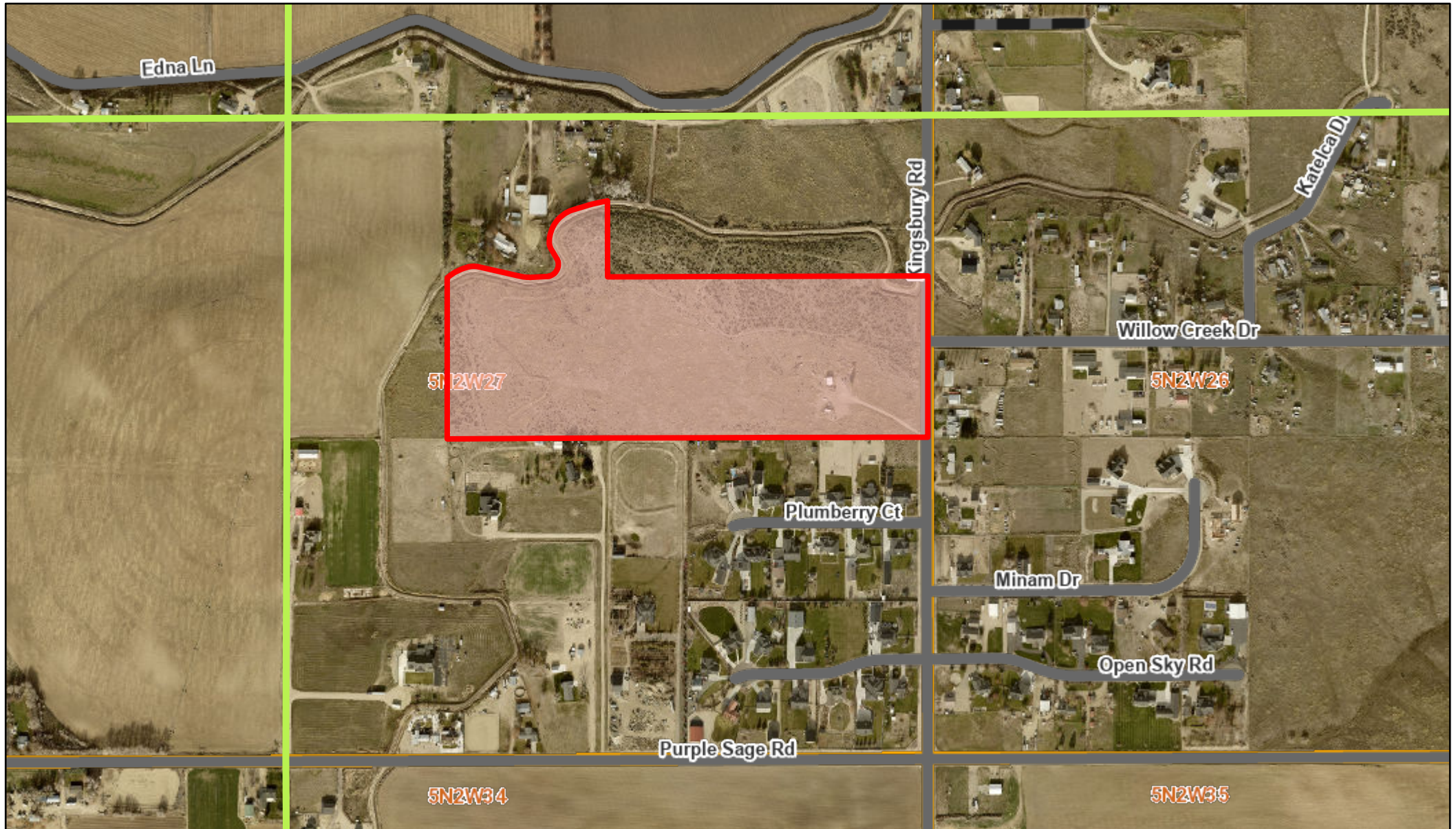
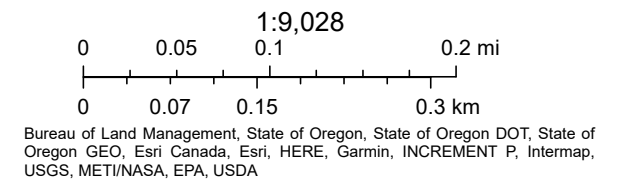


