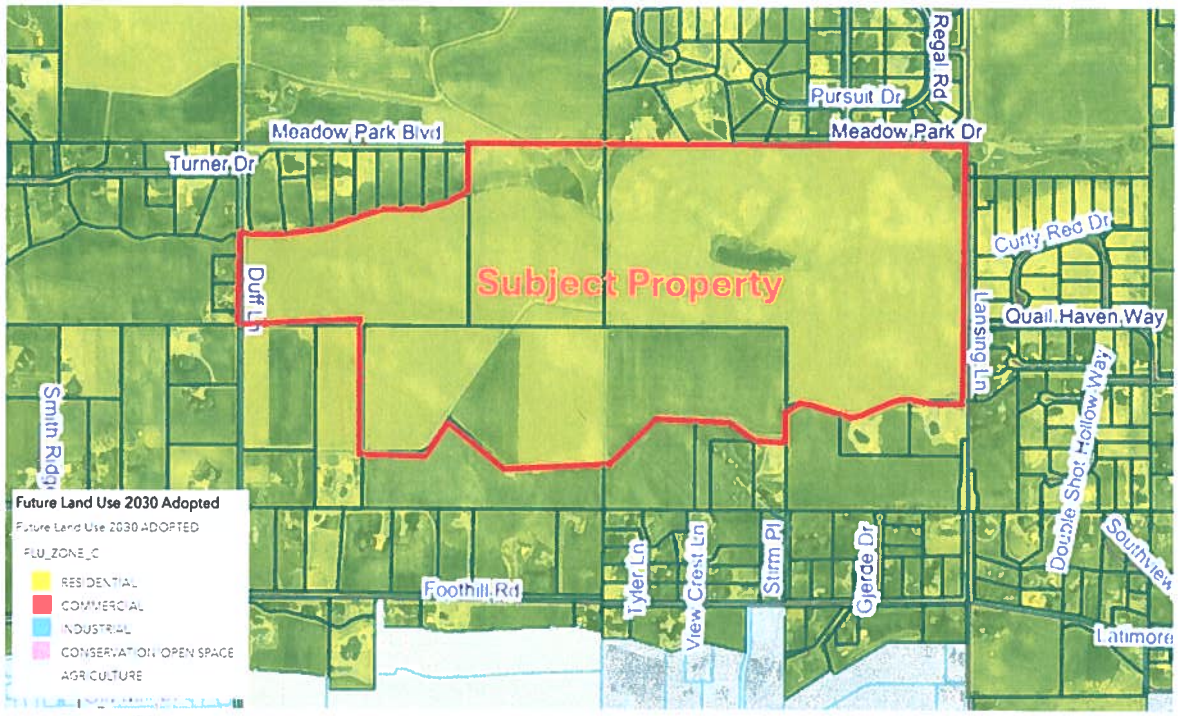
The requested R-1 zoning will allow the property to develop in a manner consistent with the surrounding area's character. **While no development is being proposed at this time**, the R-1 designation preserves low densities and larger lot sizes typical of Canyon County while providing flexibility for future residential use. Rezoning to R-1 is appropriate because adjacent properties are already zoned R-1, ensuring consistency in density, housing type, and neighborhood form. This designation aligns with the County's Comprehensive Plan and Future Land Use Map, promotes a cohesive development pattern, and minimizes potential land use conflicts.

Conditional Rezone: Standards of Evaluation

1. Consistency with Comprehensive Plan

The proposed R-1 zoning is consistent with the Canyon County Comprehensive Plan and Future Land Use Map, which identify the area for low-density residential use. This designation supports orderly growth, housing diversity within rural communities, and compatibility with existing neighborhood patterns.

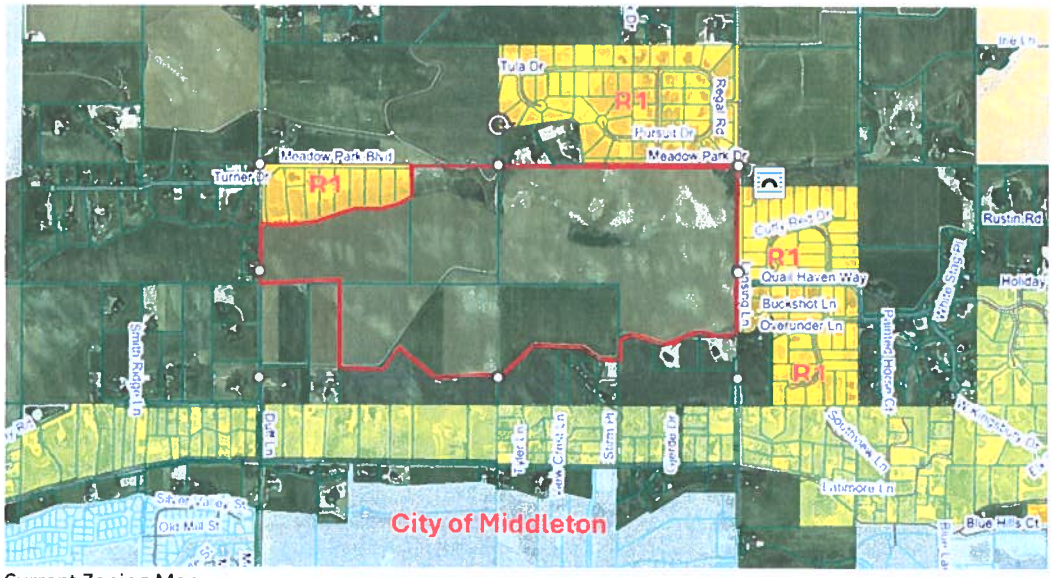
Todd Campbell
CUSTOM HOMES
BOISE, IDAHO



Future Land Use Map 2030

2. Appropriateness Compared to Current Zoning

When considering surrounding land uses, R-1 is more appropriate than the current zoning because adjacent properties are already zoned R-1 and developed with low-density residential uses. Maintaining agricultural zoning in this location no longer reflects existing conditions or the long-term growth pattern.

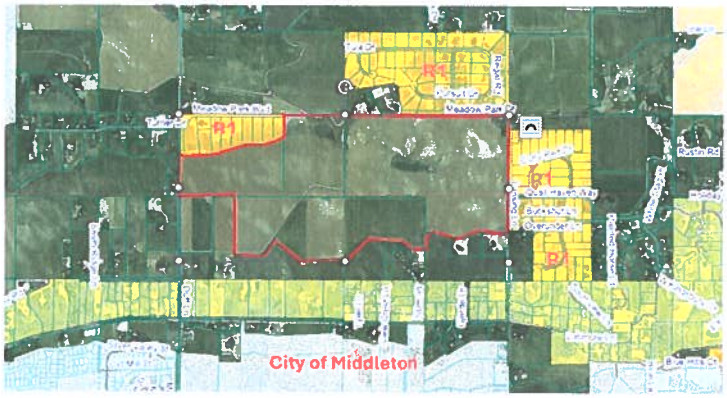


Current Zoning Map

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BOISE, IDAHO

3. Compatibility with Surrounding Land Uses

The R-1 designation is fully compatible with surrounding land uses, which consist primarily of low-density single-family residential development. This zoning ensures similar lot sizes, densities, and neighborhood character.



4. Effect on Character of the Area and Mitigation Measures

The rezone will not negatively affect the character of the area. On the contrary, it will reinforce the established low-density residential character and provide a logical transition from developed neighborhoods to remaining agricultural areas.

5. Adequate Facilities and Services

No development is being proposed at this time. The need for sewer, water, drainage, irrigation, and utility extensions will be evaluated in detail during the preliminary plat stage. At that time, specific service providers will review the proposed layout and determine required improvements or extensions to ensure adequate facilities are in place to serve future development.

6. Public Street Improvements and Traffic Mitigation

No development is being proposed at this time. The need for public street improvements and traffic mitigation measures will be evaluated during the preliminary plat stage, when a specific development layout is available. At that time, traffic impacts will be analyzed, and any necessary improvements—such as roadway widening, turn lanes, or signage—will be identified and required as part of the Preliminary Plat process.

7. Legal Access

No development is being proposed at this time. Legal access to the property will be confirmed and finalized during the preliminary plat stage, when a detailed preliminary plat is available.

Todd Campbell
CUSTOM HOMES
BOISE, IDAHO

8. Impacts on Essential Public Services and Mitigation Measures

No development is being proposed at this time. The proposed R-1 zoning is not expected to adversely impact essential public services and facilities. Low-density R-1 development generates relatively low demand for schools, police, fire, and emergency medical services.
Specific service needs and required mitigation will be determined at the preliminary plat stage and addressed through impact fees, interagency coordination, and conditions of approval.

Conclusion:

Approving the rezone from Agricultural to R-1 is **consistent with the Canyon County Comprehensive Plan and Future Land Use Map** and will bring the property into alignment with existing and anticipated low-density residential uses in the area. The R-1 designation provides a logical transition from agricultural lands to established rural neighborhoods, ensuring compatibility while allowing for future residential opportunities. This action establishes a clear and appropriate zoning framework, supports orderly and well-managed growth, and positions the site for responsible development when market conditions warrant. For these reasons, we respectfully request approval of this rezone.

If you have any questions or need additional information, please feel free to Becky Yzaguirre at land.tccinc@gmail.com. We appreciate your consideration and respectfully request your approval of this application.

Thank you,

Becky Yzaguirre
Land Use Planner
Todd Campbell Custom Homes

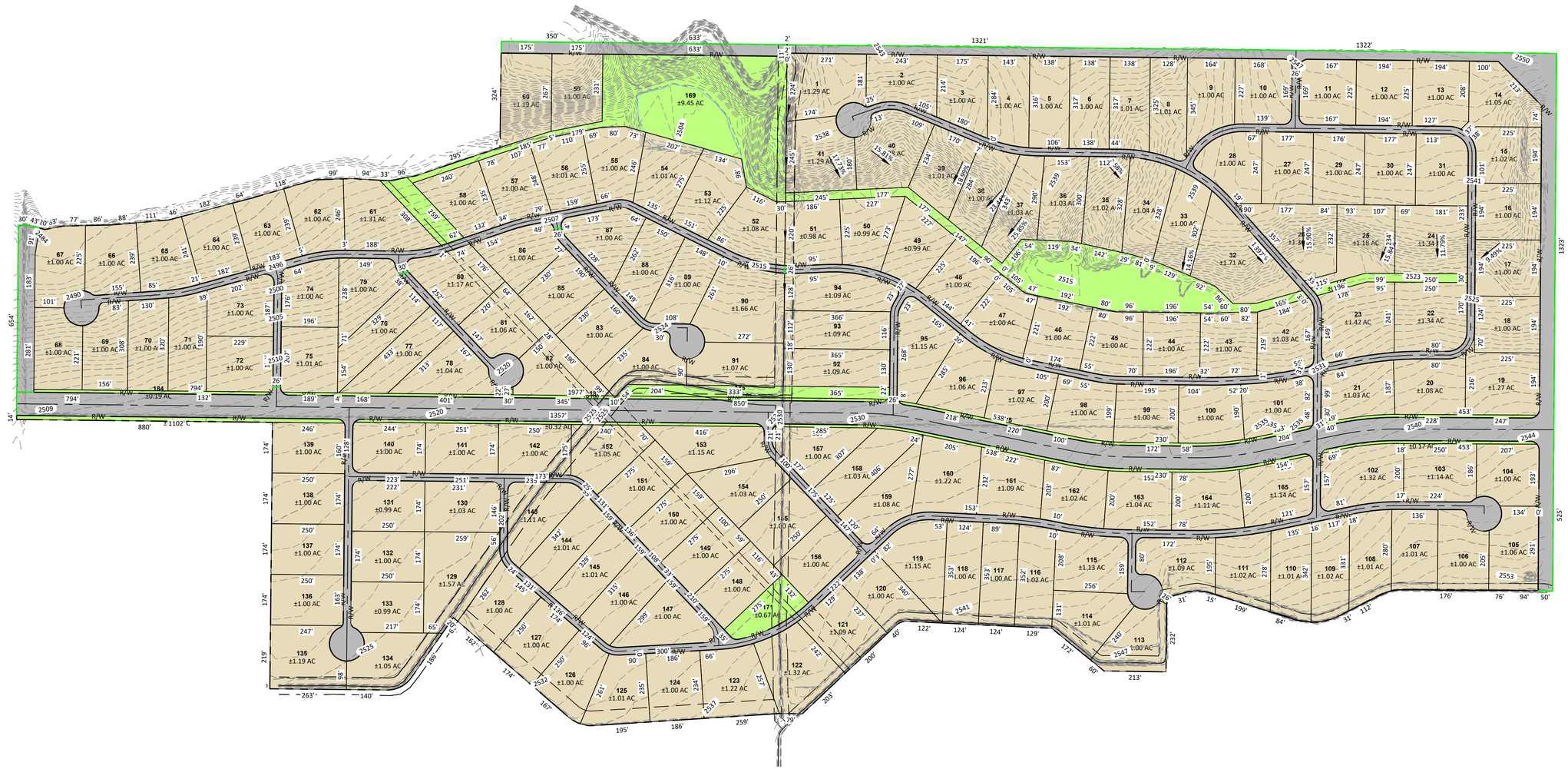


EXHIBIT
B3

UPLAND ENGINEERS
INFO@UPLANDENGINEERS.COM

DATE: 2025/06/25 PROJECT #: 250005

F:\250005\2 CAD\Model\250005-01.dwg, 7/11/2025 5:34:54 PM, Zane, DWG To PDF.pc3



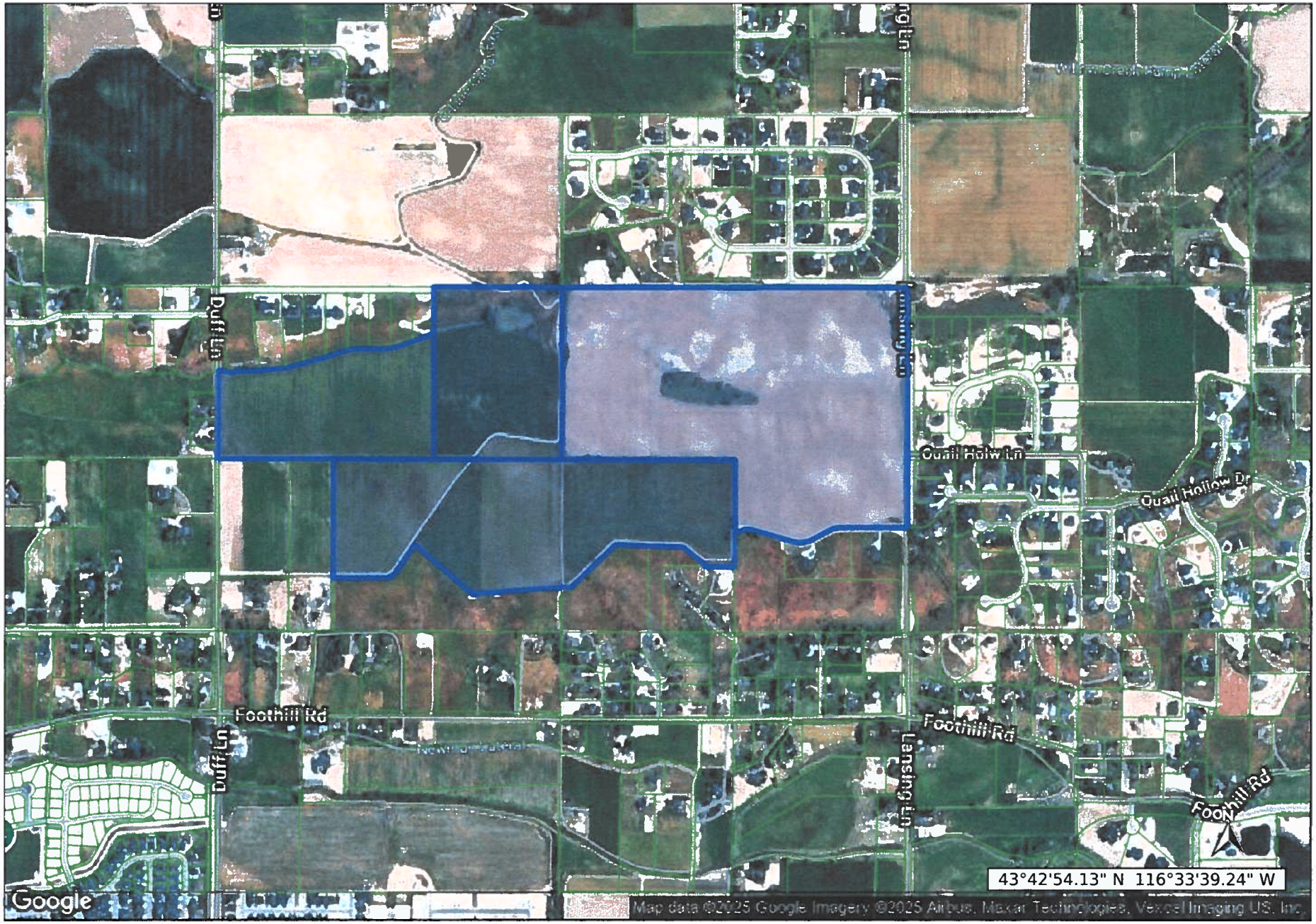
Bloomfield Hills

165 Lots

EXHIBIT
B3

UPLAND ENGINEERS

landproDATA PDF



Aug 13, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

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: This is a rezone application only

☐ How many Individual Domestic Wells are proposed? _____

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

☒ N/A – Explain why this is not applicable: This is a rezone application only

3. **IRRIGATION WATER PROVIDED VIA:** N/A: This is a rezone application only

☐ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** N/A: This is a rezone application only

☐ Pressurized ☐ Gravity

5. **ACCESS:** N/A: This is a rezone application only

☐ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:** N/A: This is a rezone application only

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

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

Type: N/A: This is a rezone application only Height: _____

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

☐ Other: N/A: This is a rezone application only

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

N/A: This is a rezone application only

EXHIBIT
B4

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:** N/A: This is a rezone application only

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: N/A: This is a rezone application only

3. **INCLUDED IN YOUR PROPOSED PLAN?** N/A: This is a rezone application only

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** _____

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: _____

AGENCY ACKNOWLEDGMENT

Date: 9-2-2025

Applicant: Bee Meadows

Parcel Number: 37597000, 37602010, 37605000, 37605010

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 8/22/2025 Signed: Anthony Lee

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

Fire District: District: Middleton RFD

☒ Applicant submitted/met for informal review.

Date: 9/2/25 Signed:

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

Highway District: District: HD4

☐ Applicant submitted/met for informal review.

Date: 9/4/25 Signed:

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

Irrigation District: District: Black Canyon Irrigation District

☒ Applicant submitted/met for informal review.

Date: 8-22-25 Signed:

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

Area of City Impact City:

☐ Applicant submitted/met for informal review.

Date: Signed:

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

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

EXHIBIT
B5

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Todd Campbell / Becky Yzaguirre

Parcel Number:

Site Address:

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: _____

☑ Applicant submitted/met for informal review.

Date: 8/27/2025 Signed: Roberta Stewart (Signed Remotely)

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

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

7/21/2025

Dear Neighbor,
Todd Campbell Construction is in the process of presenting an application to Canyon County Development Services for a conditional Rezone Application. 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 an 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 parcels notifying the public of a County Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:
Date: 8/11/2025
Time: 6 PM
Location: On Site (Southwest corner of Meadow Park Dr. & Lansing Lane.) The "X" below marks the meeting location.





EXHIBIT
B6

Property Description: Zoning Map Amendment for parcel numbers R3759700000, R3760500000, R3760201000, and R3760501000, totaling approximately 217 acres. The request seeks to rezone the property from Agricultural to R-1 (Single-Family Residential) to allow for future rural residential development.

Site Location: Located north of Foothill Road, between Duff Lane and Lansing Lane in Canyon County, Idaho.

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the County does not currently have any 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 to the County for consideration at this time. Feel free to contact me at land.tccinc@gmail.com.

Sincerely,

Becky Yzaguirre
Todd Campbell Custom Homes

NEIGHBORHOOD MEETING 600 FOOT PROPERTY LIST

Primary Owner	Property Address	Property City
ROSE M VARGASON	24295 DUFF LN	MIDDLETON, ID 83644
KIMBERLY ANN TAKAGI	24323 DUFF LN	MIDDLETON, ID 83644
TAMARA SLOVIACZEK	24684 DUFF LN	MIDDLETON, ID 83644
TAMARA SLOVIACZEK	11741 BULLOCK LN	MIDDLETON, ID 83644
TBC LAND HOLDING LLC	PO BOX 140298	BOISE, ID 83714
RANDY KLINE	9930 FOOTHILL RD	MIDDLETON, ID 83644
LARRY E KLING	9900 FOOTHILL RD	MIDDLETON, ID 83644
HIDEO MATSUDA	1811 MANET CT	SEVERN, MD 21144
HIDEO MATSUDA	9590 FOOTHILL RD	MIDDLETON, ID 83644
LARRY KORNZE	9530 FOOTHILL RD	MIDDLETON, ID 83644
STEVEN J RAMBO	23955 TYLER LN	MIDDLETON, ID 83644
DUANE G PERRY	23954 TYLER LN	MIDDLETON, ID 83644
SMYSER FAMILY TRUST @@	26298 LEE LN	PARMA, ID 83660
EDGAR J PULLIN	23982 STIRM PL	MIDDLETON, ID 83644
EDGAR J PULLIN	PO BOX 756	MIDDLETON ID 83644
SCOTT HANSON	23940 STIRM PL	MIDDLETON, ID 83644
JUSTIN JAMES STIRM	23970 STIRM PL	MIDDLETON, ID 83644
BRUCE BAYNE	23936 VIEW CREST LN	MIDDLETON, ID 83644
ALLISON R TWISS	9254 FOOTHILL RD	MIDDLETON, ID 83644
MILT STIRM	23970 STIRM PL	MIDDLETON ID 83644
GRAYSON BART AND JACQUELINE	24503 LANSING LN	MIDDLETON, ID 83644
THOMAS B EASTMOND	9790 FOOTHILL RD	MIDDLETON, ID 83644
GODBER DONALD W AND CARRIE	9700 FOOTHILL RD	MIDDLETON, ID 83644
GODBER DONALD W AND CARRIE	426 VERDUGO AVE	GLENDORA, CA 91741
GREGORY EDWARD SEXTON	9848 FOOTHILL RD	MIDDLETON, ID 83644
SMYSER FAMILY TRUST @@	26298 LEE LN	PARMA, ID 83660
RICHARD V GATES	9868 FOOTHILL RD	MIDDLETON, ID 83644
JACK L GARRETT	24623 MIDDLETON RD	MIDDLETON, ID 83644
BRADY R SIMON	24032 DUFF LN	MIDDLETON, ID 83644
MICHAEL WATT	23949 TYLER LN	MIDDLETON, ID 83644
DANIEL EISENRING	10164 WILLIS RD	MIDDLETON, ID 83644
SCOTT KRAHN	24183 DUFF LN	MIDDLETON, ID 83644
DANNY BRENT TURNER	24161 DUFF LN	MIDDLETON, ID 83644
RONALD D MICHAEL	10064 TURNER DR	MIDDLETON, ID 83644
WATKINS FAMILY REVOCABLE TRU	10038 TURNER DR	MIDDLETON, ID 83644
ERB TRUST	10103 TURNER DR	MIDDLETON, ID 83644
BRIAN J HULL	24499 LANSING LN	MIDDLETON, ID 83644
ROSA M VARGASON	24295 DUFF LN	MIDDLETON, ID 83644
MIDDLETON 187 LLC	PO BOX 140298	BOISE, ID 83714
SMYSER FAMILY TRUST @@	26298 LEE LN	PARMA, ID 83660
AVA LEE LUTTEMAN	24096 LANSING LN	MIDDLETON, ID 83644
PALANGE FAMILY TRUST	9155 PURSUIT DR	MIDDLETON, ID 83644
JESSE KEELER	9093 PURSUIT DR	MIDDLETON, ID 83644
LORI COLES	9195 PURSUIT DR	MIDDLETON, ID 83644
CASCADE HILLS HOMEOWNERS AS	9233 PURSUIT DR	MIDDLETON, ID 83644
CASCADE HILLS HOMEOWNERS AS	8454 BROOKHAVEN PL	MIDDLETON ID 83644

JONATHAN WOOD	9043 PURSUIT DR	MIDDLETON, ID 83644
BRYAN BOYLE	9019 PURSUIT DR	MIDDLETON, ID 83644
GODBER DONALD W AND CARRIE I	24564 REGAL RD	MIDDLETON, ID 83644
GODBER DONALD W AND CARRIE I	426 VERDUGO AVE	GLENDORA, CA 91741
JOSHUA PAUL ADAMS	9084 PURSUIT DR	MIDDLETON, ID 83644
CAVALLO LYNDA GAIL LIVING TRUS	24590 BLAZE AVE	MIDDLETON, ID 83644
AARON PAUL JACKSON	24583 BLAZE AVE	MIDDLETON, ID 83644
SARTAIN FAMILY TRUST	24608 REGAL RD	MIDDLETON, ID 83644
BELK FAMILY TRUST	24621 REGAL RD	MIDDLETON, ID 83644
ROGER PINE	24618 BLAZE AVE	MIDDLETON, ID 83644
BRET PAUL CARTIER	24607 BLAZE AVE	MIDDLETON, ID 83644
MIDDLETON 187 LLC	PO BOX 140298	BOISE, ID 83714
SAUNDERS RON P REVOCABLE TRU	24123 LANSING LN	MIDDLETON, ID 83644
PORTNOFF FAMILY TRUST	24131 LANSING LN	MIDDLETON, ID 83644
PORTNOFF FAMILY TRUST	24131 LANSING LN	MIDDLETON, ID 83644
ANTONIO M CONTI	9931 MEADOW PARK BLVD	MIDDLETON, ID 83644
ANTONIO M CONTI	9965 MEADOW PARK BLVD	MIDDLETON, ID 83644
DENISE ALTER	2741 E LESLIE DR	MERIDIAN ID 83646
DENISE ALTER	9715 MEADOW PARK BLVD	MIDDLETON, ID 83644
GODBER DONALD W AND CARRIE I	9743 MEADOW PARK BLVD	MIDDLETON, ID 83644
GODBER DONALD W AND CARRIE I	426 VERDUGO AVE	GLENDORA, CA 91741
DENISE ALTER	9775 MEADOW PARK BLVD	MIDDLETON, ID 83644
DENISE ALTER	9803 MEADOW PARK BLVD	MIDDLETON, ID 83644
DENISE ALTER	9835 MEADOW PARK BLVD	MIDDLETON, ID 83644
GREGORY ROSS BAKER	9863 MEADOW PARK BLVD	MIDDLETON, ID 83644
EDWARD T CARSON	9895 MEADOW PARK BLVD	MIDDLETON, ID 83644
ANTONIO M CONTI	9965 MEADOW PARK BLVD	MIDDLETON, ID 83644
ANTONIO M CONTI	9991 MEADOW PARK BLVD	MIDDLETON, ID 83644
CHARLES WAHL	8899 BUCKSHOT LN	MIDDLETON, ID 83644
JONES FAMILY 2021 LIVING TRUST	8850 BUCKSHOT LN	MIDDLETON, ID 83644
LONNIE K HENDRIX	8870 BUCKSHOT LN	MIDDLETON, ID 83644
CARL A NADEAU	8890 BUCKSHOT LN	MIDDLETON, ID 83644
JORDAN BARTSCHI	8844 DOUBLE SHOT HOLLOW LN	MIDDLETON, ID 83644
JORDAN BARTSCHI	8103 WATERFOWL AVE	NAMPA, ID 83687
SHELLY J BANGERTER	8825 OVERUNDER LN	MIDDLETON, ID 83644
JONES HOMES LLC	8839 OVERUNDER LN	MIDDLETON, ID 83644
JONES HOMES LLC	2988 W REFLECTION LN	EAGLE, ID 83616
WILLIAM MOY	8812 OVERUNDER LN	MIDDLETON, ID 83644
TRAVIS LEHMAN	8848 OVERUNDER LN	MIDDLETON, ID 83644
LEDDIGE FAMILY LIVING TRUST	8883 BUCKSHOT LN	MIDDLETON, ID 83644
CALLISTER LLC @@	3500 QUAIL CREEK RD	GARDEN CITY, ID 83714
DANIEL SCHMUTZ	9247 PURSUIT CT	MIDDLETON, ID 83644
TRADITION CAPITAL PARTNERS LL	9267 PURSUIT CT	MIDDLETON, ID 83644
TRADITION CAPITAL PARTNERS LL	8454 BROOKHAVEN PL	MIDDLETON, ID 83644
MARC JACKSON	9270 PURSUIT CT	MIDDLETON, ID 83644
EARL LYONS	9280 PURSUIT CT	MIDDLETON, ID 83644
SCOTT D WELLWOOD IRREVOCABL	9299 PURSUIT CT	MIDDLETON, ID 83644

EDWARD E IBANEZ	9285 PURSUIT CT	MIDDLETON, ID 83644
MELISSA D AKIN	24637 SHOWCASE CT	MIDDLETON, ID 83644
KILEE LANE	24649 SHOWCASE CT	MIDDLETON, ID 83644
BRIAN ALLEN TILLINGER	24622 SHOWCASE CT	MIDDLETON, ID 83644
BRIAN ALLEN TILLINGER	PO BOX 750175	PETALUMA, CA 94975
MARC AGUILAR	24661 SHOWCASE CT	MIDDLETON, ID 83644
CHAD MENDES	24679 SHOWCASE CT	MIDDLETON, ID 83644
C3 SUBDIVISION OWNERS ASSOCI/	174 S KESTREL PL NO 204	EAGLE, ID 83616
WESLEY J FOOTE	24279 BAPPLE PL	MIDDLETON, ID 83644
JOE ROTH	24286 BAPPLE PL	MIDDLETON, ID 83644
NATION FAMILY TRUST	24291 BAPPLE PL	MIDDLETON, ID 83644
JENNIFER L ROACH	24298 BAPPLE PL	MIDDLETON, ID 83644
UNION BUILDING COMPANY LLC	24303 BAPPLE PL	MIDDLETON, ID 83644
UNION BUILDING COMPANY LLC	11061 W WAGON PASS ST	BOISE, ID 83709
CALLISTER LLC	8852 CURLY RED DR	MIDDLETON, ID 83644
CALLISTER LLC	3500 E QUAIL CREEK LN	BOISE, ID 83714
KELLEY MCINELLY	8836 CURLY RED DR	MIDDLETON, ID 83644
KELLEY MCINELLY	18677 EASTER PEAK AVE	NAMPA, ID 83687
TRADITION CAPITAL PARTNERS LL(	8840 CURLY RED DR	MIDDLETON, ID 83644
TRADITION CAPITAL PARTNERS LL(	8454 BROOKHAVEN PL	MIDDLETON, ID 83644
CLINTON MORGAN	8844 CURLY RED DR	MIDDLETON, ID 83644
CLINTON MORGAN	1013 E RIVERS END DR	EAGLE, ID 83616
CALLISTER LLC	3500 E QUAIL CREEK LN	BOISE, ID 83714
JOHNSON JOEL AND DANA FAMILY	8841 CURLY RED DR	MIDDLETON, ID 83644
MIDDLETON 187 LLC	PO BOX 140298	BOISE, ID 83714
WHELESS CHERYL A FAMILY TRUST	24431 DUFF LN	MIDDLETON, ID 83644
WHELESS CHERYL A FAMILY TRUST	PO BOX 504	EAGLE, ID 83616

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

NEIGHBORHOOD MEETING SIGN UP SHEET
CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 0 Lansing Lane	Parcel Number: R3759700000, R3760500000, R3760201000, R3760501000	
City: Middleton	State: ID	ZIP Code: 83644
Notices Mailed Date: 7/21/2025	Number of Acres: 216.29	Current Zoning: AG
Description of the Request: Rezone 216.29 acres from AG to R-1		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Becky Yzaguirre		
Company Name: Todd Campbell Custom Homes		
Current address: PO Box 140298 Boise, ID 83714		
City: Boise	State: ID	ZIP Code: 83714
Phone: 208-941-8607	Cell:	Fax:
Email: land.tccinc@gmail.com		

MEETING INFORMATION

DATE OF MEETING: 8/11/2025	MEETING LOCATION: On Site
MEETING START TIME: 6PM	MEETING END TIME: 7PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Antonio Lont		9967 Meadow Park
2. Steve & Carolyn Sartain	Carolyn Sartain	24608 Regal Rd
3. Kathy Leasure	9315 Tula Dr	
4. Melissa Stead	MLS	9265 Tula Dr
5. Kassie Strohmeyer	KStr	8921 Foothill Rd
6. Lanetta C. Pfost	Lanetta C. Pfost	23816 Lansing Ln.
7. [illegible]	9863 Meadow Park	
8. Mike + Terri Watt	23949 Tyler Lane 83644	
9. Ron Saunders	24123 Lansing Lane 83644	

10. DENISE & JON RHODES 2450 N GRAY HAWK
11. Steve & Cheryl Palange 9155 Pursuit Dr.

12. Josh Adams 9084 Pursuit Dr.
13. Steven Portnoff 24131 Lansing Ln 83644
14. Pete & SANDY CONLON 23853 Lansing Lane 83644
15. Bruce Bauna MIDDLETON
16. Sid & Debbie Belk 24621 Regal Rd. Middleton 83644
17. JOSEPH JAKUBIAK 9234 TULA OR 83644
18. Melissa Jerry 8921 Foothill Rd. 83644
19. CARL & Amelia Madeau 8890 Buckshot LN 83644
20. Robert Barton 2496 Lansing Lane

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):

_____

APPLICANT/REPRESENTATIVE (Signature): _____

DATE: _____/ _____/ _____

Todd Campbell
CUSTOM HOMES
BOISE, IDAHO

Project: Farmington Hills Subdivision
Meeting Date & Time: 8/11/2025 at 6 PM
Location: On Site

First & Last Name	Address	Email	Phone
Debra Barton	Lansing Ln		208-585 29[illegible]

Debbie Root

From: Becky Yzaguirre <land@tcchidaho.com>
Sent: Friday, September 5, 2025 7:57 AM
To: Canyon County Zoning Info
Subject: [External] Bloomfield Rezone Application Submittal

Hello,

Below is a link to the Bloomfield Hills Rezone Application. Please let me know if you have any questions.
Bloomfield Rezone App

Thank you,

Becky Yzaguirre | Land Use Planner
503-459-7320
land@tcchidaho.com

Todd Campbell
CUSTOM HOMES
BOISE, IDAHO

EXHIBIT
B7

Upload Share Add shortcut to My files Sort Details

Bloomfield Rezone App

Name	Modified	File size
Bloomfield acknowledgment 1.pdf	3 hours ago	193 KB
Bloomfield acknowledgment 2.pdf	3 hours ago	192 KB
Concept Plan.pdf	2 days ago	695 KB
Letter of Intent.docx	2 days ago	1.71 MB
Map.pdf	23 days ago	2.24 MB
NHM Letter.docx	7/22/2025	2.03 MB
NHM List.csv	7/22/2025	7.02 KB
NHM Signin Sheet.pdf	3 hours ago	486 KB
PH_Zoning-Amendment.pdf	3 hours ago	496 KB

Submitted revised letter 9-10-25 dr

UNOFFICIAL COPY

R37597

TitleOne
a title & escrow co

Order Number: 21401997

2021-018848
RECORDED
03/16/2021 09:05 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 SCARDENAS $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Kelly George Fulfer, a married man as his sole and separate property, as to an undivided 29% tenants in common interest; Robert Brian Burnett, a married man as his sole and separate property, as to an undivided 42% tenants in common interest and Lansing Bluff Group, LLC, an Idaho limited liability company as to an undivided 29% tenants in common interest

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

Middleton 187 LLC, an Idaho limited liability company

whose current address is P.O. Box 140298 Boise, ID 83714

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

This parcel is a portion of the N 1/2 SE1/4 and the SE1/4SE1/4 of Section 33 in Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southeast corner of the SE1/4SE1/4, (Southeast Section Corner, Section 33), a found aluminum cap monument;
thence North 00°25'02" East along the East boundary of the SE1/4SE1/4, a distance of 798.16 feet to a point on the centerline of Willow Creek Pump Lateral, the TRUE POINT OF BEGINNING, a Magnail set with an aluminum washer stamped P.L.S. 15352;
thence traversing said centerline as follows:

North 88°46'09" West, a distance of 144.37 feet;
North 89°34'30" West, a distance of 368.09 feet;

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Southwesterly 92.45 feet along the arc of a curve to the left having a radius of 188.50 feet and a central angle of 28°06'01" and a long chord which bears South 76°22'28" West, a distance of 91.45 feet;
South 62°19'29" West, a distance of 143.27 feet;
Southwesterly 167.00 feet along the arc of a curve to the right having a radius of 211.50 feet and a central angle of 45°14'25" and a long chord which bears South 84°56'40" West, a distance of 162.69 feet;
North 72°26'08" West, a distance of 298.58 feet;
Northwesterly 89.71 feet along the arc of a curve to the left having a radius of 158.50 feet and a central angle of 32°25'49" and a long chord which bears North 88°39'01" West, a distance of 88.52 feet;
South 75°08'05" West, a distance of 30.58 feet;
Southwesterly 49.60 feet along the arc of a curve to the left having a radius of 48.50 feet and a central angle of 58°35'38" and a long cord which bears South 45°49'50" West, a distance of 47.47 feet to a point on the West boundary of the SE1/4SE1/4, witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 00°32'54" East, a distance of 30.72 feet;
thence North 00°32'54" East along said West boundary, a distance of 587.85 feet to the Northwest corner of the SE1/4SE1/4, a found aluminum cap;
thence North 89°13'30" West along the South boundary of the NW1/4SE1/4, a distance of 1324.85 feet to the Southwest corner of the NW1/4SE1/4, a found aluminum cap;
thence North 00°42'31" East along the West boundary of the NW1/4SE1/4, a distance of 1317.04 feet to the Northwest corner of the NW1/4SE1/4, a found brass cap monument;
thence South 89°22'40" East along the North boundary of the NW1/4SE1/4, a distance of 1321.15 feet to the Northeast corner of the NW1/4SE1/4, a found brass cap monument;
thence South 89°19'47" East along the North boundary of the NE1/4SE1/4, a distance of 1322.21 feet to the Northeast corner of the NE1/4SE1/4, a found aluminum cap;
thence South 00°24'41" West along the East boundary of the NE1/4SE1/4, a distance of 1323.00 feet to the Southeast corner of the NE1/4SE1/4, a found aluminum cap monument;
thence South 00°25'02" West along the East boundary of the SE1/4SE1/4, a distance of 524.57 feet to the TRUE POINT OF BEGINNING.

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

Remainder of page intentionally left blank.

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Dated: March 8, 2021

Kelly George Fulfer

State of Idaho, County of Ada, ss.

On this 9 day of March in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Kelly George Fulfer, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public
Residing In: Melba, ID
My Commission Expires: 10/23/2026
(seal)

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

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Robert Brian Burnett

State of Idaho, County of Ada, ss.

On this 9 day of March in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Brian Burnett, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

Notary Public
Residing In: Melba, ID
My Commission Expires: 10/23/2026
(seal)

State of Idaho, County of Ada, ss.

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

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Lansing Bluff Group, LLC, an Idaho limited liability company

Renn Lamm, authorized signer

On this 9 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Renn Lamm, known or identified to me to be an authorized signer of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing In: Melba, ID
My Commission Expires: 10/23/2026

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

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UNOFFICIAL COPY

R37602

TitleOne
a title & escrow co.

Order Number: 21401900

2021-018839
RECORDED
03/16/2021 08:48 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 SCARDENAS $15.00
TYPE DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Winter Hills Investments, LLC, an Idaho limited liability company

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

Middleton 187 LLC, an Idaho limited liability company

whose current address is P.O. Box 140298 Boise, ID 83714

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

Parcel 1

This parcel is a portion of the N1/2SW1/4 of Section 33 in Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Northwest corner of the N1/2SW1/4 (W1/4 corner, Section 33), a found 5/8 inch diameter rebar; thence
South 00°00'58" East along the West boundary of the N1/2SW1/4 a distance of 650.50 feet to the True Point of Beginning, a point on a drain ditch witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°59'02" East a distance of 30.00 feet; thence traversing said drain ditch as follows:
North 89°59'02" East a distance of 47.50 feet;
South 72°13'11" East a distance of 46.25 feet;
North 78°37'42" East a distance of 63.34 feet;
North 88°09'58" East a distance of 163.37 feet;
North 84°29'17" East a distance of 199.16 feet;

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North 74°41'40" East a distance of 292.69 feet;
North 73°14'44" East a distance of 228.33 feet;
North 87°32'04" East a distance of 130.61 feet;
South 87°11'25" East a distance of 127.20 feet;
North 78°26'19" East a distance of 96.55 feet;
North 70°43'40" East a distance of 301.57 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence leaving said drain ditch and bearing
South 00°03'31" West a distance of 953.59 feet to a point on the South boundary of the N1/2SW1/4, a found 5/8 inch diameter rebar; thence
North 89°56'42" West along said South boundary a distance of 1651.74 feet to the Southwest corner of the N1/2SW1/4, a found G.L.O. brass cap monument; thence
North 00°00'58" West along the West boundary of the N1/2SW1/4 a distance of 667.92 feet to the True Point of Beginning.

Parcel 2

A parcel of land located in the South half of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence
South 00°02'41" East 2637.50 feet along the West line of said Section 33 to the Northwest corner of the SW1/4 of said Section 33 (W1/4 corner); thence along the North line of said SW1/4
South 89°56'36" East 1653.46 feet to a point; thence
South 00°01'54" West 1317.54 feet to a point on the North line of the S1/2SW1/4, the Real Point of Beginning of this description; thence along said North line
South 89°58'26" East 983.23 feet to the Northeast corner of the S1/2SW1/4; thence
South 89°50'09" East 1324.77 feet to the Northeast corner of the SW1/4SE1/4 of said Section 33; thence
South 00°03'45" East 819.91 feet along the East line of said SW1/4SE1/4 to a point being 500 feet North of the Southeast corner of said SW1/4SE1/4; thence
North 89°42'39" West 213.08 feet parallel to the South line of said SW1/4SE1/4 to a point; thence along the Southerly bank of the W.C.P. lateral the following: thence
North 51°27'30" West 232.01 feet to a point; thence
North 87°51'11" West 498.84 feet to a point of curvature; thence along a curve to the left
40.23 feet, said curve having a radius of 50.00 feet, a central angle of 46°05'48", tangents of 21.27 feet, and a chord which bears South 69°05'54" West 39.15 feet to a point of tangency; thence
South 46°03'00" West 443.51 feet to a point; thence
North 89°53'52" West leaving said Southerly bank 78.50 feet to a point on the West line of said SW1/4SE1/4; thence along a line just South of a concrete ditch the following: thence
South 85°41'30" West 640.13 feet to a point of curvature; thence along a curve to the right
93.31 feet, said curve having a radius of 120.00 feet, a central angle of 44°33'14", tangents of 49.16 feet, and a chord which bears North 72°01'53" West 90.98 feet to a point of tangency; thence
North 49°45'16" West 523.30 feet to a point on the Southerly bank of the C.E. 21.1 canal; thence along the Southerly bank of said C.E. 21.1 canal the following: thence
South 34°24'00" West 251.95 feet to a point of curvature; thence along a curve to the right
97.00 feet, said curve having a radius of 100.00 feet, a central angle of 55°34'33", tangent of 52.70 feet, and a chord which bears South 62°11'17" West 93.24 feet to a point of tangency; thence
South 89°58'34" West 403.37 feet to a point; thence
North 00°02'41" West 915.32 feet to a point on the North line of the S1/2SW1/4; thence
South 89°58'26" East 771.70 feet along said North line to the Real Point of Beginning of this description.

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

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Dated: March 8, 2021

Winter Hills Investments, LLC, an Idaho limited liability company

Robert Brian Burnett, managing member

State of Idaho, County of Ada, ss.

On this 9 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Brian Burnett, known or identified to me to be a managing member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing In: Melba, ID
My Commission Expires: 10/23/2024

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

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TBC Land Holdings

R37605

TitleOne
a title & escrow co.

Order Number: 21418090

2021-066908
RECORDED
09/24/2021 03:44 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Tamara Sloviaczek, a married woman, as her sole and separate property

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

TBC Land Holding, LLC., an Idaho limited liability company

whose current address is P.O. Box 140298 Boise, ID 83714

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

See Exhibit A, attached hereto and incorporated herein.

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

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Dated: September 13, 2021

Tamara Sloviaczek

Timothy F. Sommer

State of Idaho, County of Ada, ss.

On this 24 day of September in the year of 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Tamara Sloviaczek and Timothy F. Sommer, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing In: Meeid, ID
My Commission Expires:
(seal)

NICHOLAS S. WEATHERLY
COMMISSION #37663
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 02/28/2026

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EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

The North Half of the Southwest quarter of Section 33, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

A parcel of land located in the North ½ of the Southwest ¼ of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 33, Township 5 North ,Range 2 West, Boise Meridian, Canyon County, Idaho; Thence South 00°02'41" East 2637.50 feet along the West line of said Section 33 to the Northwest corner of the SW ¼ of said Section 33(West ¼ corner), the REAL POINT OF BEGINNING of this description;
Thence along the North line of said SW ¼ South 89°56'36" East 1653.46 feet to a point;
Thence South 00°01'54" West 1317.54 feet to a point on the South line of the North ½ and said SW ¼;
Thence North 89°58'26" West 1651.70 feet to the Southwest corner of the North ½ of said SW ¼ (South 1/16 corner);
Thence North 00°02'41" West 1318.42 feet to the REAL POINT OF BEGINNING of the description.

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R37605010

TitleOne
a title & escrow co.

Order Number: 21401900

2021-018839
RECORDED
03/16/2021 08:48 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 SCARDENAS $15.00
TYPE DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Winter Hills Investments, LLC, an Idaho limited liability company

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

Middleton 187 LLC, an Idaho limited liability company

whose current address is P.O. Box 140298 Boise, ID 83714

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

Parcel 1

This parcel is a portion of the N1/2SW1/4 of Section 33 in Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

Commencing at the Northwest corner of the N1/2SW1/4 (W1/4 corner, Section 33), a found 5/8 inch diameter rebar; thence
South 00°00'58" East along the West boundary of the N1/2SW1/4 a distance of 650.50 feet to the True Point of Beginning, a point on a drain ditch witnessed by a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°59'02" East a distance of 30.00 feet; thence traversing said drain ditch as follows:
North 89°59'02" East a distance of 47.50 feet;
South 72°13'11" East a distance of 46.25 feet;
North 78°37'42" East a distance of 63.34 feet;
North 88°09'58" East a distance of 163.37 feet;
North 84°29'17" East a distance of 199.16 feet;

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North 74°41'40" East a distance of 292.69 feet;
North 73°14'44" East a distance of 228.33 feet;
North 87°32'04" East a distance of 130.61 feet;
South 87°11'25" East a distance of 127.20 feet;
North 78°26'19" East a distance of 96.55 feet;
North 70°43'40" East a distance of 301.57 feet to a 5/8 x 30 inch rebar set with a plastic cap stamped P.L.S. 15352; thence leaving said drain ditch and bearing
South 00°03'31" West a distance of 953.59 feet to a point on the South boundary of the N1/2SW1/4, a found 5/8 inch diameter rebar; thence
North 89°56'42" West along said South boundary a distance of 1651.74 feet to the Southwest corner of the N1/2SW1/4, a found G.L.O. brass cap monument; thence
North 00°00'58" West along the West boundary of the N1/2SW1/4 a distance of 667.92 feet to the True Point of Beginning.

Parcel 2

A parcel of land located in the South half of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Northwest corner of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho; thence
South 00°02'41" East 2637.50 feet along the West line of said Section 33 to the Northwest corner of the SW1/4 of said Section 33 (W1/4 corner); thence along the North line of said SW1/4
South 89°56'36" East 1653.46 feet to a point; thence
South 00°01'54" West 1317.54 feet to a point on the North line of the S1/2SW1/4, the Real Point of Beginning of this description; thence along said North line
South 89°58'26" East 983.23 feet to the Northeast corner of the S1/2SW1/4; thence
South 89°50'09" East 1324.77 feet to the Northeast corner of the SW1/4SE1/4 of said Section 33; thence
South 00°03'45" East 819.91 feet along the East line of said SW1/4SE1/4 to a point being 500 feet North of the Southeast corner of said SW1/4SE1/4; thence
North 89°42'39" West 213.08 feet parallel to the South line of said SW1/4SE1/4 to a point; thence along the Southerly bank of the W.C.P. lateral the following: thence
North 51°27'30" West 232.01 feet to a point; thence
North 87°51'11" West 498.84 feet to a point of curvature; thence along a curve to the left
40.23 feet, said curve having a radius of 50.00 feet, a central angle of 46°05'48", tangents of 21.27 feet, and a chord which bears South 69°05'54" West 39.15 feet to a point of tangency; thence
South 46°03'00" West 443.51 feet to a point; thence
North 89°53'52" West leaving said Southerly bank 78.50 feet to a point on the West line of said SW1/4SE1/4; thence along a line just South of a concrete ditch the following: thence
South 85°41'30" West 640.13 feet to a point of curvature; thence along a curve to the right
93.31 feet, said curve having a radius of 120.00 feet, a central angle of 44°33'14", tangents of 49.16 feet, and a chord which bears North 72°01'53" West 90.98 feet to a point of tangency; thence
North 49°45'16" West 523.30 feet to a point on the Southerly bank of the C.E. 21.1 canal; thence along the Southerly bank of said C.E. 21.1 canal the following: thence
South 34°24'00" West 251.95 feet to a point of curvature; thence along a curve to the right
97.00 feet, said curve having a radius of 100.00 feet, a central angle of 55°34'33", tangent of 52.70 feet, and a chord which bears South 62°11'17" West 93.24 feet to a point of tangency; thence
South 89°58'34" West 403.37 feet to a point; thence
North 00°02'41" West 915.32 feet to a point on the North line of the S1/2SW1/4; thence
South 89°58'26" East 771.70 feet along said North line to the Real Point of Beginning of this description.

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

Remainder of page intentionally left blank.

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Dated: March 8, 2021

Winter Hills Investments, LLC, an Idaho limited liability company

Robert Brian Burnett, managing member

State of Idaho, County of Ada, ss.