Canyon County, ID Web Map



8/19/2026, 9:48:03 AM

- | | | |
|---|---|---|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Karl Pederson	
	MAILING ADDRESS: PO Box 250, Eagle, ID 83616	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: [Signature]		Date: 8/11/26

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Brandon Wolski	
	COMPANY NAME: Ackerman Estvold	
	MAILING ADDRESS: 7655 W. Riverside Dr., Garden City, ID 83714	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 25317 Kingsbury Rd., Middleton, ID 83644	
	PARCEL NUMBER: R3748800000	
	PARCEL SIZE: 31.64 Acres	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	☐ REZONE	☒ CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: A-Agricultural	PROPOSED ZONING: CR-R1-Residential
FLOOD ZONE (YES/NO) No		ZONING DISTRICT: RR

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	LR2026-0013	DATE RECEIVED:	8-17-26
RECEIVED BY:	N. Olachea	APPLICATION FEE:	\$3240.00
		CK MO CC CASH	

#1259



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.	✓	
Letter of Intent (see standards on next page)	✓	
Land Use Worksheet	✓	
Neighborhood Meeting form was completed and signed	✓	
Completed Agency Acknowledgement form including:		
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/Idaho Transportation Dept	✓	
Area of City Impact (If applicable)	✓	
Conditional Rezone:	✓	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)	✓	
Deed or evidence of property interest to the subject property	✓	
Fee: Rezone: Per Adopted Fee Schedule		
Conditional Rezone: Per Adopted Fee Schedule		
Text Amendment: Per Adopted Fee Schedule		
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: _____ Date _____

DSD Planner: _____ Date _____



WWW.ACKERMAN-ESTVOLD.COM

August 14, 2026

Canyon County Planning & Zoning Commission
111 N. 11th Ave., #310
Caldwell, ID 83605

LETTER OF INTENT – CROWNOVER ESTATES

RE: Request for Zoning Amendment

To the Planning & Zoning Commission and Board of County Commissioners:

On behalf of Greenstone Trust / the property owner, we respectfully submit this letter to request a conditional rezone (with development agreement) of approximately 31.64 acres of property located at 25317 Kingsbury Rd., Middleton, ID 83644 (Parcel R3748800000), just north of Purple Sage Rd.

The property is currently zoned A-Agricultural. We request a conditional rezone to CR-R1 (Conditional Rezone – Single-Family Residential) to allow a low-density residential subdivision.

Proposed Use Description

The proposed use is a low-density residential subdivision at 25317 Kingsbury Rd consisting of 1-acre single family residential lots on the 31.64-acre parcel (approximately 1.13-acre average lot size). This density mirrors the abutting and nearby family subdivisions that already use 1-acre lots, including Kingsbury Meadows Subdivision (immediate southerly neighbor), Sage Run Estates (just south of Purple Sage Rd.), properties across Kingsbury Rd. to the west that have been rezoned R-1 and/or CR-R1, and Mills Willow Creek to the east.

The development will utilize individual domestic wells and individual septic systems (as shown on the Land Use Worksheet). There is no irrigation water. Access is via existing frontage on Kingsbury Rd. Internal roads will be private, subject to a Road User's Maintenance Agreement and the private road would be its own lot. Six-foot vinyl privacy fencing will be provided (locations shown on the concept/site plan).

Access is provided by existing frontage on Kingsbury Road. Internal circulation will be via a private road that will be platted as its own separate 60-foot-wide non-buildable lot. The private-road acreage is excluded from the residential lot-size average calculation.

Existing Use Description

The property currently sits vacant as a dry-brush field. It has never possessed water rights and therefore has never been capable of sustained irrigated agricultural production. Its historical use was residential

HEADQUARTERS
1907 17TH ST SE
MINOT, ND 58701

3315 45TH ST S
SUITE 100
FARGO, ND 58104

3210 27TH ST W
SUITE 200
WILLISTON, ND 58801

7655 W RIVERSIDE DR
GARDEN CITY, ID 83714

(the Crownover family's long-term occupancy in a trailer home that later burned). The land is not usable for economic agricultural production of the type found on surrounding irrigated farms. Under the current A-Agricultural zoning it contributes nothing to the County's agricultural economy while remaining an underutilized parcel surrounded by established residential subdivisions.

Expected Impacts

Expected impacts from the proposed 28-lot residential development are minimal and consistent with the already-established residential character of the area. Traffic generation will be typical of low-density single-family development on approximately 1-acre lots and can be accommodated by the existing Kingsbury Rd. frontage and private internal roads. Any necessary public-street improvements or right-of-way dedications will be coordinated with Canyon Highway District No. 4.

Stormwater will be retained entirely on-site; individual wells and septs will serve each lot subject to Southwest District Health approval.

Impacts on schools, police, fire, and EMS will be typical of low-density residential development and will be mitigated through impact fees, compliance with Middleton Fire District requirements, and the modest scale of the project (28 lots).

The nearby Willow Creek Pump Lateral is noted but will not be impacted by the proposed residential use. No commercial, industrial, or animal-care uses are proposed.

This request expands on the submitted Land Use Worksheet and concept plan to create a cohesive, residential neighborhood that continues the existing pattern of 1-acre family lots already approved and developed in the immediate vicinity.

Explanation of consistency

The proposed conditional rezone satisfies the standards of evaluation set forth in Canyon County Code §§ 07-06-05 and 07-06-07(6)A:

1. Generally consistent with the Comprehensive Plan. The Future Land Use designation is Rural Residential. While the request seeks CR-R1 rather than R-R, the project is designed and conditioned to fulfill the transitional purpose of the Rural Residential designation. Enhanced landscaping and common open-space lots along Kingsbury Road, larger perimeter lots, private roads, and density restrictions create the intended buffer between higher-intensity areas and remaining agricultural lands. The property itself has no water rights and has never been productive agricultural ground, so the request does not convert viable farmland. Conditions that align with the overall vision of the Rural Residential designation eliminate any need for a Comprehensive Plan map amendment.
2. More appropriate than the current zoning designation given surrounding land uses. The immediate surroundings already contain multiple 1-acre-lot subdivisions (Kingsbury Meadows, Sage Run Estates, and properties west of Kingsbury that have received R-1 / CR-R1 approvals).

Agricultural zoning is no longer the most appropriate designation for a dry, non-irrigated parcel embedded in this residential pattern.

3. Compatible with surrounding land uses. The proposed average lot size of approximately 1.13 acres directly mirrors the abutting and nearby subdivisions. Single-family residential use is the predominant and compatible use in the area.
4. Will not negatively affect the character of the area; mitigation measures. The development will enhance rather than detract from the existing residential character by replacing dry brush with well-designed single-family lots, privacy fencing, on-site stormwater retention, and private roads. Mitigation includes limiting density to 28 lots, prohibiting secondary residences, requiring a Road User's Maintenance Agreement, and meeting all fire and Highway District No. 4 standards.
5. Adequate facilities and services. Individual domestic wells, individual septic systems, on-site stormwater retention, and frontage access will be provided. No centralized public water or sewer is required or proposed. Irrigation is unavailable and not needed.