On this 9 day of March 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert Brian Burnett, known or identified to me to be a managing member of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing In: Nalb, ID
My Commission Expires: 10/23/2024

TIMOTHY CARROLL
COMMISSION #20203955
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/23/2026

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CR2025-12

ZONING AMENDMENT
PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☐Rezone

☒Conditional Rezone with Development Agreement

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed.	X	dr
Letter of Intent (see standards on next page)	X	dr 9-10-25
Land Use Worksheet	X	dr
Neighborhood Meeting form was completed and signed	X	dr
Completed Agency Acknowledgement form including:	X	
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/Idaho Transportation Dept	X	✓
Area of City Impact (If applicable) Middleton	X	✓
Conditional Rezone:	X	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	X	Concept Plan
Deed or evidence of property interest to the subject property	X	✓
Fee: **Rezone: Per Adopted Fee Schedule** **Conditional Rezone: Per Adopted Fee Schedule** **Text Amendment: Per Adopted Fee Schedule**	X	
Fees are non-refundable		

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: Becky Yzaguirre Date 8/22/2025

DSD Planner: _____ Date _____

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/29/23

Applicant is requesting conditional rezone dr 9-10-25

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 86308 Date: 9/10/2025

Date Created: 9/10/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Middleton 187 LLC

Comments: CR2025-0012

Site Address: 0 LANSING LN, Middleton ID 83644 / Parcel Number: 37597000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0012	$600.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0012	$50.00	$0.00	$0.00
Planning - Conditional Rezone	CR2025-0012	$1,250.00	$0.00	$0.00
Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2025-0012	$8,280.00	$0.00	$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2025-0012	$500.00	$0.00	$0.00

Sub Total: $10,680.00

Sales Tax: $0.00

Total Charges: $10,680.00

PAYMENTS

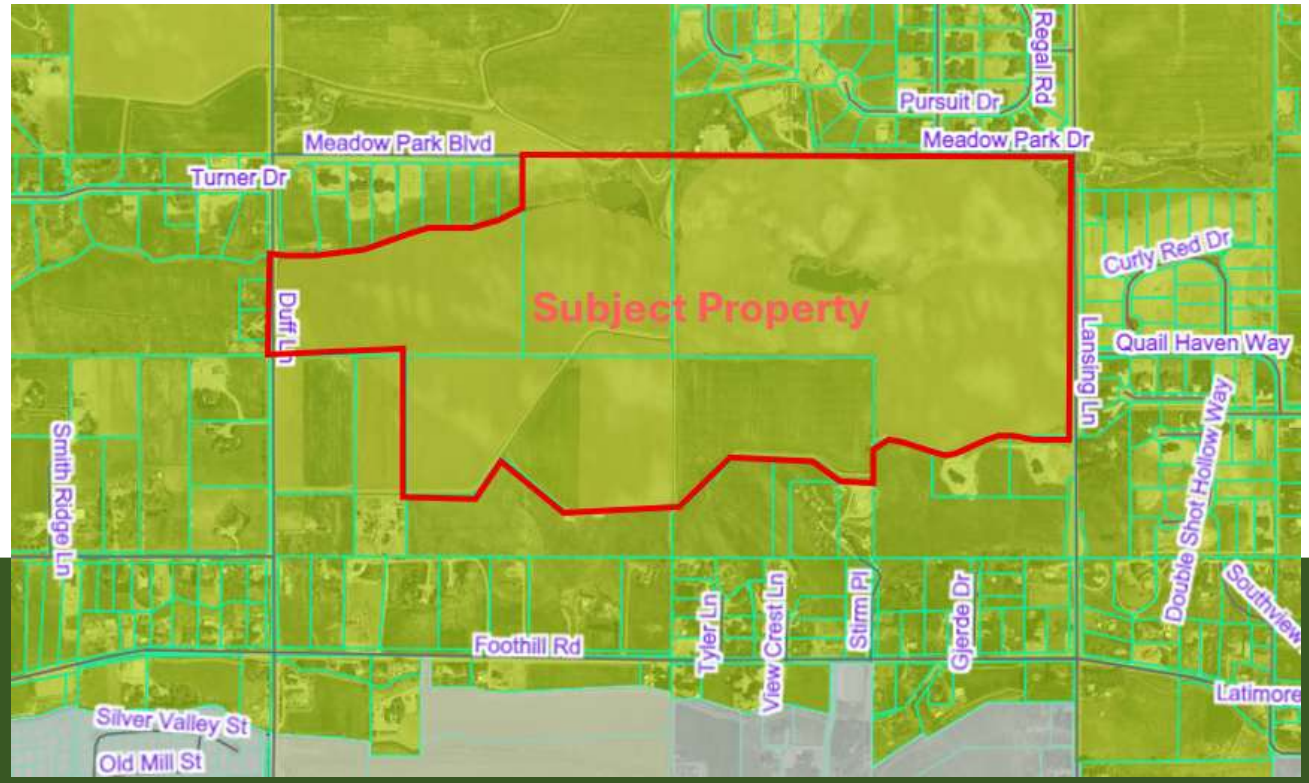
Type of Payment:	Check/Ref Number:	Amount:
Check	10080	$10,680.00

Total Payments: $10,680.00

ADJUSTMENTS

Receipt Balance: $0.00

Issued By: lheidel



Bloomfield Hills Subdivision

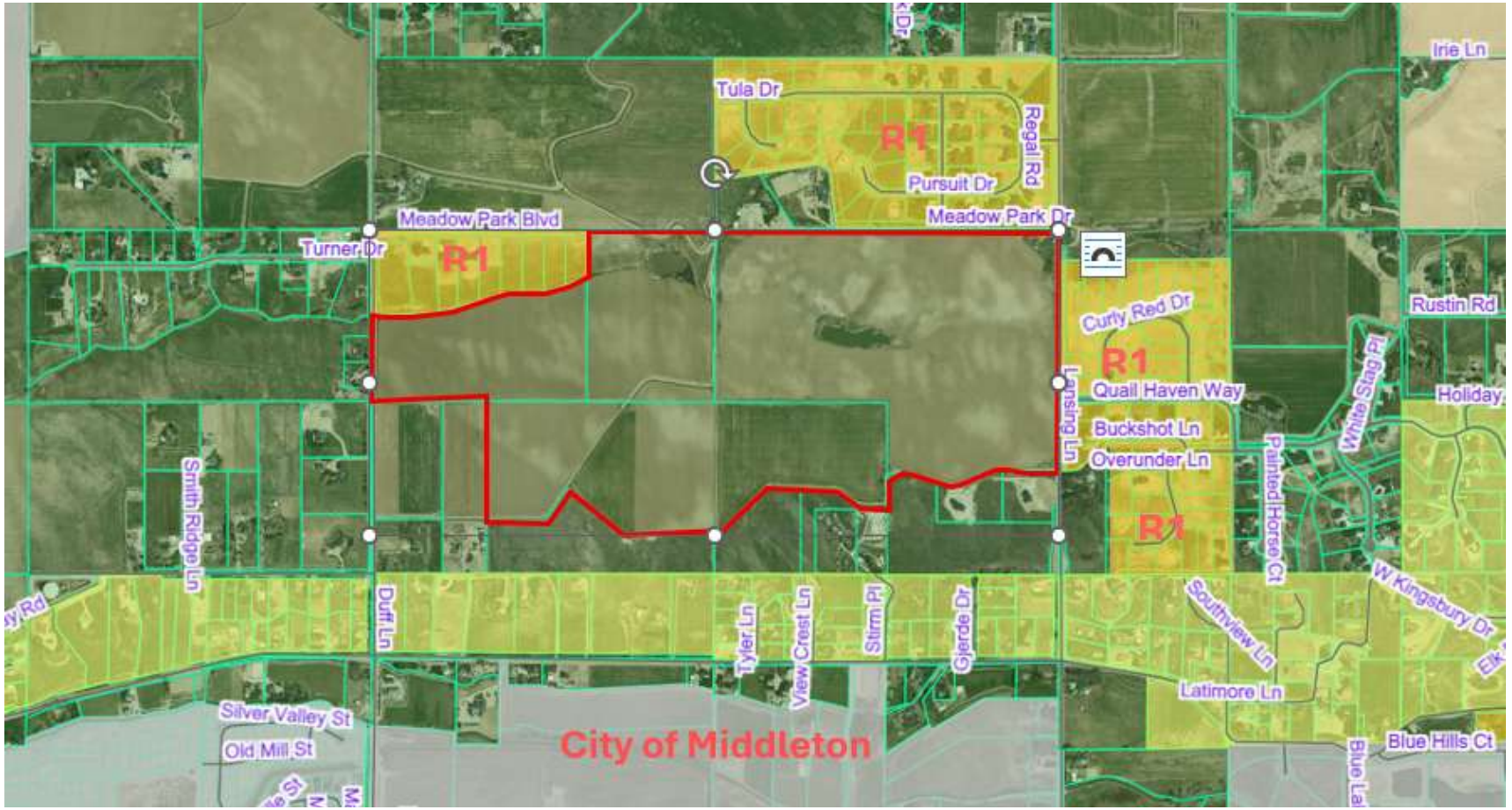
Conditional Rezone Only

EXHIBIT
B8

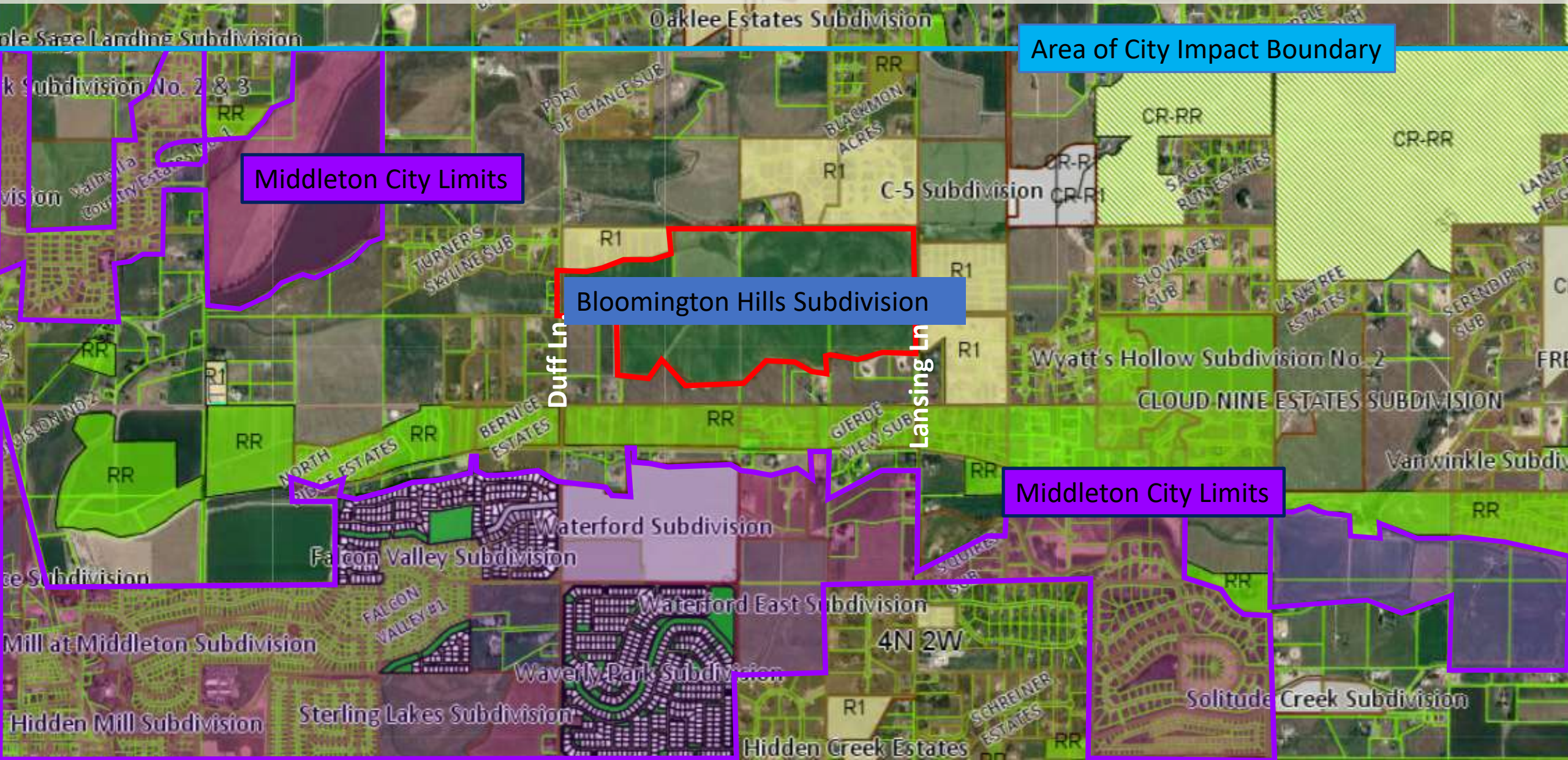
Existing Conditions



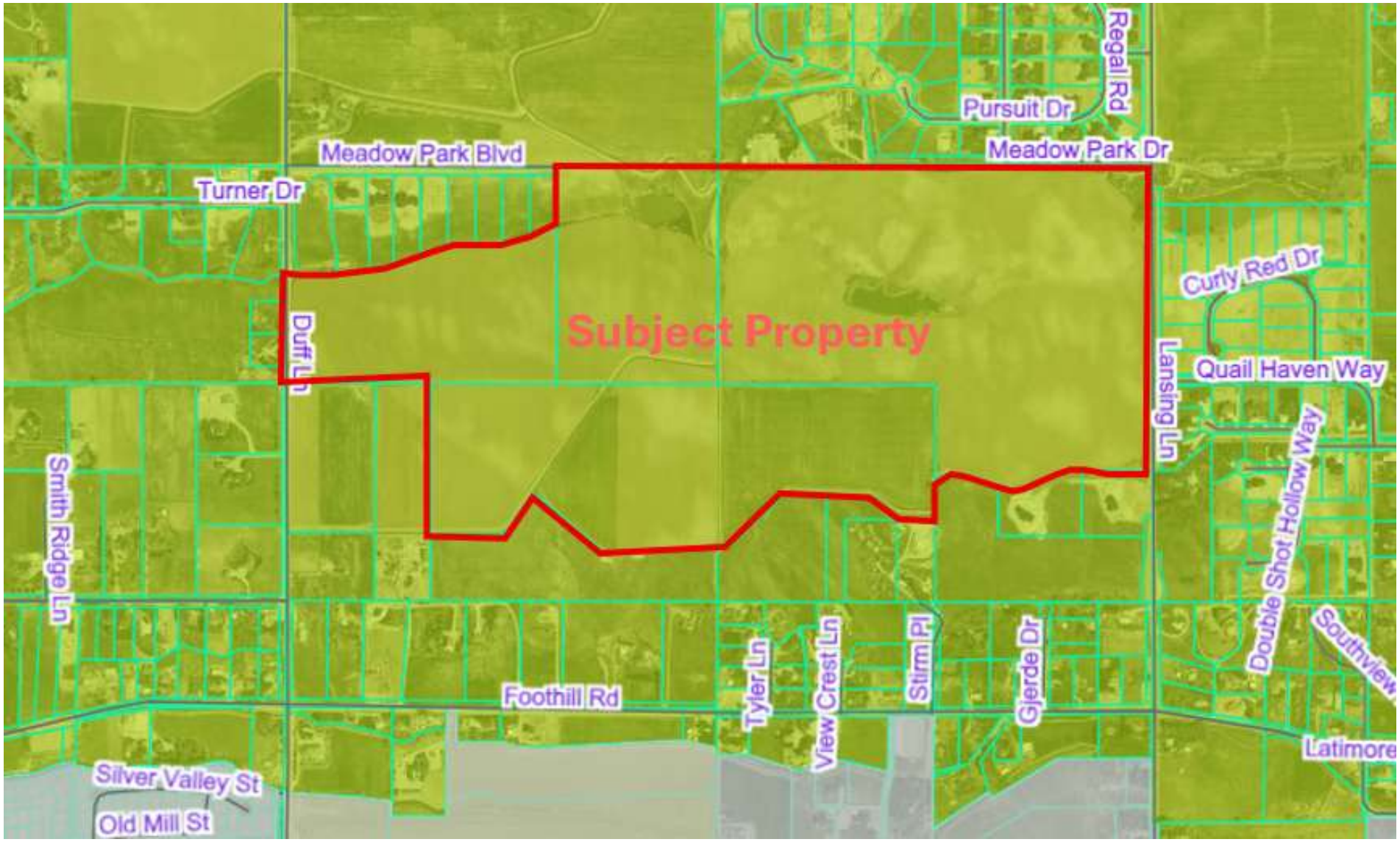
Area Zoning


Tula Dr
R1
Regal Rd
Pursuit Dr
Meadow Park Blvd
Meadow Park Dr
Turner Dr
R1
Irie Ln
Curly Red Dr
R1
Rustin Rd
Quail Haven Way
Holiday
Buckshot Ln
Overunder Ln
R1
Lansing Ln
White Stag Pl
Painted Horse Ct
W Kingsbury Dr
Smith Ridge Ln
Duff Ln
Tyler Ln
View Crest Ln
Stirm Pl
Gjerde Dr
Southview Ln
Latimore Ln
Silver Valley St
Old Mill St
City of Middleton
Blue Hills Ct

Surrounding Area



City and County Land Use Maps Each Show Residential Use



Request

Conditional Rezone Requested ONLY

1. Consistent with Comprehensive Plan
2. Consistent with Area R-1 Zoning
3. Compatible with Surrounding Land Uses
4. No Negative Impact on Character of the Area
5. Facilities and Services (including Traffic) to be Evaluated with Plat

Summary

- **Prior Application (with Middleton Annexation) Denied**
- **This Application (as Previously) Is Consistent with Comprehensive Plan**

Thank You & Questions

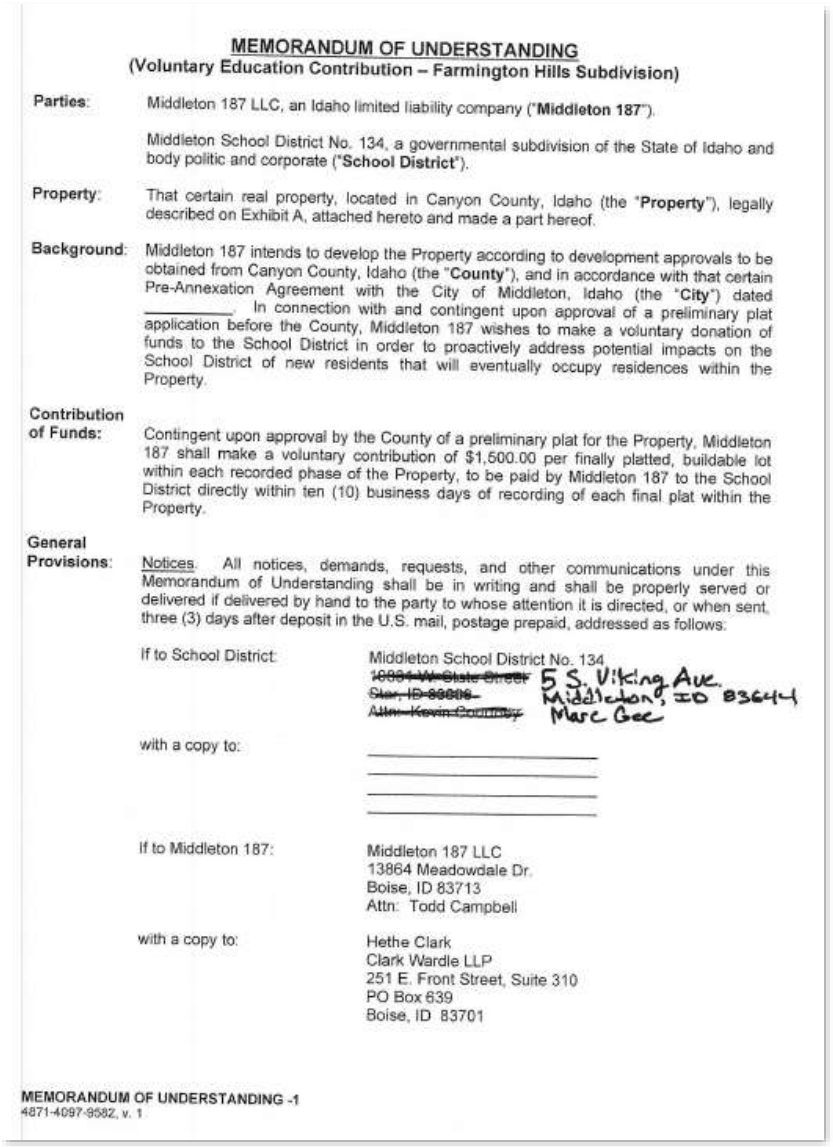
Schools

- **Detailed conversations with Superintendent Marc Gee**

- **Developer voluntarily chose to pursue higher mitigation ($1,500)**

Schools

- **Executed Memorandum of Understanding with Middleton School District confirming $1,500 payment**
- **Paid by Lot, required with each final plat (in advance of residents)**



MEMORANDUM OF UNDERSTANDING
(Voluntary Education Contribution – Farmington Hills Subdivision)

Parties: Middleton 187 LLC, an Idaho limited liability company ("**Middleton 187**").

Middleton School District No. 134, a governmental subdivision of the State of Idaho and body politic and corporate ("**School District**").

Property: That certain real property, located in Canyon County, Idaho (the "**Property**"), legally described on Exhibit A, attached hereto and made a part hereof.

Background: Middleton 187 intends to develop the Property according to development approvals to be obtained from Canyon County, Idaho (the "**County**"), and in accordance with that certain Pre-Annexation Agreement with the City of Middleton, Idaho (the "**City**") dated _____. In connection with and contingent upon approval of a preliminary plat application before the County, Middleton 187 wishes to make a voluntary donation of funds to the School District in order to proactively address potential impacts on the School District of new residents that will eventually occupy residences within the Property.

Contribution of Funds: Contingent upon approval by the County of a preliminary plat for the Property, Middleton 187 shall make a voluntary contribution of $1,500.00 per finally platted, buildable lot within each recorded phase of the Property, to be paid by Middleton 187 to the School District directly within ten (10) business days of recording of each final plat within the Property.

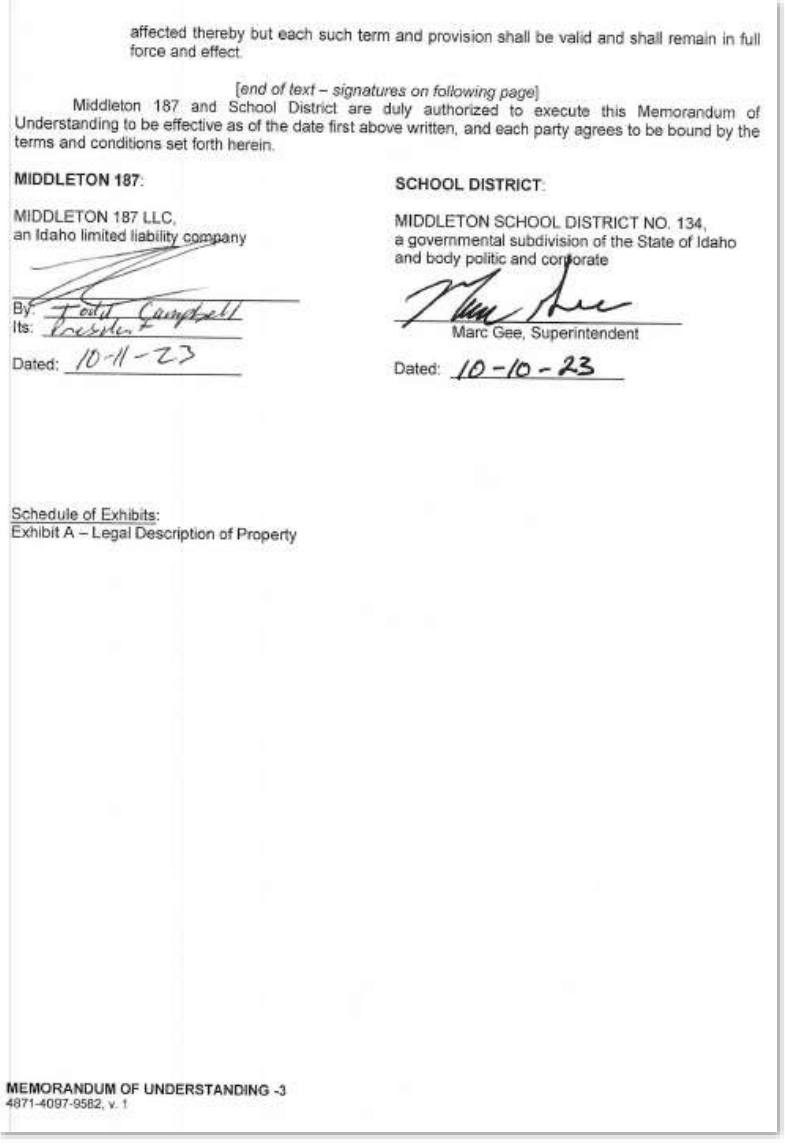
General Provisions: Notices. All notices, demands, requests, and other communications under this Memorandum of Understanding shall be in writing and shall be properly served or delivered if delivered by hand to the party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, addressed as follows:

If to School District: Middleton School District No. 134
~~16994 W State Street~~
~~Star, ID 83669~~
~~Attn: Kevin Scanlan~~
5 S. Viking Ave.
Middleton, ID 83644
Marc Gee

with a copy to: _____

If to Middleton 187: Middleton 187 LLC
13864 Meadowdale Dr.
Boise, ID 83713
Attn: Todd Campbell

with a copy to: Hethe Clark
Clark Wardle LLP
251 E. Front Street, Suite 310
PO Box 639
Boise, ID 83701



affected thereby but each such term and provision shall be valid and shall remain in full force and effect.

[*end of text – signatures on following page*]

Middleton 187 and School District are duly authorized to execute this Memorandum of Understanding to be effective as of the date first above written, and each party agrees to be bound by the terms and conditions set forth herein.

MIDDLETON 187:

MIDDLETON 187 LLC,
an Idaho limited liability company

By: Todd Campbell
Its: President
Dated: 10-11-23

SCHOOL DISTRICT:

MIDDLETON SCHOOL DISTRICT NO. 134,
a governmental subdivision of the State of Idaho and body politic and corporate

Marc Gee, Superintendent
Dated: 10-10-23

Schedule of Exhibits:
Exhibit A – Legal Description of Property

EXHIBIT C:

SUPPLEMENTAL DOCUMENTS

EXHIBIT
C

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

R37597 PARCEL INFORMATION REPORT 9/5/2025 11:25:42 AM

PARCEL NUMBER: R37597
OWNER NAME: MIDDLETON 187 LLC
CO-OWNER:
MAILING ADDRESS: PO BOX 140298 BOISE ID 83714
SITE ADDRESS: 0 LANSING LN
TAX CODE: 0310000
TWP: 5N **RNG:** 2W **SEC:** 33 **QUARTER:** SE
ACRES: 97.15
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AG
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: MIDDLETON 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: RES
IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F

WETLAND: Freshwater Pond \ Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: MINOR ARTERIAL
INSTRUMENT NO. : 2021018848
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 33-5N-2W SE TX 19464 IN SE
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 C1.a.

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

R37602010 PARCEL INFORMATION REPORT

9/5/2025 11:26:00 AM

PARCEL NUMBER: R37602010
OWNER NAME: MIDDLETON 187 LLC
CO-OWNER:
MAILING ADDRESS: PO BOX 140298 BOISE ID 83714
SITE ADDRESS: 0 DUFF LN
TAX CODE: 0310000
TWP: 5N **RNG:** 2W **SEC:** 33 **QUARTER:** SW
ACRES: 60.07
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AG
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: MIDDLETON 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: RES
IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F

WETLAND: Freshwater Pond \ Riverine \ Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: NOT In COLLECTOR
INSTRUMENT NO. : 2021018839
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 33-5N-2W SW TX 06849 IN S1/2 SW & SESW
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 C1.b.

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

R37605010 PARCEL INFORMATION REPORT

9/5/2025 11:27:29 AM

PARCEL NUMBER: R37605010
OWNER NAME: MIDDLETON 187 LLC
CO-OWNER:
MAILING ADDRESS: PO BOX 140298 BOISE ID 83714
SITE ADDRESS: 0 DUFF LN
TAX CODE: 0310000
TWP: 5N **RNG:** 2W **SEC:** 33 **QUARTER:** SW
ACRES: 29.31
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AG
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: MIDDLETON 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: RES
IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F

WETLAND: Riverine
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: MINOR ARTERIAL
INSTRUMENT NO. : 2021018839
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 33-5N-2W SW TX 14097 IN N 1/2 SW
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 C1.c.

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

R37605 PARCEL INFORMATION REPORT

9/5/2025 11:27:09 AM

PARCEL NUMBER: R37605
OWNER NAME: TBC LAND HOLDING LLC
CO-OWNER:
MAILING ADDRESS: PO BOX 140298 BOISE ID 83714
SITE ADDRESS: 0 DUFF LN
TAX CODE: 0310000
TWP: 5N **RNG:** 2W **SEC:** 33 **QUARTER:** SW
ACRES: 29.77
HOME OWNERS EXEMPTION: No
AG-EXEMPT: Yes
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AG
HIGHWAY DISTRICT: HIGHWAY DISTRICT #4
FIRE DISTRICT: MIDDLETON 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: RES
IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F

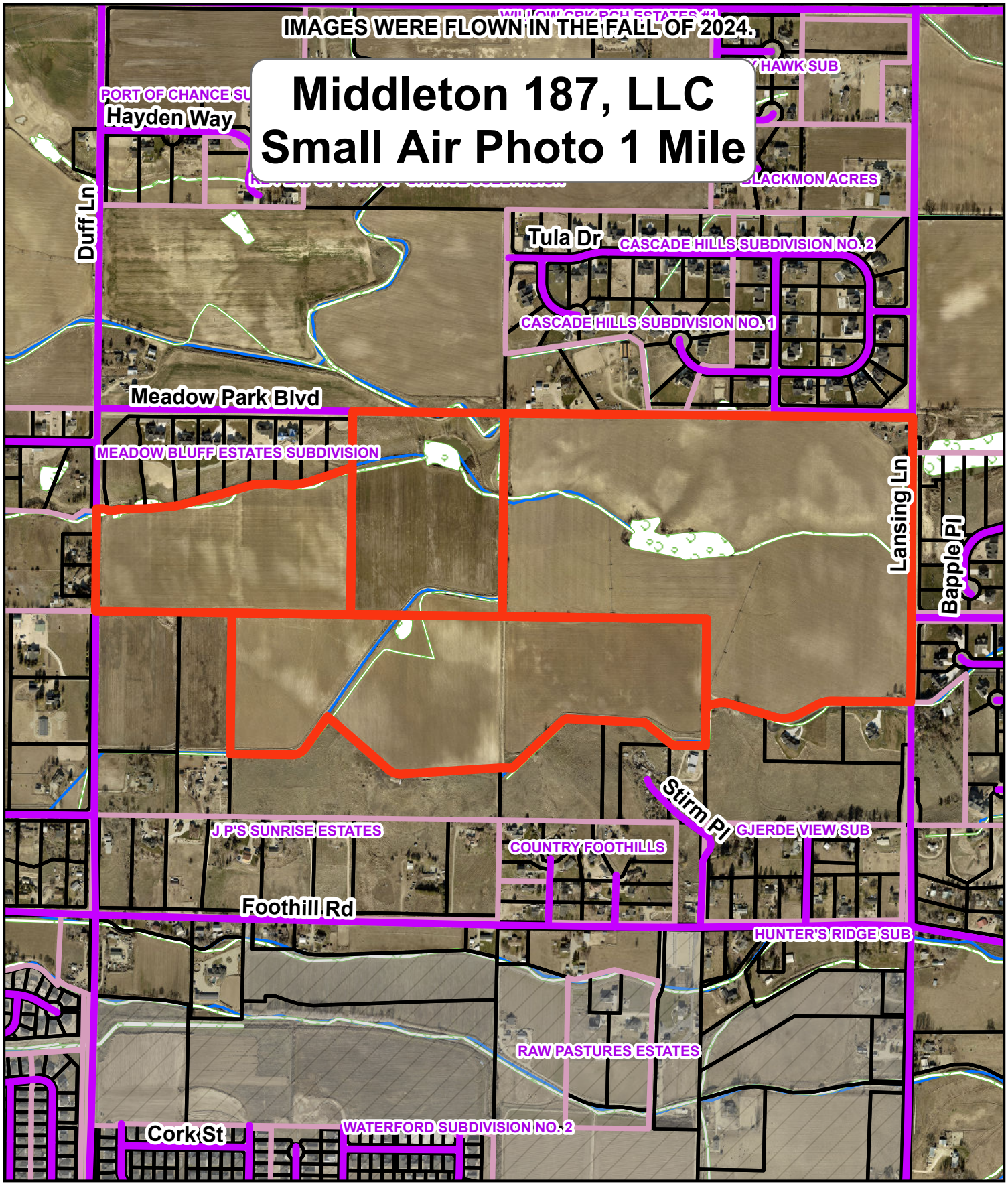
WETLAND: NOT In WETLAND
NITRATE PRIORITY: NO Nitrate Prio
FUNCTIONAL Classification: PROPOSED COLLECTOR
INSTRUMENT NO. : 2021066908
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 33-5N-2W SW N 1/2 SW LS TX 06473
PLATTED SUBDIVISION:
SMALL CITY ZONING:
SMALL CITY ZONING TYPE:

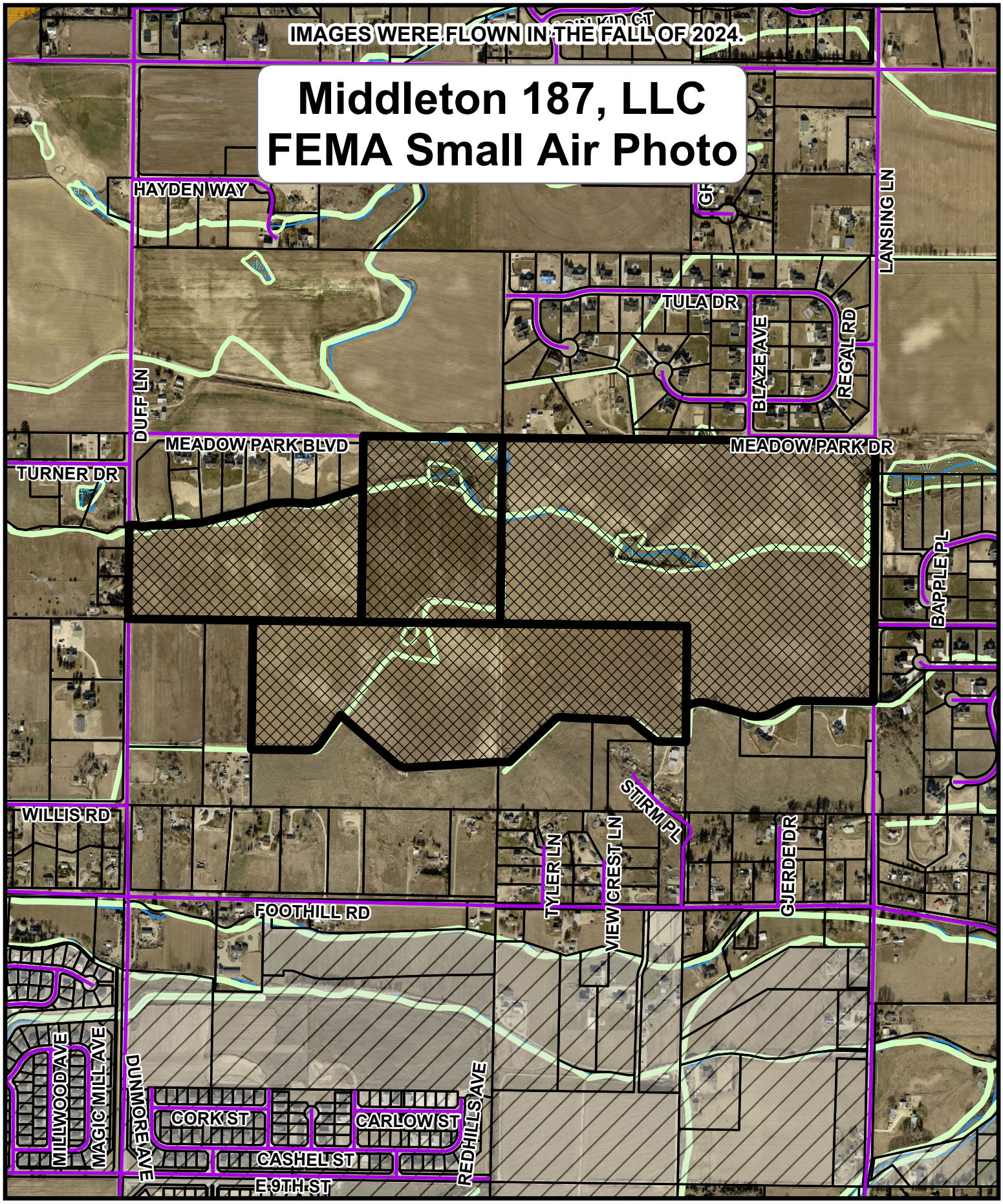
DISCLAIMER:

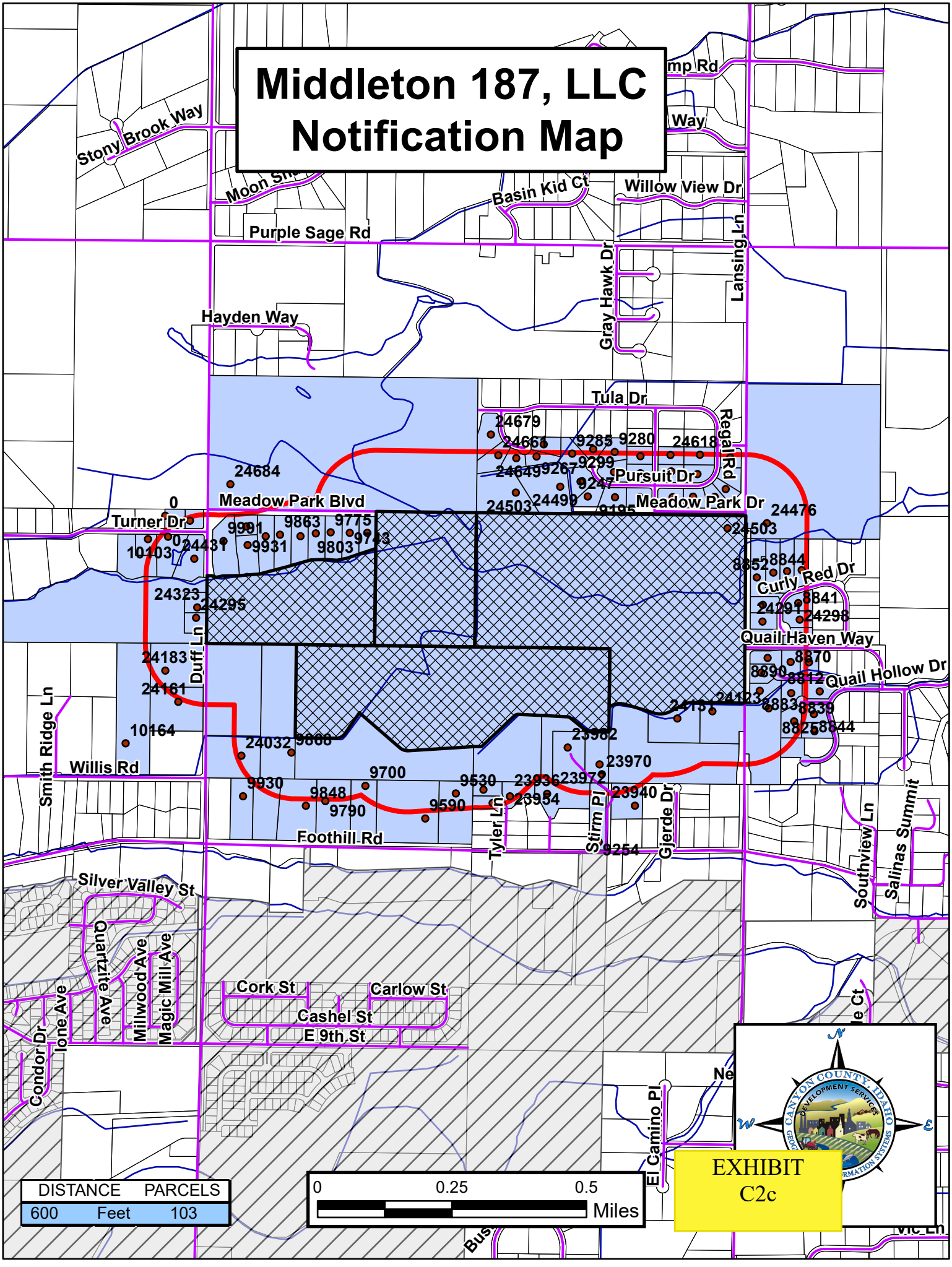
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED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

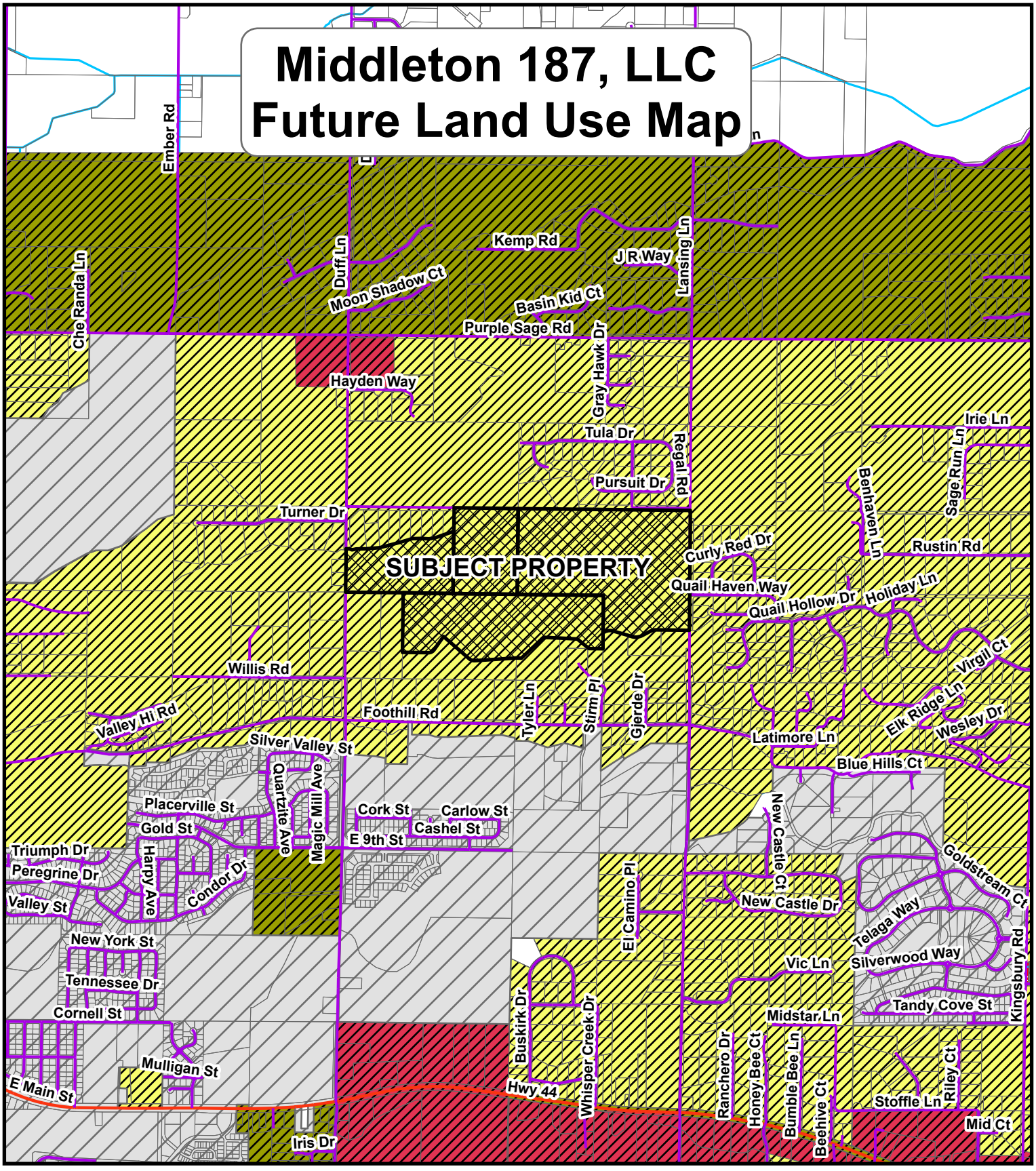
CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT C1.d.

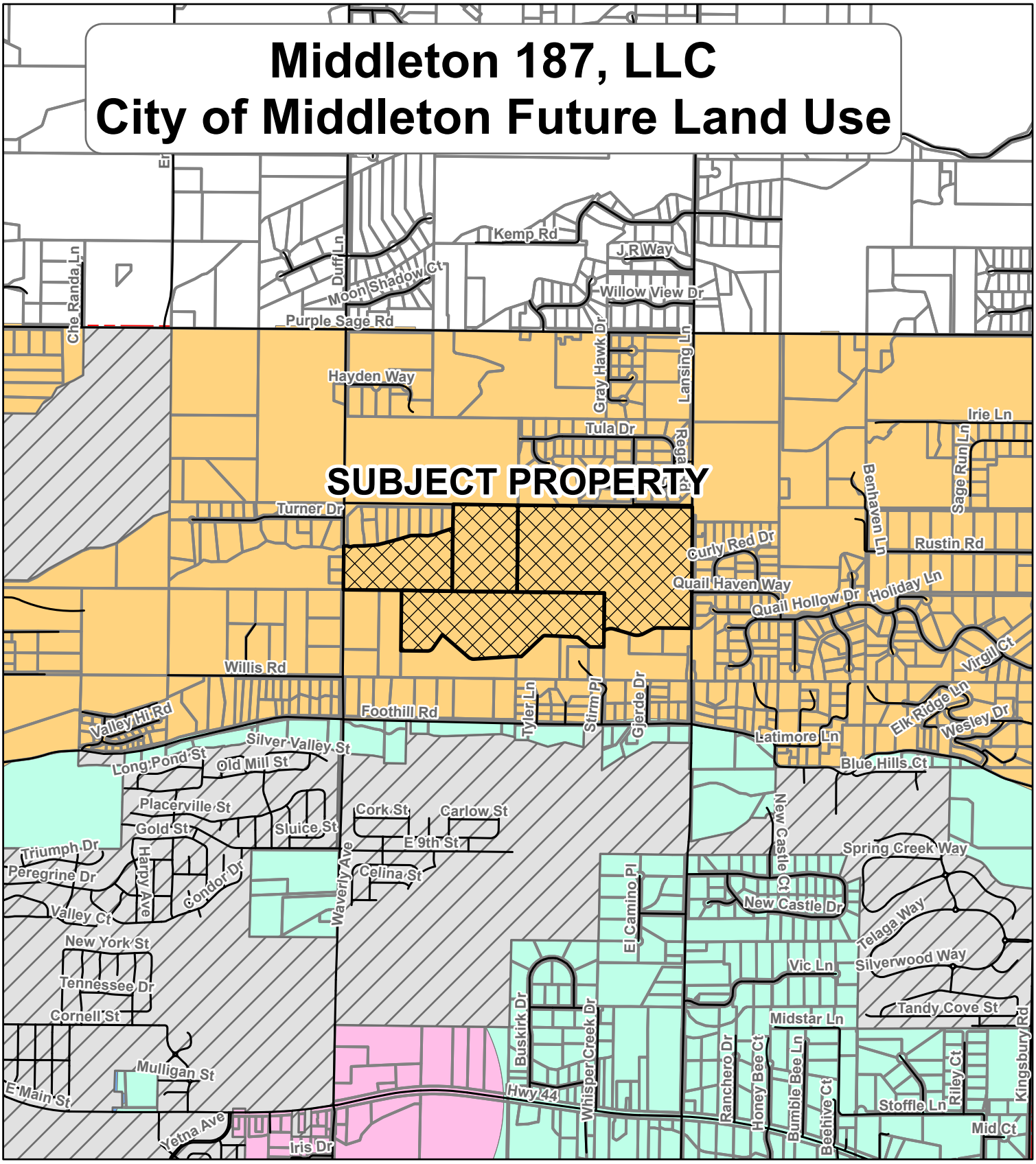

IMAGES WERE FLOWN IN THE FALL OF 2024.
Middleton 187, LLC
Small Air Photo 1 Mile
Hayden Way
Duff Ln
Tula Dr
CASCADE HILLS SUBDIVISION NO. 2
CASCADE HILLS SUBDIVISION NO. 1
BLACKMON ACRES
Meadow Park Blvd
MEADOW BLUFF ESTATES SUBDIVISION
Lansing Ln
Bapple Pl
Stirm Pl
GJERDE VIEW SUB
J P'S SUNRISE ESTATES
COUNTRY FOOTHILLS
Foothill Rd
HUNTER'S RIDGE SUB
RAW PASTURES ESTATES
Cork St
WATERFORD SUBDIVISION NO. 2
City_Limits
Wetlands
0
0.25
0.5
Miles
EXHIBIT
C2a


IMAGES WERE FLOWN IN THE FALL OF 2024.
Middleton 187, LLC
FEMA Small Air Photo
HAYDEN WAY
LANSING LN
TULA DR
BLAZE AVE
REGAL RD
DUFF LN
MEADOW PARK BLVD
MEADOW PARK DR
TURNER DR
BAPPLE PL
WILLIS RD
STIRM PL
TYLER LN
VIEW CREST LN
GJERDE DR
FOOTHILL RD
MILLWOOD AVE
MAGIC MILL AVE
DUNMORE AVE
CORK ST
CARLOW ST
REDHILLS AVE
CASHEL ST
E 9TH ST
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
EXHIBIT
C2b
400 0 400
Feet


Middleton 187, LLC
Notification Map
Stony Brook Way
Moon Shadow Way
Basin Kid Ct
Willow View Dr
Purple Sage Rd
Gray Hawk Dr
Lansing Ln
Hayden Way
Tula Dr
Regal Rd
Pursuit Dr
Meadow Park Blvd
Meadow Park Dr
Turner Dr
Curly Red Dr
Quail Haven Way
Quail Hollow Dr
Duff Ln
Smith Ridge Ln
Willis Rd
Foothill Rd
Tyler Ln
Stirm Pl
Gjerde Dr
Southview Ln
Salinas Summit
Silver Valley St
Quartzite Ave
Millwood Ave
Magic Mill Ave
Condor Dr
Ione Ave
Cork St
Carlow St
Cashel St
E 9th St
El Camino Pl
0
24679
24668
9285
9280
24618
24649
9267
9299
9247
24499
24503
9195
24476
24684
9991
9863
9775
9743
9931
9803
24431
10103
24323
24295
24183
24161
10164
24032
9868
9700
9930
9848
9790
9590
9530
23936
23972
23954
23940
23962
23970
9254
8852
8844
8841
24291
24298
8870
8890
8842
24123
24151
8833
8839
8825
8844
Ne
DISTANCE PARCELS
600 Feet 103
0 0.25 0.5 Miles
EXHIBIT
C2c


Middleton 187, LLC
Future Land Use Map
SUBJECT PROPERTY
Ember Rd
Che Randa Ln
Duff Ln
Kemp Rd
Moon Shadow Ct
Basin Kid Ct
Purple Sage Rd
J R Way
Lansing Ln
Gray Hawk Dr
Hayden Way
Tula Dr
Regal Rd
Pursuit Dr
Irie Ln
Sage Run Ln
Benhaven Ln
Rustin Rd
Turner Dr
Curly Red Dr
Quail Haven Way
Quail Hollow Dr
Holiday Ln
Virgil Ct
Elk Ridge Ln
Wesley Dr
Willis Rd
Valley Hi Rd
Foothill Rd
Tyler Ln
Stirm Pl
Gjerde Dr
Latimore Ln
Blue Hills Ct
Silver Valley St
Quartzite Ave
Magic Mill Ave
Placerville St
Gold St
Cork St
Carlow St
Cashel St
E 9th St
New Castle Ct
New Castle Dr
Goldstream Ct
Triumph Dr
Peregrine Dr
Harpy Ave
Condor Dr
Valley St
El Camino Pl
Telaga Way
Silverwood Way
Kingsbury Rd
New York St
Tennessee Dr
Cornell St
Vic Ln
Tandy Cove St
Midstar Ln
Buskirk Dr
Whisper Creek Dr
Ranchero Dr
Honey Bee Ct
Bumble Bee Ln
Beehive Ct
Riley Ct
Stoffle Ln
Mid Ct
Mulligan St
E Main St
Hwy 44
Iris Dr
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
EXHIBIT
C2d
0
0.5
1
Miles

Middleton 187, LLC
City of Middleton Future Land Use

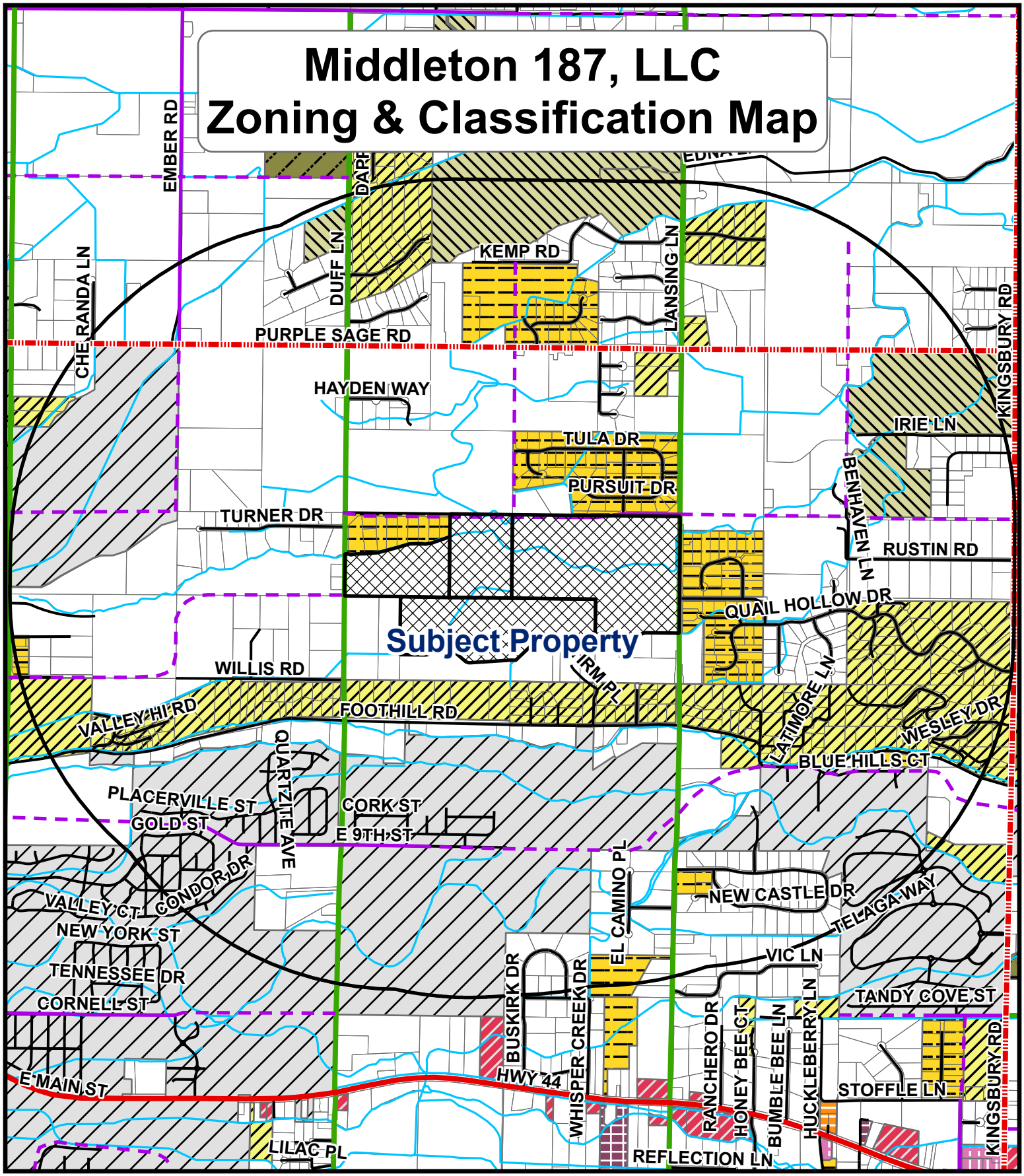


MiddletonCompPlan
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

EXHIBIT
C2d.1

0 0.5 1 Miles

Middleton 187, LLC
Zoning & Classification Map



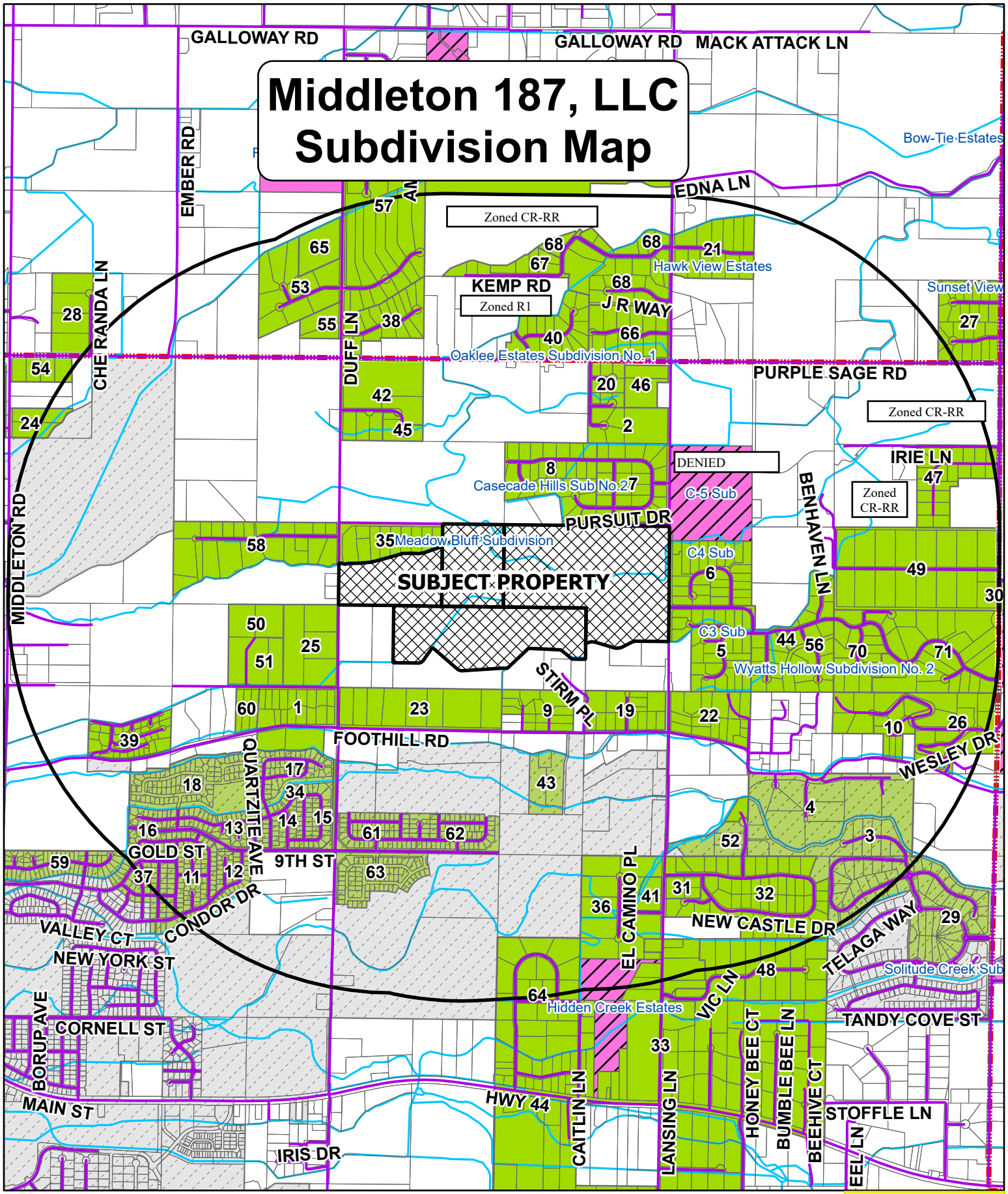
CANYON COUNTY, IDAHO — DEVELOPMENT SERVICES — GEOGRAPHICAL INFORMATION SYSTEMS

N W E S

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

EXHIBIT
C2e

0 0.25 0.5 Miles


Middleton 187, LLC
Subdivision Map
GALLOWAY RD
GALLOWAY RD
MACK ATTACK LN
EMBER RD
Bow-Tie Estates
EDNA LN
AM
Zoned CR-RR
Hawk View Estates
KEMP RD
Zoned R1
J R WAY
Sunset View
CHERANDA LN
DUFF LN
Oaklee Estates Subdivision No. 1
PURPLE SAGE RD
Zoned CR-RR
DENIED
IRIE LN
Casecade Hills Sub No. 2
C-5 Sub
Zoned CR-RR
BENHAVEN LN
MIDDLETON RD
PURSUIT DR
Meadow Bluff Subdivision
SUBJECT PROPERTY
C4 Sub
C3 Sub
Wyatts Hollow Subdivision No. 2
STIRM PL
FOOTHILL RD
WESLEY DR
QUARTZITE AVE
GOLD ST
9TH ST
CONDOR DR
VALLEY CT
NEW YORK ST
EL CAMINO PL
NEW CASTLE DR
TELAGA WAY
Solitude Creek Sub
Hidden Creek Estates
VIC LN
TANDY COVE ST
BORUP AVE
CORNELL ST
MAIN ST
HWY 44
CAITLIN LN
LANSING LN
HONEY BEE CT
BUMBLE BEE LN
BEEHIVE CT
STOFFLE LN
EEL LN
IRIS DR
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
EXHIBIT
C2f
0
0.5
1
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
71	2854.62	1682	1.70	
NUMBER OF SUBS IN PLATTING	**ACRES IN SUB**	**NUMBER OF LOTS**	**AVERAGE LOT SIZE**	
3	185.58	95	1.95	
# Lots Notified	Average	Median	Minimum	Maximum
103	6.04	1.41	0.39	97.15
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
BERNICE ESTATES	1	4N2W05	18.82	17	1.11	COUNTY (Canyon)	1973
BLACKMON ACRES	2	5N2W33	16.86	5	3.37	COUNTY (Canyon)	2004
BLUE MEADOWS SUBDIVISION NO. 1	3	4N2W03	25.81	18	1.43	MIDDLETON	2020
BLUE MEADOWS SUBDIVISION NO. 2	4	4N2W03	54.38	12	4.53	MIDDLETON	2022
C-3 SUBDIVISION	5	5N2W34	33.03	30	1.10	COUNTY (Canyon)	2021
C-4 SUBDIVISION	6	5N2W34	31.43	25	1.26	COUNTY (Canyon)	2023
CASCADE HILLS SUBDIVISION NO. 1	7	5N2W33	36.67	26	1.41	COUNTY (Canyon)	2021
CASCADE HILLS SUBDIVISION NO. 2	8	5N2W33	33.20	26	1.28	COUNTY (Canyon)	2022
COUNTRY FOOTHILLS	9	4N2W04	15.33	14	1.10	COUNTY (Canyon)	1994
ELK RIDGE ESTATE	10	4N2W03	9.46	9	1.05	COUNTY (Canyon)	1995
FALCON VALLEY #1	11	4N2W05	25.27	95	0.27	MIDDLETON	2007
FALCON VALLEY #2	12	4N2W05	8.31	37	0.22	MIDDLETON	2014
FALCON VALLEY SUBDIVISION NO. 3	13	4N2W05	17.13	57	0.30	MIDDLETON	2016
FALCON VALLEY SUBDIVISION NO. 4	14	4N2W05	16.49	65	0.25	MIDDLETON	2019
FALCON VALLEY SUBDIVISION NO. 5	15	4N2W05	8.17	25	0.33	MIDDLETON	2020
FALCON VALLEY SUBDIVISION NO. 6	16	4N2W05	9.64	33	0.29	MIDDLETON	2020
FALCON VALLEY SUBDIVISION NO. 7	17	4N2W05	19.08	61	0.31	MIDDLETON	2023
FALCON VALLEY SUBDIVISION NO. 8	18	5N2W05	37.23	93	0.40	MIDDLETON	2025
GJERDE VIEW SUB	19	4N2W04	18.59	13	1.43	COUNTY (Canyon)	1971
GRAY HAWK SUB	20	5N2W33	10.01	9	1.11	COUNTY (Canyon)	2003
HAWK VIEW ESTATES SUBDIVISION	21	5N2W27	26.83	12	2.24	COUNTY (Canyon)	2024
HUNTER'S RIDGE SUB	22	4N2W03	23.64	16	1.48	COUNTY (Canyon)	1986
J P'S SUNRISE ESTATES	23	4N2W04	39.29	9	4.37	COUNTY (Canyon)	1997
JUBILEE PARADISE SUBDIVISION	24	5N2W32	8.77	2	4.38	COUNTY (Canyon)	2018
KILLDEER MEADOW	25	5N2W32	26.55	4	6.64	COUNTY (Canyon)	2000
KINGSBURY ESTATES	26	4N2W03	46.32	17	2.72	COUNTY (Canyon)	1972
KINGSBURY MEADOWS SUBDIVISION	27	5N2W27	30.05	25	1.20	COUNTY (Canyon)	2007
KY-ODY ACRES	28	5N2W32	19.94	5	3.99	COUNTY (Canyon)	1994
LAKES AT TELAGA PHASE 1	29	4N2W03	66.06	149	0.44	0	2006
LANKTREE ESTATES	30	5N2W35	15.01	7	2.14	COUNTY (Canyon)	1998
LANSING LANE SUBDIVISION	31	4N2W03	4.73	3	1.58	COUNTY (Canyon)	2022
LANSING MEADOWS SUB	32	4N2W03	65.02	50	1.30	COUNTY (Canyon)	2002
LEMP PARK URBAN TRACTS	33	4N2W09	916.60	1	916.60	COUNTY (Canyon)	1913
LITTLE CREEK ESTATES	34	4N2W05	57.10	3	19.03	MIDDLETON	2000
MEADOW BLUFF ESTATES SUBDIVISION	35	5N2W33	20.62	10	2.06	COUNTY (Canyon)	2021
MEADOW CREEK SUB	36	4N2W04	43.93	9	4.88	COUNTY (Canyon)	2000
MIDDLETON HEIGHTS #2	37	4N2W05	17.20	55	0.31	0	2003
MOON SHADOW ESTATES	38	5N2W33	21.33	18	1.18	COUNTY (Canyon)	2007
NORTH RIDGE ESTATES	39	4N2W05	19.20	34	0.56	0	1973
OAKLEE ESTATES NO. 1	40	5N2W28	24.46	17	1.44	CANYON COUNTY	2024
PARKERS ADDITION SUB	41	4N2W04	4.83	2	2.41	COUNTY (Canyon)	2005
PORT OF CHANCE SUBDIVISION	42	5N2W33	35.01	6	5.83	COUNTY (Canyon)	2001
RAW PASTURES ESTATES	43	4N2W04	12.52	4	3.13	MIDDLETON	2019
RE-PLAT OF LOT 14, THE RIDGE AT QUAIL HOLLOW	44	5N2W34	1.00	1	1.00	COUNTY (Canyon)	2019
RE-PLAT OF PORT OF CHANCE SUBDIVISION	45	5N2W33	4.99	2	2.49	COUNTY (Canyon)	2016
REPLAT OF PONY MEADOW SUBDIVISION	46	5N2W33	9.26	2	4.63	COUNTY (Canyon)	2021
SAGE RUN ESTATES	47	5N2W34	26.02	21	1.24	COUNTY (Canyon)	2001
SCHREINER ESTATES	48	4N2W03	49.40	20	2.47	COUNTY (Canyon)	1998
SLOVIACZEK SUB	49	5N2W34	80.17	17	4.72	COUNTY (Canyon)	1971
SMITH RIDGE ESTATES	50	5N2W32	16.52	4	4.13	COUNTY (Canyon)	2002
SMITH RIDGE ESTATES #2	51	5N2W32	10.02	2	5.01	COUNTY (Canyon)	2005
SQUIRES SUB	52	4N2W03	13.02	6	2.17	0	2003
STONY BROOK SUB	53	5N2W29	31.30	9	3.48	COUNTY (Canyon)	2009
SUMMERSAGE ESTATES SUBDIVISION	54	5N2W32	9.71	4	2.43	COUNTY (Canyon)	2008