Conditional Rezone

The concept plan proposes up to 28 single-family residential lots with an average size of approximately one acre after deduction of the private-road lot. A dedicated landscaped buffer will be provided along the entire Kingsbury Road frontage to accomplish the Rural Residential transition function. Access is from existing Kingsbury Rd. frontage; internal circulation will be via a private road platted as its own non-buildable lot (minimum 60-foot width, reducible to 50 feet only if physical site characteristics require and agencies approve). Each lot will be served by an individual domestic well and individual septic system. Fire suppression will utilize the City of Middleton water supply. No secondary residences, commercial uses, or intensive agricultural uses are proposed.

The following are Proposed Conditions of Approval (to be incorporated into a Development Agreement):

1. Maximum of 28 buildable residential lots with an average minimum lot size of approximately one (1) acre, in substantial conformance with the submitted concept plan.
2. Secondary residences / accessory dwelling units are prohibited on all lots (as desired by the Commission).
3. Internal roads shall be private and subject to a recorded Road User's Maintenance Agreement.
4. Six-foot vinyl privacy fencing shall be installed as shown on the approved site plan.
5. All stormwater shall be retained on-site.
6. Individual domestic wells and individual septic systems shall serve each lot, subject to Southwest District Health approval.
7. If any portion of the development is gated, all access, turnarounds, and related improvements shall fully meet Middleton Fire District and Canyon Highway District No. 4 requirements.
8. Development shall commence (preliminary-plat application) within two (2) years of Board approval pursuant to CCZO § 07-06-07(4).

9. All applicable federal, state, and county regulations shall be met.
10. Plat notes shall reference the Development Agreement and the prohibition on secondary residences.
11. Conditions can be crafted to maintain a rural-residential character (1-acre average lots, private roads, privacy fencing, prohibition on secondary dwellings) while allowing the R-1 density already established on adjoining properties.
12. Gated access, if elected, will comply with all fire-district and Highway District No. 4 standards.

Conclusion

The requested conditional rezone of the Crownover Estates property from A-Agricultural to CR-R1 will convert a historically residential, non-productive dry-brush parcel into a well-planned single-family neighborhood that continues the existing 1-acre residential pattern while explicitly fulfilling the transitional purpose of the Rural Residential Future Land Use designation through landscaped buffers, common open space along Kingsbury Road, and carefully crafted Development Agreement conditions. Impacts are modest and far lower than those that would accompany annexation and denser urban development.

The proposal is consistent with the Canyon County Comprehensive Plan, compatible with neighboring subdivisions, and fully mitigable through the conditions outlined above. Because these conditions and design features align with the Rural Residential designation in the Comprehensive Plan, no Comprehensive Plan map amendment is required.

The request therefore advances the Plan's goals of directing residential growth to areas already experiencing residential development while protecting truly productive agricultural lands elsewhere in the County.

Please contact me at [REDACTED] or [REDACTED] if additional information or clarification is needed.

Thank you,



Brandon Wolski

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? 28

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
☐ Surface ☐ Irrigation Well ☒ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☐ Pressurized ☐ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)
Type: Vinyl Privacy Fencing Height: 6 feet

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

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 28 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: N/A - Fire sprinklers in houses

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ 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: _____

Notice of Neighborhood Meeting

Zoning Map Amendment (Rezone) Application

Pre-application requirement for a Public Hearing

Dear Neighbor,

We are in the process of submitting an application for a Zoning Map Amendment (Rezone) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15). This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property. The Neighborhood Meeting details are as follows:

Date: June 16, 2026

Time: 6:00 PM to 7:00 PM

Location: 25317 Kingsbury Rd, Middleton, ID 83644

Property description: 25317 Kingsbury Road, Middleton, ID 83644 (approximately 31.55 acres, Parcel No. 374880000)

Proposed rezone: Agricultural (A) to Rural Residential (R-1)

Purpose: To allow for future residential development consistent with the Canyon County Comprehensive Plan

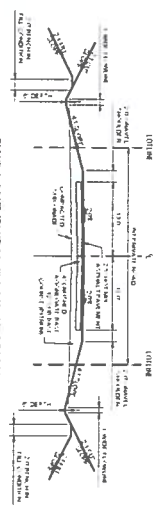
Site Location: 25317 Kingsbury Road, Middleton, ID 83644

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have and discuss the property. Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement, and we have not submitted the application for consideration at this time. The County currently has no information on this rezone. If you have any questions prior to the meeting, please contact me at [REDACTED] (or by written correspondence).