EXHIBIT
C2f.1

TATONKA BISON SUB	55	5N2W29	6.81	2	3.40	COUNTY (Canyon)	2007
THE RIDGE AT QUAIL HOLLOW	56	5N2W34	41.58	26	1.60	COUNTY (Canyon)	2007
THOROUGHBRED ESTATES SUBDIVISION	57	5N2W28	91.62	40	2.29	COUNTY (Canyon)	2014
TURNER'S SKY LINE SUB	58	5N2W32	47.52	23	2.07	COUNTY (Canyon)	1972
VICTORY HEIGHTS (MI)	59	4N2W05	18.90	58	0.33	MIDDLETON	2002
VIEW POINTE SUB	60	4N2W05	5.75	3	1.92	0	2002
WATERFORD SUBDIVISION NO. 1	61	4N2W04	17.53	57	0.31	MIDDLETON	2022
WATERFORD SUBDIVISION NO. 2	62	4N2W04	20.76	65	0.32	MIDDLETON	2024
WAVERLY PARK SUBDIVISION NO. 1	63	4N2W04	22.59	73	0.31	MIDDLETON	2025
WHISPER CREEK ESTATES PH 2 AND 3	64	4N2W04	55.74	20	2.79	COUNTY (Canyon)	1995
WHITE RANCH ESTATES	65	5N2W29	9.77	1	9.77	COUNTY (Canyon)	2019
WILLOW CRK RCH ESTATES #1	66	5N2W28	26.90	16	1.68	COUNTY (Canyon)	1993
WILLOW CRK RCH ESTATES #2	67	5N2W28	14.92	8	1.87	COUNTY (Canyon)	1998
WILLOW CRK RCH ESTATES #3	68	5N2W28	39.39	22	1.79	COUNTY (Canyon)	2004
WILLOWVIEW SUB #2	69	5N2W28	113.75	16	7.11	COUNTY (Canyon)	2006
WYATT'S HOLLOW SUBDIVISION NO. 1	70	5N2W34	20.77	13	1.60	COUNTY (Canyon)	2014
WYATT'S HOLLOW SUBDIVISION NO. 2	71	5N2W34	58.98	23	2.56	COUNTY (Canyon)	2024

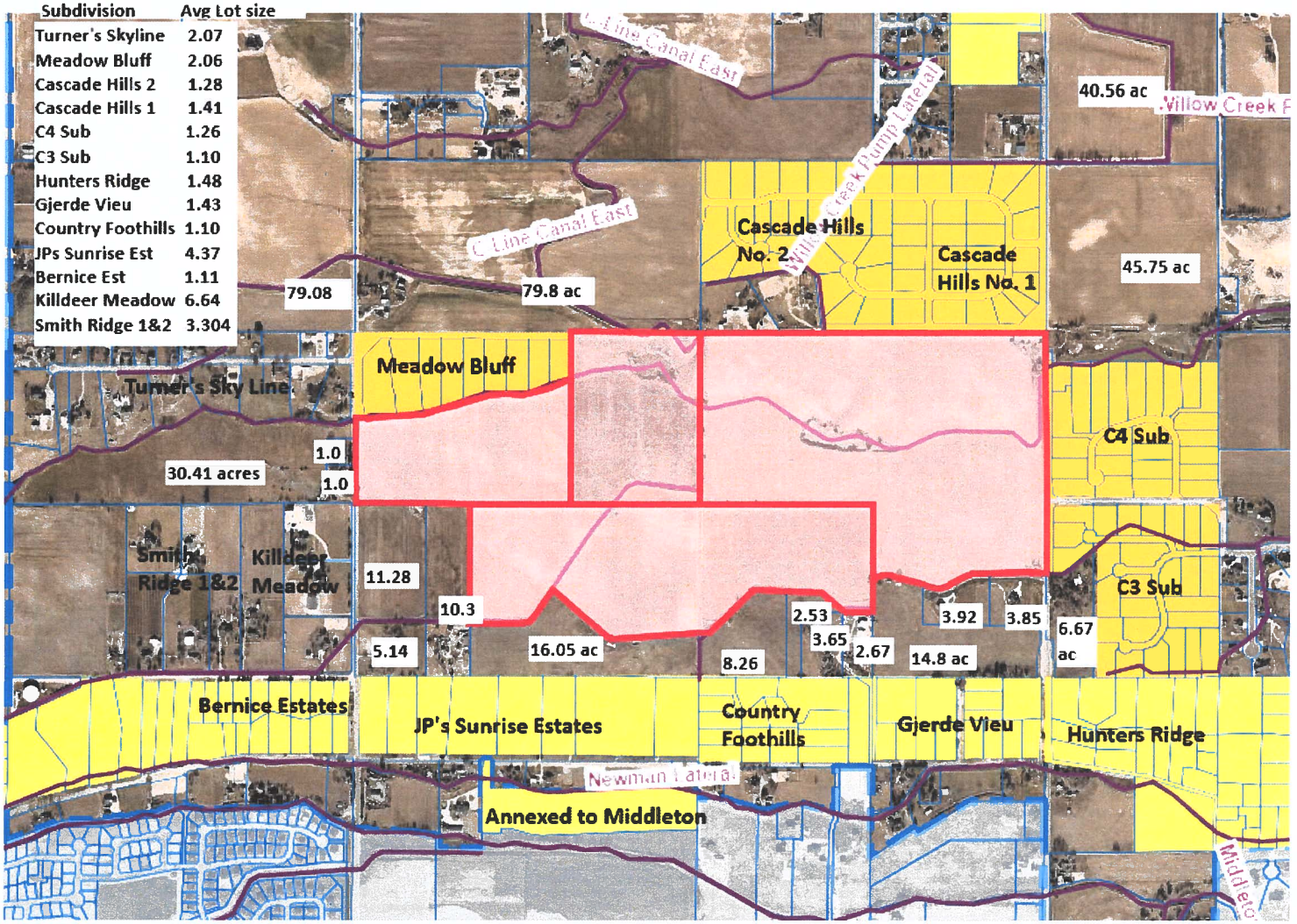
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
C-5 Sub	86.41	34	2.54
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...

Subdivision	Avg Lot size
Turner's Skyline	2.07
Meadow Bluff	2.06
Cascade Hills 2	1.28
Cascade Hills 1	1.41
C4 Sub	1.26
C3 Sub	1.10
Hunters Ridge	1.48
Gjerde Vieu	1.43
Country Foothills	1.10
JPs Sunrise Est	4.37
Bernice Est	1.11
Killdeer Meadow	6.64
Smith Ridge 1&2	3.304



47.52	23	
20.62	10	
33.2	26	
36.67	26	
31.43	25	
33.03	30	
23.64	16	
18.59	13	
15.33	14	
39.29	9	
18.82	17	
26.55	4	
16.52	5	
361.21	218	1.656927
Acres	Lots	Avg. Acre per lot

Lots Notified within 600 feet: 103

Average lot size: 6.04

Median lot size: 1.41

Minimum lot size: 0.39

Maximum lot size: 97.15

EXHIBIT C2f.2

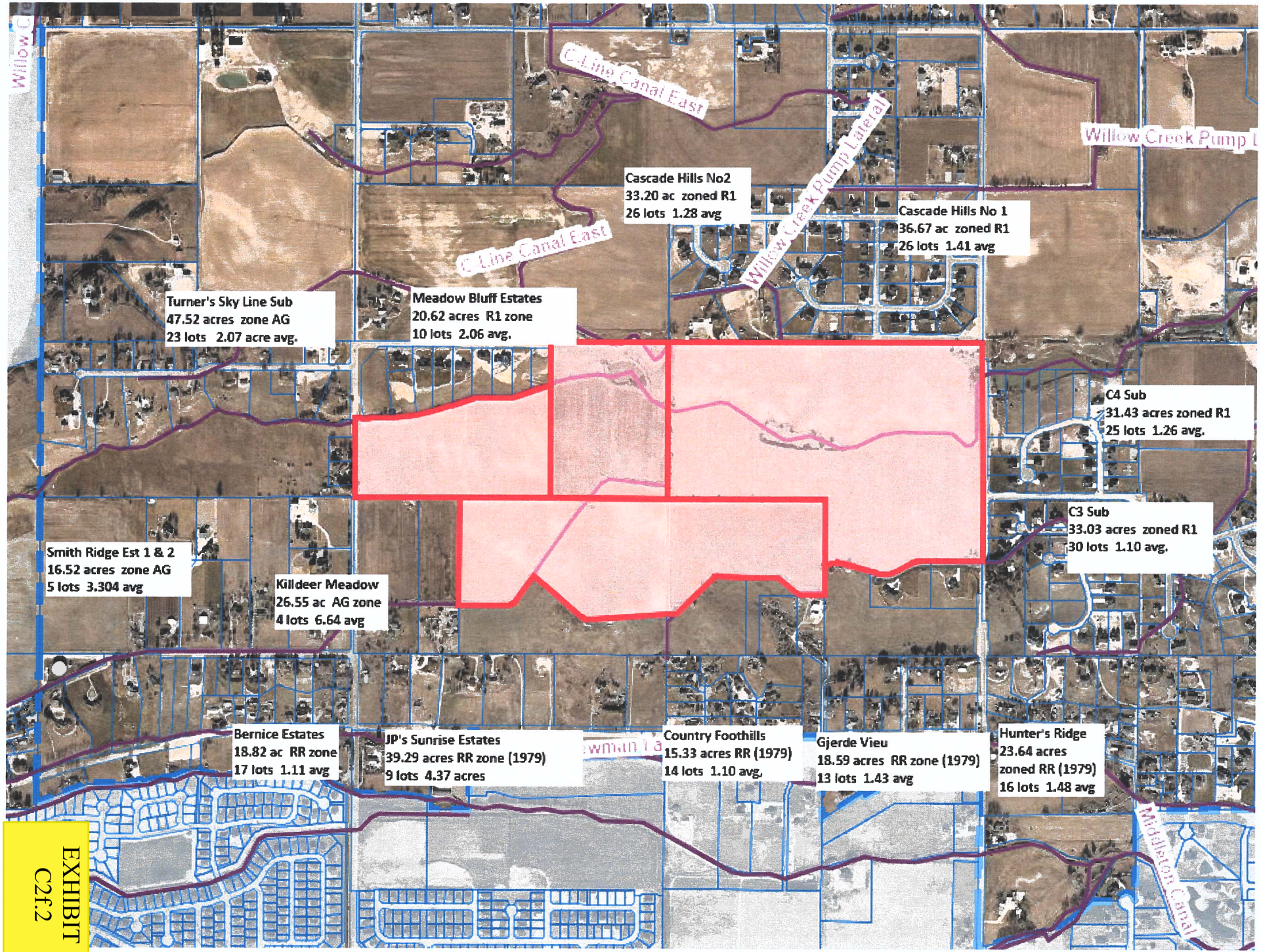
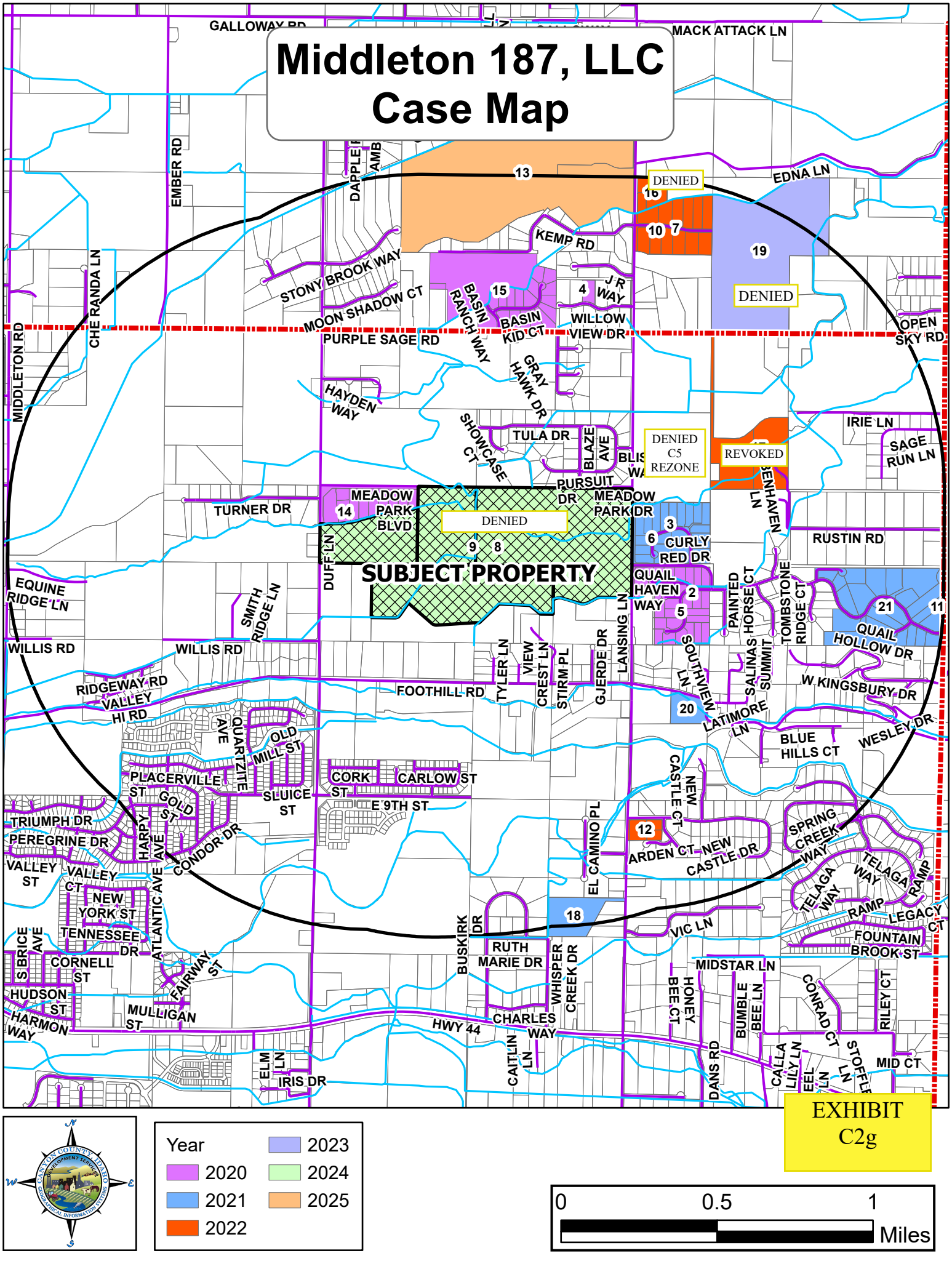


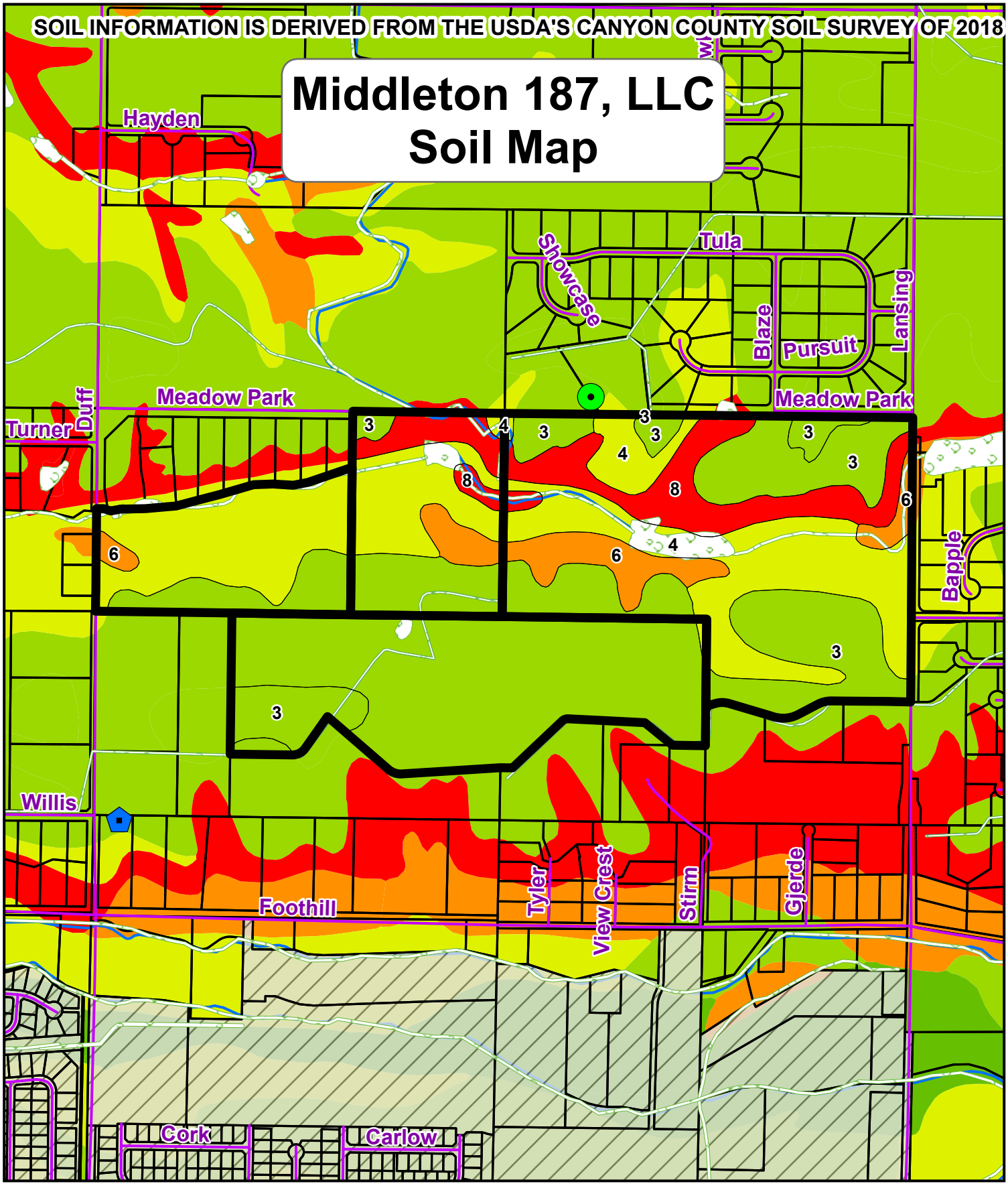
EXHIBIT
C2f.2


Middleton 187, LLC
Case Map
SUBJECT PROPERTY
DENIED
DENIED
DENIED
C5
REZONE
REVOKED
GALLOWAY RD
MACK ATTACK LN
EMBER RD
EDNA LN
KEMP RD
STONY BROOK WAY
MOON SHADOW CT
BASIN RANCH WAY
BASIN KID CT
WILLOW VIEW DR
J R WAY
CHE RANDA LN
MIDDLETON RD
PURPLE SAGE RD
OPEN SKY RD
GRAY HAWK DR
HAYDEN WAY
SHOWCASE CT
TULA DR
BLAZE AVE
IRIE LN
SAGE RUN LN
PURSUIT DR
MEADOW PARK DR
MEADOW PARK BLVD
TURNER DR
DUFF LN
CURLY RED DR
RUSTIN RD
QUAIL HAVEN WAY
PAINTED HORSE CT
TOMBSTONE RIDGE CT
QUAIL HOLLOW DR
EQUINE RIDGE LN
SMITH RIDGE LN
WILLIS RD
WILLIS RD
RIDGEWAY RD
VALLEY HI RD
FOOTHILL RD
TYLER LN
VIEW CREST LN
STIRM PL
GJERDE DR
LANSING LN
SOUTHVIEW LN
SALINAS SUMMIT
W KINGSBURY DR
LATIMORE LN
BLUE HILLS CT
WESLEY DR
QUARTZITE AVE
OLD MILL ST
PLACERVILLE ST
GOLD ST
SLUICE ST
CORK ST
CARLOW ST
E 9TH ST
TRIUMPH DR
PEREGRINE DR
HARPY AVE
CONDOR DR
VALLEY ST
VALLEY CT
NEW YORK ST
TENNESSEE DR
ATLANTIC AVE
S BRICE AVE
CORNELL ST
HUDSON ST
HARMON WAY
FAIRWAY ST
MULLIGAN ST
ELM LN
IRIS DR
HWY 44
CHARLES WAY
CAITLIN LN
WHISPER CREEK DR
RUTH MARIE DR
BUSKIRK DR
EL CAMINO PL
NEW CASTLE CT
ARDEN CT
NEW CASTLE DR
SPRING CREEK WAY
TELAGA WAY
TELAGA WAY RAMP
RAMP
LEGACY CT
FOUNTAIN BROOK ST
VIC LN
MIDSTAR LN
HONEY BEE CT
BUMBLE BEE LN
CONRAD CT
RILEY CT
DANS RD
CALLA LILY LN
EEL LN
STOFFEL LN
MID CT
13
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Year
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2021
2022
2023
2024
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Miles
EXHIBIT
C2g

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2020-0014	Rezone AG to R1	Biggins	APPROVED
2	SD2020-0011	Preliminary Plat - C3	C3	APPROVED
3	SD2021-0008	Plat - C4 sub	C4 Callister, LLC	APPROVED
4	CU2019-0025	CUP Special Events Facility	CU2019-0025	APPROVED
5	RZ0020-0006	Rezone AG to R1	Callister LLC	APPROVED
6	CR2021-0010	Rezone AG to R1	Callister, LLC	APPROVED
7	RZ2021-0034	Rezone A to RR	Cotner John	APPROVED
8	RZ2021-0056	Rezone AG to CR-R1	Farmington Hills	DENIED
9	SD2021-0059	Farmington Hills Plat - 492 lots	Farminton Hill Sub	DENIED
10	SD2021-0021	Preliminary Plat	Hawk View Estates	APPROVED
11	CR2022-0003	AG to CR-R1	LWD Development, Inc	APPROVED
12	SD2021-0046	hort Plat 3 Res Lots - Lansing Lane Su	Lansing Lane Sub	APPROVED
13	CR2022-0016	Conditional Rezone from Ag to CR-RF	MDC LLC/Carter	APPROVED
14	SD2020-0007	Meadow Bluff Estates	Meadow Bluff Estates	APPROVED
15	SD2020-0003	Oaklee Estates Sub	Oaklee Estates Sub	APPROVED
16	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
17	RZ2021-0036	Rezone AG to CR-R1	Richards/ Larsen	APPROVED
18	RZ2020-0027	Rezone AG to R1	Schatzel	APPROVED
19	RZ2022-0011	Rezone AG to RR	Sierra Vista PRoperties	DENIED
20	RZ2021-0017	Rezone AG to RR	Terry Bruce	APPROVED
21	SD2019-0039	Plat - Watt's Hollow Sub	Watt's Hollow Sub	APPROVED

Revoked: DA Terminated



Nitrate Priority Wells

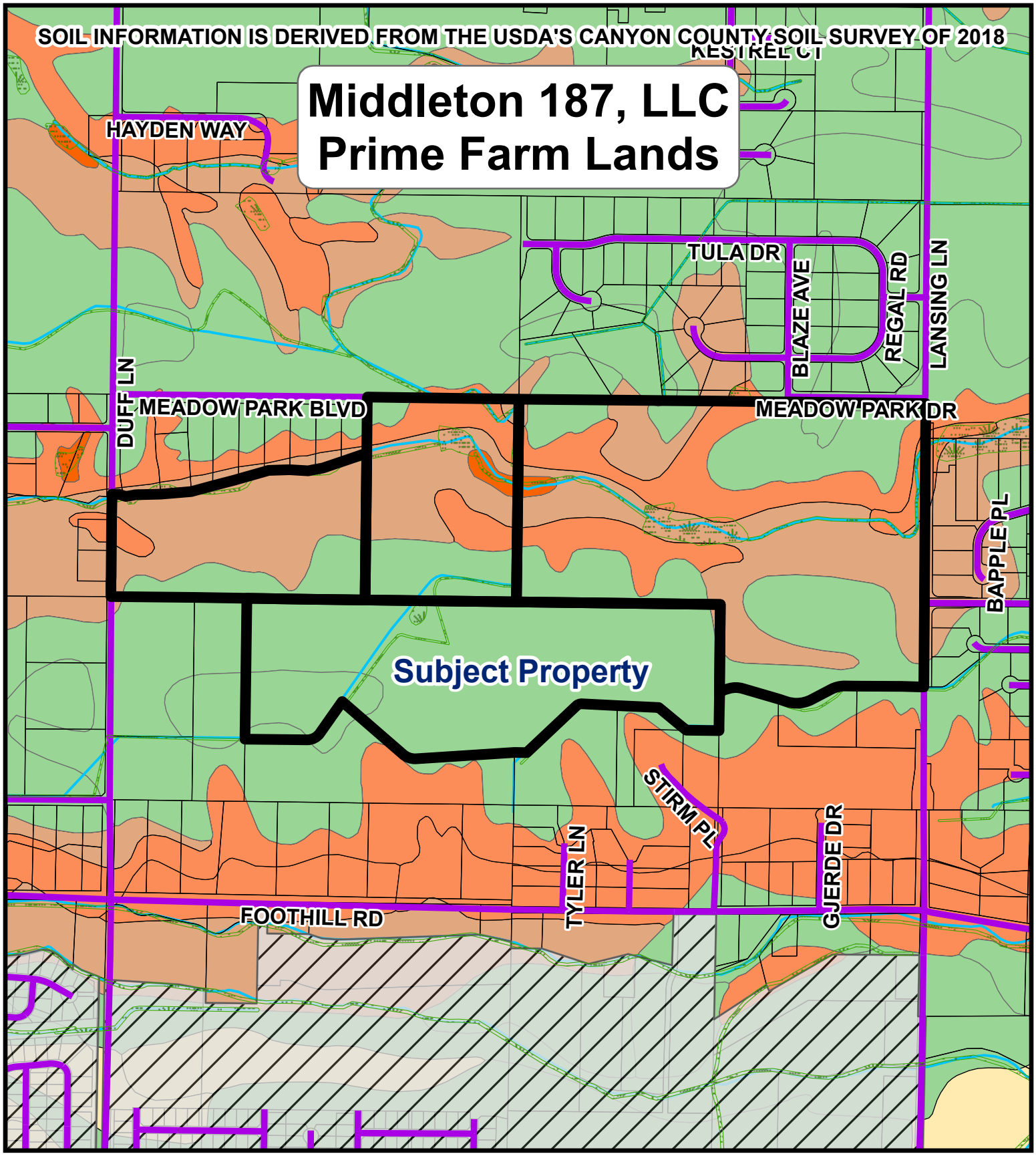
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IDWR_2C_Geothermal_

Wetlands

EXHIBIT
C2h

0 0.25 0.5 Miles



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

EXHIBIT
C2h

0 0.125 0.25 Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	4014329.39	92.16	42.61%
3	MODERATELY SUITED SOIL	616636.07	14.16	6.54%
3	MODERATELY SUITED SOIL	280358.26	6.44	2.98%
3	MODERATELY SUITED SOIL	119431.50	2.74	1.27%
3	MODERATELY SUITED SOIL	73408.81	1.69	0.78%
3	MODERATELY SUITED SOIL	4112.95	0.09	0.04%
4	MODERATELY SUITED SOIL	2604859.30	59.80	27.65%
4	MODERATELY SUITED SOIL	196239.08	4.51	2.08%
4	MODERATELY SUITED SOIL	26116.27	0.60	0.28%
6	LEAST SUITED SOIL	416923.27	9.57	4.43%
6	LEAST SUITED SOIL	83126.94	1.91	0.88%
6	LEAST SUITED SOIL	43647.19	1.00	0.46%
8	LEAST SUITED SOIL	865598.85	19.87	9.19%
8	LEAST SUITED SOIL	76752.11	1.76	0.81%
		9421540.00	216.29	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EsB	Prime farmland if irrigated	4014329.39	92.16	42.61%
EsB	Prime farmland if irrigated	616636.07	14.16	6.54%
EsA	Prime farmland if irrigated	280358.26	6.44	2.98%
EsB	Prime farmland if irrigated	119431.50	2.74	1.27%
EsA	Prime farmland if irrigated	73408.81	1.69	0.78%
EsA	Prime farmland if irrigated	4112.95	0.09	0.04%
LkC	Farmland of statewide importance, if irrigated	2604859.30	59.80	27.65%
EvC	Farmland of statewide importance, if irrigated	196239.08	4.51	2.08%
EvC	Farmland of statewide importance, if irrigated	26116.27	0.60	0.28%
LkD	Not prime farmland	416923.27	9.57	4.43%
LkD	Not prime farmland	83126.94	1.91	0.88%
LkD	Not prime farmland	43647.19	1.00	0.46%
LaE	Not prime farmland	865598.85	19.87	9.19%
W	Water	76752.11	1.76	0.81%
		9421540.00	216.29	100%

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

EXHIBIT
C2h

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
C2h

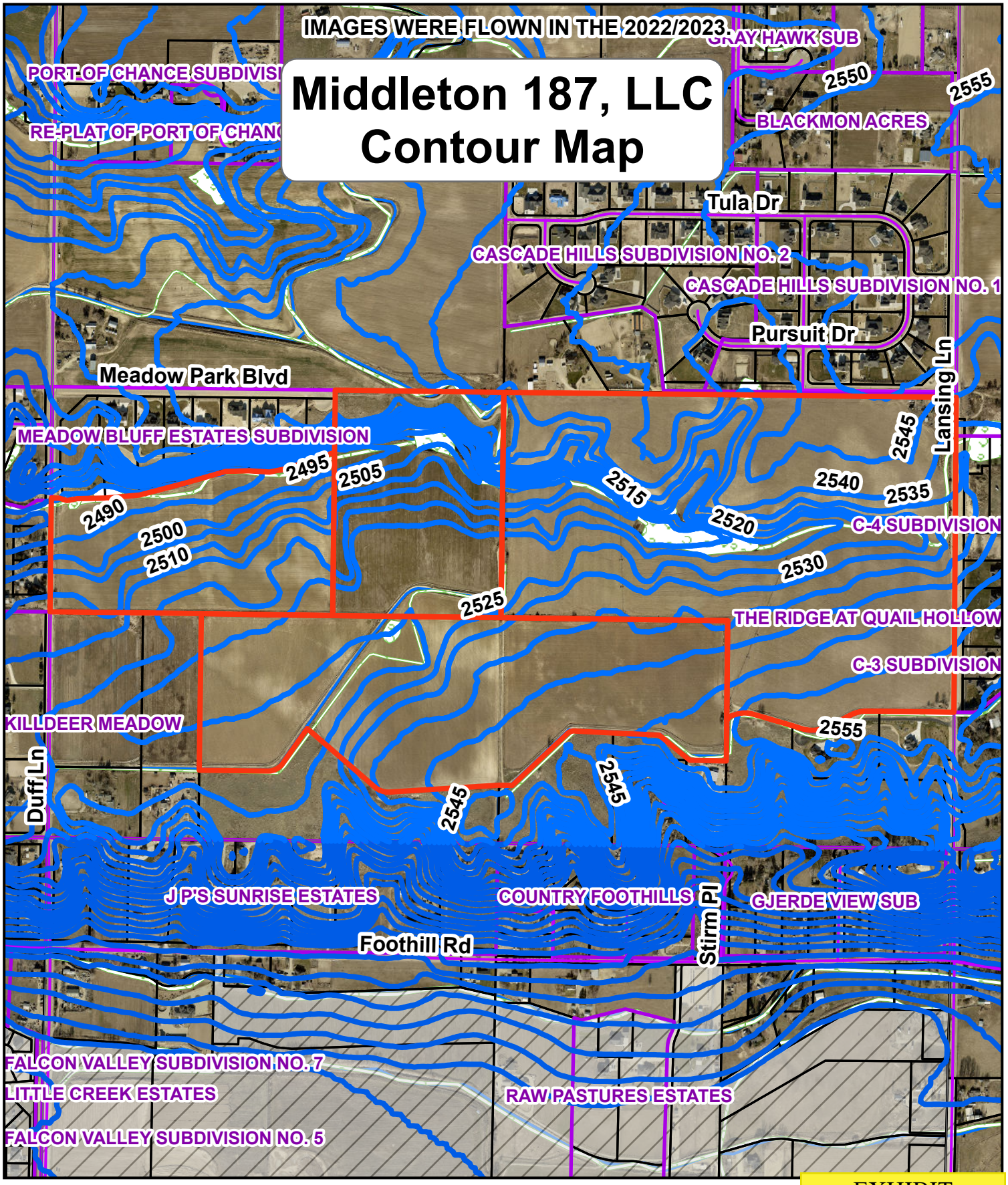


EXHIBIT
C2i

Legend
- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 400 800 1,200 Feet

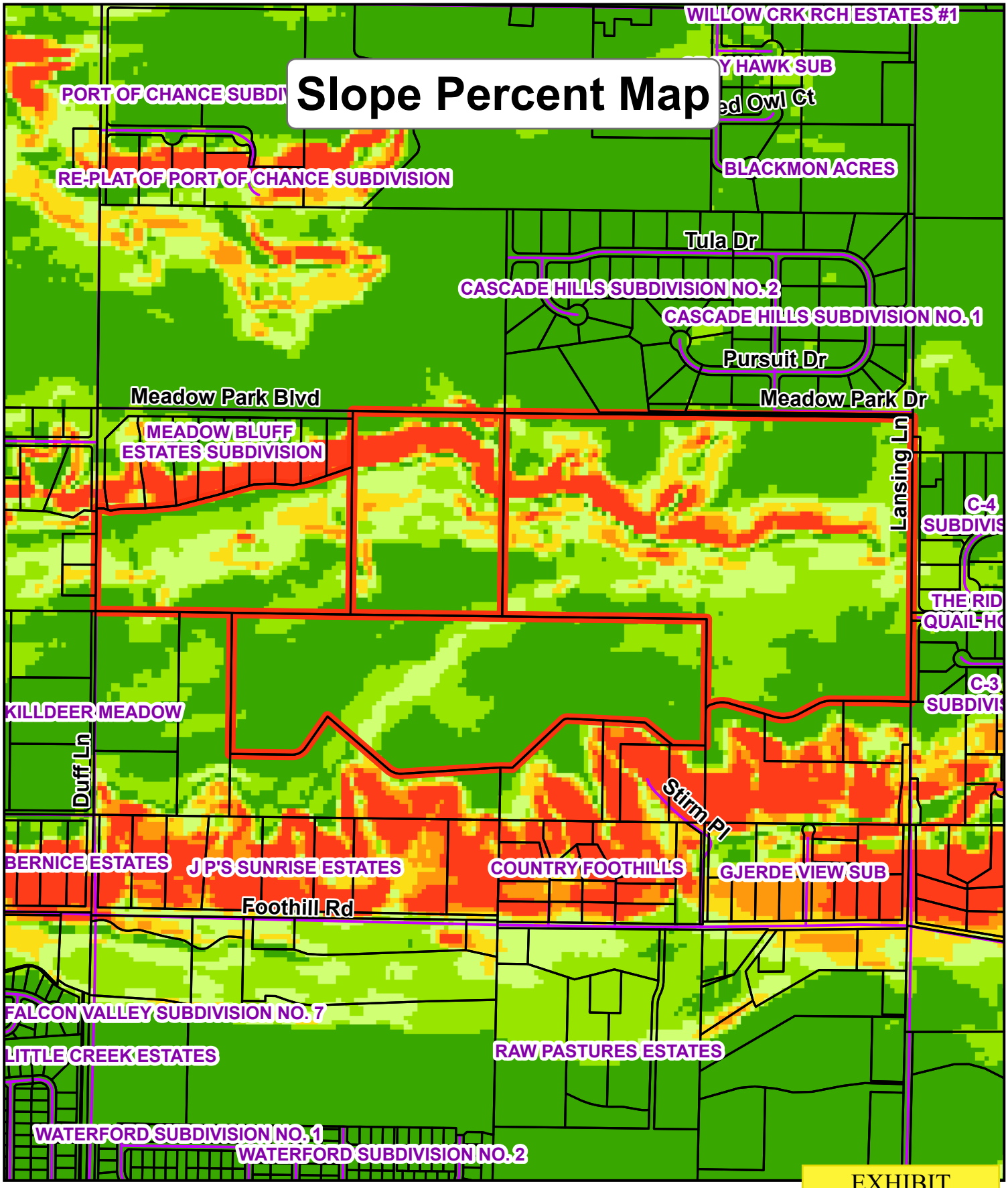
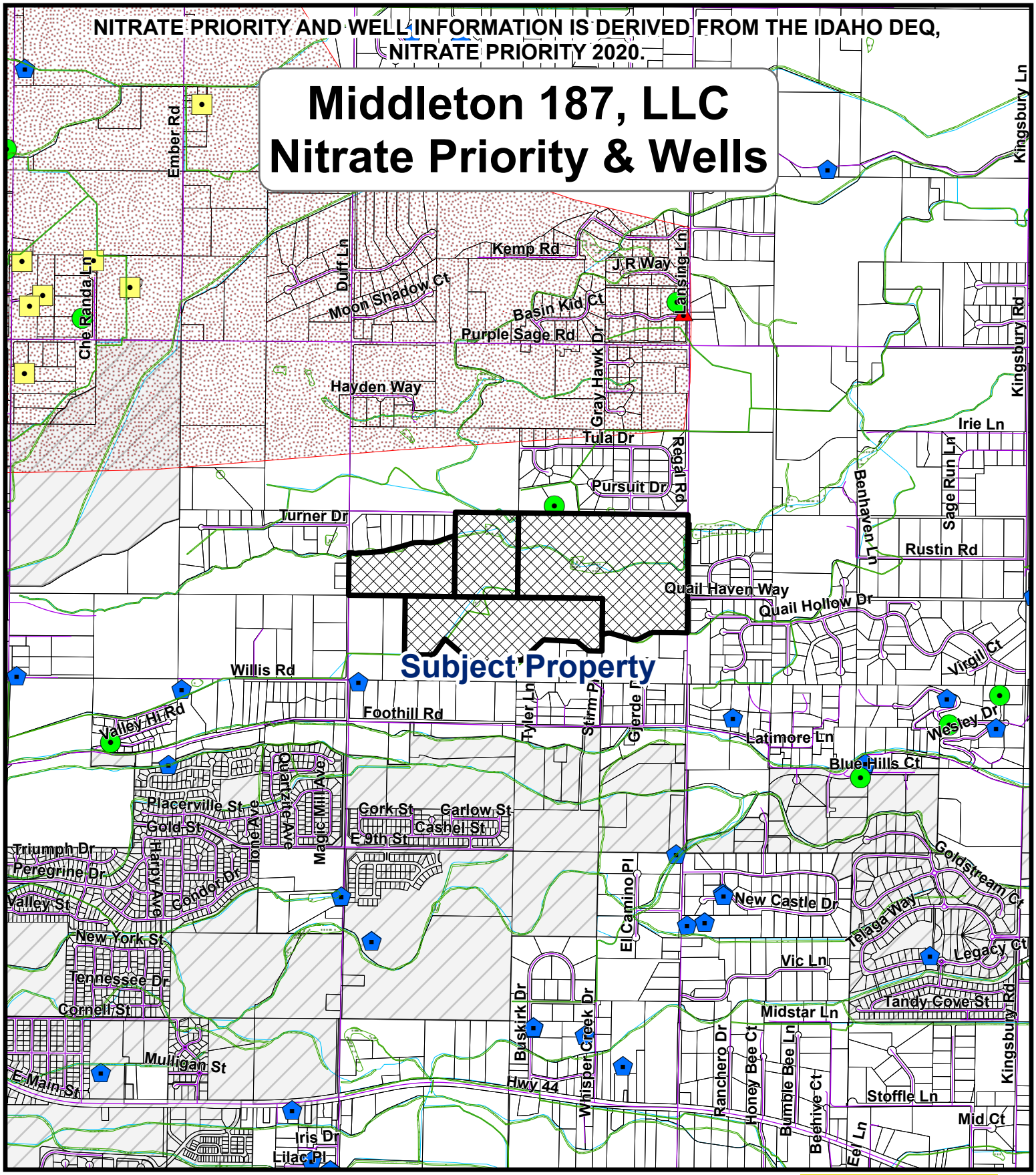

Slope Percent Map
WILLOW CRK RCH ESTATES #1
PORT OF CHANCE SUBDI
RE-PLAT OF PORT OF CHANCE SUBDIVISION
BLACKMON ACRES
Tula Dr
CASCADE HILLS SUBDIVISION NO. 2
CASCADE HILLS SUBDIVISION NO. 1
Pursuit Dr
Meadow Park Blvd
Meadow Park Dr
MEADOW BLUFF ESTATES SUBDIVISION
Lansing Ln
KILLDEER MEADOW
Duff Ln
Stirm Pl
BERNICE ESTATES
J P'S SUNRISE ESTATES
COUNTRY FOOTHILLS
GJERDE VIEW SUB
Foothill Rd
FALCON VALLEY SUBDIVISION NO. 7
LITTLE CREEK ESTATES
RAW PASTURES ESTATES
WATERFORD SUBDIVISION NO. 1
WATERFORD SUBDIVISION NO. 2
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
500
1,000
1,500
Feet

EXHIBIT
C2i

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

Middleton 187, LLC
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

0.005 - 2.00

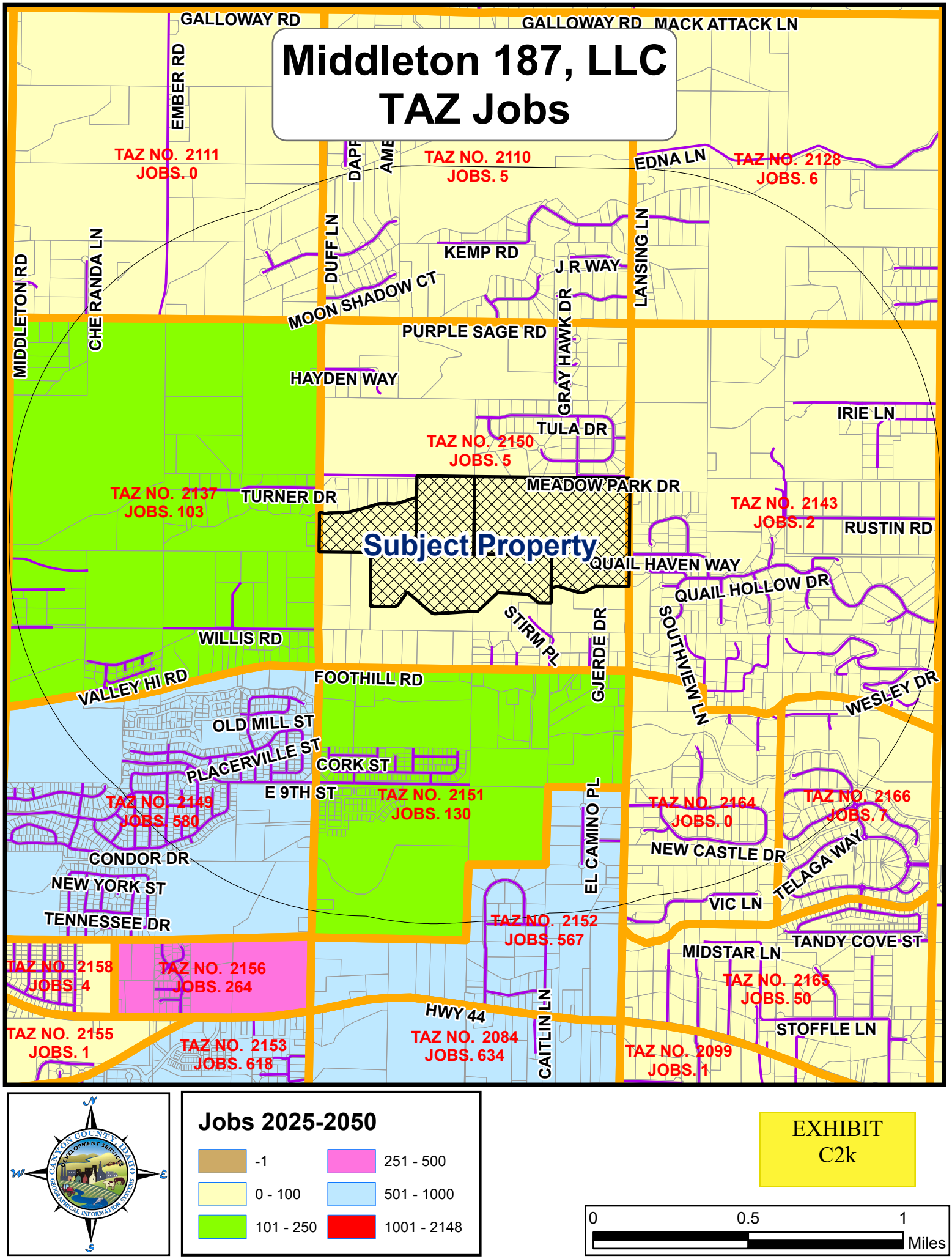
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5.0000001 - 10.00

10.000001 - 49.80

EXHIBIT
C2j

0 0.5 1 Miles


Middleton 187, LLC
TAZ Jobs
GALLOWAY RD
GALLOWAY RD
MACK ATTACK LN
EMBER RD
TAZ NO. 2111
JOBS. 0
TAZ NO. 2110
JOBS. 5
EDNA LN
TAZ NO. 2128
JOBS. 6
DUFF LN
KEMP RD
J R WAY
LANSING LN
MIDDLETON RD
CHE RANDA LN
MOON SHADOW CT
PURPLE SAGE RD
GRAY HAWK DR
HAYDEN WAY
IRIE LN
TULA DR
TAZ NO. 2150
JOBS. 5
MEADOW PARK DR
TAZ NO. 2137
JOBS. 103
TURNER DR
TAZ NO. 2143
JOBS. 2
RUSTIN RD
Subject Property
QUAIL HAVEN WAY
QUAIL HOLLOW DR
STIRM PL
GJERDE DR
SOUTHVIEW LN
WILLIS RD
VALLEY HI RD
FOOTHILL RD
WESLEY DR
OLD MILL ST
PLACERVILLE ST
CORK ST
E 9TH ST
TAZ NO. 2149
JOBS. 580
TAZ NO. 2151
JOBS. 130
TAZ NO. 2164
JOBS. 0
TAZ NO. 2166
JOBS. 7
EL CAMINO PL
CONDOR DR
NEW CASTLE DR
TELAGA WAY
NEW YORK ST
VIC LN
TENNESSEE DR
TAZ NO. 2152
JOBS. 567
TANDY COVE ST
MIDSTAR LN
TAZ NO. 2158
JOBS. 4
TAZ NO. 2156
JOBS. 264
TAZ NO. 2165
JOBS. 50
HWY 44
STOFFLE LN
TAZ NO. 2155
JOBS. 1
TAZ NO. 2153
JOBS. 618
TAZ NO. 2084
JOBS. 634
CAITLIN LN
TAZ NO. 2099
JOBS. 1
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
EXHIBIT
C2k
0
0.5
1
Miles

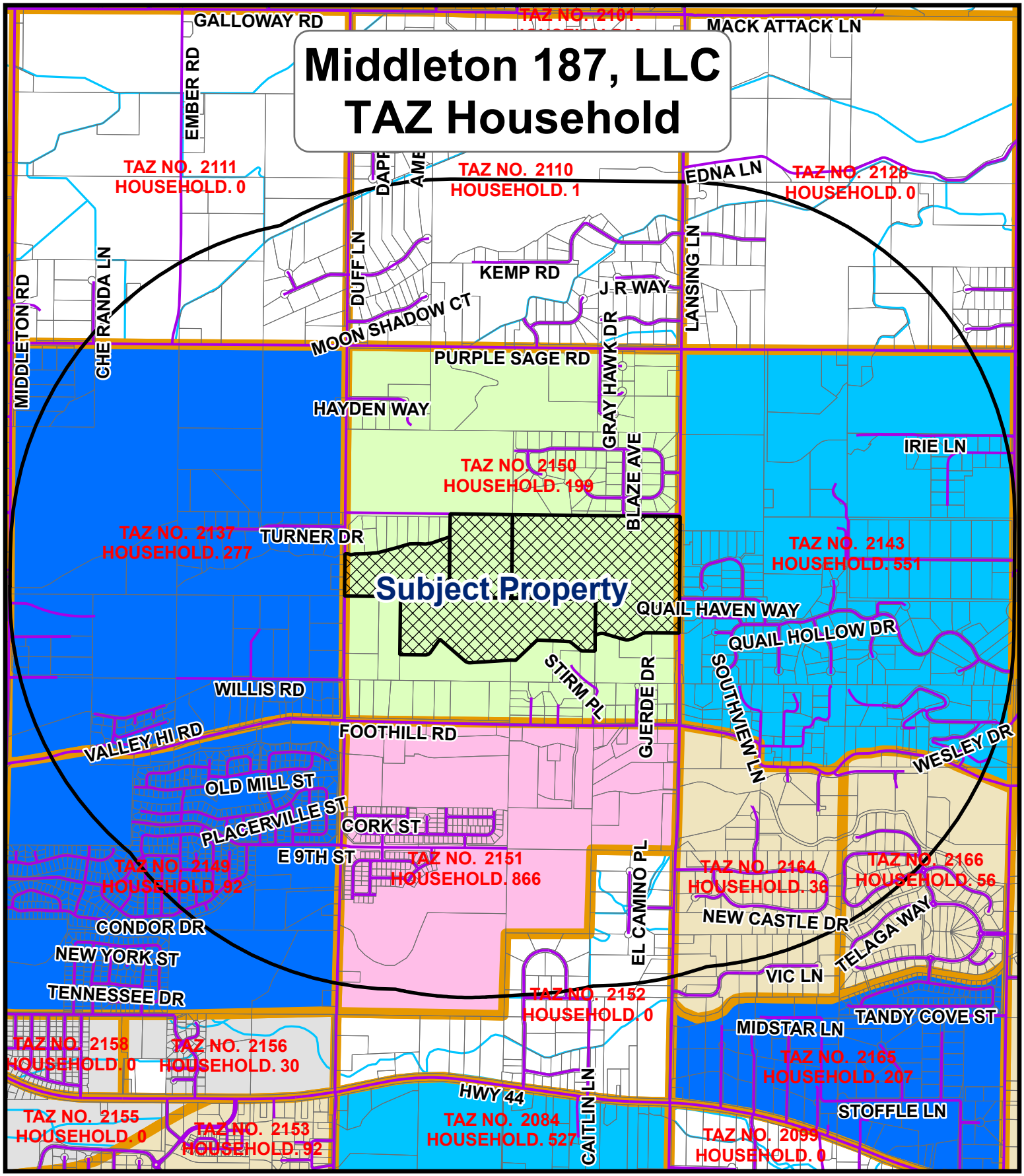

Middleton 187, LLC
TAZ Household
GALLOWAY RD
TAZ NO. 2101
MACK ATTACK LN
EMBER RD
TAZ NO. 2111
HOUSEHOLD. 0
TAZ NO. 2110
HOUSEHOLD. 1
EDNA LN
TAZ NO. 2128
HOUSEHOLD. 0
MIDDLETON RD
CHERANDA LN
DUFF LN
KEMP RD
J R WAY
LANSING LN
MOON SHADOW CT
GRAY HAWK DR
PURPLE SAGE RD
HAYDEN WAY
IRIE LN
TAZ NO. 2150
HOUSEHOLD. 199
BLAZE AVE
TAZ NO. 2137
HOUSEHOLD. 277
TURNER DR
TAZ NO. 2143
HOUSEHOLD. 551
Subject Property
QUAIL HAVEN WAY
QUAIL HOLLOW DR
STIRM PL
GJERDE DR
SOUTHVIEW LN
WILLIS RD
VALLEY HI RD
FOOTHILL RD
WESLEY DR
OLD MILL ST
PLACERVILLE ST
CORK ST
E 9TH ST
TAZ NO. 2151
HOUSEHOLD. 866
TAZ NO. 2149
HOUSEHOLD. 92
TAZ NO. 2164
HOUSEHOLD. 36
TAZ NO. 2166
HOUSEHOLD. 56
EL CAMINO PL
NEW CASTLE DR
TELAGA WAY
CONDOR DR
NEW YORK ST
TENNESSEE DR
VIC LN
TAZ NO. 2152
HOUSEHOLD. 0
TANDY COVE ST
MIDSTAR LN
TAZ NO. 2158
HOUSEHOLD. 0
TAZ NO. 2156
HOUSEHOLD. 30
TAZ NO. 2165
HOUSEHOLD. 207
HWY 44
STOFFLE LN
CAITLIN LN
TAZ NO. 2155
HOUSEHOLD. 0
TAZ NO. 2153
HOUSEHOLD. 92
TAZ NO. 2084
HOUSEHOLD. 527
TAZ NO. 2099
HOUSEHOLD. 0
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
EXHIBIT
C2l
0
0.5
1
Miles

EXHIBIT D:

SITE VISIT PHOTOS

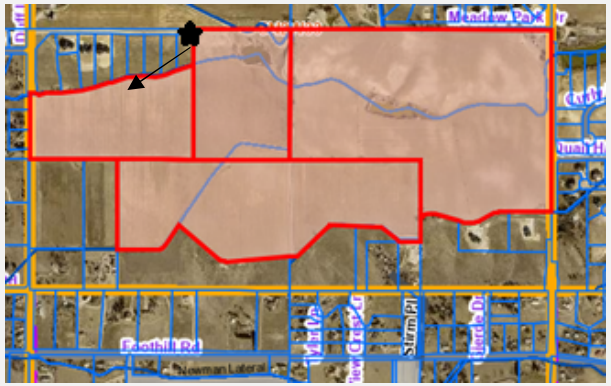
EXHBIT
D



Google Earth Pro October 2024 image. There are agricultural properties in the vicinity and there are dryland steep agriculturally zoned properties that are not in agricultural production. The trending development in the area is residential, especially surrounding the subject properties.