Sincerely,

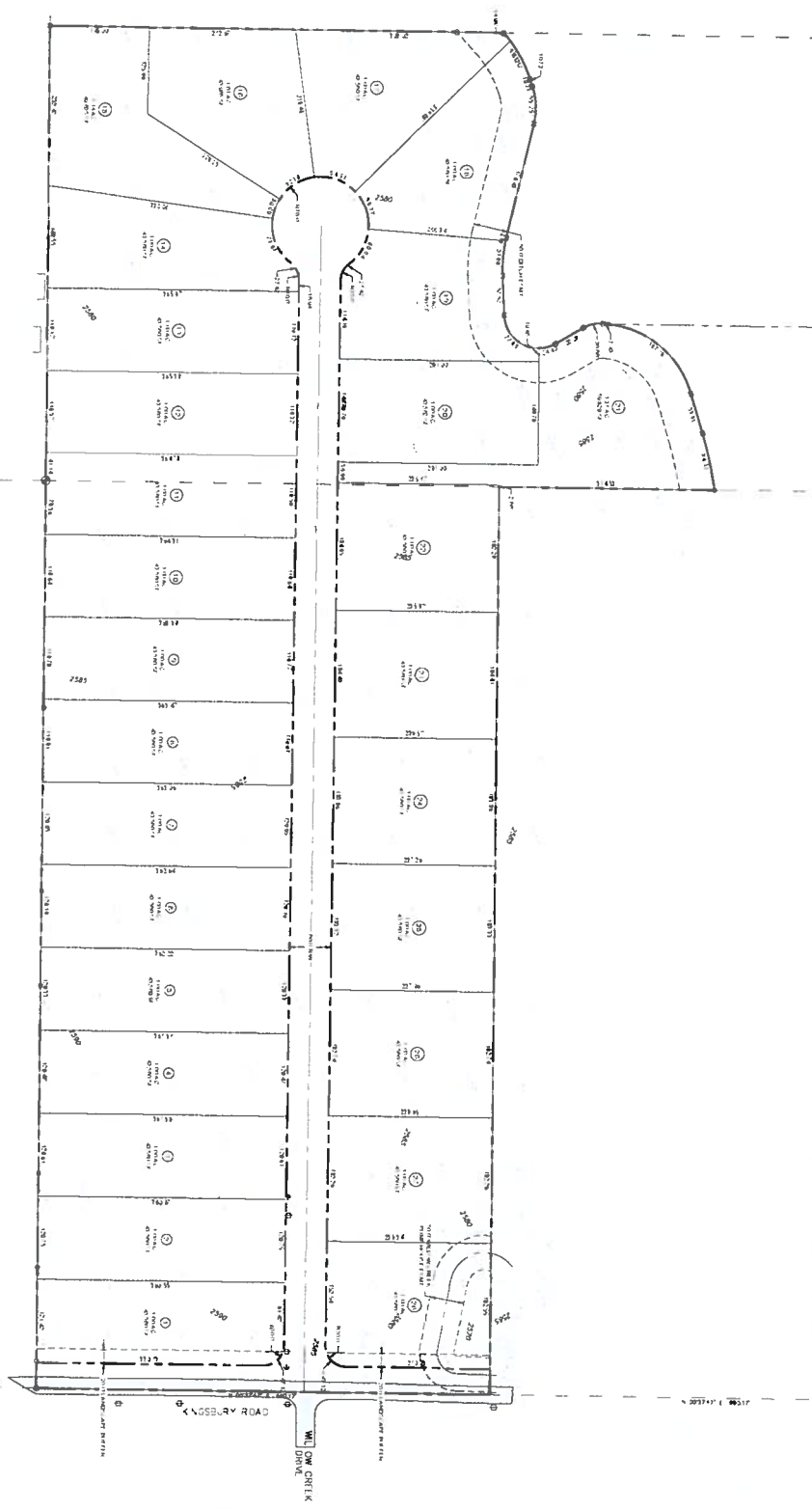
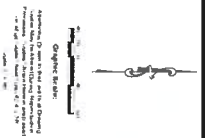
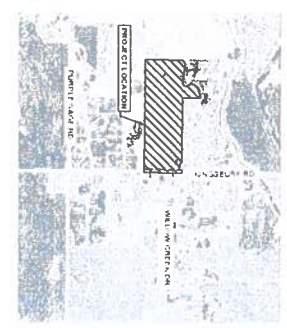
Karl Pedersen