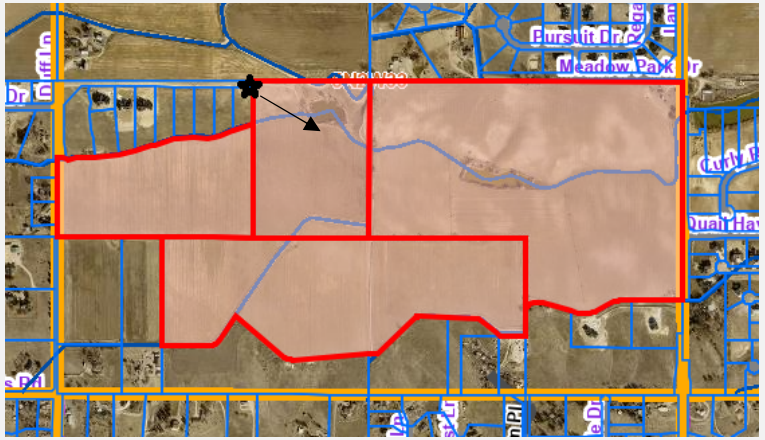
From Meadow Park looking southwesterly across the properties. There is residential development all along the west side of Duff Lane as seen in the distance. The subject properties are currently in agricultural production but are nearly surrounded by residential development new and old.





From Duff Ln looking northeasterly across the properties. There is residential development all along the east side of Lansing Lane as seen in the distance. The subject properties are currently in agricultural production but the properties are surrounded by residential development or non-agricultural use parcels due to steep ground and no access to irrigation water.

Meadow Park cul de sac- eastward over subject property looking back towards Lansing Lane. A good visual of the sloping terrain.

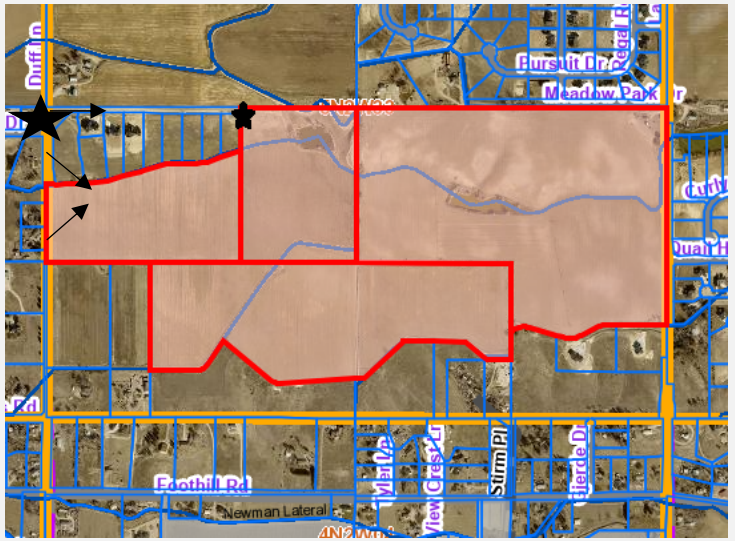




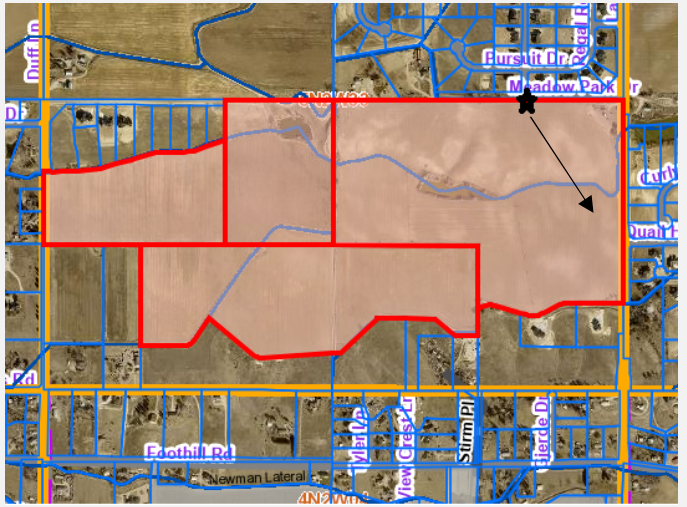




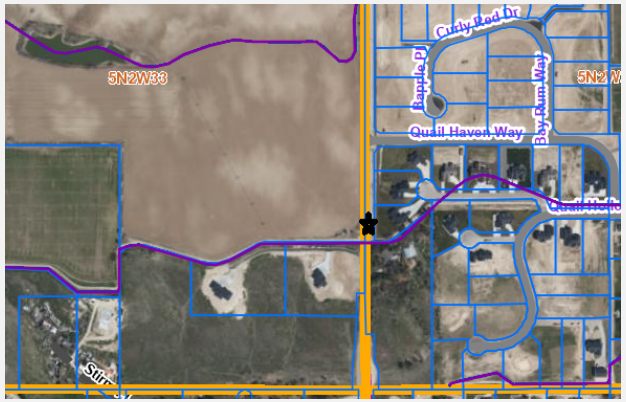
Meadow Park and Duff Ln. Looking at subject property and Meadow Bluff Subdivision. The property drops into a valley from both the north and south boundaries.



Meadow Park (Lansing access) looking southeast across property from near Blaze Avenue in the Cascade Hills Subdivision towards Foothill Road with Lansing Lane on the left. Homes in the distance are on the southern boundary of the subject properties.

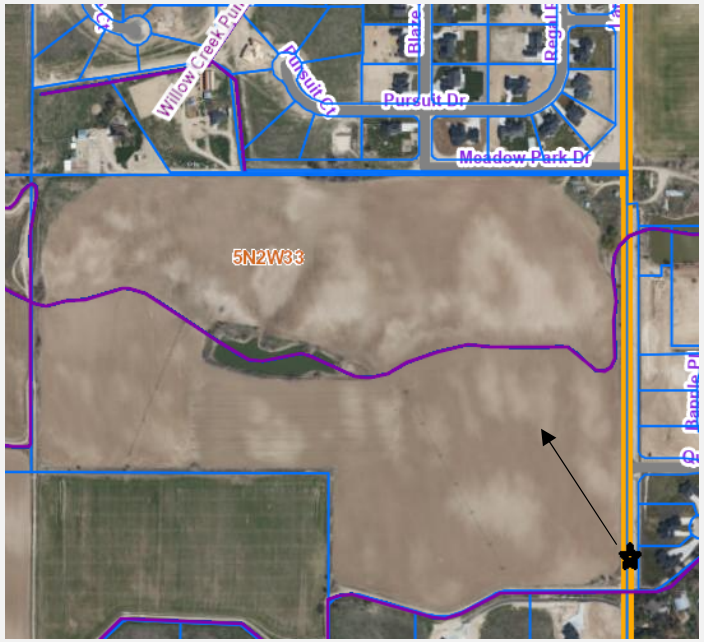


Southeast corner of property from Lansing looking southwest

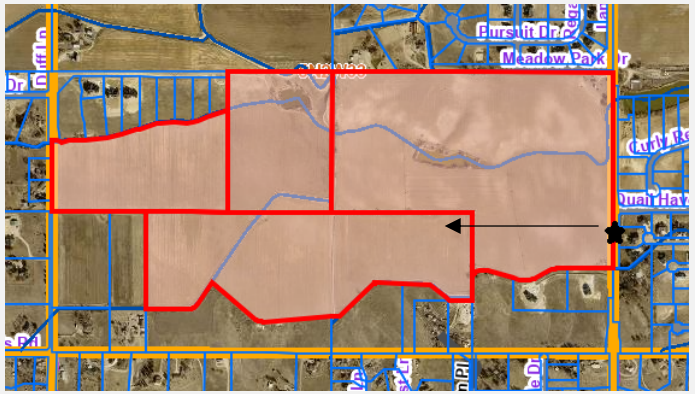




Lansing Lane facing northwest across subject property towards Cascade Hills No.1 & 2 located on the northern boundary of the subject properties.



From Lansing Lane looking westerly across subject properties.



From Stirm Lane and Foothill Road facing northwesterly on Foothill. These are homes in older platted developments along he frontage of Foothill Road south of the subject properties.

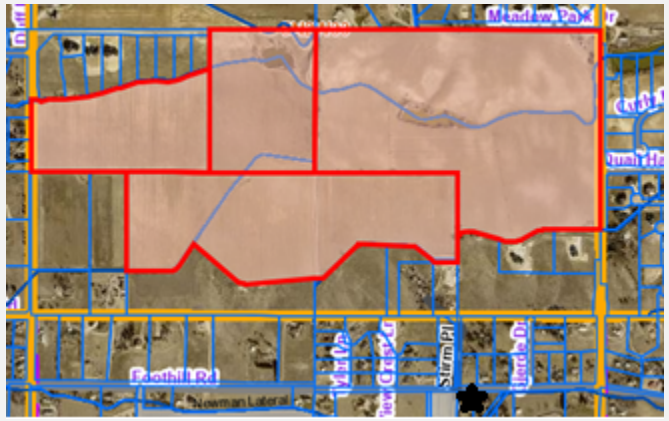


EXHIBIT E:

AGENCY COMMENTS

EXHIBIT
E

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

TELEPHONE 208.454.8135
FAX 208.454.2008

October 21, 2025

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

RE: CR2025-0012 Rezone from Agricultural to CR-RR Rural Residential
Canyon County Parcel R37423 aka 0 Middleton Rd

Dear Commissioners:

Highway District No. 4 has reviewed the application for Conditional Rezone of the above described parcel from Agricultural to CR-R1 Rural Residential and offers the following comments on the proposed use:

General
The subject property consists of four parcels totaling approximately 216 acres located north of Foothill Rd between Duff Lane and Lansing Lane in the S 1/2 Section 33 T5N R2W. The subject property lies less than 1/4 mile north of Middleton city limits, and HD4 may apply certain city standards within one-mile of city limits.

The subject property has approximately 665-feet of frontage on Duff Lane along the westerly boundary of Parcel R37605010, and approximately 1,840-feet of frontage on Lansing Lane along the easterly boundary of Parcel R37597. Duff Lane is classified as a principal arterial, and Lansing Lane as a minor arterial on the functional classification maps adopted by the County and HD4. Existing right-of-way width is a 25-ft prescriptive easement measured from each existing roadway centerline. Ultimate right-of-way width for a principal arterial is 50-ft half-width measured from the section line, and a 50-ft half width for a minor arterial within Middleton area of impact also measured from the section line. Meadow Park Street along the northerly boundary of the subject property is classified as a collector road, with a 50-foot half-width right-of-way within Middleton area of impact.

The applicants are requesting a conditional rural residential zoning (CR-R1), which would allow lot sizes of 1 acre. The proposed density could allow development of approximately 200 single family residential lots, depending upon roadway alignment, drainage features, and open space requirements. A concept plan included with the application "Bloomfield Hills" shows 165 lots.

This property has been subject to previous requests for zoning change as Farmington Hills Subdivision in 2021, which included city utilities and up to 421 residential lots. This zoning amendment was not approved by Canyon County at that time.

EXHIBIT
E1

Access
Existing access to the subject property is provided by several unimproved agricultural approaches: one to Duff Lane at the south boundary of Parcel R37605010; two to Lansing Lane

at the north and south corners of Parcel R37597, and one or more to the north side of Parcel R37597 from Meadow Park Drive west of Lansing. These approaches may remain in use to serve the ongoing agricultural uses, but are subject to restriction or removal if the land use changes in the future.

The concept plan included with the application shows one access each to Duff Lane and Lansing Lane. These approach locations are generally consistent with those proposed for the Farmington Hills preliminary plat, and are acceptable to serve residential development of the subject property. Final location of access to serve the development will be determined during preliminary plat review.

Transportation Impacts:
The proposed CR-R1 zone will allow development of up to 200 new residential lots depending upon subdivision configuration. These new single-family residences would be expected to generate approximately 1,888 new vehicle trips per day, or 198 peak hour trips (ITE Trip Generation Manual, 11th Edition). Both the daily and peak hour trip estimates exceed the threshold for requiring a traffic impact study, which will be required to be submitted to HD4 with any preliminary plat submittal for residential development. The scope of the TIS should be approved by HD4 prior to commencing the study.

The Duff Lane and Lansing Lane intersections with SH 44 currently operate below LOS D during peak hours, and will require improvements to accept the additional traffic demand from this or other developments proposed in the area. HD4 is working with ITD to develop projects to provide these improvements, but they are in preliminary planning stages only and are not yet funded.

Traffic impacts from the proposed development will be mitigated through a variety of means, including but not limited to requirements to improve or contribute proportionate share contributions to SH 44 intersections; right-of-way dedication for Duff Lane and Lansing Lane; public roadway improvements; transportation impact fees; or a combination of these measures.

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: Duff_Lansing_CR2025-0012 Middleton 187 Rezone

Middleton School District #134
Canyon County--Public Hearing Notice Response

General Response for New Development

Middleton School District has experienced significant growth in its student population over the past years. Currently, Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 118% of capacity with five portable units totaling 10 classrooms. Mill Creek Elementary is at 113% of capacity with 6 portable classroom units totaling 12 classrooms. Purple Sage Elementary is at 98% of capacity with 4 of the six grade levels over capacity. Middleton High School is at 99% of capacity and Middleton Middle School is at 100% of capacity.

The district has recently secured funding for a new elementary school that will be built near the intersection of Kingsbury Road and State Highway 44. This school will be built in two phases with the first phase planned for a capacity of approximately 400 students. Funding is only secured for the first phase currently. We are in the design phase and completion of the facility may range anywhere from Fall of 2027 to Fall of 2028. We anticipate that when students are redistributed throughout the four elementary schools, each of those schools will be under capacity.

We have completed a demographic study performed for our school district boundaries, and data suggests that for every new home, we could expect between 0.5 and 0.7 (with an average of .569) students to come to our schools. That is the factor/rate we use to make our projection of student impact for each development.

Case No. CR2025-0012

Students living in the subdivision as planned would be in the attendance zone for Mill Creek Elementary School, Middleton Middle School, and Middleton High School. With the 165 proposed lots, we anticipate that approximately 83 to 116 K-12 students, distributed relatively evenly between elementary, middle, and high schools, will need educational services provided by our district. Upon completion of the new elementary school, elementary school borders will be redone. At that time the students from this subdivision will either be assigned to Mill Creek Elementary or the new elementary school.

In addition to the increase in student population and its impact on facilities, busing would be provided for all students. As such, it would be important that the developer include plans for appropriate spacing for bus stops for elementary and middle school students. Typically, buses do not enter subdivisions. As such, safe routes to planned stops would be an important consideration.

Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644 Phone: 208-585-3027
Marc C. Gee, Superintendent mgee@msd134.org
Lisa Pennington, Asst. Superintendent lpennington@msd134.org
Alicia Krantz, Business Manager akrantz@msd134.org

Middleton School District #134

Every Child Learning Every Day

The developer has met with district administration and has indicated that they are willing to enter into an agreement that would provide approximately $1500 per lot to the district to assist with infrastructure costs. That agreement would be developed through a Memorandum of Understanding if rezoning were approved and before a hearing for preliminary plat.

As a school district, we would ask that the Canyon County Planning and Zoning Commission take these factors into consideration as you make your decision. Any questions regarding this response should be directed to Marc Gee at the contact information shared below.



_____ February 5, 2026 .

Marc C. Gee, Superintendent Date

Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644 Phone: 208-585-3027

Marc C. Gee, Superintendent mgee@msd134.org

Lisa Pennington, Asst. Superintendent lpennington@msd134.org

Alicia Krantz, Business Manager akrantz@msd134.org

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

CR2025-0012 Todd Campbell Custom Homes- Becky Y

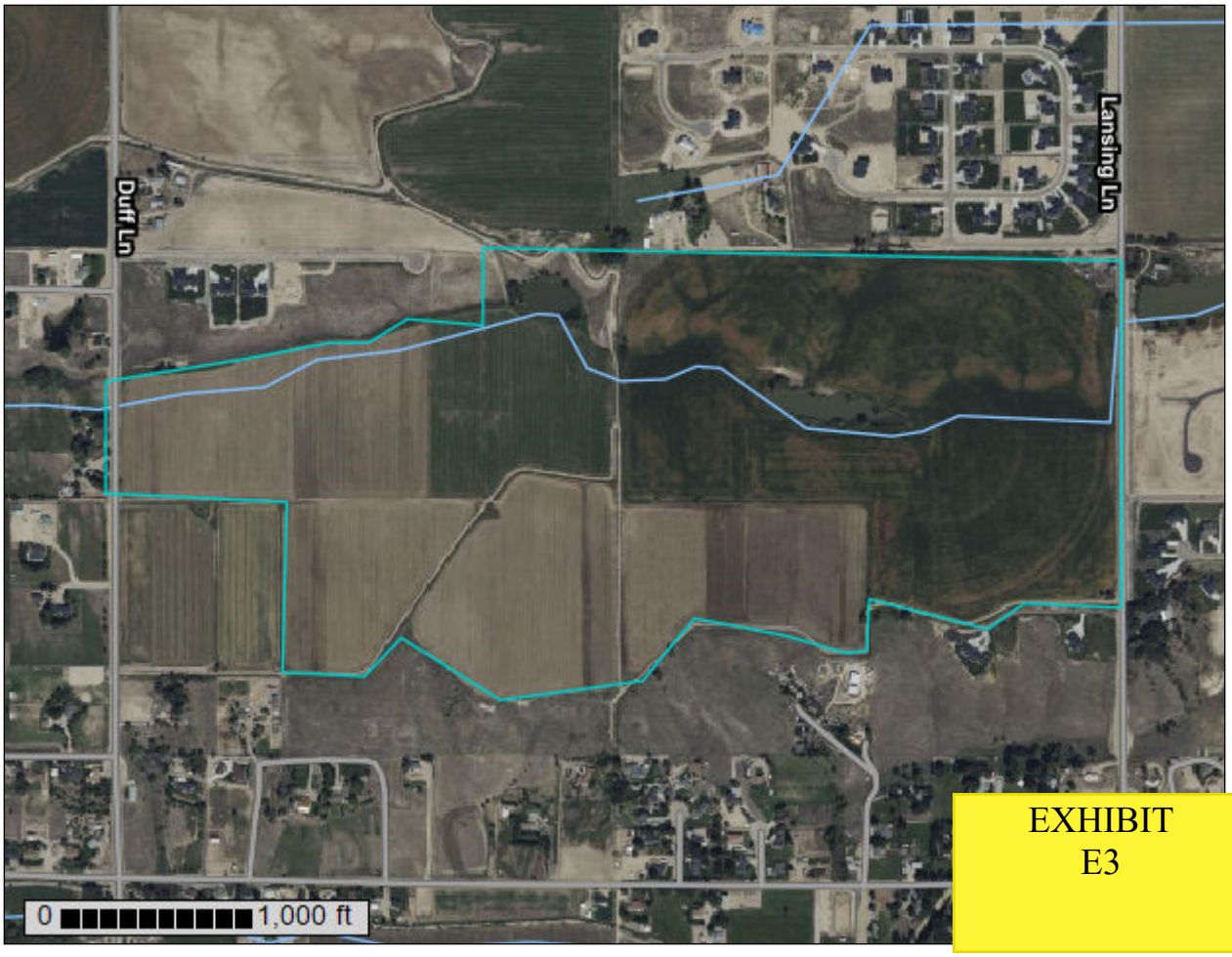


EXHIBIT
E3

October 3, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Suitabilities and Limitations for Use.....5
Land Classifications.....5
Irrigated Capability Class (CR2025-0012 Todd Cambell Custom Home-Becky Y).....5

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (CR2025-0012 Todd Cambell Custom Home-Becky Y)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

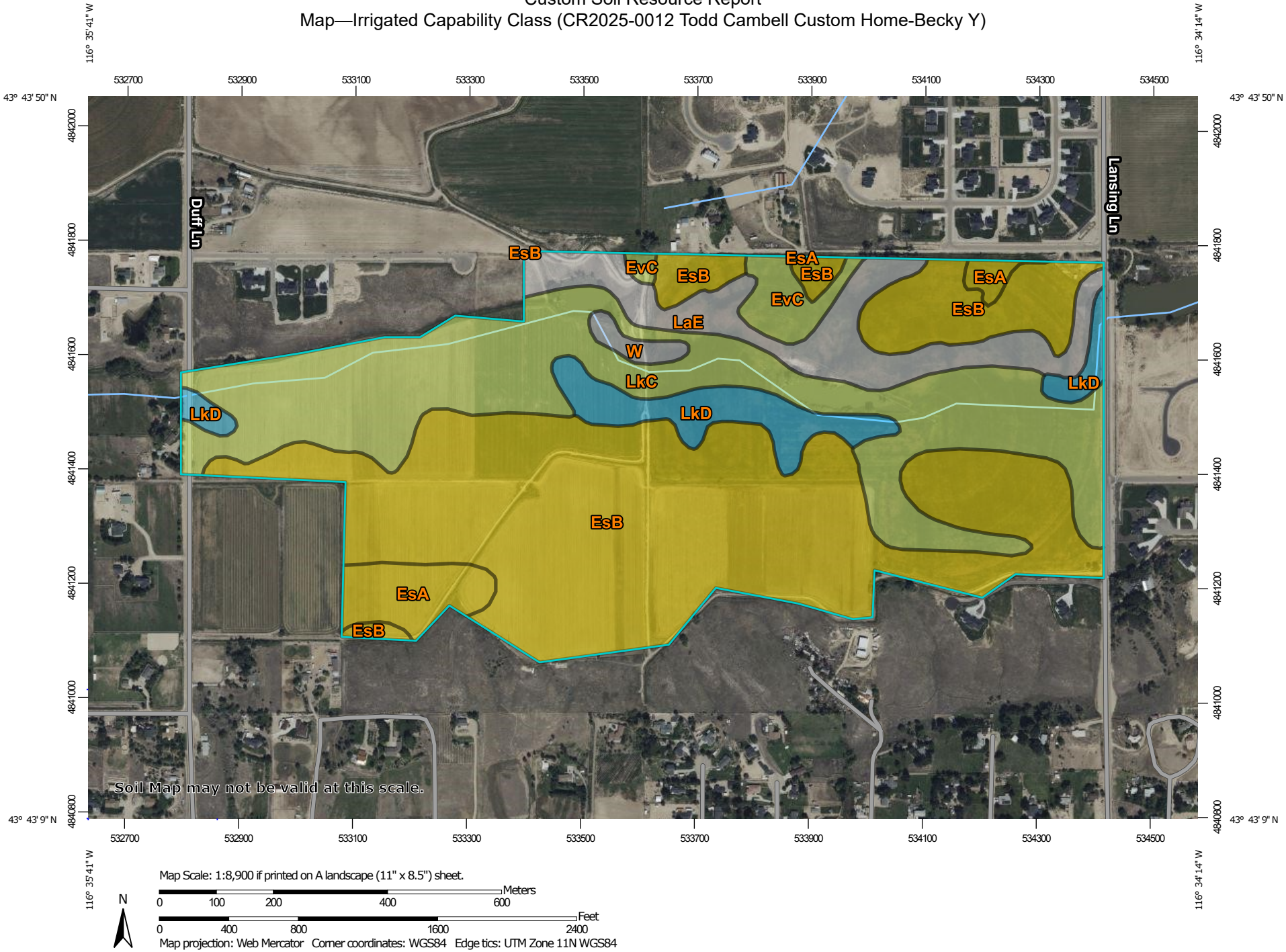
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Map—Irrigated Capability Class (CR2025-0012 Todd Cambell Custom Home-Becky Y)



Map Scale: 1:8,900 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 22, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (CR2025-0012 Todd Cambell Custom Home-Becky Y)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsA	Elijah-Chilcott silt loams, 0 to 1 percent slopes	3	7.8	3.7%
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	106.1	50.1%
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	4	5.0	2.3%
LaE	Lankbush sandy loam, 12 to 30 percent slopes		18.9	8.9%
LkC	Lankbush-Elijah-Vickery silt loams, 3 to 7 percent slopes	4	59.6	28.2%
LkD	Lankbush-Elijah-Vickery silt loams, 7 to 12 percent slopes	6	12.6	6.0%
W	Water		1.8	0.8%
Totals for Area of Interest			**211.7**	**100.0%**

Rating Options—Irrigated Capability Class (CR2025-0012 Todd Cambell Custom Home-Becky Y)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



October 30, 2025

Canyon County Development Services Department
111 North 11th Ave. Suite 140
Caldwell, ID 83605
(208) 454-7458

RE: Conditional Rezone – Bloomfield Hills – R37605, R37605010, R37602010, R37597
Case Number: CR2025-0012
Applicant: Todd Campbell, Custom Homes
Property Owners: Middleton 187 LLC, TBC Land Holding LLC
Planner: Debbie Root

The parcels are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton, Canyon County, Idaho (T5N R2W S33). According to existing records, the parcels are within the Black Canyon Irrigation District (District) service boundary and receive water from the District.

The District has the following initial comments.

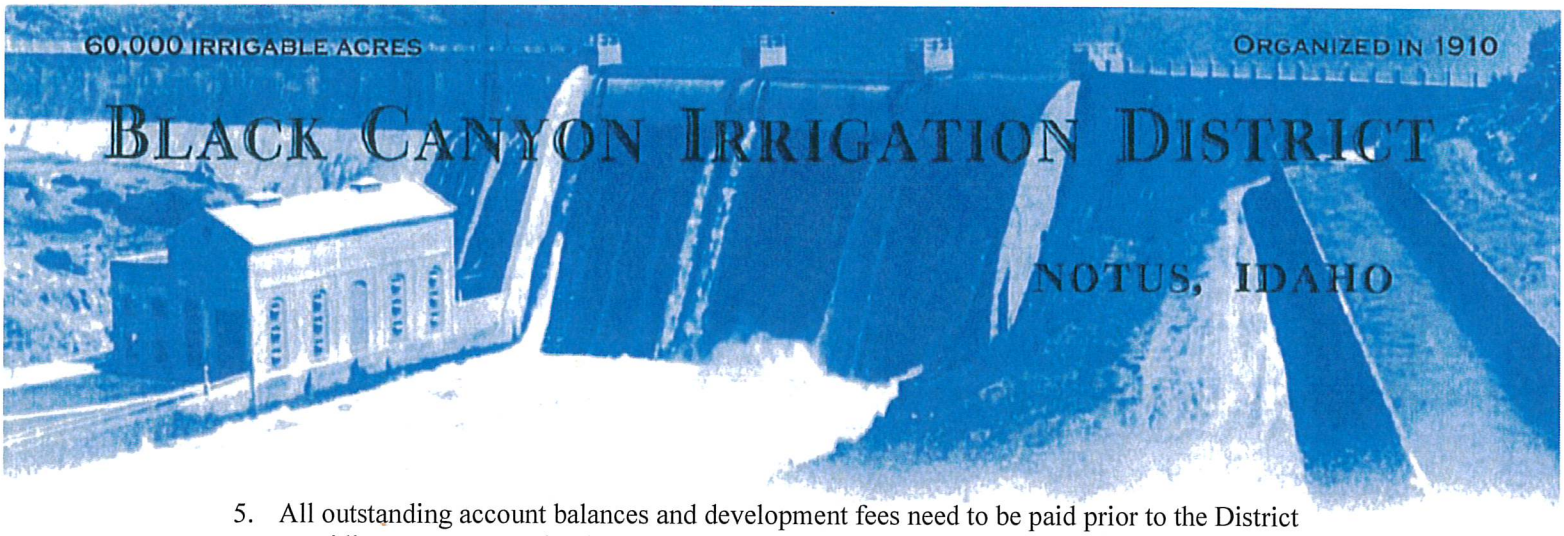
*****Prior to District concurrence of the Conditional Rezone:**

1. Before the District can provide concurrence for the Conditional Rezone for Bloomfield Hills (formerly known as Farmington Hills Subdivision) the Farmington Hills outstanding development balance needs to be paid. A letter regarding the outstanding balance was sent to the applicant on March 13, 2024. Once this balance is paid in full and the applicant has completed the New Project Application found on the District's website (Project Intake Form), the District will proceed with providing concurrence for the conditional rezone.

*****Prior to District concurrence of Future Final Plat Approval:**

1. Construction drawings, signed by a licensed Engineer in the State of Idaho, will need to be submitted and approved by the District.
2. A standalone, recorded easement will be required for the C.E. 21.1 Lateral and the W.C.P. Lateral that are located within the property's boundaries. The District will provide the easement language. The Developer will be required to provide the easement description and exhibit signed by a professional surveyor, licensed in the state of Idaho.
3. According to existing records, the parcels receive irrigation water from the District via the W.C.P. lateral. Since this property has surface irrigation water attached to it, an irrigation system with an adequate overflow needs to be installed to ensure the delivery of irrigation water to each lot and/or parcel of land entitled to receive irrigation water.
4. Per Black Canyon Irrigation District Policy, there will be a fee allocated for each individual parcel created within a new subdivision. This fee covers the District's administrative processing costs for reviewing historical water rights and creating new accounts associated with parcel splits and new lot creations.

EXHIBIT
E4



5. All outstanding account balances and development fees need to be paid prior to the District providing concurrence for the Final Plat Approval.

General Comments:

1. If the Applicant intends to relocate the C.E. 21.1 Lateral and/or the W.C.P. Lateral, the District will require that the relocated laterals, and all other laterals affected by this proposed land change be piped and structures built to ensure the delivery of irrigation water to our patrons.
2. All new residential subdivisions shall install 12-foot-wide all-weather access roads within the District's facility easement/right-of-way boundary.
3. Fencing is recommended along the District's easement/right-of-way boundaries located within the proposed subdivision.
4. Runoff and drainage from the proposed development should be addressed as well to ensure downstream users are not adversely affected by the proposed land use changes.
5. **Any and all maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments and including any proposed overlapping rights of ways). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or Reclamation.

The District is requesting that all the above requirements be satisfactorily addressed, including any others that arise during future reviews, prior to providing District concurrence.

Thank You,

Mike Meyers
District Manager
Black Canyon Irrigation District

474 ELGIN AVE. – P.O. BOX 226 – NOTUS, ID 83656 – 208-459-4141 – FAX 208-459-3428

Debbie Root

From: Derick Corell <dcorell@rh2.com>
Sent: Friday, October 31, 2025 8:50 AM
To: Becky; Debbie Root
Cc: Caitlin Ross; Mike Meyers; Don Popoff; Development Review; Ashley Ritter
Subject: [External] RE: BCID Agency Response - CR2025-0012 Bloomfield Hills

Hi Becky –

Regarding the application, Case No.2025-0012 clearly states that Todd Campbell Custom Homes is requesting a conditional rezone subject to a development agreement.
The District is being proactive in the response and wants to ensure that the development piece does not slip, at this stage we ask that you please fill out the Project Intake Form.
If the developer does not want to make payment, the District will not proceed with reviewing any development aspects but at least the development is on our list to periodically check in with for updates.

I assume that an additional notification would be provided from the County for preliminary plat upon approval of the conditional rezone.
At that point intake payment and commencement of all other review items would be required prior to any further concurrence.

Thanks,
Derick

Derick Corell EIT | RH2 Engineering, Inc.
C: 986.777.0464
O: 208.907.0520

From: Becky <land.tccinc@gmail.com>
Sent: Thursday, October 30, 2025 3:08 PM
To: Derick Corell <dcorell@rh2.com>; Debbie Root <debbie.root@canyoncounty.id.gov>
Cc: Caitlin Ross <caitlin.ross@canyoncounty.id.gov>; Mike Meyers <mikem@blackcanyonirrigation.com>; Don Popoff <dpopoff@rh2.com>; Development Review <developmentreview@blackcanyonirrigation.com>; Ashley Ritter <aritter@rh2.com>
Subject: Re: BCID Agency Response - CR2025-0012 Bloomfield Hills

Hi Derick,

After reviewing the project intake form, I would like to clarify that no development or subdivision is being proposed with this application. This request is solely for a rezone. A conceptual layout was provided only because it was required by the County; however, we do not have a pre-plat at this time and will not pursue one until the Board of County Commissioners renders a decision on the rezone. Given that this is a rezone-only application and we do not yet have development details, please advise on how to proceed with the project intake form—or whether it is even required at this stage.

Thank you,

EXHIBIT E5

Becky Yzaguirre | Land Use Planner
503-459-7320
land.tccinc@gmail.com

Todd Campbell
CUSTOM HOMES
BOISE, IDAHO

From: Becky <land.tccinc@gmail.com>
Sent: Thursday, October 30, 2025 2:47 PM
To: Derick Corell <dcorell@rh2.com>; Debbie Root <debbie.root@canyoncounty.id.gov>
Cc: Caitlin Ross <caitlin.ross@canyoncounty.id.gov>; Mike Meyers <mikem@blackcanyonirrigation.com>; Don Popoff <dpopoff@rh2.com>; Development Review <developmentreview@blackcanyonirrigation.com>; Ashley Ritter <aritter@rh2.com>
Subject: Re: BCID Agency Response - CR2025-0012 Bloomfield Hills

Hi Derick,

Thank you for the comments. Do you mind sending me the invoice for the amount due?

Thank you,

Becky Yzaguirre | Land Use Planner
503-459-7320
land.tccinc@gmail.com

Todd Campbell
CUSTOM HOMES
BOISE, IDAHO

From: Derick Corell <dcorell@rh2.com>
Sent: Thursday, October 30, 2025 12:07 PM
To: Debbie Root <debbie.root@canyoncounty.id.gov>
Cc: Caitlin Ross <caitlin.ross@canyoncounty.id.gov>; Mike Meyers <mikem@blackcanyonirrigation.com>; Don Popoff <dpopoff@rh2.com>; Development Review <developmentreview@blackcanyonirrigation.com>; Ashley Ritter <aritter@rh2.com>; land.tccinc@gmail.com <land.tccinc@gmail.com>
Subject: BCID Agency Response - CR2025-0012 Bloomfield Hills

Hi Debbie –

Please see the attached Black Canyon Irrigation District Response regarding CR2025-0012 Bloomfield Hills.

Let me know if you have any questions.

Thanks,
Derick

Derick Corell EIT
Civil Staff Engineer 3 | RH2 Engineering, Inc.

16150 N. High Desert Street, Suite 201
Nampa, Idaho 83687
C: 986.777.0464
O: 208.907.0520
dcorell@rh2.com
www.rh2.com

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

October 14, 2025

Debbie Root, MBA
Canyon County Development Services
111 N 11th Ave
Caldwell, Idaho 83605

VIA EMAIL

Development Application	**CR2025-0012**
Project Name	**Bloomfield Hills**
Project Location	Approx 1.54 miles north of SH-44 MP US-20/26 MP
Project Description	Conditional Zoning Map Amendment
Applicant	Becky Yzaguirre; Todd Campbell Custom Homes

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

1. This project does not abut the state highway system.
2. At this stage, ITD has no objection to the proposed rezone.
3. To allow ITD to evaluate potential impacts to the State Highway system and identify any necessary mitigation measures, ITD will request that a Traffic Generation and Distribution (TG&D) report be provided at the time of preliminary plat submittal.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

EXHIBIT
E6

Debbie Root

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, October 14, 2025 7:04 AM
To: Becky Yzaguirre
Cc: Debbie Root
Subject: [External] RE: Bloomfield Hills - ITD Comments
Attachments: TR_Bloomfield Hills 101425.pdf

Here is an updated response.

Please let me know if there is anything else I can provide.



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Becky Yzaguirre <land@tcchidaho.com>
Sent: Tuesday, October 7, 2025 10:51 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Cc: Deb Root <Debbie.Root@canyoncounty.id.gov>
Subject: Re: Bloomfield Hills - ITD Comments

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

Thank you! Do you mind providing an updated response?

Thanks,

Becky Yzaguirre | Land Use Planner
503-459-7320
land@tcchidaho.com

Todd Campbell
CUSTOM HOMES
BOISE, IDAHO

EXHIBIT
E7

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, October 7, 2025 10:49 AM
To: Becky Yzaguirre <land@tcchidaho.com>
Cc: Deb Root <Debbie.Root@canyoncounty.id.gov>
Subject: RE: Bloomfield Hills - ITD Comments

Hi Becky,

Yes, ITD can accept that recommendation. Providing the TG&D report at the pre-plat stage will work.

I've included Deb Root with Canyon County on this email so she is also aware of this approach. Deb, please let me know if you'd like me to provide an updated response for the record.

Thank you for checking in and for coordinating with us on this.

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Becky Yzaguirre <land@tcchidaho.com>
Sent: Tuesday, October 7, 2025 9:01 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: Bloomfield Hills - ITD Comments

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

Hi Niki,

I just received your comments for Bloomfield Hills. The second comment states:

"Due to the number of lots proposed in this development, ITD requests a Traffic Generation and Distribution (TG&D) report to evaluate potential impacts to state highway facilities and to identify any necessary mitigation measures."

At this stage, we are not proposing any development—the submitted layout is only conceptual. Our current request is solely for a rezone. If we move forward to the pre-plat stage, we can certainly provide a TG&D report at that time. Would that approach work for ITD?

Thank you!

Becky Yzaguirre | Land Use Planner
503-459-7320
land@tcchidaho.com

EXHIBIT F:

PUBLIC COMMENTS

EXHIBIT
F

January 27, 2026

Canyon County Development Services Department

Case Planner, Deb Root

RE: Case CR2025-0012

Dear Canyon County Development Services,

We are writing to formally submit our opposition to the proposed development under Case No. CR2025-0012. As retired homeowners living on a fixed income within Canyon County, we are deeply concerned about the long-term fiscal and safety implications of transitioning agricultural land to rural residential use without a comprehensive impact-funding strategy in place.

We respectfully urge the Commission to withhold or deny approval for this development until a robust framework is established to ensure developers, rather than existing taxpayers, bear the full cost of the infrastructure necessitated by their projects. Our concerns are centered on the following critical areas:

1. Transportation and Traffic Safety

The current infrastructure is already struggling to accommodate existing traffic volumes. Specifically, the intersections of **Lansing Lane and Highway 44**, as well as **Duff Lane and Highway 44**, have become increasingly hazardous. During our residence in Middleton, we have witnessed several fatal accidents at these locations.

The recent surge in heavy industrial traffic, specifically gravel trucks, has exacerbated these dangers. Adding a residential subdivision will significantly increase commuter trips, further compromising public safety. We believe no further development should be approved until the developer is required to provide or fund substantial improvements to these high-risk intersections.

2. Contradiction of Public Service Impacts

We find the claims made in the letter from Todd Campbell Custom Homes (dated 9/10/25) to be fundamentally flawed. The assertion in Section 8 that "low-density R-1 development generates relatively low demand" on public services is contradicted by our current local reality.

EXHIBIT
F1

If the demand were truly negligible, the community would not be facing the continuous cycle of school, fire, and emergency medical levies that have appeared on our recent ballots. The consistent denial of these levies by voters is a clear signal that the existing population cannot—and should not—subsidize the infrastructure required by new, high-end developments.

3. Fiscal Responsibility and Taxpayer Protection

As residents on fixed incomes, we are particularly sensitive to the "hidden costs" of growth. When developers convert farmland into million-dollar estates, the resulting strain on schools, police, and emergency services inevitably leads to higher property taxes or a degradation of service quality for long-term residents.

We believe it is a matter of basic fairness that those profiting from the development of Canyon County land should be responsible for the "pro-rata" share of the infrastructure they impact. Approval should be contingent upon the assessment of maximum allowable impact fees to cover:

- **Road Safety and Capacity:** Improvements to major intersections and arterial roads.
- **Emergency Services:** Funding for expanded fire, ambulance, and police coverage.
- **Educational Facilities:** Mitigating the influx of students into already strained school districts.

In conclusion, we request that Canyon County take a firm stance on "growth paying its own way." Until the developer provides a concrete plan to mitigate these specific infrastructure and safety concerns without shifting the financial burden to existing homeowners, this application should be denied.

Thank you for your time and for considering the safety and financial stability of Middleton's residents.

Sincerely,

Concerned citizens of rural Middleton; Rocky and Bobbi Yoneda

Debbie Root

From: alabamjames@aol.com
Sent: Monday, February 2, 2026 10:20 AM
To: Debbie Root
Subject: [External] Case # CR2025-0012 No on Rezoning of agricultural land

Please leave our agricultural property zoned as such. Urban sprawl is destroying the rural lifestyle that most of us moved here for. These new developments only further tax a limited water resource, and add to traffic congestion, not to mention requiring more services for a larger population. Thus, increasing taxes for current property owners.

Sincerely,
Robert & Cindy James
9370 Kemp rd.
Middleton Idaho

P.S. If this is not the proper address to voice our concerns, would you please direct me to the proper forum? Thank you

EXHIBIT
F2

February 3, 2026

Site Case number: CR2025-0012

Subject: Opposition to Rezoning Request from Agriculture to CR-R-1 – (property South of Purple Sage Rd, between Lansing Ln and Duff Rd, Middleton, ID)

Dear Canyon County Commissioners and Planning & Zoning Officials,

I am a nearby property owner of over 20 years. I am writing to formally express my opposition to the proposed rezoning of agricultural property to residential zoning within Canyon County. While I respect the need for growth and development, I strongly urge the County to carefully consider the long-term impacts this change may have on agriculture, infrastructure, neighboring landowners, and the rural character that defines our community. My concerns are higher traffic volume, strain on water sources, and strain on our local school systems already struggling with appropriate class size, as well as the loss of seeing open land, which helps my sense of well-being.

Agricultural zoning serves an essential purpose in Canyon County. It protects productive farmland, supports local food systems, and preserves open space that benefits the entire region. Once agricultural land is rezoned to higher-density residential use, it is never restored. This represents a permanent loss not only to current landowners who rely on agricultural compatibility, but also to future generations.

I fully recognize and respect the rights of individual property owners to reasonable use of their land. However, zoning decisions must also balance those rights with the broader public interest and the rights of surrounding property owners who purchased and invested in their land with the expectation that agricultural zoning would remain in place.

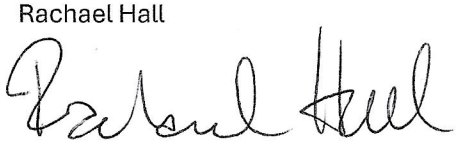
If the County determines that a zoning change is necessary, I respectfully suggest consideration of **Rural Residential zoning** as a more appropriate alternative, cutting down on the potential strain of resources and density impact. Rural Residential zoning would allow property owners additional flexibility and value while maintaining lower density, preserving agricultural compatibility, and reducing infrastructure burdens. This approach offers a reasonable compromise that respects property rights without undermining the agricultural foundation and rural character of Canyon County.

I ask the Commission to proceed cautiously, uphold the intent of the County's Comprehensive Plan, and protect agricultural lands wherever possible. Thoughtful, incremental planning today will help ensure balanced growth, fairness to all property owners, and a sustainable future for Canyon County.

Thank you for your time, consideration, and service to our community.

Respectfully,

Rachael Hall



8310 Purple Sage Rd Middleton, ID 83644

rachhorse@aol.com 208/830-7781

EXHIBIT
F3

Debbie Root

From: Angela <angela.riccardelli@gmail.com>
Sent: Wednesday, February 4, 2026 6:02 AM
To: Debbie Root
Subject: [External] Site Case No. CR2025-0012

Hello,

I am all in favor of rezoning the property known as Farmington Hills to CR-R-1, single family homes on approximately 1 acre. This type of neighborhood is aligned with the Cascade Hills and Quail Haven neighborhoods.

Thank you

Regards,

Angela Riccardelli
8830 Buckshot Lane
MIddleton, ID 83644
phone: (986) 200-5247

EXHIBIT
F4

Debbie Root

From: Larsen Fam <camindave@gmail.com>
Sent: Wednesday, February 4, 2026 8:14 AM
To: Debbie Root
Subject: [External] Site Case No. CR2025-0012

Hello Ms. Root,

My name is Cami Larsen and our family has lived in Middleton for almost 16 years. We have seen the growth that has taken place and understand why people want to move to our wonderful community, however, so much growth has happened so quickly that critical infrastructure such as roads, schools, water, sewage, and utilties have not been able to keep up. We urge the county to deny the proposed subdivision and give our community time to adjust and accommodate further developments.

Thank you for your time.

Cami Larsen

EXHIBIT F5

Ron & Grace Hill
8853 Double Shot Hollow Ln
Middleton, ID 83644

RECEIVED
FEB 05 2026
RECEIVED

February 2, 2026

Case #CR2025-0012

Dear Commissioners,

My name is Ronald Hill and I reside with my wife at 8853 Double Shot Hollow Lane which is located in the Quail Haven subdivision east of Lansing Lane between Foothill and Purple Sage.

We are concerned with the possibility of the rezoning of the acreage stated in case #CR2025-0012 from agricultural to single family residential.

The questions we have are all regarding the lack of current infrastructure.

1) Roads to and from the development are inadequate to support the increase volume of cars. This also includes the increase of volume of traffic gaining access to Highway 44. Currently, it is very dangerous

EXHIBIT F6

Many lives have been lost at both intersections:
A) Lansing Lane and Highway 44
B) Duff Lane and Highway 44
we believe it is crazy to increase the possibility of more deaths.

2) Can existing schools in the area have the capability to handle the increase number of students? If not, where will the money come from to meet this need?

3) What will happen to the increase in utility needs and sewer treatment needs? Are the city's current systems adequate enough to handle this increase of usage? If not, where will the money come from to meet this need?

Because of these issues, we are not in favor of this proposal allowing rezoning of this acreage.

Sincerely,
Donald and Grace Hill

Case No. CR2025-0012

I Own The Property on DuFF Ln South of Said Property. I AM Concerned it will be Dangerous For me And the people living in the Subdivision. where the proposed Road will ENTer DuFF Ln. It will Be Adjacent to my Drive way.

JACK GARRETT
Jack J. Garrett

RECEIVED
FEB 05 2026
RECEIVED

Jack Garrett
24623 Middleton Rd
Middleton ID 83644

EXHIBIT
F7

Debbie Root

From: Dave Page <page25145@gmail.com>
Sent: Friday, February 6, 2026 12:28 PM
To: Debbie Root
Subject: [External] site case no.cr2025-0012

My name is:
Dave Page
25145 Che Randa ln.
Middleton, Id 83644
208-850-4617

I am strongly opposed to any rezoning of rural property in Canyon County for the following reasons.

1. Developers must be required to fund significant portions of costs of infrastructure upgrades. Suggest levying 5-10% of the selling price of a new home. This revenue must be collected before the start of any development.

2. Currently the costs for schools,roads,fire and medical services are paid by current residents who do not benefit at all from the increase in housing development. Developers and new home buyers need to pay upfront for these costs.

3. Current residents are subjected to noise, dirt, and significant congestion due to the new housing development. They experience delayed police, fire, and medical assistance because of all the construction. Safety on our roads and for residents is critical and more housing developments just compounds the problem.

4. Current residents are losing the rural lifestyle we enjoy at the expense of these developments. In fact, we are subsidizing the destruction of our lifestyle through increased taxes to keep up with schools and roads required by all of the people coming in.

5. At some point, we will need this farmland to feed us and the animals that are grown for food. It is darn hard to grow anything on asphalt.

6. I am concerned about water supply and quality due to all the development.

7. Retirees who have lived in a rural setting such as myself (28 years) are having difficulty keeping up with increased taxes, undriveable roads, and just the frustration of trying to get to appointments without hours of delay. We are worried that we may be forced out of our home either due to affordability or even worse the fact that an unlivable environment has been allowed to be created to the benefit of developers and out of state newcomers.

I have to ask the council....How much development is enough or do you just let it go on forever? We need to stop and institute a building moratorium until infrastructure catches up and then resume only when we have a way of taxing the developers and newcomers for the true costs to the community. Do NOT allow the burden to be placed on current residents for something they didn't ask for and don't want.

EXHIBIT F8

Thank you for your attention to this matter.

Dave Page

Jack Givens

9920 Moon Shadow Ct
208-982-2015
jack@givensgang.com

February 5, 2026

Reference: Site Case No. CR025-0012

Dear Deb Root,

We have concerns with how the proposed Farmington Hills subdivision rezoning request will be handled. We hope the following areas will be addressed before considering any rezoning:

Annexation: We are opposed to any of this area being incorporated into the City of Middleton, as was previously proposed. Middleton, like most cities, is very aggressive in trying to expand its area of incorporation and increasing its size and tax base. We chose property that was in the county and more rural in nature. Our taxes would go up significantly if we were annexed with absolutely no services that we need or want. This is our biggest concern!

Lot Size: We believe any development, especially one this size, should reflect homes in the surrounding area. By my estimations, only 2% of the homes in the area are below a half acre in size (see Surrounding Properties Map). The median property size is about 1.5 acres. We support property sizes that are 1 acre or larger.

Traffic and Safety: The intersections of Duff and Lansing as they enter Highway 44 have become unsafe and more challenging by the day. These intersections are already rated as a "failed" intersections. One or both intersections should be addressed before construction starts.

We are not against any form of development of this land. Like many of us, we live on property that was once farmland. We do want to maintain the quality of life that comes with living in a more rural area. We can support a development that matches the surrounding area and maintains a rural feel.

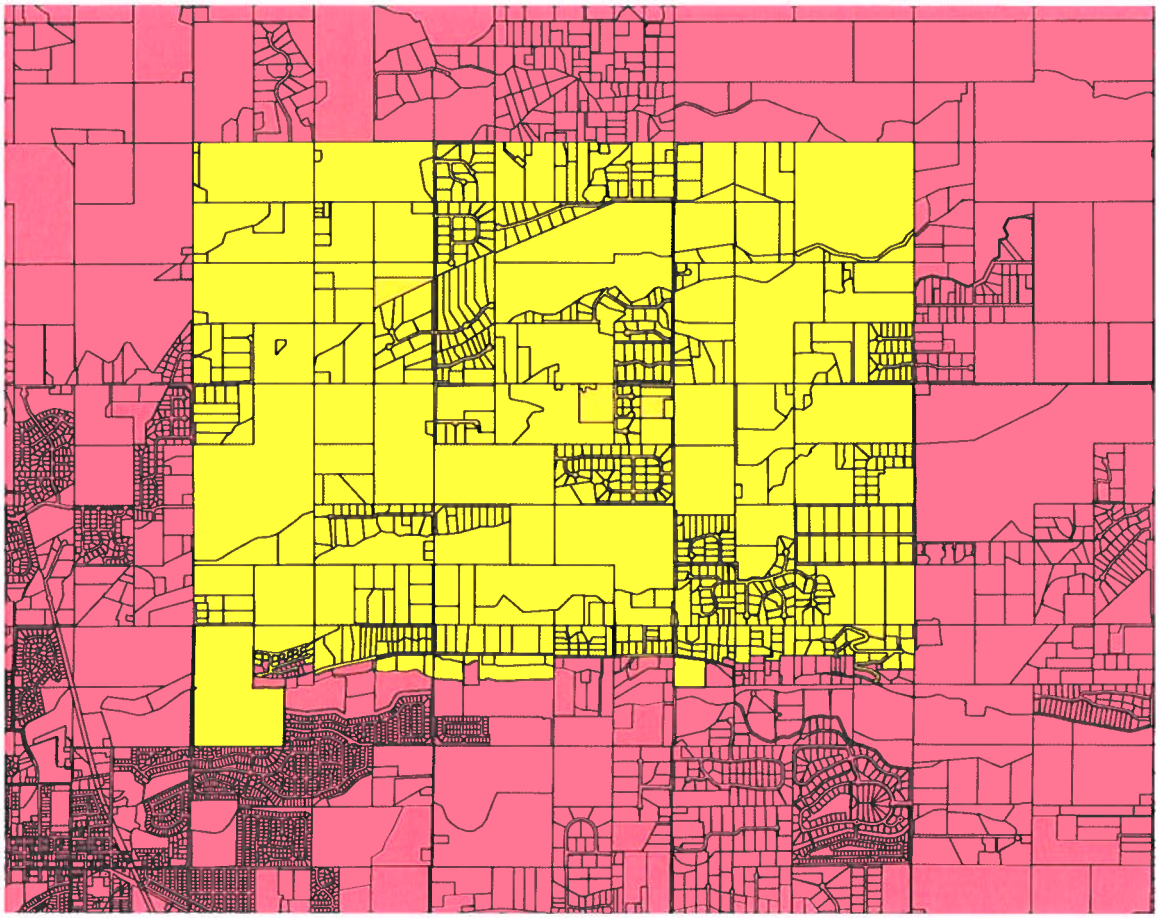
Sincerely,

Jack and Ruth Givens

EXHIBIT
F9

Appendix A - Surrounding Properties Map

There are many ways to try to define "surrounding areas". This is one used for this discussion. It highlights properties near by the proposed development. The southern boundary is roughly along Foothill Road, as this appears to be the transition area to the homes in this area. My GIS data is available on request.



County Commissioners, Canyon County 2/6/26

Subject: Rezoning of 216.29 acres from agricultural to res. R1 Case No. CR2025-0012

Commissioners,

I am writing to express my objection to the rezoning of this land to R1. My property, encompassing two parcels totaling 18 acres, is located contiguously for approximately 1/3 mile to the proposed rezoning land. In addition to my objections to the rezoning, I am submitting a petition with 353 signatures that I gathered in only two weeks objecting to the rezoning.

The builder previously submitted plans for 421 homes on this land, which was denied. This land was a farm until the owner died and the land was sold. The builder is not concerned with anything but profitability and is trying to again maximize that profitability. He has no consideration for the area, the culture or anything else in his proposal.

As to facts, as determined by you, the commissioners, in the previous proposal a year ago, the infrastructure, services, school systems, and traffic were an issue and were stretched beyond capacity. This has continued to worsen in the last year. As an example, in December and January, the Middleton Fire and Rescue Department did not have emergency vehicles available on 7 occasions, equivalent to 11.7% of the time. The school enrollment has increased to well beyond capacity and there are 22 temporary structures for teaching. Thousands of homes are approved and yet to be built in Middleton, which will add to the problems we face. There continue to be accidents at the intersections of Highway 44 and Lansing and Duff Lane. Because Duff Lane is restricted to vehicles under 20,000 pounds, all heavy construction vehicles use Lansing Lane, which adds to the noise and congestion. Because I live at the top of the hill, these vehicles use low gears and are very loud.

Should this land be rezoned R1, there are a number of issues:

1. According to the builder, there will be up to 180 additional wells drilled. This will eventually threaten the aquifer levels and could result in dry wells.
2. Having up to 180 septic tanks has the potential to eventually pollute the land and the aquifer.
3. It is my understanding that R1 zoning allows for multiple houses per acre should the land be annexed into the city of Middleton. If this should be allowed to occur, we will never recover from the negative impact on the culture of the area.

EXHIBIT
F10

In this rural area, two developments were approved many years ago that the builder may reference as a reason for the rezoning to be allowed. Because both developments, Cascade Hills and Quail Haven, were approved so many years ago, they should not be used in considering the applicant's request. They were approved at a time when many of us were unaware of the proposals, and the area was not built out to the extent it is now. We are a rural area and should remain so. If you are required to rezone this prime agricultural land, I submit that it should be Rural Residential to conform to the area.

Finally, I am objecting to this rezoning even though it will make my land more valuable. I have had offers to sell my land for a significant gain. I value my quality of life and wish to enjoy the rural nature of this area for many years to come. Please consider the perspective of the residents of the area and the many issues that I have referenced in coming to a decision.

Respectfully,

Ron Saunders

24123 Lansing Lane

Middleton, ID 83644

Stop the rezoning of 216.29 acres from agricultural to res. R1 Case No. CR2025-0012

The rural landscape is at a crossroads, with a significant proposal set to change the future of over 216 acres of prime agricultural land. The rezoning of these precious lands from Agricultural to Residential R1 threatens not only the environmental equilibrium but also the socio-economic fabric of our community.

Agricultural lands serve as the backbone of our rural economy and are a key component in preserving the natural beauty and ecological balance of our region. According to the American Farmland Trust, the United States loses approximately 175 acres of farmland per hour to development, which puts irreplaceable resources at risk.

Furthermore, rapid urbanization will further strain our public infrastructure and services, such as schools, healthcare, and transportation systems, exacerbating traffic congestion and reducing the quality of life for current residents, all of which are beyond capacity. A well-researched report from the Brookings Institution highlights how unchecked suburban sprawl increases municipal costs and burdens existing infrastructure.

We propose an alternative that ensures smart growth strategies by directing development towards already urbanized areas with existing infrastructure capacities. By utilizing brownfield sites and promoting compact, sustainable development, we can protect our farmland while accommodating growth without sacrificing our community's heritage. If the commission insists on rezoning, we believe rezoning to Rural Residential (a minimum of two acres per home site) is more appropriate for the area.