P.O. Box 250, Eagle, ID 83616



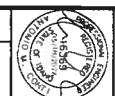
TWO LANE RURAL ROAD SECTION
SCALE: 1" = 10'

VICINITY MAP
SCALE: 1" = 1000'



CROWNOVER ESTATES SUBDIVISION KINGSBURY ROAD CANYON COUNTY, IDAHO

SCALE: 1" = 400'
DATE: 11-1-00
DRAWN BY: J. W. ACKERMAN
CHECKED BY: J. W. ACKERMAN
DESIGNED BY: J. W. ACKERMAN



ACKERMAN ESTVOLD
7655 W. Riverside Dr. • Garden City, ID 83714
208.853.6470 • www.ackerman-estvold.com

DATE:	
REVISIONS:	
DATE:	
BY:	
PROJECT NO.:	
PROJECT NAME:	
PRELIMINARY SITE PLAN	
1 of 1	



25317 Kingsbury Rd, Middleton, ID 83644
Neighborhood Meeting
June 16, 2026

Sign-In Sheet

[illegible]



AGENCY ACKNOWLEDGMENT

Date _____
Applicant _____
Parcel Number _____
Site Address _____

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION

Southwest District Health:

☒ Applicant reviewed the project with staff

Date: 05/22/2026 Signed _____

Anthony Lee
Authorized Southwest District Health Representative

(Signature does not guarantee approval)

Fire District:

District _____

☐ Applicant submitted/met for official review.

Date _____ Signed _____

Authorized Fire District Representative

Highway District:

District _____

☐ Applicant submitted/met for official review

Date _____ Signed _____

Authorized Highway District Representative

Irrigation District:

District _____

☐ Applicant submitted/met for official review

Date _____ Signed _____

Authorized Irrigation Representative

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review

Date _____ Signed _____

Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date _____ Signed _____

Canyon County Development Services Staff

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



60,000 IRRIGABLE ACRES

ORGANIZED IN 1910

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

July 9, 2026

Mr. Brandon Wolski
7655 W Riverside Dr
Garden City, ID 83714

RE: BCID 26-19 Crossover Estates – Agency Acknowledgement of Rezone Application

Mr. Wolski,

We are providing this letter with signed acknowledgment of the rezone application for Parcel #R3748800000, the Crossover Estates Project. The District spoke with you over the phone on Monday July 6, 2026 and notified you of multiple issues that need to be addressed prior to moving forward to pre-plat application.

The District has not provided approval for any development during this review. The District is neutral to the rezoning request.

Sincerely,

Donald Popoff, P.E
District Engineer
Black Canyon Irrigation District

Attach: Agency Acknowledgement



AGENCY ACKNOWLEDGMENT

Date: 06/26/2026

Applicant: Kingsbury--Crownover Estates

Parcel Number: R3748800000

Site Address: 25317 Kingsbury Rd., Middleton, ID 83644

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____
Authorized Southwest District Health Representative

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Fire District Representative

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative

Irrigation District:

District: _____

☒ Applicant submitted/met for official review.