Residents, landowners, and all stakeholders, this is the time to raise your voices against the rezoning of 216.29 acres for residential development. Together, we can preserve the character and integrity of our community, ensuring that future generations can enjoy the open spaces and agricultural heritage that define Canyon County.

EXHIBIT
F10.1

Name	City	State	Postal Code	Country	Signed On
Ron Saunders	Middleton	ID	83644	United States	2026-01-25
David Spence	Caldwell	ID	83607	United States	2026-01-25
Allen Boshaw	Caldwell	ID	83607	United States	2026-01-25
Patty Nelson	Meridian	ID	83642	United States	2026-01-25
Philip Goelz	Middleton	ID	83644	United States	2026-01-25
Wendy Otto	Middleton	ID	83644	United States	2026-01-25
Tammy Bailey	Middleton	ID	83644	United States	2026-01-25
Sean Cluff	Middleton	ID	83644	United States	2026-01-25
Jessica Knigge	Star	ID	83669	United States	2026-01-25
Jon Rhodes	Middleton	ID	83644	United States	2026-01-25
Kay Burkett	Middleton	ID	83664	United States	2026-01-25
Angela Anderson	Middleton	ID	83644	United States	2026-01-25
Robert Ubry	Middleton	ID	83644	United States	2026-01-25
Brittney Ketcherside	Caldwell	ID	83607	United States	2026-01-25
Danielle Pingree	Salt Lake City	UT	84107	United States	2026-01-25
Patricia Andrew	Caldwell	ID	83607	United States	2026-01-25
Julie Fretwell	Middleton	ID	83644	United States	2026-01-25
Melissa Buck	Middleton	ID	83644	United States	2026-01-25
Tristann McLaughlin	Middleton	ID	83644	United States	2026-01-25
Glenda Dibben	Middleton	ID	83644	United States	2026-01-25
Renée Stinar	Eagle	ID	83616	United States	2026-01-25
Denise Daniels	Caldwell	ID	83607	United States	2026-01-25
Paul Morris	Boise	ID	83704	United States	2026-01-25

Morgan Renzulli	Middleton	ID	83644	United States	2026-01-25
Hunter Gaspar	Middleton	ID	83644	United States	2026-01-25
Shawntae Smith	Middleton	ID	83644	United States	2026-01-25
Brian Salum	Middleton	ID	83644	United States	2026-01-25
Linda Huetson	Middleton	ID	83644	United States	2026-01-25
Dianna skillsky	Meridian	ID	83646	United States	2026-01-25
VIRGINIA BAYUK	Emmett	ID	83617	United States	2026-01-25
Julie thomas	Middleton	ID	83644	United States	2026-01-25
Jan Teost	Boise		83704	United States	2026-01-25
SUZANNE DESPAIN	Eagle	ID	83616	United States	2026-01-25
Kerry O'Shea	Eagle	ID	83616	United States	2026-01-25
Mark Anderson	Middleton	ID	83644	United States	2026-01-25
Tammy Ryan	Middleton	ID	83644	United States	2026-01-25
Stanley Patrick	Star	ID	83669	United States	2026-01-25
Tracy Clement		ID	83644	United States	2026-01-25
Kelley Stone	Middleton	ID	83644	United States	2026-01-25
donald martin	Emmett	ID	83617	United States	2026-01-25
Coral France	Seattle	WA	98103	United States	2026-01-25
Jeana Weng	Eagle	ID	83616	United States	2026-01-25
Christopher Morris	Star	ID	83669	United States	2026-01-25
billie suder	Middleton	ID	83644	United States	2026-01-25
Jeremy Fuller	Middleton	ID	83644	United States	2026-01-25
Tamra Ketcham	Nampa	ID	83686	United States	2026-01-25
Julie McInelly	Middleton	ID	83644	United States	2026-01-25

Joni Kucera	Middleton	ID	83644	United States	2026-01-25
Raleigh Koritz	St Paul	MN	55114	United States	2026-01-25
Jon Collins	Star	ID	83669	United States	2026-01-25
Beth Phillips	Middleton	ID	83644	United States	2026-01-25
Janea Johansen	Middleton	ID	83644	United States	2026-01-25
Charity Arnold	Star	ID	83669	United States	2026-01-25
Sandy Brigman	Middleton	ID	83644	United States	2026-01-25
Erin Ott	Middleton	ID	83644	United States	2026-01-25
Warren Burch	Boise	ID	83709	United States	2026-01-25
Lillian Moore	Middleton	ID	83644	United States	2026-01-25
G Mark Bowden	Star	ID	83669	United States	2026-01-25
Brianna Thompson	Star	ID	83669	United States	2026-01-25
Tanya Lawson	Nampa	ID	83686	United States	2026-01-25
Savanna Rollar	Star	ID	83669	United States	2026-01-25
Cheeyl walston	Star	ID	83669	United States	2026-01-25
Cindy haynes	Middleton	ID	83644	United States	2026-01-25
Robin Osborne	Middleton	ID	83644	United States	2026-01-25
Helen Conner	Star	ID	83669	United States	2026-01-25
Catherine Stephens	Caldwell	ID	83607	United States	2026-01-25
Joe strongone	Middleton	ID	83644	United States	2026-01-25
Trista Wahl	Star	ID	83669	United States	2026-01-25
Lance Armor		HI		United States	2026-01-25
Theresa Mogan	Star	ID	83669	United States	2026-01-25
Daphne Sosa	Star	ID	83669	United States	2026-01-25

Virginia Avery	Meridian	ID	83646	United States	2026-01-25
Michael Ketcham	Nampa	ID	83686	United States	2026-01-25
Brenda Bell	Middleton	ID	83644	United States	2026-01-25
Susan Hall	Middleton	ID	83644	United States	2026-01-25
Donna Rhoten	Star	ID	83669	United States	2026-01-26
Angela Kehrer	Middleton	ID	83644	United States	2026-01-26
Michelle Patterson	Middleton	ID	83644	United States	2026-01-26
Mark Cook	Middleton	ID	83644	United States	2026-01-26
Shirley Hoffman	Middleton	ID	83644	United States	2026-01-26
Shane Linse	Middleton	ID	83644	United States	2026-01-26
Janina Schaffer	Star	ID	83669	United States	2026-01-26
Pam Reynolds	Star	ID	83669	United States	2026-01-26
mojy asadi	Boise	ID	83703	United States	2026-01-26
Lori Nottingham	Star	ID	83669	United States	2026-01-26
Michael Riccardi	Star	ID	83669	United States	2026-01-26
Emma Puyear	Caldwell	ID	83605	United States	2026-01-26
Rebecca Schmidt	Middleton	ID	83644	United States	2026-01-26
Susan Shuman	Star	ID	83669	United States	2026-01-26
Sandra OHalloran	Eagle	ID	83616	United States	2026-01-26
Roger Pine	Middleton	ID	83644	United States	2026-01-26
Holly Warrren	Middleton	ID	83644	United States	2026-01-26
Diane Salter	Middleton	ID	83644	United States	2026-01-26
Tyler Tims	Middleton	ID	83644	United States	2026-01-26
Aleta Cook	Caldwell	ID	83607	United States	2026-01-26

Jaime Villegas	Middleton	ID	83644	United States	2026-01-26
Jo Manuel	Star	ID	83669	United States	2026-01-26
Lisa Mayerhofer	Middleton	ID	83644	United States	2026-01-26
Morgan Shumway	Star	ID	83669	United States	2026-01-26
Faith Pryhuber	Huntington Station	NY	11746	United States	2026-01-26
Jennifer Zambonin	Middleton	ID	83644	United States	2026-01-26
Jon Inwood	Brooklyn	NY	11226	United States	2026-01-26
Paul Schubert	West Jordan	ID	83607	United States	2026-01-26
Gale Rhoades	Star	ID	83669	United States	2026-01-26
Brian McCormick	Middleton	ID	83644	United States	2026-01-26
dave page	Middleton	ID	83644	United States	2026-01-26
Almara Keshishzadeh	Glendale	CA	91203	United States	2026-01-26
Michael Knickerbocker	Meridian	ID	83642	United States	2026-01-26
Erin Christopher	Eagle	ID	83616	United States	2026-01-26
Alexis Gaspar	Middleton	ID	83644	United States	2026-01-26
Jon White	Middleton	ID	83644	United States	2026-01-26
Geraldine Loose	Star	ID	83669	United States	2026-01-26
Betsy Chick	Meridian	ID	83644	United States	2026-01-26
Sheila Lugaresi	Middleton	ID	83644	United States	2026-01-26
HM Miller	Caldwell	ID	83607	United States	2026-01-26
Sandi Acevez	Middleton	ID	83644	United States	2026-01-26
Sunny Ahrens	Middleton	ID	83644	United States	2026-01-26
Diana Robinson	Middleton	ID	83644	United States	2026-01-26
Jared Alvord	Middleton	ID	83644	United States	2026-01-26

Susan Howells	Middleton	ID	83644	United States	2026-01-26
Juli woods	Caldwell	ID	83607	United States	2026-01-26
Heather Lowe	Eagle	ID	83616	United States	2026-01-26
Allan Howells	Middleton	ID	83644	United States	2026-01-26
Wendy Gibson	Middleton	ID	83644	United States	2026-01-26
Maressa Regalado	Star	ID	83669	United States	2026-01-26
Kristin Rogers	Middleton	ID	83644	United States	2026-01-26
Barbara Raines	Boise	ID	83705	United States	2026-01-26
Roxanne jones	middleton	ID	83644	United States	2026-01-26
Steve D	Star	ID	83669	United States	2026-01-26
Susana Muñoz	Madrid		28019	Spain	2026-01-26
Dianna Hyatt	Cambridge	ID	83610	United States	2026-01-26
Panah persia	Los Angeles	CA	90060	United States	2026-01-26
shirley swan	Birmingham	ENG	b14 7sr	United Kingdom	2026-01-26
Linda Burt	Star	ID	83669	United States	2026-01-26
Meckenzie Miller	Middleton	ID	83644	United States	2026-01-26
Sheri Bauer	Star	ID	83669	United States	2026-01-26
Jennifer Lambert	Meridian	ID	83646	United States	2026-01-26
Paige Harris	Middleton	ID	83644	United States	2026-01-26
Pamela Feistel	Middleton	ID	83644	United States	2026-01-26
Mona Alberdi	Star	ID	83669	United States	2026-01-26
Mckenzie Hileman	Boise	ID	83716	United States	2026-01-26
Robert Collins	middleton	ID	83644	United States	2026-01-26
Susan Leytem	Middleton	ID	83644	United States	2026-01-26

Julie Kyzer	Middleton	ID	83644	United States	2026-01-26
Jessica Murrietta	Star	ID	83669	United States	2026-01-26
Simone Elison	Caldwell	ID	83607	United States	2026-01-26
Shannon Colson	Middleton	ID	83644	United States	2026-01-26
Daniel Richards	Middleton	ID	83644	United States	2026-01-26
Kit Jensen	Nampa	ID	83687	United States	2026-01-26
Craig Clifton	Middleton	ID	83644	United States	2026-01-26
Carla Slater	Middleton	ID	83644	United States	2026-01-26
Tracy Mellor	Star	ID	83669	United States	2026-01-26
Charles Teague	Caldwell	ID	83607	United States	2026-01-26
darryl manrique	Star	ID	83669	United States	2026-01-26
PJ Lindsley	Meridian	ID	83646	United States	2026-01-26
David Ciminesi	Middleton	ID	83644	United States	2026-01-26
T Kirkland	Star	ID	83607	United States	2026-01-26
Mia Saffran	Emmett	ID	83617	United States	2026-01-26
Joy Tyler	Boise	ID	83709	United States	2026-01-26
William Stephenson	Middleton	ID	83644	United States	2026-01-26
wendy ocegueda	Middleton	ID	83644	United States	2026-01-26
Mike Prentice	Caldwell	ID	83607	United States	2026-01-26
Martine Stephenson	Middleton	ID	83644	United States	2026-01-26
Marleah Petrolay	Star	ID	83669	United States	2026-01-26
Lisa Bomben	Middleton	ID	83644	United States	2026-01-26
Darlene Biar	Middleton	ID	83644	United States	2026-01-26
Noel Johanson	Middleton	ID	83644	United States	2026-01-26

Toby Bingham	Middleton	ID	83644	United States	2026-01-26
John Bomben	Middleton	ID	83644	United States	2026-01-26
Rhonda Welch	Boise	ID	83709	United States	2026-01-26
Joe Fuller	Boise	ID	83605	United States	2026-01-26
Lacy Schank	Middleton	ID	83644	United States	2026-01-26
Shahin Sheida Azadeh				United States	2026-01-26
Vickie Neves	Middleton	ID	83644	United States	2026-01-26
Manuela Duran	Paterson	NJ	7501	United States	2026-01-26
Julie Wilson	Star	ID	83669	United States	2026-01-26
Jeffrey Bender	Middleton	ID	83644	United States	2026-01-26
Jennifer Harvey	Eagle	ID	83616	United States	2026-01-26
Michelle Stoddard	Caldwell	ID	83607	United States	2026-01-26
Bob and Venessa Pitman	Middleton	ID	83644	United States	2026-01-26
Melissa Consuegra	Louisville	KY	40228	United States	2026-01-26
Lyle Zufelt	Middleton	ID	83644	United States	2026-01-26
Darcy Hemmert	Middleton	ID	83644	United States	2026-01-26
Alexa Brenner	Middleton	ID	83644	United States	2026-01-26
Christopher Brenner	Middleton	ID	83644	United States	2026-01-26
Sofia Brenner	Middleton	ID	83644	United States	2026-01-26
Shonda Cornell	Caldwell	ID	83605	United States	2026-01-26
Edison Pennock	Boise	ID	83706	United States	2026-01-26
Robert McInelly	Middleton	ID	83644	United States	2026-01-27
Clay Olson	Nampa	ID	83687	United States	2026-01-27
Stephanie pike	Middleton	ID	83644	United States	2026-01-27

Melanie Ross	Laupahoehoe	HI	96764	United States	2026-01-27
LISA MERKEL	Caldwell	ID	83605	United States	2026-01-27
Amanda Weilmunster	Sand Hollow	ID	83607	United States	2026-01-27
Jessica Mora	Nampa	ID	83686	United States	2026-01-27
Amy Church	Emmett	ID	83617	United States	2026-01-27
Ellynors Archives	Kuna	ID	83646	United States	2026-01-27
Roberta Mendel	Nampa	ID	83686	United States	2026-01-27
Amber Thomas	Mountain Home	ID	83647	United States	2026-01-27
Lauren Wilcox	Middleton	ID	83644	United States	2026-01-27
Anthony Mederos	Pinar del Río			Cuba	2026-01-27
Gayle Ingram	Boise	ID	83799	United States	2026-01-27
Niki Niki Henry	Star	ID	83669	United States	2026-01-27
Carol Watkins	Caldwell	ID	83607	United States	2026-01-27
Robert Bregante	Middleton	ID	83644	United States	2026-01-27
Cindy Smith	Boise	ID	83704	United States	2026-01-27
Brad Wellman	Middleton	ID	83644	United States	2026-01-27
Marilee Voegele	McCall	ID	83638	United States	2026-01-27
Elizabeth Jones	Caldwell	ID	83705	United States	2026-01-27
Glenda Moe	Middleton	ID	83644	United States	2026-01-27
Wren Halloran	Colorado Springs	CO	80909	United States	2026-01-27
Katrina Crabbe	Boise	ID	83704	United States	2026-01-27
Miranda Dycus	Nampa	ID	83687	United States	2026-01-28
Kelsey Rule	Nampa	ID	83686	United States	2026-01-28
Dmitrii Tsyplakov	Boise	FL	34787	United States	2026-01-28

Anne Newberry	Star	ID	83669	United States	2026-01-28
Luvella Reilly	Boise	ID	83713	United States	2026-01-28
Hanieh Abdi	Sacramento	CA	95820	United States	2026-01-28
Molly Moore	Middleton	ID	83644	United States	2026-01-28
John Sharek	Eagle	ID	83616	United States	2026-01-28
Mark and Patricia sachs	Caldwell	ID	83607	United States	2026-01-28
Khalid Hussien	Boise	ID	83714	United States	2026-01-28
Janice Johnson	Caldwell	ID	83607	United States	2026-01-28
Caroline Cosme	Liège			Belgium	2026-01-28
Jess Davis		UT	84120	United States	2026-01-28
MiKaela Hayes	Woburn	MA	1801	United States	2026-01-28
Carol Johnston	Boise	ID	83704	United States	2026-01-28
Rachelle oberg	Nampa	ID	83686	United States	2026-01-28
Trista Thomas	Middleton	ID	83644	United States	2026-01-28
Jeff Raschal	New York	NY	10118	United States	2026-01-28
Parisa Gorji	Boise	ID	83704	United States	2026-01-28
Lucas Felten	Boise	ID	83709	United States	2026-01-28
Bruce Bushore	Middleton	ID	83644	United States	2026-01-28
Timothy Ahrens	Middleton	ID	83644	United States	2026-01-28
Thomas Rogers	Middleton	ID	83644	United States	2026-01-28
Johanna Bell	Boise	ID	83709	United States	2026-01-28
Paul Bettencourt	Middleton	ID	83644	United States	2026-01-28
Curt Casler	Middleton	ID	83644	United States	2026-01-28
Amir Asadi	Clifton	NJ	7014	United States	2026-01-28

Julie Albers	Middleton	ID	83644	United States	2026-01-28
Kara Brocksome	Meridian	ID	83646	United States	2026-01-29
Wayne Moe	Middleton	ID	83644	United States	2026-01-29
Shannon Jones	Nampa	ID	83651	United States	2026-01-29
Avyan Mikaeel	boise	ID	83709	United States	2026-01-29
Abdalrahman Omer	Boise	ID	83704	United States	2026-01-29
Shetal Desai	Eagle	ID	83616	United States	2026-01-29
Kayla Patrick	Star	ID	83669	United States	2026-01-29
Meghan Bisset	Boise	ID	83704	United States	2026-01-29
Sam Layton	Middleton	ID	83644	United States	2026-01-29
Sadie Miller	Middleton	ID	83644	United States	2026-01-29
T D	Indianapolis	IN	46240	United States	2026-01-29
Savannah Cross	Middleton	ID	83644	United States	2026-01-29
Sarah Gaston	Caldwell	ID	83605	United States	2026-01-29
Delynn Zitterkopf	Pocatello	ID	83201	United States	2026-01-29
Mikell Galloway	Middleton	ID	83644	United States	2026-01-30
Kayla Shaw	Garden City	ID	83714	United States	2026-01-30
Patricia Crawford	Middleton	ID	83644	United States	2026-01-30
Renae Walker	Emmett	ID	83617	United States	2026-01-30
Macie Mckay	Temecula	CA	92592	United States	2026-01-30
Erica Miller	Middleton	ID	83644	United States	2026-01-30
Ana M	Boise	ID	83709	United States	2026-01-30
Joanne Miller	Middleton	ID	83644	United States	2026-01-30
Azin Ebrahimi	Amol			Iran	2026-01-30

Alyssa Fuller	Nampa	ID	83686	United States	2026-01-30
Robin Card	Middleton	ID	83644	United States	2026-01-30
Raydene Gifford	Nampa	ID	83687	United States	2026-01-30
Johanna Pearce	Meridian	ID	83646	United States	2026-01-30
Melissa Mitchell	Middleton	ID	83669	United States	2026-01-30
عطیه فرجی	Secaucus	NJ	7094	United States	2026-01-30
Misty Phillips	Tulsa	OK	74038	United States	2026-01-30
Stephanie Peters	Nampa	ID	83651	United States	2026-01-30
Veronica Guzman	Boise	ID	83704	United States	2026-01-30
Christina Edgley	Pocatello	ID	83201	United States	2026-01-30
Kristina Massey	Lewiston	ID	83501	United States	2026-01-30
John Pickens	Eagle	ID	83616	United States	2026-01-30
janet cloke	Clarkston	WA	99403	United States	2026-01-30
Jordan Palmer	Boise	ID	83712	United States	2026-01-30
Krista King	Boise	ID	83709	United States	2026-01-30
Marissa Pass	Rexburg	ID	83440	United States	2026-01-31
Carol Collins	Parma	ID	83660	United States	2026-01-31
Ann Turner	Boise		83704	United States	2026-01-31
Rya Johnson	Denver	CO	80223	United States	2026-01-31
Alexandra Adamson	Kuna	ID	83634	United States	2026-01-31
LuAnn Howie	Boise	ID	83705	United States	2026-01-31
سلمان مبارکپور	Dallas	TX	75270	United States	2026-01-31
M Frederick	Boise	ID	83709	United States	2026-01-31
Tess Randall	Blackfoot	ID	83221	United States	2026-01-31

VICTOR MARTINEZ	BOISE	ID	83704	United States	2026-01-31
Carol Baisley	Safford	AZ	85546	United States	2026-01-31
Tasha Miller	Nampa	ID	83686	United States	2026-02-01
Kailey Knight	Boise	ID	83709	United States	2026-02-01
Joseph Morrison	Boise	ID	83709	United States	2026-02-01
Timothy Doane	Boise	ID	83706	United States	2026-02-01
Ashley Brogdon	Boise	ID	83702	United States	2026-02-01
Danielle Williams		AL		United States	2026-02-01
Amber Ross	Middleton	ID	83644	United States	2026-02-01
Julie Sipes	Nampa	ID	83686	United States	2026-02-02
Sierra Stephens	Caldwell	ID	83607	United States	2026-02-02
Laraine Thomas	Caldwell	ID	83605	United States	2026-02-02
laura roach	Garden City	ID	83714	United States	2026-02-02
Cherlyn Winter	Caldwell	ID	83605	United States	2026-02-02
Cynthia Reese	Meridian	ID	83646	United States	2026-02-02
maci mayorga	Fresno	CA	93720	United States	2026-02-02
Veola Carter				United States	2026-02-02
Becky Bell	Kuna	ID	83634	United States	2026-02-02
Jennifer Richard	Meridian	ID	83605	United States	2026-02-02
Jennifer Mounteer	Nampa	ID	83686	United States	2026-02-02
Chelsey Butterworth	Caldwell	ID	83607	United States	2026-02-02
Bobi Ulrich	Eagle	ID	83616	United States	2026-02-02
MICHAEL WALSH	Middleton	ID	83644	United States	2026-02-02
Jade Neely	Middleton	ID	83644	United States	2026-02-02

Ruby Rosario	Caldwell	ID	83605	United States	2026-02-02
Helen Roethig	Boise	ID	83704	United States	2026-02-02
Dawn Gale	Meridian	ID	83646	United States	2026-02-02
David Carlton	Boise	ID	83702	United States	2026-02-02
Shannon Ready	Middleton	ID	83644	United States	2026-02-02
Contessa Nava	Wendell	ID	83355	United States	2026-02-02
Brooke Brink	Middleton	ID	83644	United States	2026-02-02
Downtown Roehlk	Middleton	ID	83644	United States	2026-02-02
Dyann Bachman	Nampa	ID	83651	United States	2026-02-02
Elizabeth jones	Nampa	ID	83687	United States	2026-02-03
Paula Smith	Boise	ID	83714	United States	2026-02-03
Katrina Aburto	Weiser	ID	83672	United States	2026-02-03
Diane Arthur	Nampa	ID	83686	United States	2026-02-03
Cynthia Swafford	Eagle	ID	83616	United States	2026-02-03
angie vandegrift	Boise	ID	83703	United States	2026-02-03
Ebelia Rea	Meridian	ID	83704	United States	2026-02-03
Adam Kaluba	Burleson	TX	76028	United States	2026-02-03
Charisma Boroughs	Columbus	IN	47201	United States	2026-02-03
Carter Spenner	Meridian	ID	83646	United States	2026-02-03
Alex Redd	Boise	ID	83704	United States	2026-02-03
Lisa Earl	NAMPA	ID	83651	United States	2026-02-04
Marylin Ward	Glenns Ferry	ID	83623	United States	2026-02-04
Shannon Riggs	Meridian	ID	83646	United States	2026-02-04
Dino LoverGaming	Boise	ID	83709	United States	2026-02-04

Sharon Jones	Boise	ID	83713	United States	2026-02-04
Christi Mariott	Meridian	ID	83642	United States	2026-02-04
Bryn Crisman	Boise	ID	83705	United States	2026-02-04
Roxanne Marshall	Middleton	ID	83644	United States	2026-02-04
Aleesa Colton	Meridian	ID	83642	United States	2026-02-04
Michael Roehlk	Middleton	ID	83644	United States	2026-02-05
Farideh Nazari	Tehran			Iran	2026-02-05
Adel Ghasemi	Atlanta	GA	30301	United States	2026-02-05
Laurie Wittges	Nampa	ID	83651	United States	2026-02-05
Sarah Tidwell	Boise	ID	83706	United States	2026-02-05
Amanda Oglesby	Nampa	ID	83651	United States	2026-02-05
Yuyu Manshadi	San Diego	CA	92123	United States	2026-02-05
Taylor Knehr	Middleton	ID	83644	United States	2026-02-06
Terry Brady	Boise	ID	83706	United States	2026-02-06
Kenneth Wilson	Boise	ID	83704	United States	2026-02-06
Kailee Larson	Lorena	TX	76655	United States	2026-02-06
Muriel Krone	Boise	ID	83713	United States	2026-02-06
Jayne Nelson	Boise	ID	83709	United States	2026-02-06

To Whom It May Concern, email: 2-7-26

I am writing to formally oppose the proposed rezoning of approximately 216 acres from agricultural use to single-family residential development.
One of my primary concerns is traffic and roadway safety, particularly along Lansing Road and at the intersection of Lansing Road and State Road 44. This intersection is already unsafe. Turning left from Lansing Road onto State Road 44 is extremely difficult and dangerous due to traffic volume and speed, and accidents occur far too frequently. Adding hundreds of additional homes would significantly increase traffic on roads that are already overburdened, further elevating the risk of accidents and making daily travel even more hazardous for residents.

In addition to safety concerns, increased traffic will accelerate wear and tear on Lansing Road and surrounding infrastructure. These roads were not designed to support the volume of daily traffic that a development of this scale would generate, and the long-term maintenance burden will inevitably fall on the community.

I also chose to move to Middleton specifically because of its farmland, open space, and rural character. The agricultural land and green spaces are not merely aesthetic; they provide peace, a sense of place, and a clear distinction from more densely developed areas. Does everyone want to see farm fields disappear entirely, replaced by houses at every corner?

I moved away from Boise because it became overcrowded, with neighborhoods at every turn. You can no longer enjoy the sunrise or sunset because houses block views from nearly every direction. That sense of openness and connection to the land is gone. Do we really want the same future for Middleton?

There are also serious environmental concerns related to water resources. Homes developed in this area would rely on private wells, placing increased demand on the local water table. A development of this size risks lowering groundwater levels, potentially impacting existing wells and long-term water availability for current residents and agricultural uses.

Finally, the environmental cost of constructing hundreds of single-family homes cannot be overlooked. Large-scale clearing, construction activity, and long-term residential use will result in significant carbon dioxide emissions and environmental disruption. While some may see big dollar signs in a project of this scale, at what point do we ask: when is enough enough?

For these reasons—traffic safety, infrastructure strain, loss of agricultural land and green space, groundwater concerns, and environmental impact—I respectfully urge the Planning Commission to deny this rezoning request and preserve the agricultural character and livability of the Middleton area.

Thank you for your time and consideration.

Sincerely,
Kelsi Szymanski
8877 Double Shot Hollow Lane
Middleton, ID. 83644

EXHIBIT
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RE – CR2025-0012
Honorable Commissioners,

Based on the precedent set by Canyon County Planning and Zoning and the Canyon County Board of Commissioner's I am requesting you to deny the application for Bloomfield Hills (formerly Farmington Hills) or allow only for the current administrative splits available for these parcels to preserve Canyon County's Agriculture.

On March 31, 2025
Public Hearing: Request by MDC, LLC/Joseph Carter, represented by RiveRidge Engineering Company, for a Conditional Rezone of parcels R37511 & R37510112 from "A" (Agricultural) to "CR-R-R" (Conditional Rezone – Rural Residential), Case No. CR2022-0016 came before the BOCC and it was unanimously decided to allow the rezone of 164 acres to **Rural Residential** with a minimum lot size of 2 acres and 2.5 average lot size not to include the commercial acreage. This tree farm is less than 1 mile north of Bloomfield on Lansing Lane.

On June 12th and July 3, 2025, P&Z heard **Case CR2022-0025 Callister LLC and recommended denial of AG to CR-R1 zoning**

On September 18, 2025, **CR2022-0025 – Callister LLC** was heard by the BOCC and **denied t**he rezone attempt. This was a 47-acre farm. This property is across the street from the Bloomfield application on Lansing Lane.

In January of 2023 this developer came before the Planning and Zoning Commission and subsequently the Board of County Commissioners requesting for a re-zone from AG to CR-R1. At that time, they had a pre-annexation agreement that was contingent on the county rezone to CR-R1. It was also in the City of Middleton's AOI. **This is no longer the case as this parcel was removed from the AOI in 2025.**

Both the Planning and Zoning Commission and Board of County Commissioners (unanimously) denied the request for the following reasons…, reasons that are still applicable today.

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

Conclusion: The Board finds and concludes that when considering the surrounding land uses which are primarily Agricultural in character, the conditional rezone from Agricultural to CR-R1 (CR-Single Family Residential) **is NOT more appropriate than the current Agricultural zoning designation.**

Findings:
(1) The Future Land Use Maps for both the County and the City of Middleton designate the expected and planned land use to be residential.
(2) The Commission found (*and the Board concurs*) **that the area and the subject property primarily agricultural with larger lot (2–3-acre average) development as evidenced by testimony, site photos, and Exhibit 59 submitted by Mike Wedman, concerned Canyon County citizen.**
(4) The Commission found (*and the Board concurs*) **that the subject property is in productive agriculture with class three and four soils consisting of primarily farmland of statewide importance as evidenced by case maps Soils, Farmland and Reports**.
(5) The Commission found (*and the Board concurs*) **that there is development in the area but that the character of the area remains agricultural with many large agricultural parcels in the immediate vicinity as evidenced by public testimony and photos.**
(6) There are 65 platted subdivisions and additional developments in the platting process within one mile of the proposed development (Exhibit 29). The lot sizes of the platted county developments range from 0.80 acres to 5.0 acres per lot. The average lot size of the recent Case # RZ2021-0056 – BOCC Findings of fact, Conclusions of law and Order platted developments immediately adjacent to the subject property is 1.32 acres with no provisions for community open space. The Commission found (*and the Board concurs*) that as proposed, the development with a "CR-R1" zoning designation is **NOT consistent** with the density and zoning in the surrounding area and that **rural residential zoning is more appropriate.**

EXHIBIT
F12

The Commission found that the property is currently in agricultural production and that the average lot size in the immediate vicinity of the property is 1.3 acres. The Commission found (*and the Board concurs*) that the **character of the area is agricultural,** the proposal **is NOT consistent** with the requirements of the zoning ordinance and Comprehensive Plan, and that the requested conditional rezone and proposed density is **NOT** as appropriate as the current zone.

Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The Board finds and concludes that the conditional rezone to "R1" (Single Family Residential) **is NOT compatible with the surrounding land uses of agricultural, rural residential, and single-family residential.**

Findings:
(1) The Commission found (*and the Board concurs*) that the proposed conditional rezone and development is **NOT** consistent with surrounding land uses as evidenced by public testimony, photos, and Exhibit 59. Surrounding properties remain in agricultural production requiring application of chemicals and other customary farming activities. The proposed development will have impacts to adjacent agricultural operations.

Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The Board finds and concludes that the conditional rezone and proposed development will change the use of the subject property from agricultural to residential. **The Board finds and concludes that the character of the area is Agricultural and that with the proposed density, the applicant cannot mitigate the negative effects of the development on the agricultural area at this time.**

Findings:
(1) The subject properties, 217+ acres, are currently in irrigated agricultural production and contain several irrigation supply and drainage facilities within the boundaries of the properties. The Commission found (*and the Board concurs*) that the character of the area Agricultural and the proposed development is **NOT** consistent with surrounding property development as evidenced by public testimony and site photos.

Now it is 3 years later, they are back with the same request. Nothing has changed in their favor. In fact, the area they wish to rezone has been removed Middleton's current AOI. The traffic situation is the same (or worse), there are no lights at Duff Lane or Lansing Lane yet, the schools are still over capacity. The zoning around the area they wish to develop has not changed. They are still surrounded by AG and RR.

In addition, Page 3 of the developer's application has the box checked "rezone with development agreement". However, they list many of the criteria you use to determine applicability as N/A as there are no development plans. It is known there will be development. R-1 would allow approximately 165 homes on what is currently known as farmland. Even worse, with an R-1 zoning the developer could then go back to the City of Middleton for services (previously denied by the county) and move forward with the 400+ homes originally requested in another backdoor attempt.

As a reminder, the subject property is in productive agriculture with class three and four soils consisting of primarily farmland of statewide importance as evidenced by case maps Soils, Farmland and Reports. Based on the Canyon County Comprehensive Plan 2030, Page 19 Canyon County's "large agricultural economic hub is a direct result of the unique combination of good soil quality, reliable irrigation water supply, climate, and transportation corridors in Canyon County. ***These factors are not easily relocated or recreated in other areas of Idaho."***

I am respectively requesting you deny their never-ending attempts to densify our rural community once and for all by either keeping it AG or rezoning it to RR. or ideally, to only allow the administrative splits available to the parcels to protect AG and to better fit with the surrounding area and align with past decisions from both P&Z and BOCC. **I am asking you to protect our farmers and rural neighbors.**

Please consider our plea to keep this rural area safe for our farming community.

Respectfully,
Jon Rhodes
Attachments include FCO's for the cases referenced.

In the matter of the application of:
MDC LLC/Carter – CR2022-0016
The Canyon County Board of County Commissioners considers the following:

1) Conditional Rezone of parcels R37511 & R37510112, approximately 164 acres, from "A" (Agricultural) to "CR-R-R" (Conditional Rezone – Rural Residential).
2) The request includes a development agreement. *See Attachment A for development agreement conditions.*

Address: 25455 Lansing Ln., Middleton, ID, Parcels R37511 and R37510112; also referenced as a portion of the NE¼ of Section 28 T5N, R2W, 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 CR2022-0016.

Applicable Law

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

   a. Notice of the public hearing was provided per CCZO §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* CCZO §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* CCZO §07-05-01.

   d. Pursuant to CCZO §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."

2. The Board 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. *See* I.C. §67-6504, §67-6511.

3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504, 67-6509 & 67-6511.

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F12.1

4. The Board can sustain, modify, or reject the Commission's recommendations. See CCZO §07-05-03.

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

6. 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. CCZO 07-05-03(1)(I).

The application, Case No. CR2022-0016, was presented at a public hearing before the Canyon County Board of County Commissioners on March 13, 2025, and March 31, 2025. 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 conceptual plans, the Board of County Commissioners finds the following per CCZO Section 07-06-07(6)A:

CONDITIONAL REZONE CRITERIA

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed conditional rezone is generally consistent with the Comprehensive Plan.

Findings: (1) The future land use plan in the 2020 Canyon County Comprehensive Plan designates the parcels as "residential" (Exhibit 3.B.2k of the staff report). Page 37 of the Comprehensive Plan describes the residential designation as follows:

> *"The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development must be compatible with the existing agricultural activity. Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses."*

(2) The request generally complies with the following goals and policies of the 2020 Comprehensive Plan:

- *Property Rights – Policy 1: No person shall be deprived of private property without due process of law.*
  - The request was processed per the following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).
- *Property Rights – Policy 8: Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.*
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Attachment A for conditions of the development agreement.*
- *Property Rights – Policy 11: Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.*
  - The future land use plan in the 2020 Canyon County Comprehensive Plan designates the parcels as "residential" (Exhibit 3.B.2k of the staff report).
  - *See criteria 2 & 3 within this document for evidence and details.*

- *See Attachment A for conditions of the development agreement.*

- *Population – Policy 3: Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.*
  - *See criteria 2 & 3 within this document for evidence and details.*
- *School Facilities & Transportation – Goal 2: Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools.*
  - *See criteria 6 & 8 within this document for evidence and details.*
- *School Facilities & Transportation – Policy 2: Provide information regarding land development proposals with all affected school districts. School districts should be given the opportunity to participate in pre-application processes and planning.*
  - *See criteria 6 & 8 within this document for evidence and details.*
- *Economic Development – Policy 6: Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.*
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Attachment A for conditions of the development agreement.*
- *Land Use – Goal 1: To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure, and services.*
  - *See criteria 2 & 3 within this document for evidence and details.*
- *Land Use – Goal 5: Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.*
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Attachment A for conditions of the development agreement.*
- *Land Use – Goal 6: Designate areas where rural-type residential development will likely occur and recognize areas where agricultural development will likely occur.*
  - The future land use plan in the 2020 Canyon County Comprehensive Plan designates the parcels as "residential" (Exhibit 3.B.2k of the staff report).
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Attachment A for conditions of the development agreement.*
- *Land Use – Policy 1: Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact on surrounding areas.*
  - The future land use plan in the 2020 Canyon County Comprehensive Plan designates the parcels as "residential" (Exhibit 3.B.2k of the staff report).
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Attachment A for conditions of the development agreement.*
- *Land Use – Policy 2: Encourage orderly development of subdivisions and individual land parcels and require development agreements when appropriate.*
  - *See Attachment A for conditions of the development agreement.*
- *Land Use – Policy 6: Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.*
  - *See criteria 5 within this document for evidence and details.*
- *Natural Resources - Water – Goal 1: Water is an essential and limited natural resource. Groundwater and surface water should be preserved and protected.*

- *See criterion 5 within this document for evidence and details.*

- *Natural Resources - Water – Policy 4: Encourage new development to incorporate design elements that limit water use requirements.*
  - *See criterion 5 within this document for evidence and details.*
- *Natural Resources - Air – Policy 1: Consider land use and transportation issues as important factors in the reduction of air pollution.*
  - *See criterion 5 within this document for evidence and details.*
- *Hazardous Areas – Goal 1: To ensure the safety of residents and the protection of property.*
  - *See Attachment A for conditions of the development agreement.*
- *Public Services, Facilities, and Utilities – Policy 3: Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
  - *See criterion 8 within this document for evidence and details.*
- *Public Services, Facilities, and Utilities – Policy 4: Encourage activities to promote the protection of groundwater and surface water.*
  - *See criterion 5 within this document for evidence and details.*
- *Transportation – Policy 18: Transportation improvements, such as streets, curbs, gutters, drainage, if required, must be approved by and meet the standards of highway districts and/or ITD (as applicable), where applicable and not in direct conflict with other county objectives. Such improvements should (if appropriate) be funded by the developer.*
  - *See criteria 6 & 7 within this document for evidence and details.*
- *Transportation – Policy 19: Require and accept traffic studies in accordance with highway district procedures that evaluate the impact of traffic volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods where applicable.*
  - *See criteria 6 within this document for evidence and details.*
- *Housing – Policy 1: Encourage a variety of housing choices that meet the needs of families, various age groups, and incomes.*
  - *See criteria 2 & 3 within this document for evidence and details.*
- *Community Design – Policy 2: Encourage development of self-sustaining communities that maintain the rural lifestyle and good quality of life of the county.*
  - *See criteria 2 & 3 within this document for evidence and details.*
- *Community Design – Policy 5: Encourage each development to address concerns regarding roads, lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.*
  - *See criteria 3, 5, 6, & 7 within this document for evidence and details.*
- *Community Design – Policy 5: Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).*
  - *See criterion 5 within this document for evidence and details. See Attachment A for the conditions of the development agreement.*
- *Agriculture – Policy 3: Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.*
  - *See criteria 2 & 3 within this document for evidence and details.*

- *Agriculture – Policy 4: Development shall not be allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way.*
    - *See criterion 5 within this document for evidence and details.*

(3) *The request does not align with the following goals and policies of the 2020 Comp. Plan:*

- *Hazardous Areas – Policy 3: Endeavor to limit structures and developments in areas where known physical constraints or hazards exist. Such constraints or hazards include, but are not limited to, the following: i. Flood hazards; ii. Unstable soil and/or geologic conditions; and iii. Contaminated groundwater.*
- *Housing – Policy 2: Limit housing in areas that are hazardous whenever possible. Such constraints or hazards include but are not limited to, the following: - Flood Hazards; - Unstable soil and/or geologic conditions; - Contaminated groundwater.*
    - *See Exhibit 3.D.2 of the staff report and criteria 3 within this document for evidence and details.*
- *School Facilities & Transportation – Policy 3: The adequacy of school facilities may be considered by the hearing bodies in reviewing proposed residential subdivision and planned developments based on recommendations from the affected districts.*
    - *See Exhibit 3.D.7 of the staff report and criteria 8 within this document for evidence and details.*

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

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

Conclusion: In consideration of the surrounding land uses, the proposed conditional rezone to "R-R is more appropriate than the current zoning designation of "A".

Findings: (1) The subject parcels are zoned "A" (Agricultural, Exhibit 3.B.2c of the staff report). CCZO §07-10-25(1) states that the purpose of the "A" Zone is to:

> *"A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan."*

The parcels consist primarily of best-suited soils (Class II – 76.78%, Exhibit 3.B.2h of the staff report). A majority of the parcels are considered prime farmland if irrigated (88.28%, Exhibit 3.B.2h of the staff report). The parcels are in active agricultural production associated with a wholesale nursery (Exhibits 3.A.2, 3.B.2a, and 3.C of the staff report). Canyon Soils Conservation District provided a comment letter recommending the denial of the request for the above because the property is prime farmland (Exhibit 3.D.8 of the staff report).

(2) The applicant requests a conditional rezone to an "R-R" (Rural Residential, two-acre average minimum lot size) zone (Exhibit 3.A.2 of the staff report). The request will limit development to 76 lots (75 developable lots and an 18.73-acre lot for the existing dwelling and nursery operation, Exhibits 3.A.2 & A.4). The site plan has lots exceeding one acre in size and meeting the minimum average overall size of two acres (Exhibit 3.A.3 of the staff report). Per CCZO

§07-10-25(2), the purpose of the zone is to *"encourage and guide growth in areas where a rural lifestyle may be determined to be suitable."*

- *See Attachment A for conditions of the development agreement, including the number of residential lots.*

(3) The request is supported by the 2020 Canyon County Comprehensive Plan, where residential growth is shown on the future land use plans (Exhibit 3.B.2k of the staff report).

(4) As conditioned (Attachment A), when considering the surrounding subdivisions and land use decision (Exhibits 3.B.2c, d & e of the staff report), the "R-R" zone is commensurate with the residential development in the area.

a. Based on existing development and approvals within the immediate vicinity, the subject parcels are enclaved agricultural properties surrounded by residential development. Within the immediate vicinity, the following similar rezones were approved (Exhibit 3.B.2c & d of the staff report):

- PH2014-17 (Approx. 91.5 acres): Rezone from "A" to "R-R". Subsequently approved as Thoroughbred Estates in 2014. *See Exhibit 3.B.6 & B.7 of the staff report.*
- PH2016-65 (Approx. 61 acres): Rezoned from "A" to "R-1" (Single Family Residential). Subsequently approved as Oaklee Subdivision in 2021. *See Exhibit 3.B.8 and B.9 of the staff report.*
- RZ2021-0034 (Approx. 26.8 acres): Rezoned from "A" to "R-R". Subsequently approved as Hawk View Estates in 2022. *See Exhibit 3.B.10 & B.11 of the staff report.*

b. The following subdivisions are located adjacent to the request (Exhibit 3.B.2e of the staff report):

- Hawk View Estates (Preliminary Plat approved 2022): 12 lots, 2.23-acre average lot size (Exhibit 3.B.11 of the staff report).
- Thoroughbred Estates (2014): 40 lots, 2.29-acre average lot size (Exhibit 3.B.7 of the staff report).
- Moon Shadow Estates (2007): 18 lots, 1.18-acre average lot size.
- Oaklee Estates Sub (2023): 36 lots, 1.53-acre average lot size (Exhibit 3.B.9 of the staff report).
- Willowview Subdivision No. 2 (2006): 16 lots, 2.21-acre average lot size if not considering the subject parcel. Parcel R37510112, approximately 79.79 acres, is Lot 15, Block 1 of Willowview Subdivision No. 2 (Exhibit 3.B.5 of the staff report).
- Willowcreek Ranch Estates No. 3 (2004): 8 lots, 1.49-acre average lot size (Exhibit 3.B.4 of the staff report).
- Willowcreek Ranch Estates No. 2 (1998): 36 lots, 1.93-acre average lot size (Exhibit 3.B.3 of the staff report).
- Creekside Ranch Estates (2003): 3 lots, 5.81-acre average lot size.
- Willowview Sub. (2005): 14 lots, 2.13-acre average lot size.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: As conditioned (Attachment A), the proposed conditional rezone to "R-R" is compatible with surrounding land uses.

Findings:

(1) The applicant requests a conditional rezone of an "R-R" (Rural Residential, two-acre average minimum lot size) zone (Exhibit 3.A.2 of the staff report). The request submitted limited development to 76 lots (75 developable lots and an 18.73-acre lot for the existing dwelling and nursery operation, Exhibit 3.A.2 & A.4 of the staff report). Per CCZO §07-10-25(2), the purpose of the zone is to *"encourage and guide growth in areas where a rural lifestyle may be determined to be suitable."*

A. Based on existing development and approvals within the immediate vicinity, the subject parcels are surrounded by residential development. *See criterion 2 within this document for evidence and details.*

B. The applicant agreed to revise the request to limit development to 54 residential lots, not including the tree farm nursery lot, and will consist of a 2.5-acre average lot size with a minimum lot size of two acres. The average lot size calculation shall not include the tree farm nursery (approximately 18 acres) and road improvements. *See Attachment A for the conditions of the development agreement, including the number of residential lots.*

(2) To promote connectivity between existing and the proposed development, the development includes the following condition of the development agreement regarding a pathway system: "The development on ultimate buildout shall provide a 10-foot no-rise pathway and 20-foot easement along the southern edge of Willow Creek, extending from the west boundary to the eastern boundary, dedicated for use by pedestrians, non-motorized vehicles, and equestrian traffic. A 10' pathway with a 20' easement shall connect the pathway to a public road within the development" (Exhibit 3.A.2 & A.4 of the staff report). *See Attachment A for the conditions of the development agreement.*

(3) The parcel is located in an "AE" Floodplain with a mapped floodway (Exhibit 3.D.2 and 4.A of the staff report). The applicant proposes no residential structure, grading, construction, or encroachment into the floodway. The other areas of the "AE" floodplain will be raised with fill and processed through FEMA as a Letter of Map Revision to ensure all new residential structure pads and sanitary services are located outside of the floodplain (Exhibits 3.A.2 & *A.4* of the staff report*). See Attachment A for the conditions of the development agreement.*

(4) Idaho Dept of Environmental Quality (DEQ) requires all new developments to 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 and recommends the development submit a dust prevention and control plan before the final plat incorporating appropriate best management practices to control fugitive dust (Exhibit 3.D.1 and 4.B of the staff report). *See Attachment A for the conditions of the development agreement.*

(5) Comments were received from neighbors with concerns regarding lot size, cumulative impacts regarding traffic, access, water usage, and essential services (Exhibit 3.E and 5 of the staff report). As conditioned, impacts regarding traffic, access, and adequate facilities (water, sewer, irrigation, drainage, and utilities) can be addressed as part of the preliminary plat and completed per the requirements of each affected agency (*See Attachment A for the conditions of the development agreement).*

(6) The Planning and Zoning Commission recommended denial of the request, finding the proposed two-acre average lot size inconsistent with the surrounding area (Exhibit 1 and 2 of the staff report). The applicant proposed a large number of one-acre lots that meet the two-acre average lot size promoted by the "R-R" zone (CCZO §07-10-21) by retaining an 18.73-acre lot (Exhibit 3.A.3 of the staff report). Per Exhibit 3.B.2.e of the staff report, the existing subdivision development in the area has an average lot size of 2.99 acres.

(7) As conditioned, the Board of County Commissioners finds a 2.5-acre average lot size with a minimum lot size of two (2) acres commensurate with the surrounding area. *See Attachment A, Condition No. 2, for details.* Per CCZO §07-05-03, the Board rejected the Commission's recommendation of denial.

(8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: As conditioned (Attachment A), the proposed conditional rezone will not negatively affect the character of the area.

Findings:

(1) The applicant requests a conditional rezone of an "R-R" (Rural Residential, two-acre average minimum lot size) zone. *See Attachment A for the conditions of the development agreement, including the number of residential lots.*

(2) Based on existing development and approvals within the immediate vicinity, the subject parcels are surrounded by residential development. *See criterion 2 within this document for evidence and details.*

(3) Based on conditions (Attachment A) addressing floodplain development, traffic, access, and adequate facilities found in Criteria 07-06-07(6)A3, 5, 6, 7 & 8, the request will not negatively impact the character of the area.

(4) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were notified on February 4, 2025. A newspaper notice was published on February 11, 2025. Property owners within 600' were notified by mail on February 4, 2025. Full political notice was provided on February 4, 2025. The property was posted on February 11, 2025.

a. Comments were received from neighbors with concerns regarding lot size, cumulative impacts regarding traffic, access, water usage, and essential services (Exhibit 3.E and 5 of the staff report). As conditioned, impacts regarding traffic, access, and adequate facilities (water, sewer, irrigation, drainage, and utilities) can be addressed as part of the preliminary plat and completed per the requirements of each affected agency (*See Attachment A for the conditions of the development agreement).*

b. To address concerns, the applicant agreed to revise the request to limit development to 54 residential lots, not including the tree farm nursery lot, and will consist of a 2.5-acre average lot size with a minimum lot size of two acres. The average lot size calculation shall not include the tree farm nursery (approximately 18 acres) and road improvements. *See Attachment A for the conditions of the development agreement, including the number of residential lots.*

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

5. Will adequate facilities and services, including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?

Conclusion: Adequate facilities and services can be provided to accommodate the proposed rezone.

Findings:

(1) Sanitary services are to be provided by private onsite septic/drain field systems for each lot (Exhibit 3.A.2 of the staff report). A comment letter was not received from Southwest District Health (SWDH). At the time of platting, SWDH will require a nutrient pathogen (NP) study and subdivision engineering report (SER) to determine the number of lots and system location and design. https://swdh.id.gov/licensing-permitting/septic-land-development/.

(2) Water was initially proposed via onsite private wells (Exhibit 3.A.2). After considering all comments and analysis, the applicant agreed to provide a community water system. (*See Attachment A for the conditions of the development agreement).*

a. Comments were received regarding the need for a hydrology study to address the development and its impact on the water table (Exhibit 3.E of the staff report). The applicant submitted a Technical Memorandum - Willowcreek Subdivision Groundwater

Use Assessment prepared by HDR on July 25, 2023 (Exhibit A.8 of the staff report). The assessment finds that the pumping of 76 wells or one community well for domestic use using a low transmissivity (conservative) estimate will induce less than 0.6 feet of drawdown at a radius of one-half continuous pumping. The addition of domestic wells or one community well to this area will not injure nearby well owners or harm local groundwater resources in the area. *See Attachment A for the conditions of the development agreement, including the number of residential lots and average lot size.*

b. A community water system was recommended instead of individual wells for the following reasons:

   i. A portion of the parcel is located in a nitrate priority area, and wells in the area demonstrate high nitrate levels (Exhibit 3.B.2m of the staff report). A community water system will ensure residents get safe drinking water and will be required to be annually monitored.

   ii. The Idaho Department of Environmental Quality (DEQ) requires a community water system when it well serves at least 15 connections or 25 people year-round in their primary residences (e.g., cities, towns, apartment complexes, and mobile home parks with their water supplies). https://www.deq.idaho.gov/water-quality/drinking-water/general-information-on-drinking-water/. Since the request proposes 76 individual wells with less than 15 connections each, DEQ and SWDH can only recommend a community water system, not require (Exhibit 3.D.1 of the staff report). It is up to the local government to require a community water system at the time of rezoning or platting.

   iii. The Willowcreek Subdivision Groundwater Use Assessment provides positives and negatives of the community system (Exhibit 3.A.8 of the staff report, page 13). Well-construction recommendations (Exhibit 3.A.8 of the staff report, page 13) place the construction and expense of the homeowner. Disclosure/implementation of the recommended well-construction standard has been difficult for CC&Rs to enforce. The community water system requires the homeowner association to contract a water service company to operate and maintain the system.

   iv. A community water system ensures compliance with state and federal drinking water regulations. The system will also provide water for hydrants proposed to be installed throughout the subdivision (Exhibit 3.A.8 of the staff report, page 13).

(3) Drainage will be retained onsite and/or discharged at predevelopment rates (Exhibit 3.A.2 of the staff report). Black Canyon Irrigation District (BCID) states that runoff and drainage from the proposed development should be addressed, as well as ensure downstream users are not adversely affected by the request (Exhibit 3.D.3 of the staff report). The request does not include a drainage plan. A drainage and grading plan is required at the time of the preliminary plat, per CCZO §07-17-09.

(4) An onsite pressurized irrigation system is proposed using existing water rights (Exhibits 3.A.2 & 3.A.4 of the staff report). The request does not include an irrigation plan. An irrigation plan is required at the time of the preliminary plat, per CCZO §07-17-09. *See Attachment A for the conditions of the development agreement.* Black Canyon Irrigation District (BCID) will require the following (Exhibit 3.D.3 of the staff report):

   a. All maintenance road right-of-ways, lateral right-of-ways, and drainage right-of-ways will need to be protected. Any crossing agreements and or piping agreements will be acquired from the Bureau of Reclamation (BOR) to cross over or under existing laterals and pipes or any encroachment into any right-of-way.

   b. Laterals affected by this proposed land change will need to be piped and structures built to ensure adequate delivery of irrigation water.

   c. An irrigation system with an adequate overflow needs to be installed to ensure the delivery of water to each lot and/or parcel of land entitled to receive irrigation water.

d. BCID and BOR will require a signed agreement to be in place before any changes are made to the sections of the Willow Creek Wasteway, C.E. 21.1-0.9, C.E. 21.1, and any appurtenant irrigation facilities that are affected by the development. These sections are required to be piped, meeting BCID and BOR standards. Any additional modification required by BCID and BOR will be to ensure irrigation water is made available to all patrons.

(5) Utilities will be provided via Idaho Power and other companies (gas, cable, phone), depending upon availability (Exhibit 3.A.2 of the staff report). Utility easements are required at the time of the preliminary plat, per CCZO §07-17-09.

a. Upon discussions with the City of Middleton, the applicant agreed to enter into a pre-annexation agreement and provide a 20' wide utility corridor easement for future city services along Lansing Lane (Exhibits 3.D.6 & 3.A.4 of the staff report). The parcel is located outside of the Middleton Area of City Impact. Therefore, the County and City have not mutually agreed that the area can reasonably be expected to be annexed in the future (Idaho Code, §67-6526). Therefore, the Planning and Zoning Commission (Exhibits 1 & 2 of the staff report) and Board of County Commissioners do not find a pre-annexation agreement necessary.

(6) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were notified on February 4, 2025. A newspaper notice was published on February 11, 2025. Property owners within 600' were notified by mail on February 4, 2025. Full political notice was provided on February 4, 2025. The property was posted on February 11, 2025.

a. See Exhibit 3.D and 4 of the staff report for affected agency comments.

b. See Exhibit 3.E and 5 of the staff report for public comments.

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

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?

Conclusion: The proposed conditional rezone will require public street improvements in order to provide adequate access to and from the subject property in order to minimize undue interference with future traffic patterns created by the proposed development. As a condition, a traffic impact study is required to be submitted at the time of the preliminary plat per Highway District #4 (Exhibit 3.D.5 of the staff report).

Findings: (1) The request equates to 784 trips per weekday, 58 trips during the AM peak hour, and 77 trips during the PM peak hour at full build-out (Exhibit 3.D.5 & 3.A.9 of the staff report). The trip numbers do not consider detached secondary residences per CCZO §07-10-27 and 07-14-25. *See Attachment A for the conditions of the development agreement, including the number of residential lots limited to 54 (approximately 514 average daily trips).*

(2) The property has approximately 1,940 feet of frontage on Lansing Lane, a major collector road, and a stub connection to Stony Brook Way, a public road established by Thoroughbred Estates (Exhibit 3.A.3 of the staff report).

(3) Highway District #4 (HD4, formerly Canyon Highway District #4) provided comments not opposing the request, subject to conditions addressing HD4 comments regarding traffic (Exhibit 3.D.5 of the staff report).

a. The proposed request is anticipated to generate more than 700 new trips per day and more than 70 peak-hour trips, requiring a traffic impact study. The study should be performed for the proposed development to be submitted with the preliminary plat. A scoping meeting including HD4 is required before commencing the study. At a minimum, the TIS should evaluate the trip generation and distribution) from the site; the proportionate share

of trips from the site at the Lansing/Purple Sage and Lansing/SH-44 intersections; capacity at the two intersections at buildout; the suitability of proposed access locations and the need for auxiliary turn lanes on Lansing Lane to serve the site.

b. Traffic impacts from the development will also be mitigated through right-of-way dedication, public road improvements, and development impact fees.

(4) A draft Traffic Impact Study was prepared on July 5, 2023, by CR Engineering, Inc. (Exhibit 3.A.9 of the staff report). The study evaluates potential traffic impacts resulting from background traffic, in-process developments within the area, and the proposed development, as well as identifies improvements to mitigate the impacts if needed. Based on the review of the Lansing Lane and SH-44 intersection, a temporary traffic signal with existing lanes will be required at the build-out of the development (2025). The Lansing Lane and Purple Sage Road intersection is anticipated to operate acceptably with the existing intersection control and lane configuration.

a. The draft study has not been reviewed by HD4. A final study and required improvements will be determined at the time of the preliminary plat. *See Attachment A for the conditions of the development agreement.*

(5) The Idaho Transportation Department (ITD) submitted a comment stating the department has no concerns regarding the request due to the request being greater than 2.5 miles north of SH-44 (Exhibit 3.D.4 of the staff report).

(6) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were notified on February 4, 2025. A newspaper notice was published on February 11, 2025. Property owners within 600' were notified by mail on February 4, 2025. Full political notice was provided on February 4, 2025. The property was posted on February 11, 2025.

a. *See Exhibit 3.D and 4 of the staff report for affected agency comments.*

b. *See Exhibit 3.E and 5 of the staff report for public comments.*

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

Conclusion: The subject property does have legal access and will have adequate access at the time of the development.

Findings: (1) The existing access is a private driveway serving Parcel R37511 from Lansing Lane, a major collector. The access is used for the existing residence and agricultural operations (Exhibits 3.B.2a & Exhibit 3.C of the staff report).

(2) The applicant submitted a conceptual site plan (Exhibit 3.A.3 of the staff report) proposing a public road connection to Lansing Lane (major collector), a connection to Stony Brook Way (public road established by Thoroughbred Estates Subdivision, and Kemp Road (private road established by Willow Creek Ranch #3).

a. Comments were received with concerns regarding the extension of Stony Brook Way (public) and the use of Kemp Road (private). *See Exhibit 3.E and 5 of the staff report.*

(3) Comments were received regarding traffic impact concerns (Exhibit 3.E & 5 of the staff report). Highway District #4 (HD4, formerly Canyon Highway District #4) provided comments not in opposition to the request, subject to conditions addressing HD4 comments regarding access (Exhibit 3.D.5 of the staff report).

a. Future residential development should be planned via one or more public or private road approaches to Lansing Lane. Intersection sight distance may be restricted by the hillcrest along the southerly portions of the site frontage and should be confirmed in the field

before fixing access locations. Any new public or private road access should provide a minimum of 500 feet of separation from public or private roads and 210 feet from existing driveways to meet urban access spacing standards. Direct lot access to Lansing Lane is not permitted.

b. A public road connection extending between Stony Brook Way (in Thoroughbred Estates Subdivision) on the westerly boundary and Lansing Lane is generally desirable to support public needs and provide adequate traffic calming measures to reduce pass-through traffic and limit vehicle speeds.

i. The draft traffic impact study states the site access on Lansing Lane does not warrant turn lanes at the time of development buildout (Exhibit 3.A.9 of the staff report). The draft study has not been reviewed by HD4. A study and access improvements will be determined at the time of the preliminary plat.

(4) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were notified on February 4, 2025. A newspaper notice was published on February 11, 2025. Property owners within 600' were notified by mail on February 4, 2025. Full political notice was provided on February 4, 2025. The property was posted on February 11, 2025.

a. *See Exhibit 3.D and 4 of the staff report for affected agency comments.*

b. *See Exhibit 3.E and 5 of the staff report for public comments.*

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

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?

Conclusion: As conditioned, the request is anticipated to impact essential services such as schools, police, fire, and emergency medical services.

Findings: (1) Schools:

a. The request will be served by the Middleton School District. The proposed residential development will be served by Mill Creek Elementary, Middleton Middle School, and Middleton High School. On June 4, 2024, Middleton School District submitted a comment letter expressing significant concerns regarding capacity, continued growth, and the ability to meet future facility needs (Exhibit 3.D.7 of the staff report). Mill Creek Elementary is at 118% capacity. The middle and high schools are nearing capacity. Based on a demographic study, for every new home, the district can expect between 0.5 and 0.7 students. The proposal is anticipated to add 38-53 students. This equates to roughly 2-3 new classrooms. This also increases the need for school buses, which requires the developer to plan for appropriate spacing for bus stops.

b. The applicant has discussed an agreement with Middleton School District to provide 100 trees from the existing nursery for the district to use to help aesthetically and offset costs to the district. The applicant proposes an agreement with the District as a development agreement condition (Exhibit 3.A.2 & A.4 of the staff report). Middleton School District states that they were contacted by the developer to discuss ideas to support the district. However, no formal agreement was set (Exhibit 3.D.7 of the staff report). An additional letter was submitted regarding an agreement between the development and the school district (Exhibit 4.E of the staff report)

c. The Planning and Zoning Commission recommended denial of the request, finding that the request will impact the Middleton School District. Even with the proposed development agreement conditions, the request does not adequately address the project's impact and cumulative impacts on the existing school capacity issue (Exhibit 1 and 2 of the staff report).

d. As conditioned, development shall not exceed 54 residential lots (Attachment A, Condition No. 2.a). As conditioned, which includes an agreement between Middleton School District and the property owner (Exhibit 4.E and 6A of the staff report), the Board of County Commissioners finds the request is not anticipated to significantly impact Middleton School District. Per CCZO §07-05-03, the Board rejected the Commission's recommendation of denial.

(2) Police, Fire Protection & Emergency Medical Services:

a. The request will be served by the Canyon County Sheriff's Department, Middleton Fire District, and Canyon County Paramedics/EMT. No comments or concerns were received. The development will require the submittal of a preliminary plat, which will be provided for review and comments by all affected essential service agencies.

b. The applicant states the low-density proposal is not anticipated to impact essential services. Rural road sections minimize upkeep and tax revenues generated by the development. Proposed roads and access will enhance accessibility for emergency services (Exhibit 3.A.2 of the staff report).

(3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were notified on February 4, 2025. A newspaper notice was published on February 11, 2025. Property owners within 600' were notified by mail on February 4, 2025. Full political notice was provided on February 4, 2025. The property was posted on February 11, 2025.

a. See Exhibit 3.D and 4 of the staff report for affected agency comments.

b. See Exhibit 3.E and 5 of the staff report for public comments.

i. Public comments were received regarding fire, ambulance, and school impacts, especially since the bonds to assist those services failed.

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approve** Case #CR2022-0016, a conditional rezone of parcels R37511 & R37510112, approximately 164 acres, from "A" (Agricultural) to "CR-R-R" (Conditional Rezone – Rural Residential) subject to development agreement conditions (Attachment A).

DATED this 9th day of June, 2025.

CANYON COUNTY BOARD OF COMMISSIONERS

__✓__ Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

Attest: Rick Hogaboam, Clerk

By: JRoss Date: 06.09.25
Deputy

ATTACHMENT A

DEVELOPMENT AGREEMENT CONDITIONS

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The subject parcels, R37511 & R3750112, shall be divided in compliance with Chapter 7, Article 17 of the Canyon County Zoning Ordinances (CCZO), subject to the following conditions/restrictions:
   a. The development shall be limited to 54 residential lots, not including the tree farm nursery lot, and will consist of a 2.5-acre average lot size with a minimum lot size of two acres. The average lot size calculation shall not include the tree farm nursery (approximately 18 acres) and road improvements.
   b. The development shall provide a 10-foot no-rise pathway and 20-foot easement along the southern edge of Willow Creek, extending from the west boundary to the eastern boundary, dedicated for use by pedestrians, non-motorized vehicles, and equestrian traffic. A 10' pathway with a 20' easement shall connect the pathway to a public road within the development.
   c. A 20' wide utility corridor easement shall be dedicated to the City of Middleton on the eastern edge of the development along Lancing Lane (Exhibit 3.D.6 of the staff report).
   d. A no-build easement shall be placed over the Willow Creek floodway and depicted on the plat to notify owners and limit improvements and structures from obstructing the floodway (Exhibits 3.A.2 & 3.A.4 of the staff report). Any development in the floodway or floodplain shall comply with Chapter 7, Article 10A of the Canyon County Zoning Ordinances.
   e. Development shall provide a central pressurized irrigation system to service all residential lots (Exhibit A.2 of the staff report).
   f. Prior to preliminary plat approval, a traffic impact study shall be submitted to Highway District #4 (HD4) per Exhibit 3.D.5 of the staff report. Any mitigation measures/improvements stated in the study and required by HD4 shall be complete prior to final plat approval.
   g. At the time of the preliminary plat, the referenced signed agreement between Middleton School District and the developer (Exhibit 3.6.A of the staff report) shall be submitted.
   h. The subdivision shall provide an area within a common lot or easement for a school bus stop (Exhibit 3.D.7 of the staff report).
   i. Subdivision development shall comply with air quality and stormwater pollution protection requirements of the Idaho Dept. of Environmental Quality (DEQ, Exhibit 3.D.1 of the staff report).
   j. Domestic water shall be provided via a community water system.
3. 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."

In the matter of the application of:
MDC LLC/Carter – CR2022-0016
The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Rezone of parcels R37511 & R37510112, approximately 164 acres, from "A" (Agricultural) to "CR-R-R" (Conditional Rezone – Rural Residential).
2) The request includes a development agreement restricting future development to no more than 76 lots.

[Case CR2022-0016, 25455 Lansing Ln., Middleton, ID, Parcels R37511, and R37510112; also referred to as the NE¼ of Section 28 T5N, R2W 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 CR2022-0016.

Applicable Law

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

   a. Notice of the public hearing was provided per CCZO §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* CCZO §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* CCZO §07-05-01.

   d. Pursuant to CCZO section 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."*

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.

EXHIBIT
F12.2

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. CCZO §07-03-01, 07-06-05.

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §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. CCZO 07-05-03(1)(I).

The application, Case No. CR2022-0016, was presented at a public hearing before the Canyon County Planning and Zoning Commission on December 5, 2024. 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 conceptual plans, the Planning and Zoning Commission finds the following per CCZO Section 07-06-07(6):

CONDITIONAL REZONE CRITERIA – CCZO §07-06-07(6)

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

Conclusion: The proposed conditional rezone change is generally consistent with the Comprehensive Plan (Comp. Plan).

Findings: (1) The future land use plan in the 2020 Canyon County Comp. Plan designates the parcels as "residential" (Exhibit B.2k of the staff report). Page 37 of the Comp. Plan describes the residential designation as follows:

> *"The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development must be compatible with the existing agricultural activity. Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses."*

(2) The request generally complies with the following goals and policies of the 2020 Comp. Plan:

- *Property Rights – Policy 1: No person shall be deprived of private property without due process of law.*
  - *The* request was processed per the following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), and Idaho Code §67-6511 (Zoning Map Amendments and Procedures).
- *Property Rights – Policy 8: Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.*
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Section 6 of the staff report for recommended conditions of the development agreement.*
- *Property Rights – Policy 11: Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods.*

- The future land use plan in the 2020 Canyon County Comp. Plan designates the parcels as "residential" (Exhibit B.2k of the staff report).
- *See criteria 2 & 3 within this document for evidence and details.*
- *See Section 6 of the staff report for recommended conditions of the development agreement.*

- *Population – Policy 3: Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses.*
  - *See criteria 2 & 3 within this document for evidence and details.*
- *School Facilities & Transportation – Goal 2: Strive for better connectivity, safer access, and pedestrian-friendly transportation options to schools.*
  - *See criteria 6 & 8 within this document for evidence and details.*
- *School Facilities & Transportation – Policy 2: Provide information regarding land development proposals with all affected school districts. School districts should be given the opportunity to participate in pre-application processes and planning.*
  - *See criteria 6 & 8 within this document for evidence and details.*
- *Economic Development – Policy 6: Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.*
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Section 6 of the staff report for recommended conditions of the development agreement.*
- *Land Use – Goal 1: To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure, and services.*
  - *See criteria 2 & 3 within this document for evidence and details.*
- *Land Use – Goal 5: Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.*
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Section 6 of the staff report for recommended conditions of the development agreement.*
- *Land Use – Goal 6: Designate areas where rural-type residential development will likely occur and recognize areas where agricultural development will likely occur.*
  - The future land use plan in the 2020 Canyon County Comp. Plan designates the parcels as "residential" (Exhibit B.2k of the staff report).
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Section 6 of the staff report for recommended conditions of the development agreement.*
- *Land Use – Policy 1: Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact on surrounding areas.*
  - The future land use plan in the 2020 Canyon County Comp. Plan designates the parcels as "residential" (Exhibit B.2k of the staff report).
  - *See criteria 2 & 3 within this document for evidence and details.*
  - *See Section 6 of the staff report for recommended conditions of the development agreement.*
- *Land Use – Policy 2: Encourage orderly development of subdivisions and individual land parcels, and require development agreements when appropriate.*

- *See Section 6 of the staff report for recommended conditions of the development agreement.*

- *Land Use – Policy 6: Review all development proposals in areas that are critical to groundwater recharge and sources to determine impacts, if any, to surface and groundwater quantity and quality.*
  - *See criteria 5 within this document for evidence and details.*
- *Natural Resources - Water – Goal 1: Water is an essential and limited natural resource. Groundwater and surface water should be preserved and protected.*
  - *See criteria 5 within this document for evidence and details.*
- *Natural Resources - Water – Policy 4: Encourage new development to incorporate design elements that limit water use requirements.*
  - *See criteria 5 within this document for evidence and details.*
- *Natural Resources - Air – Policy 1: Consider land use and transportation issues as important factors in the reduction of air pollution.*
  - *See criteria 5 within this document for evidence and details.*
- *Hazardous Areas – Goal 1: To ensure the safety of residents and the protection of property.*
  - *See Section 6 of the staff report for recommended conditions of the development agreement.*
- *Public Services, Facilities, and Utilities – Policy 3: Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.*
  - *See criteria 8 within this document for evidence and details.*
- *Public Services, Facilities, and Utilities – Policy 4: Encourage activities to promote the protection of groundwater and surface water.*
  - *See criteria 5 within this document for evidence and details.*
- *Transportation – Policy 18: Transportation improvements, such as streets, curbs, gutters, drainage, if required, must be approved by and meet the standards of highway districts and/or ITD (as applicable) where applicable and not in direct conflict with other county objectives. Such improvements should (if appropriate) be funded by the developer.*
  - *See criteria 6 & 7 within this document for evidence and details.*
- *Transportation – Policy 19: Require and accept traffic studies in accordance with highway district procedures that evaluate the impact of traffic volumes, both internal and external, on adjacent streets and preserve the integrity of residential neighborhoods where applicable.*
  - *See criteria 6 within this document for evidence and details.*
- *Housing – Policy 1: Encourage a variety of housing choices that meet the needs of families, various age groups, and incomes.*
  - *See criteria 2 & 3 within this document for evidence and details.*
- *Community Design – Policy 2: Encourage development of self-sustaining communities that maintain the rural lifestyle and good quality of life of the county.*
  - *See criteria 2 & 3 within this document for evidence and details.*
- *Community Design – Policy 5: Encourage each development to address concerns regarding roads, lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.*
  - *See criteria 3, 5, 6, & 7 within this document for evidence and details.*

- *Community Design – Policy 5: Encourage pressurized irrigation systems using non-potable water where reasonably possible (Idaho Code 67-6537).*
    - *See criteria 5 within this document for evidence and details. See Section 6 of the staff report for recommended conditions of the development agreement.*
- *Agriculture – Policy 3: Protect agricultural operations and facilities from land use conflicts or undue interference created by existing or proposed residential, commercial, or industrial development.*
    - *See criteria 2 & 3 within this document for evidence and details.*
- *Agriculture – Policy 4: Development shall not be allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way.*
    - *See criteria 5 within this document for evidence and details.*

(3) *The request does not align with the following goals and policies of the 2020 Comp. Plan:*

- *Hazardous Areas – Policy 3: Endeavor to limit structures and developments in areas where known physical constraints or hazards exist. Such constraints or hazards include, but are not limited to, the following: i. Flood hazards; ii. Unstable soil and/or geologic conditions; and iii. Contaminated groundwater.*
- *Housing – Policy 2: Limit housing in areas that are hazardous whenever possible. Such constraints or hazards include but are not limited to, the following: - Flood Hazards; - Unstable soil and/or geologic conditions; - Contaminated groundwater.*
    - *See Exhibit D.2 of the staff report and criteria 3 within this document for evidence and details.*
- *School Facilities & Transportation – Policy 3: The adequacy of school facilities may be considered by the hearing bodies in reviewing proposed residential subdivision and planned developments based on recommendations from the affected districts.*
    - *See Exhibit D.7 of the staff report and criteria 8 within this document for evidence and details.*

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

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

Conclusion: In consideration of the surrounding land uses, the proposed conditional rezoning to "R-R is more appropriate than the current zoning designation of "A".

Findings: (1) The subject parcels are zoned "A" (Agricultural, Exhibit B.2c of the staff report). CCZO Section 07-10-25(1) states the purpose of the "A" Zone is to:

> *"A. Promote the public health, safety, and welfare of the people of the County by encouraging the protection of viable farmland and farming operations; B. Limit urban density development to Areas of City Impact in accordance with the comprehensive plan; C. Protect fish, wildlife, and recreation resources, consistent with the purposes of the "Local Land Use Planning Act", Idaho Code title 67, chapter 65; D. Protect agricultural land uses, and rangeland uses, and wildlife management areas from unreasonable adverse impacts from development; and E. Provide for the development of schools, churches, and other public and quasi-public uses consistent with the comprehensive plan."*

The parcels consist primarily of best-suited soils (Class II – 76.78%, Exhibit B.2h of the staff report). A majority of the parcels are considered prime farmland if irrigated (88.28%, Exhibit B.2h of the staff report). The parcels are in active agricultural production associated with a

wholesale nursery (Exhibit A.2, B.2a & C of the staff report). Canyon Soils Conservation District provided a comment letter recommending the denial of the request for the above because the property is prime farmland (Exhibit D.8 of the staff report).

(2) The applicant requests a conditional rezone to an "R-R" (Rural Residential, two-acre average minimum lot size) zone (Exhibit A.2 of the staff report). The request will limit development to 76 lots (75 developable lots and an 18.73-acre lot for the existing dwelling and nursery operation, Exhibits A.2 & A.4). The site plan has lots exceeding one acre in size and meeting the minimum average overall size of two acres (Exhibit A.3 of the staff report). Per CCZO §07-10-25(2), the purpose of the zone is to *"encourage and guide growth in areas where a rural lifestyle may be determined to be suitable."*

(3) The request is supported by the 2020 Canyon County Comprehensive Plan where residential growth is shown on the future land use plans (Exhibit B.2k of the staff report).

(4) When considering the surrounding subdivisions and land use decision (Exhibits B.2c, d & e of the staff report), the two-acre average minimum lot size promoted by the "R-R" zone is commensurate with the residential development in the area.

a. Based on existing development and approvals within the immediate vicinity, the subject parcels are enclaved agricultural properties surrounded by residential development. Within the immediate vicinity, the following similar rezones were approved (Exhibit B.2c & d of the staff report):

- PH2014-17 (Approx. 91.5 acres): Rezone from "A" to "R-R". Subsequently approved as Thoroughbred Estates in 2014. *See Exhibit B.6 & B.7 of the staff report.*
- PH2016-65 (Approx. 61 acres): Rezoned from "A" to "R-1" (Single Family Residential). Subsequently approved as Oaklee Subdivision in 2021. *See Exhibit B.8 and B.9 of the staff report.*
- RZ2021-0034 (Approx. 26.8 acres): Rezoned from "A" to "R-R". Subsequently approved as Hawk View Estates in 2022. *See Exhibit B.10 & B.11 of the staff report.*

b. The following subdivisions are located adjacent to the request (Exhibit B.2e of the staff report):

- Hawk View Estates (Preliminary Plat approved 2022): 12 lots, 2.23-acre average lot size (Exhibit B.11 of the staff report).
- Thoroughbred Estates (2014): 40 lots, 2.29-acre average lot size (Exhibit B.7 of the staff report).
- Moon Shadow Estates (2007): 18 lots, 1.18-acre average lot size.
- Oaklee Estates Sub (2023): 36 lots, 1.53-acre average lot size (Exhibit B.9 of the staff report).
- Willowview Subdivision No 2 (2006): 16 lots, 2.21-acre average lot size if not considering the subject parcel. Parcel R37510112, approximately 79.79 acres, is Lot 15, Block 1 of Willowview Subdivision No. 2 (Exhibit B.5 of the staff report).
- Willowcreek Ranch Estates No. 3 (2004): 8 lots, 1.49-acre average lot size (Exhibit B.4 of the staff report).
- Willowcreek Ranch Estates No. 2 (1998): 36 lots, 1.93-acre average lot size (Exhibit B.3 of the staff report).
- Creekside Ranch Estates (2003):3 lots, 5.81-acre average lot size.
- Willowview Sub. (2005): 14 lots, 2.13-acre average lot size.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The proposed conditional rezone change "R-R" is not compatible with surrounding land uses. The proposed lot sizes are not commensurate with the area.

Findings: (1) The applicant requests a conditional rezone of an "R-R" (Rural Residential, two-acre average minimum lot size) zone (Exhibit A.2 of the staff report). The request will limit development to 76 lots (75 developable lots and an 18.73-acre lot for the existing dwelling and nursery operation, Exhibit A.2 & A.4 of the staff report). The site plan has lots exceeding one acre in size and meeting the minimum average overall size of two acres (Exhibit A.3 of the staff report). Per CCZO Section 07-10-25(2), the purpose of the zone is to *"encourage and guide growth in areas where a rural lifestyle may be determined to be suitable."*

A. Based on existing development and approvals within the immediate vicinity, the subject parcels are surrounded by residential development. *See criteria 2 within this document for evidence and details.*

(2) To promote connectivity between existing and the proposed development, the development includes the following condition of the development agreement regarding a pathway system: "The development on ultimate buildout shall provide a 10-foot no-rise pathway and 20-foot easement along the southern edge of Willow Creek, extending from the west boundary to the eastern boundary, dedicated for use by pedestrians, non-motorized vehicles, and equestrian traffic. A 10' pathway with a 20' easement shall connect the pathway to a public road within the development" (Exhibit A.2 & A.4 of the staff report). *See Section 6 of the staff report for recommended conditions of the development agreement.*

(3) The parcel is located in an "AE" Floodplain with a mapped floodway (Exhibit D.2 of the staff report). The applicant proposes no residential structure, grading, construction, or encroachment into the floodway. The other areas of the "AE" floodplain will be raised with fill and processed through FEMA as a Letter of Map Revision to ensure all new residential structure pads and sanitary services are located outside of the floodplain (Exhibits A.2 & *A.4* of the staff report*). See Section 6 of the staff report for recommended conditions of the development agreement.*

(4) DEQ requires all new developments to 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 and recommends the development submit a dust prevention and control plan before the final plat incorporating appropriate best management practices to control fugitive dust (Exhibit D.1 of the staff report). *See Section 6 of the staff report for recommended conditions of the development agreement.*

(5) Comments were received from neighbors with concerns regarding lot size, cumulative impacts regarding traffic, access, water usage, and essential services (Exhibit E of the staff report). As conditioned, impacts regarding traffic, access, and adequate facilities (water, sewer, irrigation, drainage, and utilities) can be addressed as part of the preliminary plat and completed per the requirements of each affected agency (*See Section 6 of the staff report for recommended conditions of the development agreement.*).

(6) After considering all comments and testimony, the Planning and Zoning Commission finds the lot sizes proposed are inconsistent with the surrounding area. The applicant proposes a large number of one-acre lots but meets the two-acre average lot size promoted by the "R-R" zone (CCZO Section 07-10-21) by retaining an 18.73-acre lot (Exhibit A.3 of the staff report). Per Exhibit B.2.e of the staff report, the existing subdivision development in the area has an average lot size of 2.99 acres. The Planning and Zoning Commission requested the applicant to consider a two-acre lot size minimum instead.

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

4. **Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

Conclusion: The proposed conditional rezone will not negatively affect the character of the area.

Findings: (1) The applicant requests a conditional rezone of an "R-R" (Rural Residential, two-acre average minimum lot size) zone. The request will limit development to 76 lots (75 developable lots and an 18.73-acre lot for the existing dwelling and nursery operation, Exhibit A.4 of the staff report).

(2) Based on existing development and approvals within the immediate vicinity, the subject parcels are surrounded by residential development. *See criteria 2 within this document for evidence and details.*

(3) Based on conditions addressing floodplain development, traffic, access, and adequate facilities found in Criteria 07-06-07(6)A3, 5, 6, 7 & 8, the request will not negatively impact the character of the area. *See Section 6 of the staff report for recommended conditions of the development agreement.*

(4) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on November 5, 2024. A newspaper notice was published on November 5, 2024. Property owners within 600' were notified by mail on November 5, 2024. Full political notice was provided on July 22, 2022. The property was posted on November 5, 2024.

a. Comments were received from neighbors with concerns regarding lot size, cumulative impacts regarding traffic, access, water usage, and essential services (Exhibit E of the staff report). As conditioned, impacts regarding traffic, access, and adequate facilities (water, sewer, irrigation, drainage, and utilities) can be addressed as part of the preliminary plat and completed per the requirements of each affected agency (*See Section 6 of the staff report for recommended conditions of the development agreement.*).

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

5. **Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate the proposed conditional rezone?**

Conclusion: Adequate facilities and services can be provided to accommodate the proposed rezone.

Findings: (1) Sewer is to be provided by private onsite septic/drain field systems for each lot (Exhibit A.2 of the staff report). A comment letter was not received from Southwest District Health (SWDH). At the time of platting, SWDH will require a nutrient pathogen (NP) study and subdivision engineering report (SER) to determine the number of lots and system location and design. https://swdh.id.gov/licensing-permitting/septic-land-development/.

(2) Water will be provided by onsite private wells (Exhibit A.2). After considering all comments and analysis, the applicant agreed to provide a community water system.

a. Comments were received regarding the need for a hydrology study to address the development and its impact on the water table (Exhibit E of the staff report). The applicant submitted a Technical Memorandum - Willowcreek Subdivision Groundwater Use Assessment prepared by HDR on July 25, 2023 (Exhibit A.8 of the staff report). The assessment finds the pumping of 76 wells or one community well for domestic use using a low transmissivity (conservative) estimate will induce less than 0.6 feet of drawdown at a radius of one-half continuous pumping. The addition of domestic wells or one community well to this area will not injure nearby well owners or harm local groundwater resources in the area.

b. A community water system was recommended instead of individual wells for the following reasons:

i. A portion of the parcel is located in a nitrate priority area and wells in the area demonstrate high nitrate levels (Exhibit B.2m of the staff report). A community water system will ensure residents get safe drinking water and are required to be annually monitored.

ii. Idaho Department of Environmental Quality (DEQ) requires a community water system when it well serves at least 15 connections or 25 people year-round in their primary residences (e.g., cities, towns, apartment complexes, and mobile home parks with their water supplies). https://www.deq.idaho.gov/water-quality/drinking-water/general-information-on-drinking-water/. Since the request proposes 76 individual wells with less than 15 connections each, DEQ and SWDH can only recommend a community water system, not required (Exhibit D.1 of the staff report). It is up to the local government to require a community water system at the time of rezone or plat.

iii. The Willowcreek Subdivision Groundwater Use Assessment provides positives and negatives of the community system (Exhibit A.8 of the staff report, page 13). Well-construction recommendations (Exhibit A.8 of the staff report, page 13) place the construction and expense of the homeowner. Disclosure/implementation of the recommended well-construction standard has been difficult for CC&Rs to enforce. Community water system requires the homeowner associate to contract a water service company to operate and maintain the system.

iv. A community water system ensures compliance with state and federal drinking water regulations. The system will also provide water for hydrants proposed to be installed throughout the subdivision (Exhibit A.8 of the staff report, page 13).

(3) Drainage will be retained onsite and/or discharged at predevelopment rates (Exhibit A.2 of the staff report). Black Canyon Irrigation District (BCID) states runoff and drainage from the proposed development should be addressed as well as ensure downstream users are not adversely affected by the request (Exhibit D.3 of the staff report). The request does not include a drainage plan. A drainage and grading plan are required at the time of the preliminary plat per CCZO Section 07-17-09.

(4) An onsite pressurized irrigation system is proposed using existing water rights (Exhibits A.2 & A.4 of the staff report). The request does not include an irrigation plan. An irrigation plan is required at the time of the preliminary plat per CCZO Section 07-17-09. *See Section 6 of the staff report for recommended conditions of the development agreement.* Black Canyon Irrigation District (BCID) will require the following (Exhibit D.3 of the staff report):

a. All maintenance road right-of-ways, lateral right-of-ways, and drainage right-of-ways will need to be protected. Any crossing agreements and or piping agreements will be acquired from the Bureau of Reclamation (BOR) to cross over or under existing laterals, and pipes, or to encroach into any right-of-ways.

b. Laterals affected by this proposed land change will require to be piped and structures built to ensure adequate delivery of irrigation water.

c. An irrigation system with an adequate overflow needs to be installed to ensure the delivery of water to each lot and/or parcel of land entitled to receive irrigation water.

d. BCID and BOR will require a signed agreement to be in place before any changes are made to the sections of the Willow Creek Wasteway, C.E. 21.1-0.9, C.E. 21.1, and any appurtenant irrigation facilities that are affected by the development. These sections are required to be piped meeting BCID and BOR standards. Any additional modification required by BCID and BOR will be to ensure irrigation water is made available to all patrons.

(5) Utilities will be provided via Idaho Power and other companies (gas, cable, phone) depending upon availability (Exhibit A.2 of the staff report). Utility easements are required at the time of the preliminary plat per CCZO Section 07-17-09.

a. Upon discussions with the City of Middleton, the applicant agreed to enter into a pre-annexation agreement and provide a 20' wide utility corridor easement for future city services along Lansing Lane (Exhibits D.6 & A.4 of the staff report). The parcel is located outside of the Middleton Area of City Impact. Therefore, the County and City have not mutually agreed that the area can reasonably be expected to be annexed in the future (Idaho Code, Section 67-6526). Therefore, the Planning and Zoning Commission does not find a pre-annexation agreement or city utility easement necessary.

(6) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on November 5, 2024. A newspaper notice was published on November 5, 2024. Property owners within 600' were notified by mail on November 5, 2024. Full political notice was provided on July 22, 2022. The property was posted on November 5, 2024.

a. See Exhibit D of the staff report for affected agency comments.

b. See Exhibit E of the staff report for public comments.

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

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?

Conclusion: The proposed conditional rezone will require public street improvements in order to provide adequate access to and from the subject property in order to minimize undue interference with future traffic patterns created by the proposed development. As a condition, a traffic impact study is required to be submitted at the time of the preliminary plat per Highway District #4 (Exhibit D.5 of the staff report).

Findings: (1) The request equates to 784 trips per weekday, 58 trips during the AM peak hour, and 77 trips during the PM peak hour at full build-out (Exhibit D.5 & A.9 of the staff report). The trip numbers do not consider detached secondary residences per CCZO Section 07-10-27 and 07-14-25).

(2) The property has approximately 1,940 feet of frontage on Lansing Lane, a major collector road, and a stub connection to Stony Brook Way, a public road established by Thoroughbred Estates (Exhibit A.3 of the staff report).

(3) Highway District #4 (HD4, formerly Canyon Highway District #4) provided comments not opposing the request subject to conditions addressing HD4 comments regarding traffic (Exhibit D.5 of the staff report).

a. The proposed request is anticipated to generate more than 700 new trips per day and more than 70 peak-hour trips requiring a traffic impact study. The study should be performed for the proposed development, to be submitted with the preliminary plat. A scoping meeting including HD4 is required before commencing the study. At a minimum, the TIS should evaluate the trip generation and distribution) from the site; the proportionate share of trips from the site at the Lansing/Purple Sage and Lansing/SH-44 intersections; capacity at the two intersections at buildout; the suitability of proposed access locations and the need for auxiliary turn lanes on Lansing Lane to serve the site.

b. Traffic impacts from the development will also be mitigated through right-of-way dedication, public road improvements, and development impact fees.

(4) A draft Traffic Impact Study was prepared on July 5, 2023, by CR Engineering, Inc. (Exhibit A.9 of the staff report). The study evaluates potential traffic impacts resulting from background traffic, in-process developments within the area, and the proposed development as well as identifies improvements to mitigate the impacts if needed. Based on the review of the Lansing Lane and SH-44 intersection, a temporary traffic signal with existing lanes will be required at the build-out of the development (2025). The Lansing Lane and Purple Sage Road

intersection is anticipated to operate acceptably with the existing intersection control and lane configuration.

a. The draft study has not been reviewed by HD4. A final study and required improvements will be determined at the time of the preliminary plat. *See Section 6 of this report for recommended conditions of the development agreement.*

(5) The Idaho Transportation Department (ITD) submitted a comment stating the department has no concerns regarding the request due to the request being greater than 2.5 miles north of SH-44 (Exhibit D.4 of the staff report).

(6) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on November 5, 2024. A newspaper notice was published on November 5, 2024. Property owners within 600' were notified by mail on November 5, 2024. Full political notice was provided on July 22, 2022. The property was posted on November 5, 2024.

a. *See Exhibit D of the staff report for affected agency comments.*

b. *See Exhibit E of the staff report for public comments.*

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?

Conclusion: The subject property does have legal access and will have adequate access at the time of the development.

Findings: (1) The existing access is a private driveway serving Parcel R37511 from Lansing Lane, a major collector. The access is used for the existing residence and agricultural operations (Exhibits B.2a & Exhibit C of the staff report).

(2) The applicant submitted a conceptual site plan (Exhibit A.3 of the staff report) proposing a public road connection to Lansing Lane (major collector), a connection to Stony Brook Way (public road established by Thoroughbred Estates Subdivision, and Kemp Road (public road established by Willow Creek Ranch #3).

a. Comments were received with concerns regarding the extension of Stony Brook Way (Exhibit E of the staff report).

(3) Comments were received opposing any connection or use of Kemp Road (Exhibit E of the staff report). The letter states Kemp Road is a private road.

a. Kemp Road is a public road in Willow Creek Ranch Estates No. 3. Kemp Road becomes a private road as it turns south and west into Willow Creek Ranch Estates No. 2 (Exhibits B.3 & B.4 of the staff report).

b. Kemp Road stubs into the subject parcel. However, the location of the stub road into the property slopes significantly (Exhibit B.2a & C of the staff report).

c. The applicant proposes access to Kemp Road for fire access only and plans to place bollards at the access to ensure it remains for emergency access only (Exhibit A.2 & A.4 of the staff report). *See Section 6 of the staff report for recommended conditions of the development agreement.*

d. Kemp Road is in the jurisdiction of HD4 which oversees the use of the road. The comment letter provided by HD4 does not mention Kemp Road (Exhibit D.5 of the staff report).

(4) Comments were received regarding traffic impact concerns (Exhibit E of the staff report). Highway District #4 (HD4, formerly Canyon Highway District #4) provided comments not opposing the request subject to conditions addressing HD4 comments regarding access (Exhibit D.5 of the staff report).

a. Future residential development should be planned via one or more public or private road approaches to Lansing Lane. Intersection sight distance may be restricted by the hillcrest along the southerly portions of the site frontage and should be confirmed in the field before fixing access locations. Any new public or private road access should provide a minimum of 500 feet of separation to public or private roads and 210 feet from existing driveways to meet urban access spacing standards. Direct lot access to Lansing Lane is not permitted.

b. A public road connection extending between Stony Brook Way (in Thoroughbred Estates Subdivision) on the westerly boundary and Lansing Lane is generally desirable to support public needs and provide adequate traffic calming measures to reduce pass-through traffic and limit vehicle speeds.

i. The draft traffic impact study states the site access on Lansing Lane does not warrant turn lanes at the time of development buildout (Exhibit A.9 of the staff report). The draft study has not been reviewed by HD4. A study and access improvements will be determined at the time of the preliminary plat.

(5) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on November 5, 2024. A newspaper notice was published on November 5, 2024. Property owners within 600' were notified by mail on November 5, 2024. Full political notice was provided on July 22, 2022. The property was posted on November 5, 2024.

a. *See Exhibit D of the staff report for affected agency comments.*

b. *See Exhibit E of the staff report for public comments.*

(6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

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?

Conclusion: The request is anticipated to impact essential services such as schools, police, fire, and emergency medical services.

Findings: (1) Schools:

a. The request will be served by the Middleton School District. The proposed residential development will be served by Mill Creek Elementary, Middleton Middle School, and Middleton High School. On June 4, 2024, Middleton School District submitted a comment letter expressing significant concerns regarding capacity, continued growth, and the ability to meet future facility needs (Exhibit D.7 of the staff report). Mill Creek Elementary is at 118% of capacity. The middle and high schools are nearing capacity. Based on a demographic study, for every new home, the district can expect between 0.5 and 0.7 students. The proposal is anticipated to add 38-53 students. This equates to roughly 2-3 new classrooms. This also increases the need for bussing which requires the developer to plan for appropriate spacing for bus stops.

b. The applicant has discussed an agreement with Middleton School District to provide 100 trees from the existing nursery for the district to use to help aesthetically and offset costs to the district. The applicant proposes an agreement with the District as a development agreement condition (Exhibit A.2 & A.4 of the staff report). *See Section 6 of the staff report for recommended conditions of the development agreement.* Middleton School District states they were contacted by the developer to discuss ideas to support the district. However, no formal agreement was set (Exhibit D.7 of the staff report).

c. After considering all comments and testimony, the Planning and Zoning Commission finds the request will impact the Middleton School District. Even with the proposed development agreement conditions, the request does not adequately address the project's impact and cumulative impacts on the existing school capacity issue. The Planning and

Zoning Commission recommends the applicant work with the school district to find a solution that better addresses the project's impact on the school district.

(2) Police, Fire Protection & Emergency Medical Services:
   a. The request will be served by the Canyon County Sheriff's Department, Middleton Fire District, and Canyon County Paramedics/EMT. No comments or concerns were received. The development will require the submittal of a preliminary plat which will be provided for review and comments by all affected essential service agencies.
   b. The applicant states the low-density proposal is not anticipated to impact essential services. Rural road sections minimize upkeep and tax revenues generated by the development. Proposed roads and access will enhance accessibility for emergency services (Exhibit A.2 of the staff report).

(3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on November 5, 2024. A newspaper notice was published on November 5, 2024. Property owners within 600' were notified by mail on November 5, 2024. Full political notice was provided on July 22, 2022. The property was posted on November 5, 2024.
   a. See Exhibit D of the staff report for affected agency comments.
   b. See Exhibit E of the staff report for public comments.
      i. Comments were received regarding fire, ambulance, and school impacts especially since the bonds to assist those services failed (Exhibit E of the staff report).

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0016.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **denial** of Case #CR2022-0016, a conditional rezone of parcels R37511 & R37510112, approximately 164 acres, from "A" (Agricultural) to "CR-R-R" (Conditional Rezone – Rural Residential).

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

1. Consider larger lot sizes that are compatible with the average lot size found in the immediate area.
2. Work with the Middleton School District to find adequate mitigation regarding the request and its impact on school capacity.

DATED this 19 day of December, 2024.

JENNIFER D. ALMEIDA
COMMISSION #20221763
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 04/07/2028

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 19th day of December, in the year 2024, before me Jennifer D Almeida, 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.

Notary: Jennifer D. Almeida

My Commission Expires: 4/7/28

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RICK HOGABOAM
CANYON COUNTY RECORDER
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ORDINANCE
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Canyon County Recorder's Office Document Cover Sheet

EXHIBIT
F12.3

ORDINANCE NO. 25.008

ORDINANCE DIRECTING AMENDMENTS TO THE CANYON COUNTY ZONING MAP (MDC LLC/Carter – Conditional Rezone – CR2022-0016)

An ordinance of Canyon County, Idaho directing amendments to the Canyon County Zoning Map (Ordinance No. 12-021); providing for title, structure, purpose, and authority clauses; rezone; severability; and an effective date.

Be It Ordained by the Board of County Commissioners of Canyon County, Idaho:

SECTION 1. TITLE.

This Ordinance shall be known as the "Ordinance Directing Amendments to Canyon County Zoning Map (for approximately 164 acres; Parcels R37511 and R37510112).

SECTION 2. STRUCTURE.

Titles and subtitles of this Ordinance are only used for organization and structure and the language in each paragraph of this Ordinance should control with regard to determining the legislative intent and meaning of the Board of County Commissioners.

SECTION 3. PURPOSE.

The purpose of this Ordinance is to authorize the rezone of the property described in Section 5 of this Ordinance from "A" (Agricultural) to "CR-R-R" (Conditional Rezone – Rural Residential) Zone. The purpose of this Ordinance also authorizes amendments to the Official Maps of Canyon County to reflect the rezone authorized by this Ordinance.

SECTION 4. AUTHORITY.

This Ordinance amending the Official Zoning Maps of Canyon County (is enacted pursuant to the authority conferred by Canyon County Zoning Ordinance 7, Chapter 7, Article 6; and Idaho Code § 67-6511, 67-6511A, 31-714, 31-801 and 31-828.

SECTION 5. REZONE.

The subject property shall be and is rezoned from "A" (Agricultural) to "CR-R-R" (Conditional Rezone – Rural Residential) Zone, which is legally described in the attached EXHIBIT "A", pursuant to the Findings of Fact, Conclusions of Law and Order signed on June 9, 2025 by the Board of Canyon County Commissioners as authorized by Canyon County Zoning Ordinance, Chapter 7, Article 6; the Idaho Constitution; and Idaho Code § 67-6511, 67-6511A.

SECTION 6. SEVERABILITY CLAUSE.

Should any provision of this Ordinance be declared by a court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of this Ordinance in whole or in part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 7. EFFECTIVE DATE.

This Ordinance shall be in full force and effect on June 13, 2025.

ADOPTED AND APPROVED this 9th day of June, 2025.

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY, IDAHO

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

Attest: Rick Hogaboam, Clerk

By: JROSS
Deputy

Date: 06.09.25

Publication Date: June 13 2025, Idaho Press-Tribune

EXHIBIT "A"

Parcel R37510112

Parcel 1
Boundary Description
Project Number 21-377 April 25, 2022

Lot 15, Block 1 of Willowview Subdivision No. 2 (Book 38 of Plats at Page 20, Records of Canyon County, Idaho) situated in the north half of Section 28, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the east quarter-section corner of Section 28, Township 5 North, Range 2 West, Boise Meridian, which bears S00°07'31"W, 1323.08 feet from the north sixteenth-section corner;
Thence N89°56'28"W, 25.00 feet to the west right-of-way line of Lansing Lane;
Thence N00°07'31"E, 151.74 feet along the west right-of-way line of Lansing Lane;
Thence S87°53'12"W, 15.01 feet along the west right-of-way line of Lansing Lane to the southeast corner of Lot 15, the POINT OF BEGINNING:

Traversing the boundary of Lot 15:

Thence S87°34'19"W, 230.29 feet;

Thence N79°12'16"W, 78.90 feet;

Thence N66°04'35"W, 151.66 feet;

Thence N78°38'12"W, 28.97 feet;

Thence S89°42'30"W, 179.22 feet;

Thence S59°04'36"W, 62.12 feet;

Thence N89°57'26"W, 573.04 feet;

Thence S00°02'05"E, 190.03 feet to the center-east sixteenth-section corner;

Thence N89°57'56"W, 1320.17 feet to the center quarter-section corner;

Thence N89°59'21"W, 1320.05 feet to the center-west sixteenth-section corner;

Thence N00°04'00"W, 204.03 feet;

Thence N66°59'26"E, 2853.34 feet;

Thence N89°55'40"E, 1296.74 feet to the west right-of-way line of Lansing Lane;

Thence S00°07'31"W, 1171.82 feet along the west right-of-way line to the POINT OF BEGINNING.

The above-described parcel contains 79.81 acres, more or less.
Prepared from information of record. (ROS 2021-081620)



Parcel No. R37511

Parcel 2
Boundary Description
Project Number 21-377 April 25, 2022

A parcel of land situated in Section 28, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the east quarter-section corner of Section 28, Township 5 North, Range 2 West, Boise Meridian, which bears S00°07'31"W, 1323.08 feet from the north sixteenth-section corner;
Thence N89°56'28"W, 25.00 feet to the west right-of-way line of Lansing Lane;
Thence N00°07'31"E, 127.84 feet along the west right-of-way line of Lansing Lane to the POINT OF BEGINNING:

Thence S89°20'17"W, 248.00 feet;

Thence N81°25'48"W, 42.34 feet;

Thence N66°34'34"W, 44.58 feet;

Thence N69°22'47"W, 114.83 feet;

Thence N49°11'54"W, 36.86 feet;

Thence S89°42'30"W, 152.19 feet;

Thence S54°58'28"W, 337.60 feet;

Thence S60°43'56"W, 124.79 feet;

Thence S64°47'06"W, 104.04 feet;

Thence S64°13'10"W, 140.96 feet;

Thence N89°52'29"W, 77.97 feet;

Thence S00°07'31"W, 259.44 feet;

Thence 93.09 feet on a curve to the right having a radius of 130.00 feet, a central angle of 41°01'41", a chord bearing of S20°38'22"W, and a chord length of 91.11 feet;

Thence S41°09'12"W, 147.45 feet;

Thence S57°29'43"W, 59.42 feet;

Thence N35°18'48"W, 74.26 feet to the boundary of Willow Creek Ranch Estates No. 3 (Book 33 of Plats, Page 42, Records of Canyon County);



Thence S71°04'12"W, 452.60 feet along the boundary of Willow Creek Ranch Estates No. 3;

Thence S56°58'28"W, 213.90 feet along the boundary of Willow Creek Ranch Estates No. 3 to the boundary of Willow Creek Ranch Estates No. 2 (Book 26 of Plats, Page 22, Records of Canyon County);

Thence S52°21'30"W, 203.19 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence N84°36'32"W, 29.01 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S56°04'05"W, 153.47 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S62°07'51"W, 186.15 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S89°27'34"W, 265.90 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence N74°20'12"W, 283.65 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S84°25'58"W, 57.68 feet along the boundary of Willow Creek Ranch Estates No. 2;

Thence S67°34'54"W, 328.10 feet along the boundary of Willow Creek Ranch Estates No. 2;

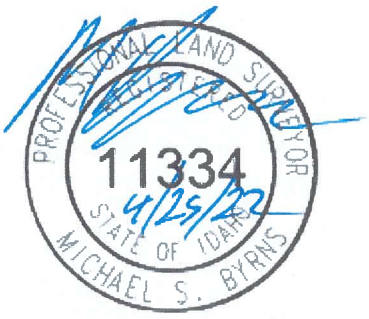
Thence S45°44'03"W, 187.33 feet along the boundary of Willow Creek Ranch Estates No. 2 to the south line of the northeast quarter of the southwest quarter;

Thence N89°53'59"W, 286.80 feet along the south line of the northeast quarter of the southwest quarter to the southwest sixteenth-section corner;

Thence N00°00'03"E, 1320.92 feet along the west line of the northeast quarter of the southwest quarter to the center-west sixteenth-section corner on the boundary of Lot 15, Block 1 of Willowview Subdivision No. 2 (Book 38 of Plats at page 20, Records of Canyon County);

Thence S89°59'21"E, 1320.05 feet along the boundary of Lot 15 to the center quarter-section corner;

Thence S89°57'56"E, 1320.17 feet along the boundary of Lot 15 to the center-east sixteenth-section corner;



Thence N00°02'05"W, 190.03 feet along the boundary of Lot 15;

Thence S89°57'26"E, 573.04 feet along the boundary of Lot 15;

Thence N59°04'36"E, 62.12 feet along the boundary of Lot 15;

Thence N89°42'30"E, 179.22 feet along the boundary of Lot 15;

Thence S78°38'12"E, 28.97 feet along the boundary of Lot 15;

Thence S66°04'35"E, 151.66 feet along the boundary of Lot 15;

Thence S79°12'16"E, 78.90 feet along the boundary of Lot 15;

Thence N87°34'19"E, 230.29 feet along the boundary of Lot 15 to the west right-of-way line of Lansing Lane;

Thence N87°53'07"E, 15.01 feet along the west right-of-way line of Lansing Lane;

Thence S00°07'31"W, 23.90 feet along the west right-of-way line of Lansing Lane to the POINT OF BEGINNING.

The above-described parcel contains 62.41 acres, more or less.
Prepared from information of record. (ROS 2021-081620)



My name is Rose Vargason. I live at 24295 DUFF LN in Middleton Idaho. 2-8-26

I oppose the conditional rezone described in CR2025-0012/ R37605010. The immediate area around CR2025-0012/ R37605010 is agricultural land or zoned R-R low density with lots of either 2 or 5 acres.

CR2025-0012/ R37605010 asks for 217+ acres to be zoned R-R1 with 1 acre plots. There are no other lots smaller than 5 acres between Willis Lane and Purple Sage Rd. on Duff Lane.

Several state and county agencies commented on the proposed rezone of CR2025-0012/ R37605010.

Middleton Schools told you they still do not have the space needed for more students. Middleton Schools tried to get a tax payer levy passed for funds for more classrooms. The levy did not pass.

The Middleton Fire Department is now primarily a volunteer fire department because a proposed levy to fund paid fire fighter salaries did not pass.

Canyon County Soil Conservation District does not recommend a land use change.

Black Canyon Irrigation District will not comment because Todd Campbell has an outstanding balance. Campbell was notified of the outstanding balance in March of 2024 and has not paid the balance.

ITD will request that a Traffic Generation and Distribution (TG&D) report be provided at the time of preliminary plat submittal. As we saw when Campbell submitted his first rezoning request in 2024, ITD will require Campbell to rebuild the intersections at Duff Lane and Highway 44 and Lansing Lane and Hwy 44 before starting construction on a new subdivision.

According to the 2022 Facility Plan Addendum for the Middleton Waste Water Treatment Plant (WWTP), 3 major sections of the WWTP have already reached their maximum design capacity. The City of Middleton has just now released draft plans for the WWTP upgrades and has posted a request for bids.

Campbell's request for 1 acre zoning on CR2025-0012 will turn 217+ acres of permeable land into 217+acres of asphalt and concrete. Permeable land is sorely needed in order to help recharge the aquifers we rely on for our drinking water. Permeable land allows rainwater to percolate through the open ground and into the aquifer. Asphalt and concrete allow rainwater to slough off the surface and move into storm drains.

Since the area included in CR2025-0012 has no storm drain system, the runoff will flow into the un-named drain ditch on the northern border of the Campbell parcels. This un-named drain ditch will not be able to handle the runoff from 217+ acres of asphalt and concrete, so the drainage ditch will have to be rebuilt. In addition, the oil, gas and other waste products that accumulate on 217+ acres of asphalt and concrete will be washed into the un -named drainage ditch and on to Lake Lowell.

Campbell has land holding under several LLC companies. His canyon county holdings include 12 large parcels under TBC Land Holding, LLC., 3 large parcels under Twilight Rise LLC., and the 4 parcels addressed in CR2025-0012 owned under Middleton 187 LLC.

I vehemently oppose CR2025-0012. To Todd Campbell, agricultural land is just another source of cash for his development and construction companies. To me, this is my home. This is the land that my late husband and I bought in 1978. We intentionally left our land agricultural so that we, our children and our grandchildren could enjoy open land without being crowded out by 217 slapped together homes.

Sincerely,

Rose Vargason
24295 DUFF LN
Middleton, Idaho

EXHIBIT
F13

TO:
CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
Commissioners and Hearing Examiners

Contact Person. Deb Root. debbie.root@canyoncounty.id.gov

Middleton City Council and the Planning and Zoning Commission citmid @ middletoncity.org

WRITTEN OPPOSITION TO CONDITIONAL REZONING APPLICATION
Comment Deadline. 2/9/2026. Emailed: Sunday February 08, 2026
Property Details: The applicant is requesting a Conditional Zoning Map Amendment for parcel numbers

R3759700000, R3760500000, R3760201000, and R3760501000, approximately 217 acres, N. of Foothill Rd., between Lansing Ln. and Duff Ln.,Middleton

- Bloomfield Hills (formerly Farmington Hills)
- Parcels: R3759700000, R3760500000, R3760201000, and R3760501000
- N. of Foothill Rd., between Lansing Ln. and Duff Ln.,Middleton
- Applicant: Todd Campbell Custom Homes
- Request: Conditional Rezoning from Agricultural (AG) to R-1 Single-Family Residential

Good Afternoon,

I am a homeowner in the Quail Haven community, residing on Bay Rum Way, directly across Lansing Lane from the subject parcels. My property and neighborhood will be directly and materially impacted by the proposed rezoning. This submission is offered in formal opposition to the requested conditional rezoning.

I. **Procedural Deficiencies and Inadequate Public Participation**

The applicant's July 21, 2025 neighborhood meeting notice failed to provide meaningful public participation. Numerous directly impacted streets within the Quail Haven community—including Bay Rum Way and surrounding streets—were excluded. Residents directly across Lansing Lane, among the most impacted, received little or no notice. If you review the provided list of neighbors, you will see those living on "Bay Rum Way, Double Shot Hollow, Buckshot Lane, Quail Hollow Drive, Pheasant Ridge Court, White Stag Place" as well as other neighboring roads are not included in the notice.

Selective notification undermines transparency and prevents informed public input, contrary to Canyon County land-use review principles.

II. **Prior Denials**

The subject property was previously proposed by Todd Campbell Homes for rezoning and preliminary plat application (file numbers SD2021-0059 / RZ2021-0056), ultimately denied for rezoning and preliminary plat approval in July 2024. The Board found the proposal inconsistent with Agricultural zoning and lacking required entitlements.

The applicant is now reapplying while demonstrating changes and intent to circumvent the previous challenges of land-use context, infrastructure capacity and is now attempting to redefine surrounding development, sufficient to justify a different outcome.

EXHIBIT
F14

III. **Inconsistency with Comprehensive Planning and Surrounding Land Use**

The parcels remain actively farmed and are surrounded by Agricultural lands and large-lot rural residential development. Adjacent neighborhoods, including Quail Haven and properties along Blaze Avenue, reflect a consistent one-acre residential pattern. The application fails to demonstrate consistency with the surrounding neighborhood, agricultural preservation goals, or orderly growth principles. Approval would constitute spot zoning incompatible with the surrounding area.

IV. **Density Uncertainty and Area of City Impact (AOI) Conflict**

While the applicant represents an intent to develop one-acre R-1 lots, the recently updated Middleton AOI allows lot sizes to be reduced to approximately 12,000 square feet if sewer or water services become available. The application provides no enforceable development agreement guaranteeing minimum lot sizes consistent with neighboring developments. Rezoning approvals run with the land, not the applicant, creating a real risk of future higher-density development. The manner in which this Application is submitted seems to be an attempt to open the door for substantially increased home construction at the contractor's choosing.

In alignment with the "Area of City Impact" AOI, the central SEWER and/or WATER services, the parcel or lot may be reduced to about 12,000 sq ft., or 0.27548209 the size of neighboring acre parcels. This inconsistent request by the Applicant to "conditionally rezone a reported 216.29 acre property from Agricultural (AG) to Residential (R-1 Single-Family Residential), allowing for an approximate future quantity of 1-acre residential development" requested by Todd Campbell Homes in the letter put out by Canyon County notifying only a small fraction of homeowners. This is contradictory and sets precedent, therefore reason for denial.

V. **Incomplete Application and Failure to Address Impacts**

Required Land Use Worksheets were submitted without substantive responses, indicating the application is incomplete. Rezoning decisions require evaluation of foreseeable impacts to infrastructure, services, and the environment. Without this information, the Board cannot make required findings, resulting in reactive rather than proactive planning.

VI. **Infrastructure and Environmental Impacts**

The application does not adequately address impacts to highways, rural roadways, intersections, lighting, or long-term maintenance. Utility concerns include sewer and water capacity, power, irrigation infrastructure, and aquifer sustainability. Private and shared wells serving existing residents may be adversely affected. Many of these utilities have yet to be planned or budgeted and do not address needs for failing infrastructure, requiring upgrades to accommodate growth of this nature. Highway work on 44 has barely begun and will likely be ongoing for years. Arterial roads like Lansing, Duff, and Purple Sage are remote, sometime 4-way stops. For the safety of our children, neighbors, animals, drivers, farm equipment and others, these roads are not anywhere prepared to take on additional traffic.

Environmental concerns are magnified when allowing additional demands on area aquifers.

Overly used, exploited aquifers occur when groundwater extraction exceeds natural recharge, leading to depletion, land subsidence, and saltwater intrusion to these and area parcels relying on local irrigation wells and septic systems.

Over-pumping causes the land to sink or collapse, damaging infrastructure such as roads, bridges, and buildings, with notable changes currently a concern in legislature.

Reduced flow can lead to higher concentrations of pollutants from fertilizers and other sources in remaining water.

EXHIBIT
F14

Agricultural lands serve as the backbone of our rural economy and are a key component in preserving the natural beauty and ecological balance of our region. According to the American Farmland Trust, the United States loses approximately 175 acres of farmland per hour to development, which puts irreplaceable resources at risk.

Furthermore, rapid urbanization will further strain our public infrastructure and services, such as schools, healthcare, and transportation systems, exacerbating traffic congestion and reducing the quality of life for current residents, all of which are beyond capacity.

I am seeking your consideration to consider the implications of Agriculture rezoning to accommodate contractor needs. In times when young families struggle to maintain employment, find affordable daycare options and focus on balancing work and family needs, overexploiting agricultural areas reduces opportunities for growing families. Housing should be focused in the main arterials of traffic patterns for those needing housing closer to their employment. Rezoning outlying farming areas when cities are in critical need of affordable housing options is a serious mistake that hasn't been thoroughly planned or vetted.

VII. **Public Services and Emergency Response**

Star-Middleton Fire District's $2.2M levy failed for the fourth time this past year, leaving two new stations empty as response times climb in fast-growing areas. Service capacity for Fire, EMT and police presents a safety concern for the immediate local area should approval be granted. Approval would increase demands on personnel and already restricted budgets. Current highways under construction are reaching peak capacity, in particular through the cities of Star and Middleton. U.S. Postal Services are budgeted for a small community. These impacts require staffing, funding, and response-time analysis that has not been provided by the applicant or budgeted for by cities, jurisdictions, departments and respective agencies. The demand of growth and impacts on fire calls as acknowledged by Chief Timinsky, is at a critical point. Like growth, fire seasons are not necessarily predictable and change from year to year. Please, let's not allow Contractor's and Developer's to override City and County safety needs.

VIII. **Educational Impacts**

Recent citizen concerns note school capacity and traffic concerns are not consistent with providing for additional growth at this time. Residential growth resulting from rezoning will impact Middleton School District #134, including facility capacity, transportation, staffing, special education services, and extracurricular programs. Without coordinated planning, these impacts risk undermining educational quality and district goals with potential for elimination of some programs to accommodate unplanned growth. The district currently serves nearly 4,000 students and has 228 highly qualified teaching and certified staff. We are transitioning from rapid growth to moderate growth. Let's use the opportunity wisely to plan for the future.

IX. **Cumulative and Precedent Impacts**

Approval would establish precedent for incremental conversion of agricultural land and undermine prior denials of similar applications. Cumulative impacts of piecemeal rezoning threaten rural character and long-term planning objectives in the Middleton AOI. Approval also defies city and county processes that are important for the trust of voters and taxpayers.

X. **Conclusion and Formal Request**

For the reasons stated herein, I respectfully request that the Canyon County Board of Commissioners deny the conditional rezoning application. This application should be deferred until a complete, enforceable, and compliant proposal is submitted demonstrating consistency with 1 acre parcels and adopted land-use plans, infrastructure capacity, and meaningful public engagement. Approval of the application as submitted would be inconsistent with Middleton commercial and residential goals, Canyon County land-use standards and public interest. Look around

you at the meeting, take a moment to view the hard-working or retired singles and families alike, concerned, eager to be heard, looking for your understanding, resonating with community perspective, voting on behalf of the people, building relationships, trust, and fostering a compassionate consensus that benefits farmers, neighboring partners, schools, emergency services, retail and commercial endeavors.

Your decision will set precedent for how agricultural land and rural neighborhoods are treated in Canyon County. I ask the Board to uphold a conservative approach when considering impactful changes, protect existing communities, and require a complete and transparent application before any rezoning is approved. Thank you.

Regards,

Diane Salter

24254 Bay Rum Way, Middleton, Idaho 83644

To the Canyon County Commissioners and Planning Staff, 2-9-26

My name is Mike Shores, and I am writing to formally oppose the proposed conversion of the subject agricultural property to R-1 residential zoning, as outlined in Case No. CR2025-0012 Agenda Item #554.

This request raises serious long-term concerns related to agricultural land preservation, groundwater sustainability, public cost, and community safety.

Loss of Productive Agricultural Land
This property is currently part of a working agricultural landscape that contributes to local food production and the rural character of the Middleton area. Once agricultural land is converted to residential use, it is effectively lost forever. This conversion reduces local food capacity, increases dependence on imported food, and conflicts with long-standing policies that recognize agriculture as a finite and irreplaceable resource.

Aquifer and Water Supply Impacts
Residential development places a fundamentally different and more consumptive demand on groundwater than agricultural use. One home per acre, once streets, landscaping, irrigation, and indoor domestic use are considered, typically results in higher year-round water demand than seasonal crop irrigation. Unlike agriculture, residential use does not recharge groundwater through managed return flows and permanently converts recharge areas into rooftops, pavement, and compacted soils.

The cumulative effect of adding hundreds of new domestic wells or connections is increased aquifer drawdown, reduced resiliency during drought, and higher risk to existing well users. These impacts are long-term and difficult to reverse once development occurs.

Public Cost and Infrastructure Burden
Low-density R-1 development on former agricultural land rarely pays for itself over time. Roads, emergency services, school capacity, water systems, and maintenance obligations expand permanently, while property tax revenues often fail to cover the full lifecycle cost of that infrastructure. These costs are ultimately shifted onto existing residents through higher taxes, fees, or reduced service levels.

Safety and Emergency Response Concerns
Sprawling residential development increases response times for fire and emergency services, particularly during peak traffic periods or extreme weather events. Additional population without proportional investment in public safety infrastructure places both new and existing residents at increased risk.

Conclusion
This proposal represents a permanent land-use change with lasting consequences for agriculture, water resources, public finances, and safety. Once approved, these impacts cannot be undone. For these reasons, I respectfully urge the Commission to deny the request and preserve this land for agricultural use consistent with long-term community sustainability and resource protection.

Thank you for your consideration and for the opportunity to provide comment.

Respectfully,

Mike Shores

25088 Lansing Lane, Middleton, Idaho
Middleton Area Homeowner

EXHIBIT
F15

2-9-26

I am in opposition to this development being proposed between Lansing and Duff in Middleton. I live on Willowview Dr which is very close in proximity to t this development. The long time residents of this area are getting fed up with all this new development in our neighborhoods. We feel there are several things that are detrimental with a development of this size in this are. 165 houses on 1 acre parcels is just too much . Please consider the following when making your decision:

The increase in traffic without proper road expansion

The lack of infrastructure in this area. i.e. reduced times for Fire and EMS

The increased stress on the water table by drilling wells for 165 homes. Just unacceptable. We are truly afraid that our water source will decrease and diminish if Middleton does not stop these developments in our area.

The increase in construction traffic will mean more noise, dust and noise in our area. Not to mention more chipped and broken windshields from spilled dirt and gravel on Purple Sage.

In closing, I believe the development should be changed to 2 to 5 acre parcels and many less houses to help lessen the terrible burden our neighborhoods will go through if left at the current 165 dwellings.

Thank you for listening to my concerns. PLEASE STOP THE INSANE AMOUNT OF DEVEOPING GOING ON IN MIDDLETON.

Shari Kuzman
9062 Willowview Drive
Middleton, Idaho

EXHIBIT
F16

Emailed 2-9-26

Debbie: Please include this letter and the MSD Dashboard PDF attachment (linked, but PDFed for ease) in the package. Thank you.

Dear Canyon County Planning & Zoning Commissioners,

We are writing to you as neighbors of the proposed Bloomfield Hills development (CR2025-0012). Our home is directly adjacent to this property, and we have a daily view of the land from our kitchen and living windows. For the past three years, we have watched this property operate as a highly productive corn field (feed corn). The Canyon County Soil Conservation District reviewed this application and did not recommend a land use change, noting that 53% of the property consists of Irrigated Capability Class 3 soils that are productive with proper management.

While we understand the county is growing, we believe the request to rezone this active farmland to R-1 (Single-Family Residential) is premature and inconsistent with the precedents set for this specific area:

Preserving the "agricultural oasis" The Planning and Zoning Commission previously noted that while some areas are transitioning, this specific group of properties still creates a large "agricultural oasis". Rezoning to R-1 would shatter that character. The density proposed for Bloomfield Hills is not compatible with our existing neighborhood, a point the Board and Commission emphasized when denying both the Farmington Hills (RZ2021-0056) and Callister (CR2022-0025) applications.

- **Farmington Hills precedent:** In the denial for the same property, the Board found that **the character of the area remains primarily agricultural with larger "ranchette" lots averaging 1.3 to 3 acres**. They concluded that higher-density development was not compatible with ongoing farming practices.
- **Callister precedent:** This nearby application was recommended for denial because, while the developer requested R-1 zoning, 70% of the proposed lots were actually smaller than one acre, which is inconsistent with surrounding developments.
- **TreeFarm precedent:** In the recent TreeFarm (MDC LLC, CR2022-0016) approval, the Board restricted development to a "Rural Residential" (R-R) style, requiring a 2.5-acre average with a 2-acre minimum lot size to maintain the community's rural lifestyle.

If the current Agricultural zoning must change, Rural Residential (R-R)—which requires a two-acre average minimum lot size—is far more appropriate. Even better for our community's heritage would be limiting development to the current administrative splits already available under the Agricultural (A) zone. This would preserve the land in large, productive blocks rather than fragmenting it into 165 one-acre lots, which the Board has already stated is not consistent with the surrounding area.

Emergency Services and Traffic Safety As you well know, our rural infrastructure is already struggling. The Duff Lane and Lansing Lane intersections with Highway 44 have long operated at a Level F, and there are currently no funded plans to improve these intersections or address the steep, unsafe inclines on Lansing and Duff Lane. Beyond traffic, we are deeply concerned about emergency services. Because our area is rural, residents "do not have quick and direct access to emergency services". Adding 165 homes would create an ongoing strain on police, fire, and EMS response and availability. The Board has previously found that the impact of such density is simply too great to be mitigated effectively at this time.

Critical School Overcrowding The strain on the Middleton School District remains a major concern. According to current data from Superintendent Marc Gee, the schools serving this area are at or over capacity:

EXHIBIT
F17

- **MSD is over capacity** Even after reallocating students this school calendar year, Mill Creek Elementary (our neighborhood feeds into this school) is at 114% capacity, and Heights Elementary is at 117%, with both relying heavily on portables. Likewise, the middle school is over capacity. Only Purple Sage and the High School have space for 18 students (10 and 8 respectively) before they, too, burst at the seams. This is before the build out of ~3,000 entitled homes in the City of Middleton.

- While we were encouraged to read in Idaho Education News that the district secured state funding for a new elementary school, Superintendent Gee has clarified that the funding is incomplete. In a private email exchange, he stated, the new funding "will be enough to build two thirds of the school." The current overcrowding is being mitigated with portable units. And Mr. Gee stated modular units and new funding do not solve everything. He noted that portables do not alleviate overcrowding in common areas like restrooms, cafeterias, gyms, and hallways, which remain a significant limitation for our children's safety.

Because of this, the Board has previously concluded that even if a developer offers mitigation fees, those funds do not immediately alleviate the impact on schools that are presently overcrowded.

The fundamental issue is timing. Our infrastructure is lagging far behind the rapid residential growth in this area. The Board's previous order stated that if an applicant wants approval here, they should "consider larger lot sizes.". We respectfully ask that you remain consistent with the Farmington, Callister, and TreeFarm decisions and recommend denial of this R-1 rezone.

Sincerely

Cheryl & Steve Palange

9155 Pursuit Drive, Middleton, ID 83644

Attached: MSD capacity dashboard

MSD Enrollment/Capacity / Middleton School District Enrollmen

Hide filters (2)

Pages

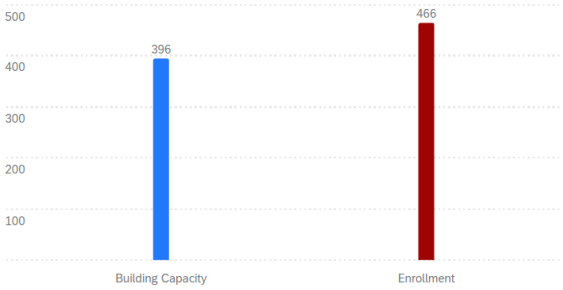
Middleton School District Enrollment & Capacity

Filters | School Year: **2025-2026** | Quarterly Term: **January-March**

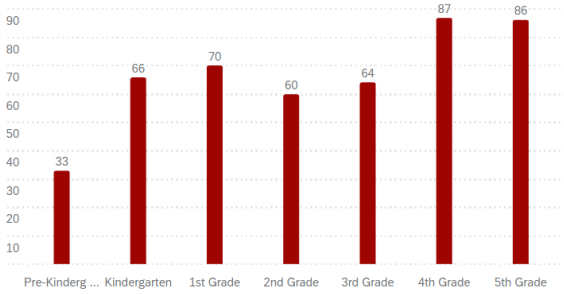
Middleton School District Open Enrollment & Capacity

The tables below represent Middleton School District enrollment and capacity at each building.
Building capacity is highlighted in **blue**.
Buildings and grade levels highlighted in **green** have not yet reached capacity.
Buildings and grade levels highlighted in **red** are at/over capacity.

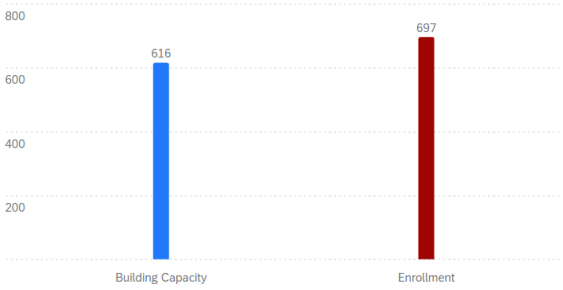
Middleton Heights Elementary: Building Capacity



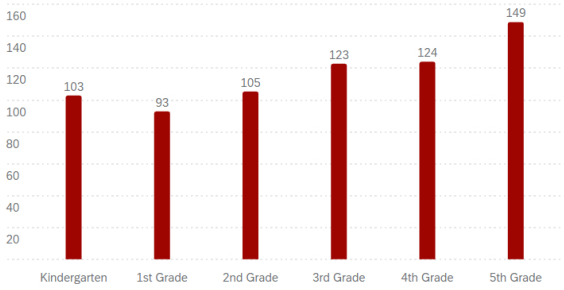
Middleton Heights Elementary: Grade Level Enrollment



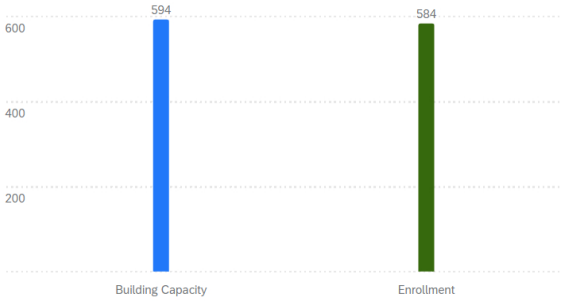
Mill Creek Elementary: Building Capacity



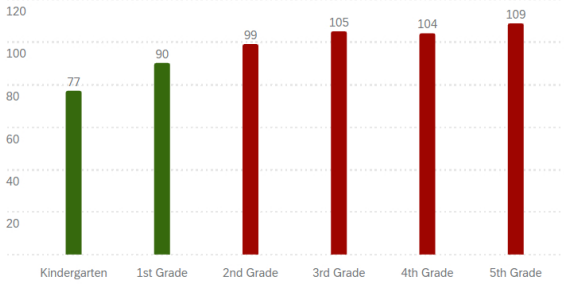
Mill Creek Elementary: Grade Level Enrollment



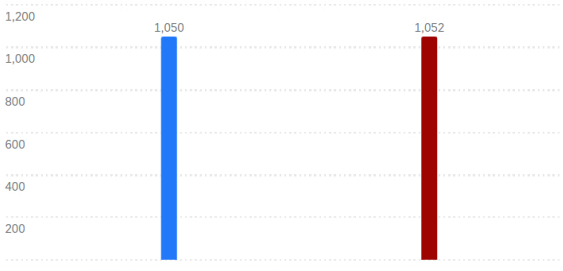
Purple Sage Elementary: Building Capacity



Purple Sage: Grade Level Enrollment



Middleton Middle School: Building Capacity



Middleton Middle School: Grade Level Enrollment

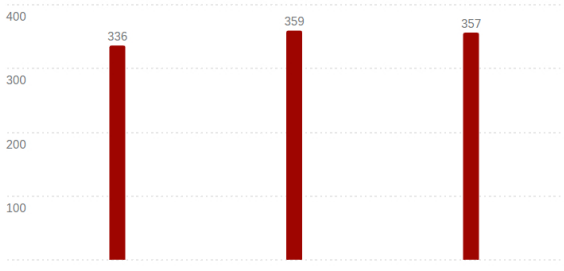
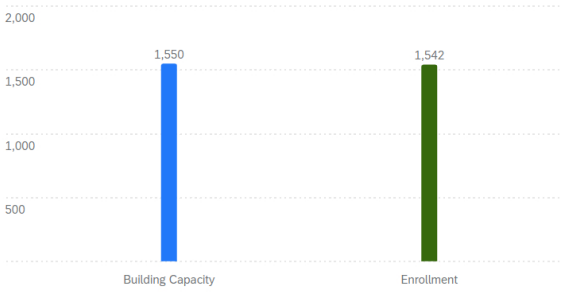
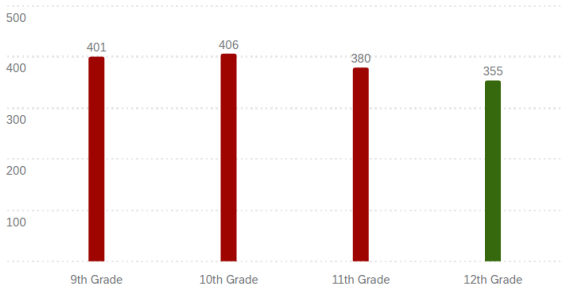


EXHIBIT
F17.1

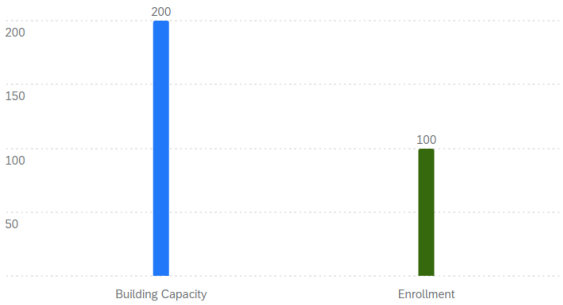
Middleton High School: Building Capacity



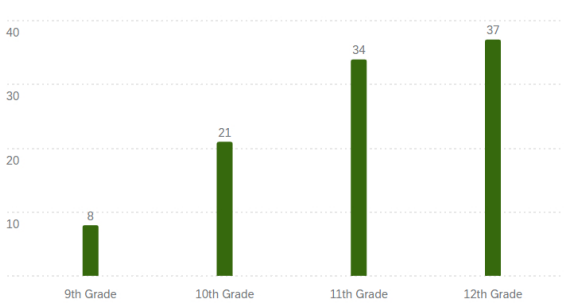
Middleton High School: Grade Level Enrollment



Middleton Academy: Building Capacity



Middleton Academy: Grade Level Enrollment



From: theresa@junipermeadow.com <theresa@junipermeadow.com>
Sent: Monday, February 9, 2026 8:17 AM
To: BOCC <BOCC@canyoncounty.id.gov>
Subject: [External] CR2025-0012 DENY Bloomfield Hills (formerly Farmington Hills)

Dear Honorable BOCC Holton, VanBeek and Brooks

I am asking that you deny this application based on failure to meet criteria of Canyon County Comprehensive plan and Idaho state LLUPA. In my opinion the major issue is location and appropriate use of the land.

When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?
The Board finds and concludes that when considering the surrounding land uses which are primarily Agricultural in character, the conditional rezone from Agricultural to CR-R1 (CR-Single Family Residential) is ***NOT more appropriate*** *than the current Agricultural zoning designation. All properties surrounding this property are zoned RR or Agriculture and this area falls outside of the defined Area of Impact.*

3 years ago, you heard this case under the name of Farmington Hills. At that time the city of Middleton and Farmington hills were working together and as presented by Roberta Stewart, the city needed this for a "strategic hold" for further city growth and had a prepared pre-annexation agreement. It is the belief of agricultural property owners in the area**, that this is the future intention- the strategic hold of this property for future growth, and tapping a new well for the city.** If a CR-R1 zoning is allowed, it will open the doors under "residential" for the city future growth. Our dairies, beef, corn and wheat production relies on having agricultural lands that are not a patchwork quilt. Farmers need continuity of farmland for movement of equipment, movement of livestock and keeping feed production close to animal production. Local wells will be impacted by a larger bore well with feet of agricultural homes and farms.

Under Idaho Code 67-6508 (n) Agriculture — An analysis of the agricultural base of the area including agricultural lands, farming activities, farming-related businesses and the role of agriculture and agricultural uses in the community.

The "pre annexation" agreement that was in place is the intended future outcome for this property despite the NEED to protect agricultural areas of Canyon County and the associated agricultural industries (export, beet factory, Campbell tractor,Simplot, etc) that

EXHIBIT
F18

intertwine with the agricultural grounds and production. There for does not meet the criteria of Idaho State LLUPA law

I am in agreement with Facts and Conclusions of law found by CC P&Z

- The Commission found (*and the Board concurs*) that as proposed, the development with a "CR-R1" zoning designation is NOT consistent with the density of surrounding areas.
- The Commission found (*and the Board concurs*) that there is development in the area but that the character of the area remains agricultural with many large agricultural parcels in the immediate vicinity as evidenced by public testimony and photos.
- Surrounding areas show (Exhibit 29) the lot sizes of the platted county developments range from 0.80 acres to 5.0 acres per lot.
    - **Conclusion:** The Board finds and concludes that the conditional rezone to "R1" (Single Family Residential) **is NOT compatible** with the surrounding land uses of agricultural & rural residential zoning.

Please deny this stepping stone to rapid growth in our highly productive farmland and retain Canyon County comprehensive plan directives.

Warmly,
Theresa Denham
Juniper Meadow Murray Gray Cattle

Ms. Deb Root 2-9-26 email

Re: Site Case No. CR2025-0012 – Bloomfield Hills

We are writing in opposition to the application for the conditional rezone from AG to CR-R-1, of the land south of Purple Sage, between Lansing and Duff Lane.

This developer, Mr. Todd Campbell, has once again returned to force his agenda on our rural community with little to no regard for the will of its people. He intends to change the dynamics of our rural community for the worse in order to line his pockets with out of state money, for the benefit of transplants moving to our state that have no ties to our community. We do not want this rezone, nor this development, for the following reasons:

1. To rezone our community from AG to CR-R-1 is not only unnecessary for the marketing of Mr. Campbel's 1-acre lots, (we have existing small acreage subdivisions in our town that have no difficulty finding buyers, but it has the potential to transform the character and quality of the rural lifestyle that we have loved for the past 35 years.

2. We have concerns regarding the extent to which the re-classification to CR-R-1 creates the opportunity for Mr. Campbell, or other future developers, to combine commercial and residential developments to include that of apartments, condominiums, and small retail shops. Multifamily dwellings would draw a transient demographic with no ties, let alone respect, for the beauty of the rural life, nor the longtime citizens of this community. This would absolutely ruin our quality of life as we know it. Rural Residential, it would seem, would better align with our surrounding areas.

3. It is no secret that our infrastructure is already overtaxed. The schools are overcrowded; the roads are dangerous and at times undrivable. The emergency services are slow to respond, yet our taxes continue to rise to subsidize the increased growth that we don't want.

4. The unintended impact of approving this reclassification to a CR-R-1 would be to send a message to the long-time tax-paying residents of our rural community that our voices don't matter. Instead, what matters is the agenda of a pushy developer who disregards our cries. It will also not just encourage but invite other large developments to the area which will further destroy our town. Our solution would be to employ a moratorium on development for a period of two to five years. Slow growth down… take a breath and allow our infrastructure some time to catch up.

They say you can't stop progress. Maybe you can't stop progress, but you can minimize its detriments by managing it and only allowing smart growth. Rezoning our beautiful rural residential community to that of "Single Family Residential" does not sound like smart growth at this time. Instead, we ask that you consider the rezone to "Rural Residential". A better representation of the existing surrounding area.

Thank you for your time and for that of your service.

Philip and Donna Goelz

9142 Willow View Dr.

Middleton, ID 83644

EXHIBIT
F19

2-9-26 email

I am writing to formally express my strong opposition to the proposed zoning application CR2025-0012, which seeks to rezone the property from AG to CR-R-1, resulting in an increase to the residential density of our neighborhood. As a long-time resident, I am deeply concerned about the lasting and negative impact this drastic change would have on the quality of life in the community.

Such a signigficant increase in density is not a modest adjustment; it represents a dramatic transformation of our neighborhoods character. The proposed development threatens to overwhelm our existing infrastructure, exacerbate traffic congestion, strain public utilities, and put undue pressure on schools and emergency services- all without a clear or equitable plan to manage these consequences.

This scale of development is incompatible with the existing single-family residential zoning that defines our neighbourhood. It would fundamentally alter the character of the area, undermine the privacy and the safety of the current residents, and set a concerning precedent for unchecked urban sprawl in a community designed for low-density living.

Furthermore such a sharp increase is likely to decrease nearby property values by creating an overcrowded environment and potentially leading to increase in noise, pollution and reduced green space.

While I understand the need for thoughtful growth and inclusive housing, the proposal is neither balanced nor sustainable. I urge the board to reject this zoning application and instead encourage development plans that are in scale with our neighborhood and reflective of the values and needs of its residents.

Thank you for your attention to this matter and for your service our community.

Sincerely,

Hanna Lukyanovich

EXHIBIT
F20

Planning and Zoning,
Rezone from AG to CR-R-1

Dear Committee;

I writing this email because I have a concern with the growth of housing development on Purple Sage and rezoning, which comprises the essential physical, social and utility systems required to support residential areas, including roads, water /sewer lines, wells, power and traffic.

I moved to Middleton two and half years ago, I can not believe the growth, traffic and Bonds for additional tax money to support what developers leave behind after they get their money for building homes, leaving us tax payers to pay for the infrastructure they created. I am surprised, the lack of planning in dealing with the approval of development.

I listen too the homeowners that lived here before me and the complaints about traffic, schools, emergency services and the lack of doctors to serve the current developments.

Our current schools are over crowded with a lack of teachers, The fire department needs too expand to handle the current emergencies and we need more police and sheriff to service the calls and to provide a good response time.

In the two and half years I have lived here I have seen every election with more bonds to establish the infrastructure that is needed just for the current development, we are behind, how much more taxes can the homeowner owe before they can not longer pay and have to sell their home. Just in two years my taxes and insurance has grown $ 4,470.00 dollars per year.

The developer just wants their money and they leave.

The current subdivision on Purple Sage, Between Lansing and Duff with a estimate of a 165 homes will put more demands on already over taxed system.

You will be adding approx;

1. 412 more vehicles 2.5 vehicles National average
2. 519.75 people - 3.15 per house hold
3. We already have a 6.2 % increase in population.

We already have a long wait time for traffic on Hwy 44 and Duff and I have seen some near misses in major traffic accidents, compounding this issues with the current approved

EXHIBIT
F21

subdivisions and adding more vehicles will cause a major fatality, mark my words, with 34 years in emergency service I know what I am talking about.

My recommendation is not allow the approval of the subdivision until you catch up with the schools, roads, traffic and emergency services. If you do approve it, two acre lots to cut down on homes being built.

Thank you for time and consideration on this matter.

Sincerely,
Steve Van Den Heuvel

26348 Pheasant Landing Road
Middleton, ID 83644

Steve Van Den Heuvel
vandenheuvels@aol.com

RECEIVED
FEB 09 2026
RECEIVED

February 4, 2026

Canyon County Planning & Zoning Committee

Case #CR2025-0012
Ref: Bloomfield Hills Development
216 Acres
South of Meadow Park Blvd
Between Lansing Lane and Duff Lane
Middleton, Idaho

Dear Committee Members,

Again, our community is being faced with a development by Todd Campbell Homes at the above mentioned location.

This development was proposed to you with a zone change approximately 2 years ago as Farmington Hills Case SD2021-0059. Back then, they were requesting a change from Agriculture to CR-R1. That development was turned down for various reasons. Now, Mr. Campbell is back requesting the same zone change CR-R1. None of the reasons this project was previously denied have changed. All problems still exist.

At the Farmington Hills Commission meeting I presented a video showing the danger that exists at the intersection of Duff Lane and Meadow Park Boulevard and also at Duff Lane and Purple Sage. There is a dip in Duff Lane that leaves cars undetectable for four seconds heading north bound, south of Meadow Park, as people are attempting to turn off of Meadow Park onto Duff. There is also a large bank that blocks visual traffic to the west for people traveling north bound on Duff at Purple Sage. Also, in the traffic report for Farmington Hills it states that the intersection at Duff Lane and Meadow Park is designated a less desirable intersection.

Speaking to the idea of rezoning to one acre parcels being a fit to the surrounding area, I believe that most, if not all of the existing parcels surrounding this 4 parcel development are at least 2 acre lots.

I have to say that splitting the zone change hearings and the development hearings is not a workable solution. Changing zoning goes hand in hand with what the development plans are and how it affects the surrounding area. An example of that is in Farmington Hills where they were attempting to connect this new development to Meadow Park Blvd and then make Meadow Park Blvd. a through street to Lansing. Meadow Park currently has six homes on the south side of the street and farm land on the north. The traffic report states no driveways exit onto Meadow Park but this is inaccurate. All of the driveways for the six homes exit to Meadow Park. Also, to connect Meadow Park from Duff to Lansing they were going to have to eminent domain a private piece of land. Federal Law is clear that eminent domain is not to be used for private use. It must be done to benefit the community at large. Who does this action benefit

EXHIBIT
F22

first? The developer or the general public? When I spoke to the owner of the property in question, weeks before the Planning and Zoning hearing, he had no idea they were going to attempt to eminent domain his land. If the street being a thoroughfare between Lansing and Duff is so important to the neighborhood, then why has the 9th Street thoroughfare not been completed between Duff and Lansing?

The infrastructure of this area is already maxed out on several fronts, Schools, Fire Department and city resources. Our law enforcement jurisdiction is Canyon County Sheriff, which you know, is a very long distance away.

In closing, this is a numbers situation. Larger lots mean less impact to the infrastructure and city services. If you think this project should move forward, 2 acre lots would reduce exposure to all of the above items by 50%.

I thank you for your time,

Gregory Baker
9863 Meadow Park Blvd
Middleton, Idaho

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 4:

AGENCY COMMENTS

BOCC
EXHIBIT
4

BOARD OF COUNTY COMMISSIONERS

EXHIBIT 5:

PUBLIC COMMENTS

BOCC
EXHIBIT
5

January 27, 2026

Canyon County Development Services Department

Case Planner, Deb Root

RE: Case CR2025-0012

Dear Canyon County Development Services,

We are writing to formally submit our opposition to the proposed development under Case No. CR2025-0012. As retired homeowners living on a fixed income within Canyon County, we are deeply concerned about the long-term fiscal and safety implications of transitioning agricultural land to rural residential use without a comprehensive impact-funding strategy in place.

We respectfully urge the Commission to withhold or deny approval for this development until a robust framework is established to ensure developers, rather than existing taxpayers, bear the full cost of the infrastructure necessitated by their projects. Our concerns are centered on the following critical areas:

1. Transportation and Traffic Safety

The current infrastructure is already struggling to accommodate existing traffic volumes. Specifically, the intersections of **Lansing Lane and Highway 44**, as well as **Duff Lane and Highway 44**, have become increasingly hazardous. During our residence in Middleton, we have witnessed several fatal accidents at these locations.

The recent surge in heavy industrial traffic, specifically gravel trucks, has exacerbated these dangers. Adding a residential subdivision will significantly increase commuter trips, further compromising public safety. We believe no further development should be approved until the developer is required to provide or fund substantial improvements to these high-risk intersections.

2. Contradiction of Public Service Impacts

We find the claims made in the letter from Todd Campbell Custom Homes (dated 9/10/25) to be fundamentally flawed. The assertion in Section 8 that "low-density R-1 development generates relatively low demand" on public services is contradicted by our current local reality.

BOCC
EXHIBIT
5.1

If the demand were truly negligible, the community would not be facing the continuous cycle of school, fire, and emergency medical levies that have appeared on our recent ballots. The consistent denial of these levies by voters is a clear signal that the existing population cannot—and should not—subsidize the infrastructure required by new, high-end developments.

3. Fiscal Responsibility and Taxpayer Protection

As residents on fixed incomes, we are particularly sensitive to the "hidden costs" of growth. When developers convert farmland into million-dollar estates, the resulting strain on schools, police, and emergency services inevitably leads to higher property taxes or a degradation of service quality for long-term residents.

We believe it is a matter of basic fairness that those profiting from the development of Canyon County land should be responsible for the "pro-rata" share of the infrastructure they impact. Approval should be contingent upon the assessment of maximum allowable impact fees to cover:

- **Road Safety and Capacity:** Improvements to major intersections and arterial roads.
- **Emergency Services:** Funding for expanded fire, ambulance, and police coverage.
- **Educational Facilities:** Mitigating the influx of students into already strained school districts.

In conclusion, we request that Canyon County take a firm stance on "growth paying its own way." Until the developer provides a concrete plan to mitigate these specific infrastructure and safety concerns without shifting the financial burden to existing homeowners, this application should be denied.

Thank you for your time and for considering the safety and financial stability of Middleton's residents.

Sincerely,

Concerned citizens of rural Middleton; Rocky and Bobbi Yoneda

Debbie Root

From: Diana Hoffman
Sent: Tuesday, June 30, 2026 1:27 PM
To: Jennifer Almeida; Debbie Root
Cc: Jenen Ross
Subject: FW: Contact from Website: Grace Hill

Please see the public comment that was received for the July 28 public hearing.

Diana

From: Grace Hill <noreply@canyoncounty.id.gov>
Sent: Tuesday, June 30, 2026 1:16 PM
To: WF CC Commissioners <WF_CC_Commissioners@canyoncounty.id.gov>
Subject: Contact from Website: Grace Hill

Contact

Board of County Commissioners

Name

Grace Hill

Email

grace_hill@sbcglobal.net

Message

Dear Board of County Commissioners,

RE: Case No. CR2025-0012

We will be out of town on the date of this meeting so we are sending this letter.

We plead with you to DENY the request of Todd Campbell Custom Homes to rezone the 216.29 acres from an "A" (Agricultural) zone to a CR-R1 (CR-Single Family Residential). For many reasons, rezoning this acreage would negatively affect the quality of life for the residents of Middleton (city and county). These reasons are listed below.

1. Traffic in Middleton is increasing as each building project is approved. We take our own lives in our hands when we turn left on Lansing or Duff. It's scary and many accidents happen here. In addition, downtown Middleton is often crowded. The infrastructure is simply not there to support the building of new houses.

2. The town of Middleton has already denied this rezoning. Please respect the desires of Middleton. Please do not force something on the town that we do not want.

3. The schools in Middleton are overcrowded. Drop off and Pick ups are a nightmare. More housing would increase the overcrowding and would not benefit our children in any way.

4. The residents of Middleton bought here because we do not want to live in a big city. We bought here because we want to live in a small agricultural town. Please do not chase away the current residents by approving this rezoning. We do NOT want to be another Star, Idaho.

The rezoning of this land would only line the pockets of the developers and builders. It would not benefit the current residents. Please vote NO on this request.

Respectfully,

BOCC EXHIBIT 5.2

Ronald and Grace Hill
8853 Doubleshot Hollow Lane
Middeleton, ID 83644

Debbie Root

From: kelsi burke <kelsi_burke@yahoo.com>
Sent: Tuesday, June 30, 2026 4:17 PM
To: Debbie Root
Subject: [External] CR 2025-0012

To Whom It May Concern,

I am writing to formally oppose the proposed rezoning of approximately 216 acres from agricultural use to single-family residential development.

One of my primary concerns is traffic and roadway safety, particularly along Lansing Road and at the intersection of Lansing Road and State Road 44. This intersection is already unsafe. Turning left from Lansing Road onto State Road 44 is extremely difficult and dangerous due to the volume and speed of traffic, and accidents occur far too frequently. Adding hundreds of additional homes would significantly increase traffic on roads that are already overburdened, further elevating the risk of accidents and making daily travel even more hazardous for residents.

In addition to safety concerns, increased traffic will accelerate wear and tear on Lansing Road and surrounding infrastructure. These roads were not designed to support the volume of daily traffic that a development of this scale would generate, and the long-term maintenance burden will inevitably fall on the community.

Another major concern with developments of this size is the strain they place on existing city and county infrastructure. As a resident who already lives in this area, I do not support this proposed neighborhood. Why should current residents be expected to pay higher taxes to widen roads, install additional traffic signals, and make other infrastructure improvements needed solely because of this development?

The financial responsibility for these improvements should rest with the builder and developer whose project is creating the increased demand—not with the surrounding homeowners who neither requested nor directly benefit from this growth. Existing residents should not be asked to subsidize the costs of accommodating large-scale development.

I also chose to move to Middleton specifically because of its farmland, open space, and rural character. The agricultural land and green spaces are not merely aesthetic; they provide peace, a sense of place, and a clear distinction from more densely developed areas. Do we really want to see our farm fields disappear, replaced by houses at every corner?

I moved away from Boise because it became overcrowded, with neighborhoods expanding in every direction. You can no longer enjoy the sunrise or sunset without rooftops blocking the view. That sense of openness and connection to the land has largely disappeared. I chose Middleton because it offered something different. Do we really want the same future here?

There are also serious concerns regarding our water resources. Many residents in this area rely on private wells. A development of this size would place significant additional demand on the local groundwater supply, potentially lowering the water table and impacting existing wells as well as agricultural operations.

If this subdivision is intended to connect to city water, residents deserve to know where that water will come from and what effect, if any, it will have on the existing groundwater supply and long-term water availability. Before this project moves forward, the community deserves clear, transparent answers about how our water resources will be protected.

Finally, the environmental cost of constructing hundreds of single-family homes cannot be overlooked. Large-scale land clearing, construction activity, increased vehicle traffic, and long-term residential development will result in substantial environmental disruption and increased carbon dioxide emissions. While some may see significant financial opportunity in a project of this scale, at what point do we ask: when is enough enough?

For these reasons—including traffic safety, infrastructure strain, increased tax burdens on existing residents, loss of agricultural land and rural character, concerns over groundwater and water availability, and the long-term environmental

BOCC EXHIBIT 5.3

impacts—I respectfully urge the Planning Commission to deny this rezoning request and preserve the agricultural character, natural beauty, and livability of the Middleton area.

Thank you for your time and consideration.

Sincerely,

Kelsi Szymanski
8877 Double Shot Hollow Lane
Middleton, ID. 83644

County Commissioners, Canyon County 2/6/26

Subject: Rezoning of 216.29 acres from agricultural to res. R1 Case No. CR2025-0012

Commissioners,

I am writing to express my objection to the rezoning of this land to CR-R1. My property, encompassing two parcels totaling 18 acres, is located contiguously for approximately 1/3 mile to the proposed rezoning land. In addition to my objections to the rezoning, I am submitting a petition with 353 signatures that I gathered in only two weeks objecting to the rezoning.

The builder previously submitted plans for 421 homes on this land, which was denied. This land was a farm until the owner died and the land was sold. The builder is not concerned with anything but profitability and is trying to again maximize that profitability. He has no consideration for the area, the culture or anything else in his proposal.

As to facts, as determined by you, the commissioners, in the previous proposal a year ago, the infrastructure, services, school systems, and traffic were an issue and were stretched beyond capacity. This has continued to worsen in the last year. As an example, in December and January, the Middleton Fire and Rescue Department did not have emergency vehicles available on 7 occasions, equivalent to 11.7% of the time. The school enrollment has increased to well beyond capacity and there are 22 temporary structures for teaching. Thousands of homes are approved and yet to be built in Middleton, which will add to the problems we face. There continue to be accidents at the intersections of Highway 44 and Lansing and Duff Lane. Because Duff Lane is restricted to vehicles under 20,000 pounds, all heavy construction vehicles use Lansing Lane, which adds to the noise and congestion. Because I live at the top of the hill, these vehicles use low gears and are very loud.

Should this land be rezoned R1, there are a number of issues:

1. According to the builder, there will be up to 180 additional wells drilled. This will eventually threaten the aquifer levels and could result in dry wells.
2. Having up to 180 septic tanks has the potential to eventually pollute the land and the aquifer.
3. It is my understanding that R1 zoning allows for multiple houses per acre should the land be annexed into the city of Middleton. If this should be allowed to occur, we will never recover from the negative impact on the culture of the area.

BOCC
EXHIBIT
5.4

In this rural area, two developments were approved many years ago that the builder may reference as a reason for the rezoning to be allowed. Because both developments, Cascade Hills and Quail Haven, were approved so many years ago, they should not be used in considering the applicant's request. They were approved at a time when many of us were unaware of the proposals, and the area was not built out to the extent it is now. We are a rural area and should remain so. If you are required to rezone this prime agricultural land, I submit that it should be Rural Residential to conform to the area.

Finally, I am objecting to this rezoning even though it will make my land more valuable. I have had offers to sell my land for a significant gain. I value my quality of life and wish to enjoy the rural nature of this area for many years to come. Please consider the perspective of the residents of the area and the many issues that I have referenced in coming to a decision.

Respectfully,

Ron Saunders

24123 Lansing Lane

Middleton, ID 83644

Debbie Root

From: Ron Saunders <ronmeister@gmail.com>
Sent: Friday, June 26, 2026 11:06 AM
To: Debbie Root
Subject: [External] Written objection to CR2025-0012
Attachments: letter of objection 6.25.26 CR2025-0012.docx; Petition re Case No. CR2025-0012.docx; CR2025-0012 Oppositioin signatures.numbers

Debbie,

Please submit the attached petition and signatures for the July 28th public hearing along with my letter of objection.
Thank you,

--
Ron

Ron Saunders
(541) 771-2417
24123 Lansing Ln, Middleton, ID 83644

BOCC
EXHIBIT
5.5

PLEASE SIGN PETITION TO STOP THE CHANGE IN OUR RURAL LANSDSCAPE

The rural landscape is at a crossroads, with a significant proposal set to change the future of over 216 acres of prime agricultural land. The rezoning of these precious lands from Agricultural to Residential R1 threatens not only the environmental equilibrium but also the socio-economic fabric of our community.

Agricultural lands serve as the backbone of our rural economy and are a key component in preserving the natural beauty and ecological balance of our region. According to the American Farmland Trust, the United States loses approximately 175 acres of farmland per hour to development, which puts irreplaceable resources at risk.

Furthermore, rapid urbanization will further strain our public infrastructure and services, such as schools, healthcare, and transportation systems, exacerbating traffic congestion and reducing the quality of life for current residents, all of which are beyond capacity. A well-researched report from the Brookings Institution highlights how unchecked suburban sprawl increases municipal costs and burdens existing infrastructure.

We propose an alternative that ensures smart growth strategies by directing development towards already urbanized areas with existing infrastructure capacities. By utilizing brownfield sites and promoting compact, sustainable development, we can protect our farmland while accommodating growth without sacrificing our community's heritage. If the commission insists on rezoning, we believe rezoning to Rural Residential (a minimum of two acres per home site) is more appropriate for the area.

Residents, landowners, and all stakeholders, this is the time to raise your voices against the rezoning of 216.29 acres for residential development. Together, we can preserve the character and integrity of our community, ensuring that future generations can enjoy the open spaces and agricultural heritage that define Canyon County.

Please support and object to Todd Campbell Custom Homes case number CR2025-0012, by signing this petition to safeguard our lands and advocate for balanced, sustainable development that respects our agricultural identity and ensures a harmonious coexistence with nature.

Name	City	State	Postal Code
Ron Saunders	Middleton	ID	83644
David Spence	Caldwell	ID	83607
Allen Boshaw	Caldwell	ID	83607
Patty Nelson	Meridian	ID	83642
Philip Goelz	Middleton	ID	83644
Wendy Otto	Middleton	ID	83644
Tammy Bailey	Middleton	ID	83644
Sean Cluff	Middleton	ID	83644
Jessica Knigge	Star	ID	83669
Jon Rhodes	Middleton	ID	83644
Kay Burkett	Middleton	ID	83664
Angela Anderson	Middleton	ID	83644
Robert Ubry	Middleton	ID	83644
Brittney Ketcherside	Caldwell	ID	83607
Danielle Pingree	Salt Lake City	UT	84107
Patricia Andrew	Caldwell	ID	83607
Julie Fretwell	Middleton	ID	83644
Melissa Buck	Middleton	ID	83644
Tristann McLaughlin	Middleton	ID	83644
Glenda Dibben	Middleton	ID	83644
Renée Stinar	Eagle	ID	83616
Denise Daniels	Caldwell	ID	83607
Paul Morris	Boise	ID	83704
Morgan Renzulli	Middleton	ID	83644
Hunter Gaspar	Middleton	ID	83644
Shawntae Smith	Middleton	ID	83644
Brian Salum	Middleton	ID	83644
Linda Huetson	Middleton	ID	83644
Dianna skillsky	Meridian	ID	83646
VIRGINIA BAYUK	Emmett	ID	83617
Julie thomas	Middleton	ID	83644
Jan Teost	Boise		83704
SUZANNE DESPAIN	Eagle	ID	83616
Kerry O'Shea	Eagle	ID	83616
Mark Anderson	Middleton	ID	83644
Tammy Ryan	Middleton	ID	83644
Stanley Patrick	Star	ID	83669
Tracy Clement		ID	83644
Kelley Stone	Middleton	ID	83644
donald martin	Emmett	ID	83617

Coral France	Seattle	WA	98103
Jeana Weng	Eagle	ID	83616
Christopher Morris	Star	ID	83669
billie suder	Middleton	ID	83644
Jeremy Fuller	Middleton	ID	83644
Tamra Ketcham	Nampa	ID	83686
Julie McInelly	Middleton	ID	83644
Joni Kucera	Middleton	ID	83644
Raleigh Koritz	St Paul	MN	55114
Jon Collins	Star	ID	83669
Beth Phillips	Middleton	ID	83644
Janea Johansen	Middleton	ID	83644
Charity Arnold	Star	ID	83669
Sandy Brigman	Middleton	ID	83644
Erin Ott	Middleton	ID	83644
Warren Burch	Boise	ID	83709
Lillian Moore	Middleton	ID	83644
G Mark Bowden	Star	ID	83669
Brianna Thompson	Star	ID	83669
Tanya Lawson	Nampa	ID	83686
Savanna Rollar	Star	ID	83669
Cheeyl walston	Star	ID	83669
Cindy haynes	Middleton	ID	83644
Robin Osborne	Middleton	ID	83644
Helen Conner	Star	ID	83669
Catherine Stephens	Caldwell	ID	83607
Joe strongone	Middleton	ID	83644
Trista Wahl	Star	ID	83669
Lance Armor		HI	
Theresa Mogan	Star	ID	83669
Daphne Sosa	Star	ID	83669
Virginia Avery	Meridian	ID	83646
Michael Ketcham	Nampa	ID	83686
Brenda Bell	Middleton	ID	83644
Susan Hall	Middleton	ID	83644
Donna Rhoten	Star	ID	83669
Angela Kehrer	Middleton	ID	83644
Michelle Patterson	Middleton	ID	83644
Mark Cook	Middleton	ID	83644
Shirley Hoffman	Middleton	ID	83644
Shane Linse	Middleton	ID	83644

Janina Schaffer	Star	ID	83669
Pam Reynolds	Star	ID	83669
mojy asadi	Boise	ID	83703
Lori Nottingham	Star	ID	83669
Michael Riccardi	Star	ID	83669
Emma Puyear	Caldwell	ID	83605
Rebecca Schmidt	Middleton	ID	83644
Susan Shuman	Star	ID	83669
Sandra OHalloran	Eagle	ID	83616
Roger Pine	Middleton	ID	83644
Holly Warrren	Middleton	ID	83644
Diane Salter	Middleton	ID	83644
Tyler Tims	Middleton	ID	83644
Aleta Cook	Caldwell	ID	83607
Jaime Villegas	Middleton	ID	83644
Jo Manuel	Star	ID	83669
Lisa Mayerhofer	Middleton	ID	83644
Morgan Shumway	Star	ID	83669
Faith Pryhuber	Huntington Sta	NY	11746
Jennifer Zambonin	Middleton	ID	83644
Jon Inwood	Brooklyn	NY	11226
Paul Schubert	West Jordan	ID	83607
Gale Rhoades	Star	ID	83669
Brian McCormick	Middleton	ID	83644
dave page	Middleton	ID	83644
Almara Keshishzadeh	Glendale	CA	91203
Michael Knickerbocker	Meridian	ID	83642
Erin Christopher	Eagle	ID	83616
Alexis Gaspar	Middleton	ID	83644
Jon White	Middleton	ID	83644
Geraldine Loose	Star	ID	83669
Betsy Chick	Meridian	ID	83644
Sheila Lugaresi	Middleton	ID	83644
HM Miller	Caldwell	ID	83607
Sandi Acevez	Middleton	ID	83644
Sunny Ahrens	Middleton	ID	83644
Diana Robinson	Middleton	ID	83644
Jared Alvord	Middleton	ID	83644
Susan Howells	Middleton	ID	83644
Juli woods	Caldwell	ID	83607
Heather Lowe	Eagle	ID	83616

Allan Howells	Middleton	ID		83644
Wendy Gibson	Middleton	ID		83644
Maressa Regalado	Star	ID		83669
Kristin Rogers	Middleton	ID		83644
Barbara Raines	Boise	ID		83705
Roxanne jones	middleton	ID		83644
Steve D	Star	ID		83669
Susana Muñoz	Madrid			28019
Dianna Hyatt	Cambridge	ID		83610
Panah persia	Los Angeles	CA		90060
shirley swan	Birmingham	ENG	b14 7sr	
Linda Burt	Star	ID		83669
Meckenzie Miller	Middleton	ID		83644
Sheri Bauer	Star	ID		83669
Jennifer Lambert	Meridian	ID		83646
Paige Harris	Middleton	ID		83644
Pamela Feistel	Middleton	ID		83644
Mona Alberdi	Star	ID		83669
Mckenzie Hileman	Boise	ID		83716
Robert Collins	middleton	ID		83644
Susan Leytem	Middleton	ID		83644
Julie Kyzer	Middleton	ID		83644
Jessica Murrietta	Star	ID		83669
Simone Elison	Caldwell	ID		83607
Shannon Colson	Middleton	ID		83644
Daniel Richards	Middleton	ID		83644
Kit Jensen	Nampa	ID		83687
Craig Clifton	Middleton	ID		83644
Carla Slater	Middleton	ID		83644
Tracy Mellor	Star	ID		83669
Charles Teague	Caldwell	ID		83607
darryl manrique	Star	ID		83669
PJ Lindsley	Meridian	ID		83646
David Ciminesi	Middleton	ID		83644
T Kirkland	Star	ID		83607
Mia Saffran	Emmett	ID		83617
Joy Tyler	Boise	ID		83709
William Stephenson	Middleton	ID		83644
wendy ocegueda	Middleton	ID		83644
Mike Prentice	Caldwell	ID		83607
Martine Stephenson	Middleton	ID		83644

Marleah Petrolay	Star	ID	83669
Lisa Bomben	Middleton	ID	83644
Darlene Biar	Middleton	ID	83644
Noel Johanson	Middleton	ID	83644
Toby Bingham	Middleton	ID	83644
John Bomben	Middleton	ID	83644
Rhonda Welch	Boise	ID	83709
Joe Fuller	Boise	ID	83605
Lacy Schank	Middleton	ID	83644
Shahin Sheida Azadeh			
Vickie Neves	Middleton	ID	83644
Manuela Duran	Paterson	NJ	7501
Julie Wilson	Star	ID	83669
Jeffrey Bender	Middleton	ID	83644
Jennifer Harvey	Eagle	ID	83616
Michelle Stoddard	Caldwell	ID	83607
Bob and Venessa Pitman	Middleton	ID	83644
Melissa Consuegra	Louisville	KY	40228
Lyle Zufelt	Middleton	ID	83644
Darcy Hemmert	Middleton	ID	83644
Alexa Brenner	Middleton	ID	83644
Christopher Brenner	Middleton	ID	83644
Sofia Brenner	Middleton	ID	83644
Shonda Cornell	Caldwell	ID	83605
Edison Pennock	Boise	ID	83706
Robert McInelly	Middleton	ID	83644
Clay Olson	Nampa	ID	83687
Stephanie pike	Middleton	ID	83644
Melanie Ross	Laupahoehoe	HI	96764
LISA MERKEL	Caldwell	ID	83605
Amanda Weilmunster	Sand Hollow	ID	83607
Jessica Mora	Nampa	ID	83686
Amy Church	Emmett	ID	83617
Ellynors Archives	Kuna	ID	83646
Roberta Mendel	Nampa	ID	83686
Amber Thomas	Mountain Hom	ID	83647
Lauren Wilcox	Middleton	ID	83644
Anthony Mederos	Pinar del Rio		
Gayle Ingram	Boise	ID	83799
Niki Niki Henry	Star	ID	83669
Carol Watkins	Caldwell	ID	83607

Robert Bregante	Middleton	ID	83644
Cindy Smith	Boise	ID	83704
Brad Wellman	Middleton	ID	83644
Marilee Voegele	McCall	ID	83638
Elizabeth Jones	Caldwell	ID	83705
Glenda Moe	Middleton	ID	83644
Wren Halloran	Colorado Sprir	CO	80909
Katrina Crabbe	Boise	ID	83704
Miranda Dycus	Nampa	ID	83687
Kelsey Rule	Nampa	ID	83686
Dmitrii Tsyplakov	Boise	FL	34787
Anne Newberry	Star	ID	83669
Luvella Reilly	Boise	ID	83713
Hanieh Abdi	Sacramento	CA	95820
Molly Moore	Middleton	ID	83644
John Sharek	Eagle	ID	83616
Mark and Patricia sachs	Caldwell	ID	83607
Khalid Hussien	Boise	ID	83714
Janice Johnson	Caldwell	ID	83607
Caroline Cosme	Liège		
Jess Davis		UT	84120
MiKaela Hayes	Woburn	MA	1801
Carol Johnston	Boise	ID	83704
Rachelle oberg	Nampa	ID	83686
Trista Thomas	Middleton	ID	83644
Jeff Raschal	New York	NY	10118
Parisa Gorji	Boise	ID	83704
Lucas Felten	Boise	ID	83709
Bruce Bushore	Middleton	ID	83644
Timothy Ahrens	Middleton	ID	83644
Thomas Rogers	Middleton	ID	83644
Johanna Bell	Boise	ID	83709
Paul Bettencourt	Middleton	ID	83644
Curt Casler	Middleton	ID	83644
Amir Asadi	Clifton	NJ	7014
Julie Albers	Middleton	ID	83644
Kara Brocksome	Meridian	ID	83646
Wayne Moe	Middleton	ID	83644
Shannon Jones	Nampa	ID	83651
Avyan Mikaeel	boise	ID	83709
Abdalrahman Omer	Boise	ID	83704

Shetal Desai	Eagle	ID	83616
Kayla Patrick	Star	ID	83669
Meghan Bisset	Boise	ID	83704
Sam Layton	Middleton	ID	83644
Sadie Miller	Middleton	ID	83644
T D	Indianapolis	IN	46240
Savannah Cross	Middleton	ID	83644
Sarah Gaston	Caldwell	ID	83605
Delynn Zitterkopf	Pocatello	ID	83201
Mikell Galloway	Middleton	ID	83644
Kayla Shaw	Garden City	ID	83714
Patricia Crawford	Middleton	ID	83644
Renae Walker	Emmett	ID	83617
Macie Mckay	Temecula	CA	92592
Erica Miller	Middleton	ID	83644
Ana M	Boise	ID	83709
Joanne Miller	Middleton	ID	83644
Azin Ebrahimi	Amol		
Alyssa Fuller	Nampa	ID	83686
Robin Card	Middleton	ID	83644
Raydene Gifford	Nampa	ID	83687
Johanna Pearce	Meridian	ID	83646
Melissa Mitchell	Middleton	ID	83669
عطیه فرجی	Secaucus	NJ	7094
Misty Phillips	Tulsa	OK	74038
Stephanie Peters	Nampa	ID	83651
Veronica Guzman	Boise	ID	83704
Christina Edgley	Pocatello	ID	83201
Kristina Massey	Lewiston	ID	83501
John Pickens	Eagle	ID	83616
janet cloke	Clarkston	WA	99403
Jordan Palmer	Boise	ID	83712
Krista King	Boise	ID	83709
Marissa Pass	Rexburg	ID	83440
Carol Collins	Parma	ID	83660
Ann Turner	Boise		83704
Rya Johnson	Denver	CO	80223
Alexandra Adamson	Kuna	ID	83634
LuAnn Howie	Boise	ID	83705
سلمان مبارکپور	Dallas	TX	75270
M Frederick	Boise	ID	83709

Tess Randall	Blackfoot	ID	83221
VICTOR MARTINEZ	BOISE	ID	83704
Carol Baisley	Safford	AZ	85546
Tasha Miller	Nampa	ID	83686
Kailey Knight	Boise	ID	83709
Joseph Morrison	Boise	ID	83709
Timothy Doane	Boise	ID	83706
Ashley Brogdon	Boise	ID	83702
Danielle Williams		AL	
Amber Ross	Middleton	ID	83644
Julie Sipes	Nampa	ID	83686
Sierra Stephens	Caldwell	ID	83607
Laraine Thomas	Caldwell	ID	83605
laura roach	Garden City	ID	83714
Cherlyn Winter	Caldwell	ID	83605
Cynthia Reese	Meridian	ID	83646
maci mayorga	Fresno	CA	93720
Veola Carter			
Becky Bell	Kuna	ID	83634
Jennifer Richard	Meridian	ID	83605
Jennifer Mounteer	Nampa	ID	83686
Chelsey Butterworth	Caldwell	ID	83607
Bobi Ulrich	Eagle	ID	83616
MICHAEL WALSH	Middleton	ID	83644
Jade Neely	Middleton	ID	83644
Ruby Rosario	Caldwell	ID	83605
Helen Roethig	Boise	ID	83704
Dawn Gale	Meridian	ID	83646
David Carlton	Boise	ID	83702
Shannon Ready	Middleton	ID	83644
Contessa Nava	Wendell	ID	83355
Brooke Brink	Middleton	ID	83644
Downtown Roehlk	Middleton	ID	83644
Dyann Bachman	Nampa	ID	83651
Elizabeth jones	Nampa	ID	83687
Paula Smith	Boise	ID	83714
Katrina Aburto	Weiser	ID	83672
Diane Arthur	Nampa	ID	83686
Cynthia Swafford	Eagle	ID	83616
angie vandegrift	Boise	ID	83703
Ebelia Rea	Meridian	ID	83704

Adam Kaluba	Burleson	TX	76028
Charisma Boroughs	Columbus	IN	47201
Carter Spenner	Meridian	ID	83646
Alex Redd	Boise	ID	83704
Lisa Earl	NAMPA	ID	83651
Marylin Ward	Glenns Ferry	ID	83623
Shannon Riggs	Meridian	ID	83646
Dino LoverGaming	Boise	ID	83709
Sharon Jones	Boise	ID	83713
Christi Mariott	Meridian	ID	83642
Bryn Crisman	Boise	ID	83705
Roxanne Marshall	Middleton	ID	83644
Aleesa Colton	Meridian	ID	83642
Michael Roehlk	Middleton	ID	83644
Farideh Nazari	Tehran		
Adel Ghasemi	Atlanta	GA	30301
Laurie Wittges	Nampa	ID	83651
Sarah Tidwell	Boise	ID	83706
Amanda Oglesby	Nampa	ID	83651
Yuyu Manshadi	San Diego	CA	92123
Taylor Knehr	Middleton	ID	83644
Terry Brady	Boise	ID	83706
Kenneth Wilson	Boise	ID	83704
Kailee Larson	Lorena	TX	76655
Muriel Krone	Boise	ID	83713
Jayne Nelson	Boise	ID	83709
Judy Little	Boise	ID	83703
Judi McMillen	Boise	ID	83705
Guadalupe Alvarez	Spokane	WA	99203
Sherry Kandle	Boise	ID	83712
Kerrick Kuzmic	Boise	ID	83703
Masoud Govahi	Houston	TX	77041
Chase Dulin	Boise	ID	83709
Sharon Griggs	Middleton	ID	83644
Annika Honscher	Boise	ID	83709
Sarah Johnson	Meridian	ID	83646
Debbie Bush	Star	ID	83669
Lenora Oosterhuis	Boise	ID	83709
Carl Nadeau	Middleton	ID	83644
Amelia Nadeau	Middleton	ID	83644
Samantha Ahlheim	Middleton	ID	83644

Christopher Ahlheim	Middleton	ID	83644
Laura Stack	Caldwell	ID	83607
Jason Horst	Middleton	ID	83644
Danielle Ring	Boise	ID	83706
Vicki Levis	Boise	ID	83709
Mel stead	Middleton	ID	83644
Julie Erickson	Meridian	ID	83646
Terri Ham		UT	
Suzanne Ubry	Middleton	ID	83644
Amanda Mccomb	Middleton	ID	83644
Makenzie Robinson	Middleton	ID	83644
Stephanie Cohrac	Donnelly	ID	83615
Roberta Ireland	Nampa	ID	83686
Greg Powers	Boise	ID	83704
Sharon Powers	Middleton	ID	83644
Margaret Kleeb	Kuna	ID	83634
Alisa Rettschlag	Boise	ID	83703
Alec Andrus	Boise	ID	83704
Linda Alexander	MeridianPolice	ID	83642
judy davis	Caldwell	ID	83605
Kimberli Cohrac	Middleton	ID	83644
KaraLee Stewart	Boise	ID	83712
Dianne Hamner	Meridian	ID	83642
Scott Ryker	Nampa	ID	83687
Teresa Conrad	Middleton	ID	83644
Jake Andrew	Caldwell	ID	83607
Kim Coe	Boise	ID	83705
bailey tuscany	Meridian	ID	83642
curtis ayers	Riverton	UT	84065

Debbie Root

From: halja@aol.com
Sent: Wednesday, July 15, 2026 12:31 PM
To: Debbie Root
Cc: buster394@yahoo.com
Subject: [External] Fw: CR2025-0012/ R37605010

I was not able to find this email in the public comment documents for CR2025-0012. Could you please be sure to include these comments for the County Commissioners' review.

----- Forwarded Message -----
From: halja@aol.com <halja@aol.com>
To: debbie.root@canyoncounty.id.gov <debbie.root@canyoncounty.id.gov>
Cc: buster394@yahoo.com <buster394@yahoo.com>
Sent: Sunday, February 8, 2026 at 02:13:58 PM MST
Subject: CR2025-0012/ R37605010

My name is Rose Vargason. I live at 24295 DUFF LN in Middleton Idaho.

I oppose the conditional rezone described in CR2025-0012/ R37605010. The immediate area around CR2025-0012/ R37605010 is agricultural land or zoned R-R low density with lots of either 2 or 5 acres.

CR2025-0012/ R37605010 asks for 217+ acres to be zoned R-R1 with 1 acre plots. There are no other lots smaller than 5 acres between Willis Lane and Purple Sage Rd. on Duff Lane.

Several state and county agencies commented on the proposed rezone of CR2025-0012/ R37605010.

Middleton Schools told you they still do not have the space needed for more students. Middleton Schools tried to get a tax payer levy passed for funds for more classrooms. The levy did not pass.

The Middleton Fire Department is now primarily a volunteer fire department because a proposed levy to fund paid fire fighter salaries did not pass.

Canyon County Soil Conservation District does not recommend a land use change.

Black Canyon Irrigation District will not comment because Todd Campbell has an outstanding balance. Campbell was notified of the outstanding balance in March of 2024 and has not paid the balance.

ITD will request that a Traffic Generation and Distribution (TG&D) report be provided at the time of preliminary plat submittal. As we saw when Campbell submitted his first rezoning request in 2024, ITD will require Campbell to rebuild the intersections at Duff Lane and Highway 44 and Lansing Lane and Hwy 44 before starting construction on a new subdivision.

According to the 2022 Facility Plan Addendum for the Middleton Waste Water Treatment Plant (WWTP), 3 major sections of the WWTP have already reached their maximum

BOCC EXHIBIT 5.6

design capacity. The City of Middleton has just now released draft plans for the WWTP upgrades and has posted a request for bids.

Campbell's request for 1 acre zoning on CR2025-0012 will turn 217+ acres of permeable land into 217+acres of asphalt and concrete. Permeable land is sorely needed in order to help recharge the aquifers we rely on for our drinking water. Permeable land allows rainwater to percolate through the open ground and into the aquifer. Asphalt and concrete allow rainwater to slough off the surface and move into storm drains.

Since the area included in CR2025-0012 has no storm drain system, the runoff will flow into the un-named drain ditch on the northern border of the Campbell parcels. This un-named drain ditch will not be able to handle the runoff from 217+ acres of asphalt and concrete, so the drainage ditch will have to be rebuilt. In addition, the oil, gas and other waste products that accumulate on 217+ acres of asphalt and concrete will be washed into the un -named drainage ditch and on to Lake Lowell.

Campbell has land holding under several LLC companies. His canyon county holdings include 12 large parcels under TBC Land Holding, LLC., 3 large parcels under Twilight Rise LLC., and the 4 parcels addressed in CR2025-0012 owned under Middleton 187 LLC.

I vehemently oppose CR2025-0012. To Todd Campbell, agricultural land is just another source of cash for his development and construction companies. To me, this is my home. This is the land that my late husband and I bought in 1978. We intentionally left our land agricultural so that we, our children and our grandchildren could enjoy open land without being crowded out by 217 slapped together homes.

Sincerely,

Rose Vargason
24295 DUFF LN
Middleton, Idaho

To the Canyon County Board of Commissioners
Re: Case CR2025-0012 – Middleton 187 LLC

Dear Commissioners,
I appreciate the opportunity to provide comments regarding Case CR2025-0012.
I want to begin by stating that I am opposed to the development as it is proposed and ask that if approved, the *conditions set forth will run with the land*. Growth is inevitable, and I understand this area has long been identified for future rural residential development. My request is simply that if this project is approved, it is done in a manner that protects existing residents, future homeowners, and the long-term interests of Canyon County.

The developer has made several enticing provisions. If you do approve this proposal I ask that those provisions be locked in, to the best of your ability. Too many times, developers promise everything and sell the land, go bankrupt and reopen under a new name just to avoid fulfilling their promise. This developer lost my trust when he tried to circumvent the process by signing a deal with the City of Middleton and the City of Middleton has lost my trust for a multitude of reasons, current and dating back years. My fear is that the developer will convince you to re-zone to CR-R1 and then go back to the city and make a deal allowing him to put 400+ homes on this farm with that same designation or sell the land to another developer who will not have to conform to the conditions.

I respectfully ask the Board to consider the following conditions if they approve this proposal.
1. Rezone the property to Rural Residential (CR-RR)
CR-RR was the designation recommended by this very Board, when this developer was denied the Farmington Hills development. I believe an RR zoning designation would provide a better transition between existing agricultural properties and surrounding residential neighborhoods while preserving the rural character that residents value and allow for residents to have small farms / ranchettes. CR-RR better aligns with the adjacent area and better fits the standards of approval. In addition, with a CR-RR designation the City of Middleton (if pre-annexed) would not be able to allow the number of homes as a CR-R1 designation. Larger lots reduce overall density, lessen impacts on traffic, schools, emergency services, wells and septic systems, and create a development more consistent with the surrounding area.

2. Require all traffic signal improvements promised by the developer by completed before construction begins.
Traffic is already a concern in this area. The staff report and Highway District comments recognize that existing intersections are operating under strain and that improvements will be necessary to safely accommodate additional traffic generated by this development. We have already suffered fatalities at Lansing and State and Lansing and Purple Sage. We cannot continue to add homes and cars without **first** addressing the failed intersections. For that reason, I respectfully request that any required traffic signals and major intersection improvements be **fully constructed and operational before any grading, infrastructure work, or home construction begins.** Infrastructure frequently trails development, forcing residents to endure unsafe traffic for years before improvements arrive. As county residents living off Duff and Lansing, I can tell you, we are already living this nightmare. The roads should be ready before the homes are, and **since this developer is proposing this as a condition of rezone, it should not have to wait for development plans.**

3. Ensure all conditions run with the land
Perhaps my greatest concern is ensuring that any commitments made today remain binding regardless of future ownership. If the property is sold to another developer, every condition of approval—including lot sizes, traffic improvements, infrastructure obligations, open space, and any other commitments—should remain attached to the property and be enforceable against any successor or assigns. Future owners should not be able to avoid or renegotiate obligations that formed the basis for this Board's approval.

My comments are not intended to stop growth. Rather, they are intended to ensure growth occurs responsibly and that the commitments made during this process are fulfilled. Residents deserve confidence that infrastructure will be in place before development impacts the area and that promises made today cannot simply disappear if ownership changes tomorrow.

Thank you for your thoughtful consideration and for your service to Canyon County.

Respectfully,
Denise Rhodes

BOCC
EXHIBIT
5.7

Debbie Root

From: Phil Goelz <goelzphil@gmail.com>
Sent: Sunday, July 19, 2026 4:25 PM
To: Debbie Root
Subject: [External] Case No. CR2025-0012, in opposition

Hello,

Please accept this letter in opposition to this rezone request. Middleton has far too many large developments that are underway or already approved as it is. We do not need more packed-in homes in our specific area; it is not in line with the surrounding properties. Lansing/Duff/Purple Sage roads are already a safety nightmare; we simply cannot support the additional traffic that would be created by this rezone. On top of that, it will only create more strain on our already stressed water table and our schools that are already above capacity.

Please take these concerns into consideration that all of us existing residents have of this area.

Regards,
Philip Goelz

BOCC
EXHIBIT
5.8

Debbie Root

From: DMG DMG <donnag2011@gmail.com>
Sent: Sunday, July 19, 2026 5:54 PM
To: Debbie Root
Subject: [External] Case Number CR2025-0012

Esteemed Commissioners,

I have lived in, and loved, my little rural community for 35 plus years, and while I am not opposed to smart growth, I am vehemently opposed to the sloppy, unmanaged growth that has taken place in Middleton. I am writing in opposition to the request for a conditional rezone of the 216.29 acres located north of Foothill Road between Lansing Lane and Duff Lane in Middleton.

Todd Campbell continues to try to force this large-scale development onto our town, despite fierce opposition from the community. As stated in prior hearings, our town suffers from the lack of infrastructure to handle many more large scale developments. Our roads are congested and dangerous, especially the two roads that border this proposed development. Although the negative impacts will be felt equally on Purple Sage and Highway 44 as well. Our schools are overcrowded. Our water table cannot support the influx of new residents. Our taxes continue to increase in order to fund what we passionately oppose.The quality of our rural lifestyle has plummeted with the addition of each and every new development. But of course, these complaints are not being newly disclosed to you. You have heard them all before… over and over again.

To approve this rezone will not solve the problem our community is suffering. To do so would, however, disregard the interest and concerns of those who live in the community, and instead favor of those of Big Development. Would it not pave the way for other large developments to come in, further eroding the quality of life for Middleton residents?

Please hear the cries of our community and uphold the denial of this rezone by the Planning and Zoning Commission. It is simply the wrong development at the wrong time for the rural area in which it has been proposed.

Thank you for your time and consideration.

Donna Goelz
9142 Willowview Dr.
Middleton, ID 83644

BOCC EXHIBIT 5.9

Hi Debbie,

I would like to use these pictures for reference during my testimony at the Canyon County Commissioner's hearing regarding the re-zoning of 200+ acres between Duff Lane and Lansing in Middleton, ID on 7/28/26.

Kim Takagi

24323 Duff Lane

MIDDLETON, ID 84644

BOCC
EXHIBIT
5.10


Duff Ln




Foothill Rd
Duff Ln



N


Duff L
Foothill Rd
Lansing Ln

Dear Canyon County Board of Commissioners,

I am writing to share my perspective on the Middleton 187 LLC/Bloomfield Hills conditional rezone application (CR2025-0012) scheduled for your July 28, 2026, hearing. As a neighbor who previously expressed concerns about the "Farmington Hills" proposal and the initial Bloomfield Hills plan, I would like to offer a more neutral outlook (with some key concerns) based on the concessions made by the developer and the improved infrastructure outlook for the Middleton area.

While I remain committed to responsible/smart growth and preserving the character of our community, it is clear that the current proposal is an improvement over previous attempt for several reasons:

- **Informed density and compatibility:** Unlike the original Farmington Hills request for 421 lots (averaging 0.29 acres), the current proposal has been refined to <165 lots (developer 'guestimate' at P&Z was ~125 lots at 1.3 acre minimum) with a minimum size of 1.3 acres. This 1.3-acre standard is more commensurate with the average lot size of the five "R1" subdivisions immediately adjacent to the property. This shift demonstrates a willingness to align the project with the surrounding "ranchette" lifestyle rather than forcing high-density urban growth into a rural transition area.
- **Proactive traffic solutions:** One of my primary concerns is the failing Level F Duff/Lansing intersections at SH-44. The developer's commitment to building two important traffic signals at these intersections begins to address a critical safety gap that the state and highway district currently lack the ability to fix. It will be important that these signals are built and functional before breaking ground to support increased construction traffic.
- **School capacity progress:** The strain on the Middleton School District is being addressed through multiple avenues. Beyond the developer's voluntary $1,500 per lot mitigation fee, the district has secured state funding to build a new elementary school near Highway 44 and Kingsbury Road. With this new school expected to open in Fall 2027, some of the "timing" issues cited in the Planning and Zoning denial are being mitigated.

  I also wanted to offer another perspective on the MSD student impact from actual R1 rural subdivisions like ours. Assuming 125 lots (developer's guestimate based on 1.3 acre size), the district's calculation would be about 70 new students to MSD based on their multiplier for all home types in the district. However, the current composite of our R1 subdivision of ~50 homes is different: nearly 60% of homes are purchased by retirees or adults with grown children; ~20% of homes have kids attending MSD; ~15% homeschool or attend private school, and the remaining ~5% have littles not yet in school. R1 developments may send fewer kids to MSD than the calculated average.

- **Enhanced Public Safety:** The recent passage of the Middleton Fire levy in May 2026 changes the outlook for emergency services. While a 2-year levy, this new funding

BOCC
EXHIBIT
5.11

allows the department to meet the demands of rapid population growth, addressing the safety concerns previously raised regarding rural response times.

While no development is perfect, the concessions provided by Todd Campbell Custom Homes/Middleton 187 LLC go a long way toward solving the infrastructure challenges that led to previous denial. The project is now more consistent with the 2030 Comprehensive Plan's residential designation for this area and respects the density of the existing neighborhood. I appreciate the Commission's efforts to ensure growth "pays its own way" and believe this application represents a much more responsible path forward for our community.

Despite these improvements, I maintain several outstanding concerns that I hope the Commission will address:

- **Importance of Ag land**: The Canyon County 2030 Comprehensive Plan emphasizes the preservation of the county's agricultural heritage as a fundamental part of its economy, identity, and sense of place. The 217-acre Bloomfield Hills property has historically been a key contributor to this "agricultural oasis," consisting of productive Irrigated Capability Class 3 soils that are considered prime farmland if irrigated. While a majority of these parcels have operated as a productive feed corn field (in about 60% of what we can see from our property) for at least the past three years, we have observed that roughly 60% of the land was not farmed this year for unknown reasons (images attached).
- **Area of Impact and annexation:** Should this application be approved, what protections exist to prevent future annexation by the land hungry City of Middleton? I urge the Board to clarify how this can be permanently precluded to protect the integrity of our rural zoning.
- **Lansing & Duff speed safety:** The speeds on these streets are inconsistent, ranging 35mph to 50mph. Ironically, the bus stops are in the 50 mph zones. Consider requesting HD4 to reevaluate the speeds if more construction vehicles and homeowner vehicles are added to these roads.
- **Construction management:** Our experience with Cascade Hills Phase II and observation of other local developments like Quail Haven—has been marked by significant disruption, including unmanaged construction debris (flat tires, mud caked streets, dirt ladened wind gusts), noise, and site neglect. To mitigate these recurring issues, I respectfully request that the County implement and strictly enforce construction standards similar to the cities around us. Furthermore, I propose the establishment of a formal developer handover checklist, ensuring the completion of essential tasks such as street remediation, SWPPP removal, swale dig dirt mountain resolution, ensuring speed limits are correct with navigation apps (Meadow Park Dr. and all of Cascade Hills streets are indicated as 55mph), and the final transfer of common space titles prior to project closure.
- **Governing Documents and CC&Rs:** Subdivisions in our area, as well as our own subdivision, have struggled with poorly drafted and unenforceable governing documents, leading to significant community discord. Given that an HOA will be required to manage critical infrastructure like Highway District swales and common areas, it would be extremely helpful to future owners if the governing documents are professionally drafted and enforceable. Further, I encourage the Board to ensure these documents are structured for an orderly transition, allowing for the eventual transfer of control from the developer to the residents without unnecessary legal or administrative hurdles.

In conclusion, while I am encouraged by the significant concessions made by the developer to better align this project with our community's needs, my continued support rests on ensuring these final infrastructure and governance safeguards are firmly established. I believe that by incorporating these conditions, the Board can approve a project that respects both the necessity of growth and the long-term integrity of our existing neighborhood. Thank you for your careful consideration of these details and for your dedicated service to Canyon County.

Sincerely,
Cheryl Palange
9155 Pursuit Drive, Middleton

Attached images of the cornfield - roughly 60% of the parcel - view from our property unless indicated otherwise.

June 2023



October 25, 2024 harvest



September 2025 - view from Meadowpark & Lansing



June 9, 2026 - Tilling/plowing the 60% not planted this year







June 10, 2026 - After tilling





July 17, 2026 Current state







BOARD OF COUNTY COMMISSIONERS

EXHIBIT 6:

NEW/REVISED APPLICATION MATERIALS

BOCC
EXHIBIT
6

T. Hethe Clark
(208) 388-3327
hclark@clarkwardle.com

Via electronic mail (debbie.root@canyoncounty.id.gov)

July 20, 2027

Canyon County Board of County Commissioners
c/o Deb Root, MBA
Canyon County Development Services
111 N. 11th Ave.
Caldwell, Idaho 83605

Re: Middleton 187, LLC – Bloomfield – CR2025-0012 (the "Application")

Dear Commissioners:

This letter is provided in advance of hearing on July 28, 2026, in connection with the request to rezone certain property from Agricultural to CR- Single-Family Residential in an area of the County designated as "Residential". For the reasons set forth below, we believe this Application is consistent with the Comprehensive Plan and goes above and beyond typical development commitments.

Background

This Application follows a previous application (referred to as "Farmington Heights") that included significantly higher density. The density proposed at the time was consistent with County Code, which allows 12,000sf lots when urban services are available. These services were available because the property in question was located in the Middleton area of impact (only 1,000 feet from the city limits) and Middleton had approved a pre-annexation agreement. This agreement confirmed annexation (once available) and also required of the developer necessary sewer, domestic water, and wastewater facilities that would have benefitted the City's growth in its then-existent area of impact. This included a commitment to improve the intersections at Duff and Lansing Ave. on State Highway 44, improvements that will not be completed in the foreseeable future without private sector assistance.

The County Commissioners at the time determined that "large lot" residential was a more appropriate development pattern and denied the application because it included "City-scale dwelling density". The applicant was instructed that significantly less density would be required to gain an approval.

BOCC EXHIBIT 6.1

Since that time, nothing has changed in terms of the County's plan for this area. The City and the County subsequently modified the City's area of impact, indicating the property in question is no longer intended to be developed within the City; however, the property continues to be planned "Residential" under the County's 2030 Comprehensive Plan.

The Current Application

When this Applicant comes before the Board next week, there are a few important points we hope the Board will consider:

First, we will ask the Board to consider the County's comprehensive planning. The planning supports this rezone as the property is designated **Residential** in the 2030 Comprehensive Plan**.** While the property in question has in the past been used for agricultural purposes, this is an area in transition, which is confirmed in the Staff Report. The Planning and Zoning Commission's insistence on agricultural ground remaining agricultural does not have a basis in the County's actual planning documents.

Second, we will ask the Board to consider the existing conditions in the area. As confirmed in the Staff Report and the Planning and Zoning Commission's recommendation, there is "significant" residential development on all sides of this Property. This is not an agricultural enclave but is instead an area that is transitioning to residential use in accordance with the County's plans.

And, third, we will ask the Board to consider the proposed conditions that we have imposed on this Application:

- Density has been significantly reduced per the County Commissioners' prior direction in connection with the Farmington Heights application. County procedure does not allow us to submit a preliminary plat at this time; however, the Applicant has agreed to a condition of approval that limits density to **no more than 1.3 dwelling units per acre**. This is precisely consistent with existing development in the area. Per the Planning and Zoning Commission's own findings: "The average lot size for the five (5) platted "R1" zoned subdivisions located on the adjacent boundaries is 1.32 acres." (P&Z Recommendation, at Page 3).

- The Applicant has agreed to do a community well system at Staff's suggestion. A community well involves more cost and far more stringent review, including at DEQ and SWDH, as well as ongoing monitoring and oversight of consumption. It will be deeper than a traditional well and will be located at the center of the property in order to minimize impacts on neighbors. It will also be **limited to in-home use**. The existing surface water right through Black Canyon will be used for outdoor irrigation. Water usage has been studied and we have confirmed that there is adequate water for the use and that our consumption will be **less intensive than the current ag use**.

- The Applicant will require sprinkling of all homes in order to limit the impact on emergency service providers.

- Middleton School District has identified a path forward for a new elementary school through state funding. Nevertheless, the Applicant retained its commitment to pay a "mitigation fee" to MSD in the amount of $1,500 per lot.

- The Applicant is continuing its commitment to improve Duff and Lansing Ave. as part of this project. The Applicant will adhere to HD4 requirements for both the type of improvements and the timing for them. Neither ITD nor HD4 have otherwise indicated any objections to the Application.

It should be noted that Duff and Lansing Ave. are existing deficiencies; in other words, this project does not create the need for those improvements. Because the deficiencies are pre-existing, these intersections are not impact fee-eligible, thus requiring private sector participation. The improvements to Duff and Lansing Ave. are in addition to payment of MIDSTAR impact fees, which will contribute to improvements in areas to the north of the property (including along Purple Sage Road), which are impact-fee eligible.

Conclusion

Again, the Application is supported by the planning. The County has this project planned as residential. The Applicant is supported by existing uses. There are dozens of residential projects in the area and three R-1 projects on the property's border. And, finally, the Applicant is prepared to condition the Application to ensure its impacts are addressed. As shown above, these commitments are far and above what is typical.

We respectfully request the Commissioners' approval of this matter at hearing on July 28, 2026.

Sincerely,

T. Hethe Clark

THC/

cc: Client



BOCC
EXHIBIT
6.2








6156





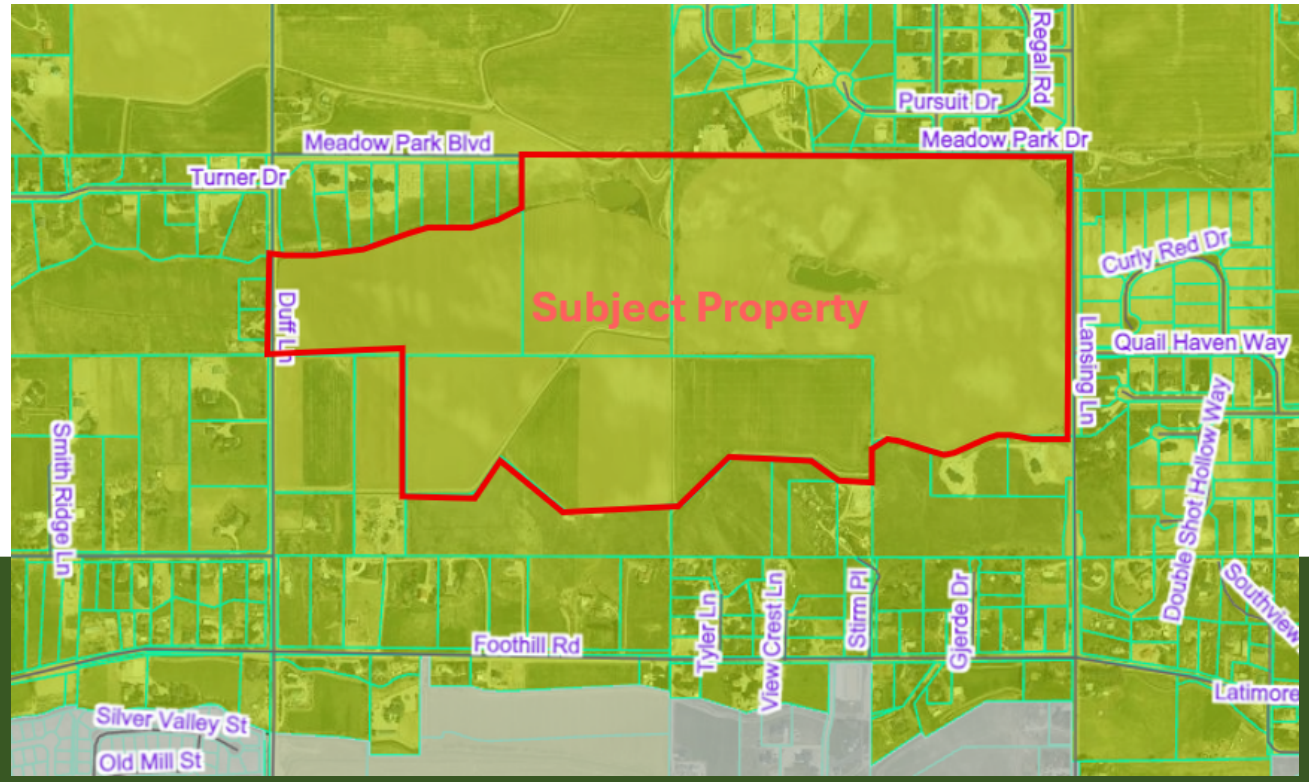

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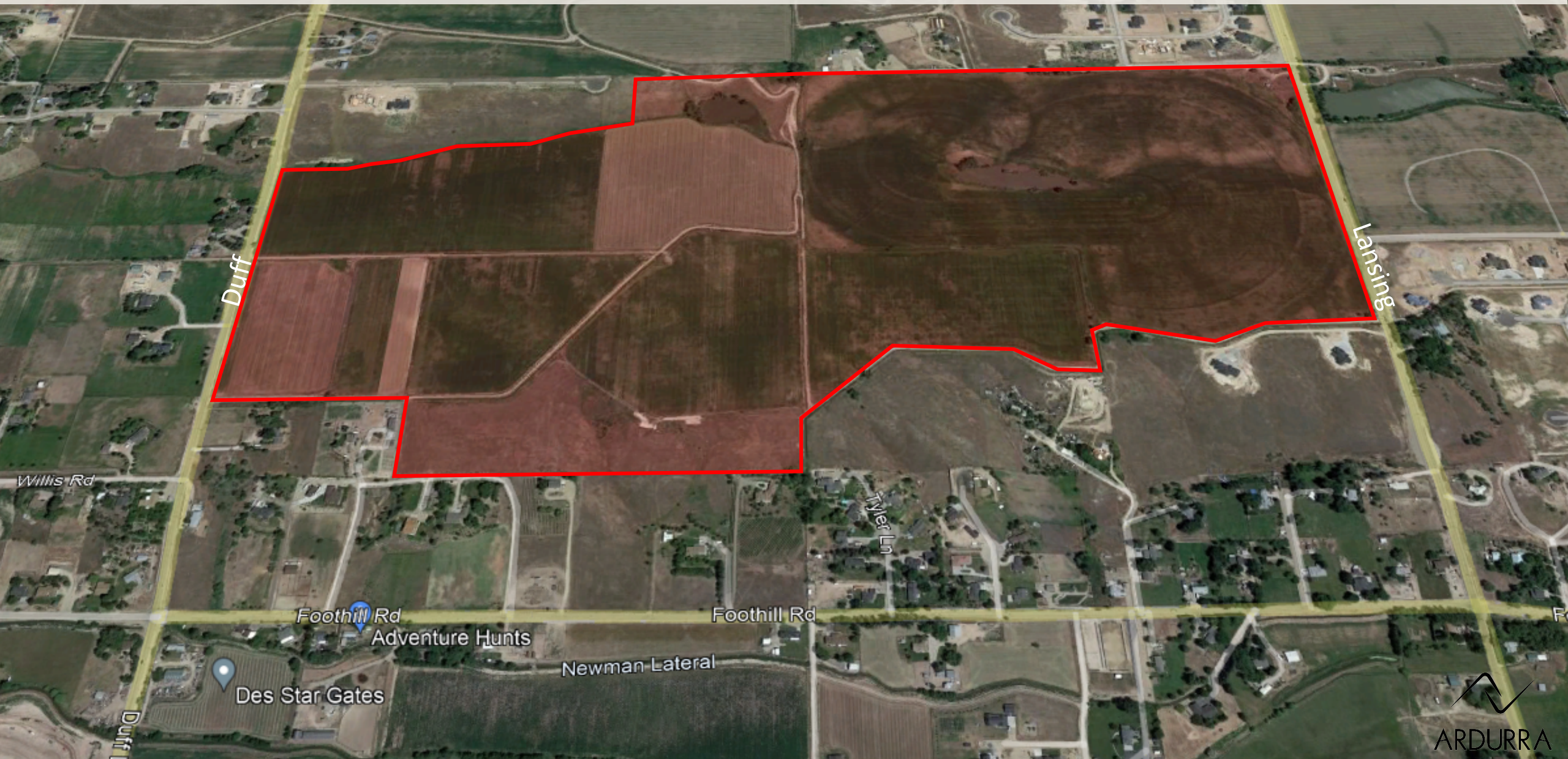


Bloomfield Hills Subdivision

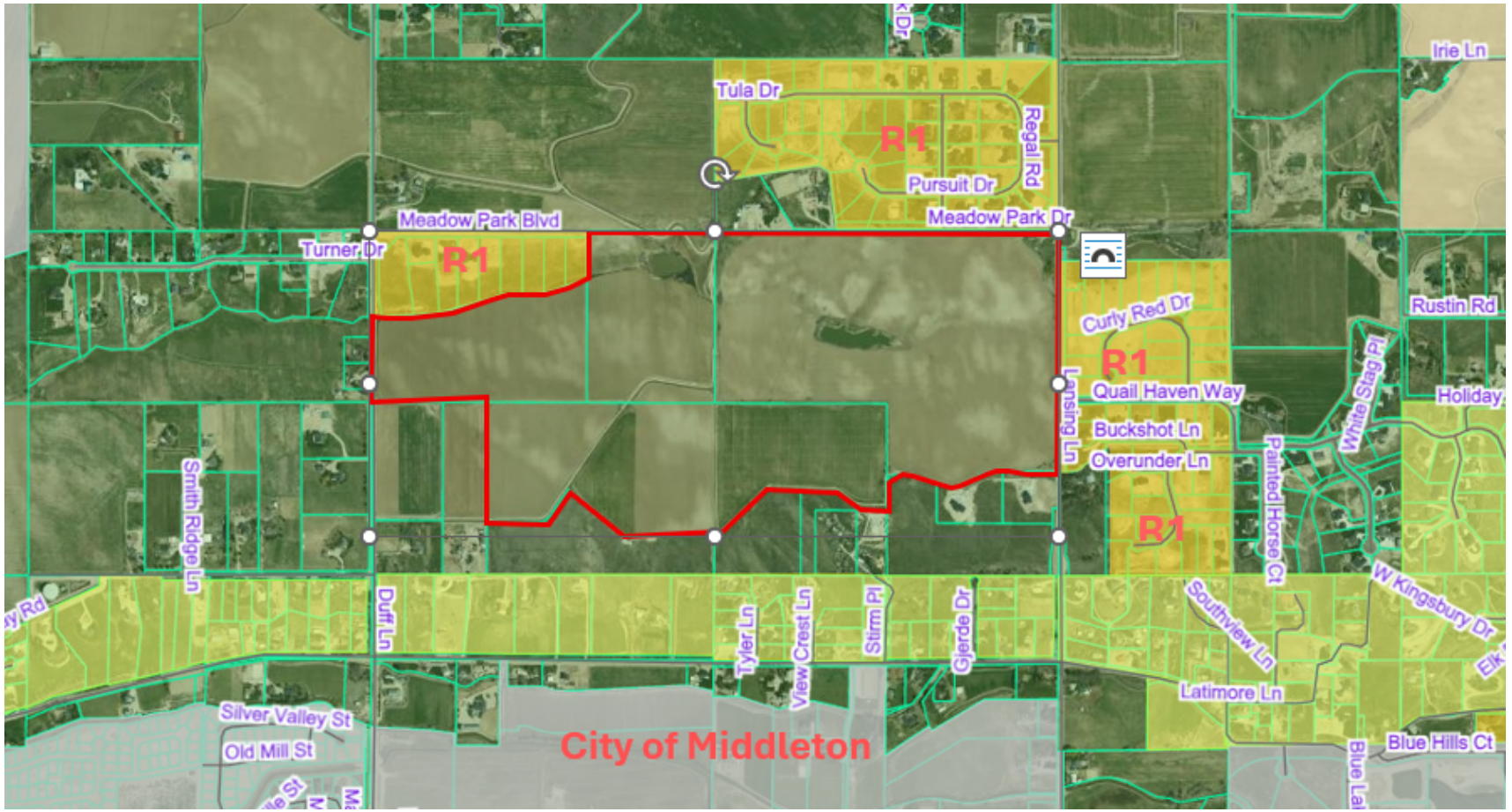
Conditional Rezone Only

BOCC
EXHIBIT
6.3

Existing Conditions



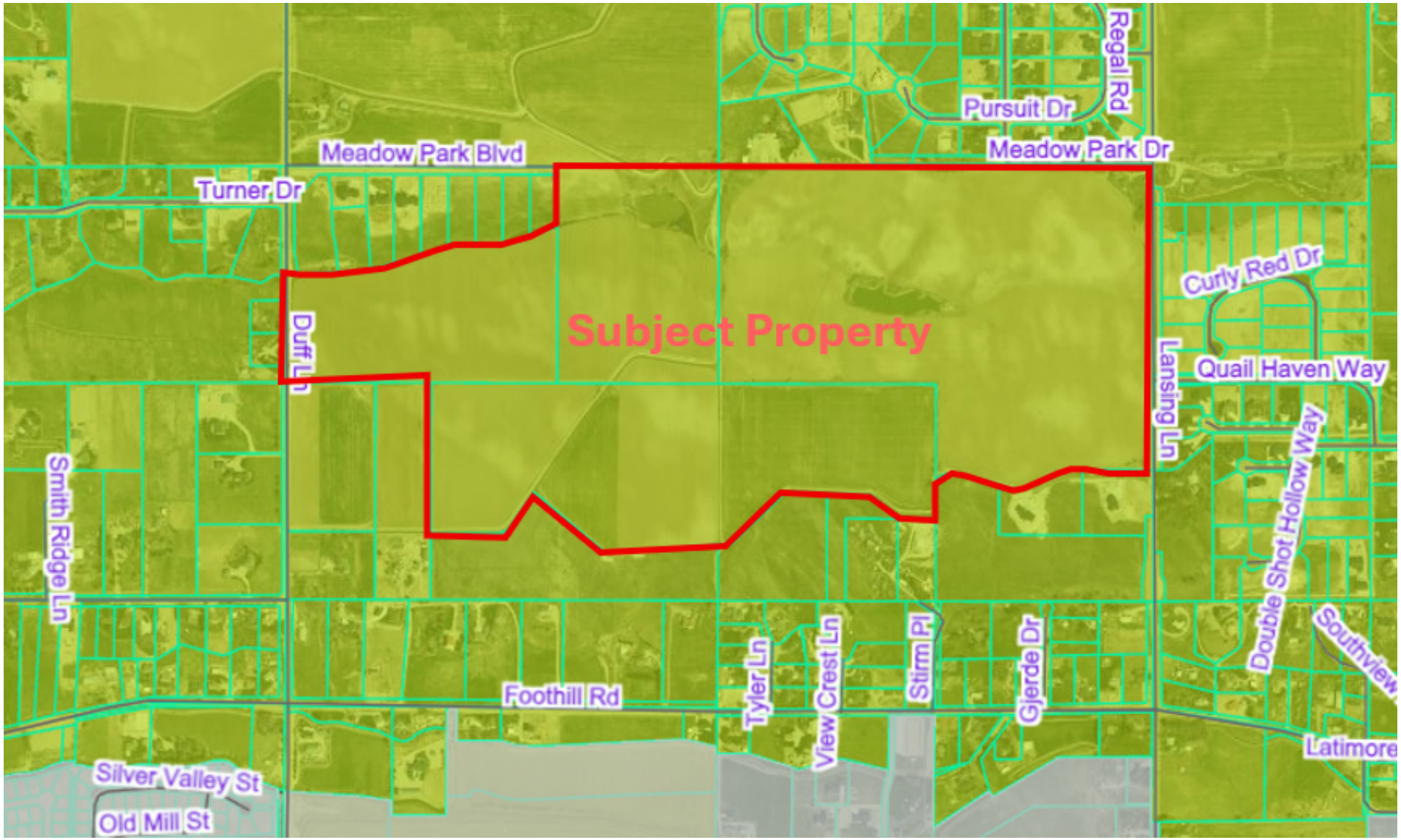
Area Zoning


Tula Dr
R1
Regal Rd
Pursuit Dr
Meadow Park Blvd
Meadow Park Dr
Turner Dr
R1
Irie Ln
Curly Red Dr
R1
Rustin Rd
Quail Haven Way
Buckshot Ln
Overunder Ln
Lansing Ln
White Stag Pl
Holiday
Painted Horse Ct
R1
Smith Ridge Ln
Duff Ln
Tyler Ln
View Crest Ln
Stirm Pl
Gjerde Dr
Southview Ln
W Kingsbury Dr
Latimore Ln
Silver Valley St
Old Mill St
City of Middleton
Blue Hills Ct

Prior Application (Farmington Heights)

- Property is 1,000 feet from City Limits
- Proposed 12,000sf lots consistent with pre-annexation agreement and urban public services
- Denied Due to Lot Size
- Property Removed from Middleton Area of Impact

Planning Remains Residential



Existing Conditions Include Significant Residential Use

- **"… significant residential development on all sides of the property…"**

- **"… average lot size for the five (5) platted "R1" zoned subdivisions located on the adjacent boundaries is 1.32 acres…"**

Proposed Conditions Limit Impacts

- **Density capped at 1.3 dwelling units per acre**
  - Precisely consistent with existing R-1 development adjacent to the property

Proposed Conditions Limit Impacts

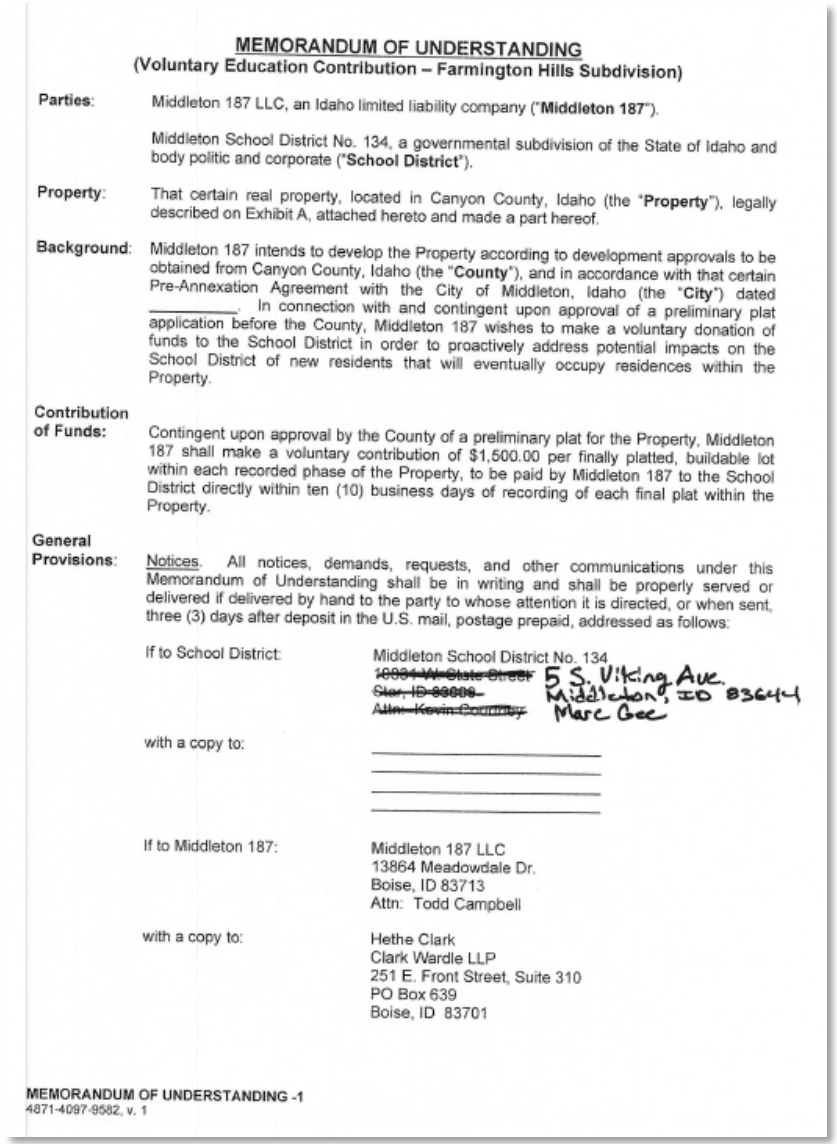
- **Community well requirement**
  - Requires additional IDEQ and SWDH oversight
  - Deeper well
  - Center of the property
  - Limited to in-home use (existing irrigation right for outdoor use)
  - Results in overall reduction in consumption

Proposed Conditions Limit Impacts

- **Sprinkling of all homes**
  - No indication in record of inability to serve
  - Provides additional protection for homeowners

Proposed Conditions Limit Impacts

- **Middleton School District contribution**



MEMORANDUM OF UNDERSTANDING
(Voluntary Education Contribution – Farmington Hills Subdivision)

Parties: Middleton 187 LLC, an Idaho limited liability company ("**Middleton 187**").

Middleton School District No. 134, a governmental subdivision of the State of Idaho and body politic and corporate ("**School District**").

Property: That certain real property, located in Canyon County, Idaho (the "**Property**"), legally described on Exhibit A, attached hereto and made a part hereof.

Background: Middleton 187 intends to develop the Property according to development approvals to be obtained from Canyon County, Idaho (the "**County**"), and in accordance with that certain Pre-Annexation Agreement with the City of Middleton, Idaho (the "**City**") dated _____. In connection with and contingent upon approval of a preliminary plat application before the County, Middleton 187 wishes to make a voluntary donation of funds to the School District in order to proactively address potential impacts on the School District of new residents that will eventually occupy residences within the Property.

Contribution of Funds: Contingent upon approval by the County of a preliminary plat for the Property, Middleton 187 shall make a voluntary contribution of $1,500.00 per finally platted, buildable lot within each recorded phase of the Property, to be paid by Middleton 187 to the School District directly within ten (10) business days of recording of each final plat within the Property.

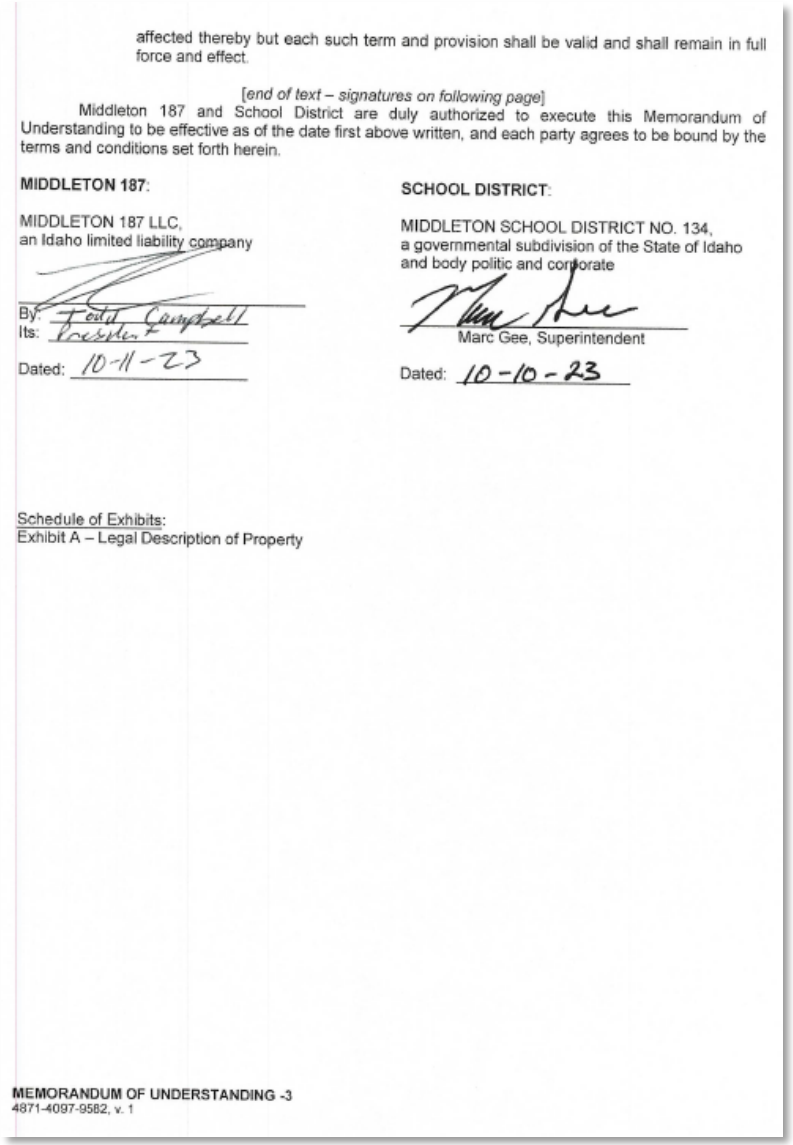
General Provisions: Notices. All notices, demands, requests, and other communications under this Memorandum of Understanding shall be in writing and shall be properly served or delivered if delivered by hand to the party to whose attention it is directed, or when sent, three (3) days after deposit in the U.S. mail, postage prepaid, addressed as follows:

If to School District: Middleton School District No. 134
~~10884 W. State Street~~
~~Star, ID 83669~~
~~Attn: Kevin Goolsby~~
5 S. Viking Ave.
Middleton, ID 83644
Marc Gee

with a copy to: _____

If to Middleton 187: Middleton 187 LLC
13864 Meadowdale Dr.
Boise, ID 83713
Attn: Todd Campbell

with a copy to: Hethe Clark
Clark Wardle LLP
251 E. Front Street, Suite 310
PO Box 639
Boise, ID 83701



affected thereby but each such term and provision shall be valid and shall remain in full force and effect.

[*end of text – signatures on following page*]

Middleton 187 and School District are duly authorized to execute this Memorandum of Understanding to be effective as of the date first above written, and each party agrees to be bound by the terms and conditions set forth herein.

MIDDLETON 187:

MIDDLETON 187 LLC,
an Idaho limited liability company

By: Todd Campbell
Its: President

Dated: 10-11-23

SCHOOL DISTRICT:

MIDDLETON SCHOOL DISTRICT NO. 134,
a governmental subdivision of the State of Idaho and body politic and corporate

Marc Gee, Superintendent

Dated: 10-10-23

Schedule of Exhibits:
Exhibit A – Legal Description of Property

Proposed Conditions Limit Impacts

- **Improve Duff and Lansing intersections**
  - Existing deficiencies that are not impact fee-eligible
  - Will adhere to HD4 requirements for timing/design
  - No other ITD or HD4 objections
  - Project will generate significant impact fees to pay for impact fee-eligible improvements (Purple Sage)

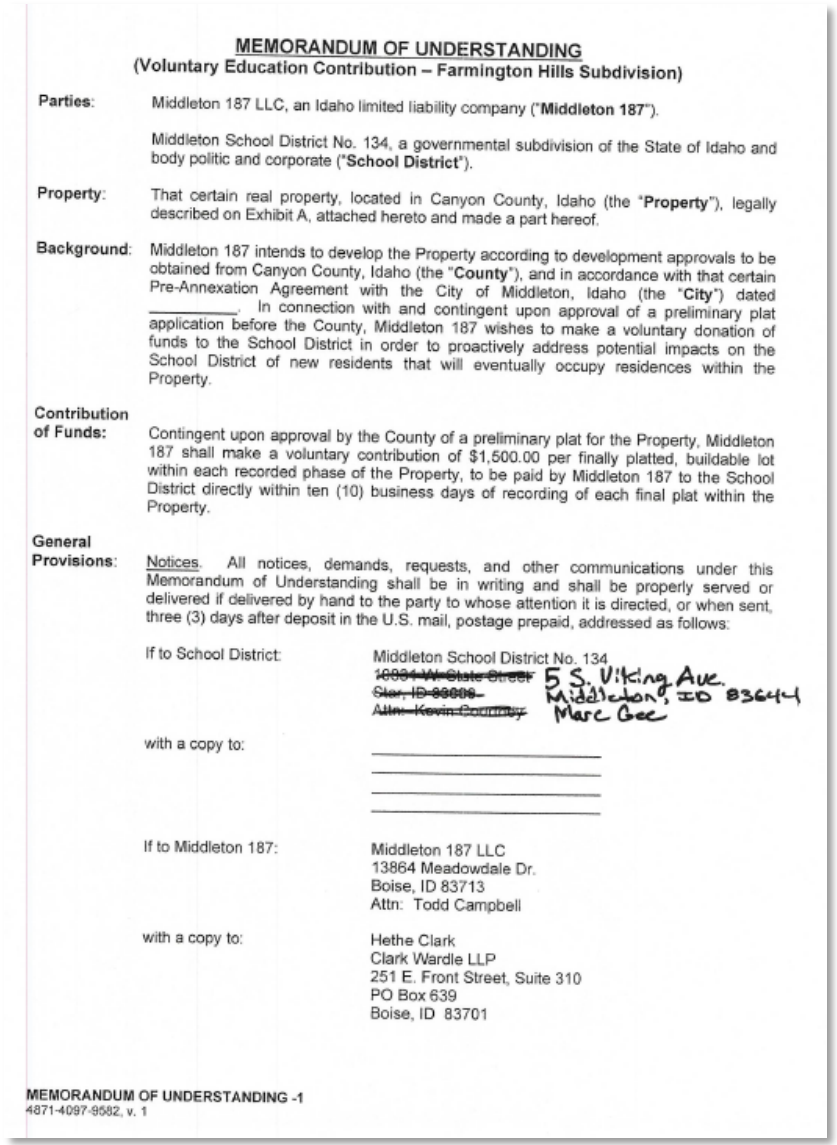
Proposed Conditions Limit Impacts

- Density capped at 1.3 dwelling units per acre
- Community well requirement
- Sprinkling of all homes
- Middleton School District contribution
- Improve Duff and Lansing intersections

Thank You & Questions

Schools

- **Executed Memorandum of Understanding with Middleton School District confirming $1,500 payment**
- **Paid by Lot, required with each final plat (in advance of residents)**



MEMORANDUM OF UNDERSTANDING
(Voluntary Education Contribution – Farmington Hills Subdivision)

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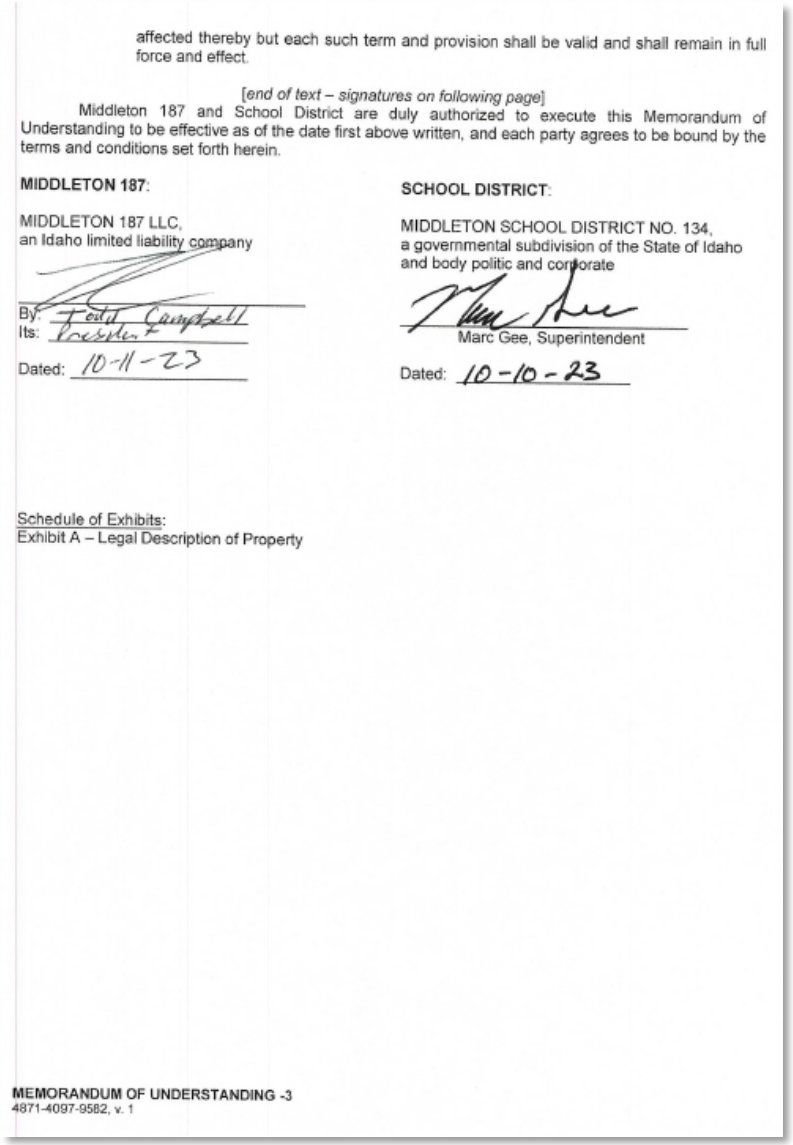
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5 S. Viking Ave.
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with a copy to: _____

If to Middleton 187: Middleton 187 LLC
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Attn: Todd Campbell

with a copy to: Hethe Clark
Clark Wardle LLP
251 E. Front Street, Suite 310
PO Box 639
Boise, ID 83701

MEMORANDUM OF UNDERSTANDING -1
4871-4097-9582, v. 1



affected thereby but each such term and provision shall be valid and shall remain in full force and effect.

[*end of text – signatures on following page*]

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MIDDLETON 187:

MIDDLETON 187 LLC,
an Idaho limited liability company

By: Todd Campbell
Its: President

Dated: 10-11-23

SCHOOL DISTRICT:

MIDDLETON SCHOOL DISTRICT NO. 134,
a governmental subdivision of the State of Idaho and body politic and corporate

Marc Gee, Superintendent

Dated: 10-10-23

Schedule of Exhibits:
Exhibit A – Legal Description of Property

MEMORANDUM OF UNDERSTANDING -3
4871-4097-9582, v. 1