Date: 7/6/2026 Signed: Donald E. Ruff - District Engineer
Authorized Irrigation Representative

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: 06/26/2026

Applicant: Kingsbury--Crownover Estates

Parcel Number: R3748800000

Site Address: 25317 Kingsbury Rd., Middleton, ID 83644

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____
Authorized Southwest District Health Representative

Fire District:

District: Middleton Rural Fire District

☐ Applicant submitted/met for official review.

Date: 07/15/2026 Signed: Victor Islas Victor Islas, Deputy Chief
Authorized Fire District Representative

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: Kingsbury--Crownover Estates Subdivision

Parcel Number: R37488

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____

Authorized Southwest District Health Representative

Fire District:

☐ Applicant submitted/met for official review.

District: _____

Date: _____ Signed: _____

Authorized Fire District Representative

Highway District:

☒ Applicant submitted/met for official review.

District: HD4

Date: _____ Signed: _____

Leonard Riccio

Authorized Highway District Representative

Digitally signed by Leonard Riccio
DN: O=Highway District No. 4, CN=Leonard Riccio, E=tricio@hwydistrict4.org
Reason: I am the author of this document
Location:
Date: 2020.05.13 15:15:00-00'00'
Fork PDF-Reader-Version: 2023.2.0

Irrigation District:

☐ Applicant submitted/met for official review.

District: _____

Date: _____ Signed: _____

Authorized Irrigation Representative

Area of City Impact:

☐ Applicant submitted/met for official review.

City: _____

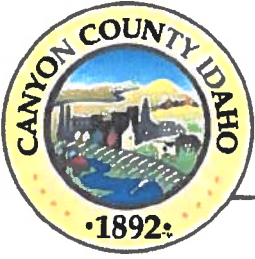
Date: _____ Signed: _____

Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff



AGENCY ACKNOWLEDGMENT

Date: 06/26/2026

Applicant: Kingsbury--Crownover Estates

Parcel Number: R3748800000

Site Address: 25317 Kingsbury Rd., Middleton, ID 83644

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____

Authorized Southwest District Health Representative

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Fire District Representative

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Highway District Representative

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Irrigation Representative

Area of City Impact:

City: Middleton

☒ Applicant submitted/met for official review.

Date: 6/24/26 Signed: _____

Authorized AOCI Representative

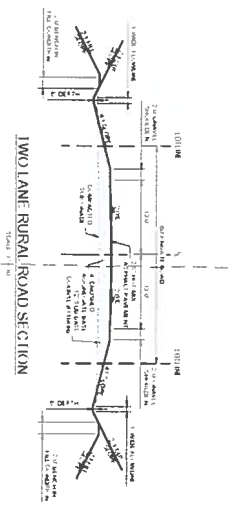
Roberta Stewart

Copy of completed for received by Canyon County Development Services:

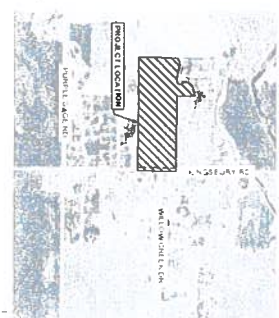
Date: _____ Signed: _____

Canyon County Development Services Staff

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



VICINITY MAP



Legend

Proposed Road

Existing Road

Proposed Right-of-Way

Existing Right-of-Way

Proposed Easement

Existing Easement

Proposed Utility

Existing Utility

Proposed Structure

Existing Structure

Proposed Fencing

Existing Fencing

Proposed Landscaping

Existing Landscaping

Proposed Signage

Existing Signage

Proposed Lighting

Existing Lighting

Proposed Stormwater Management

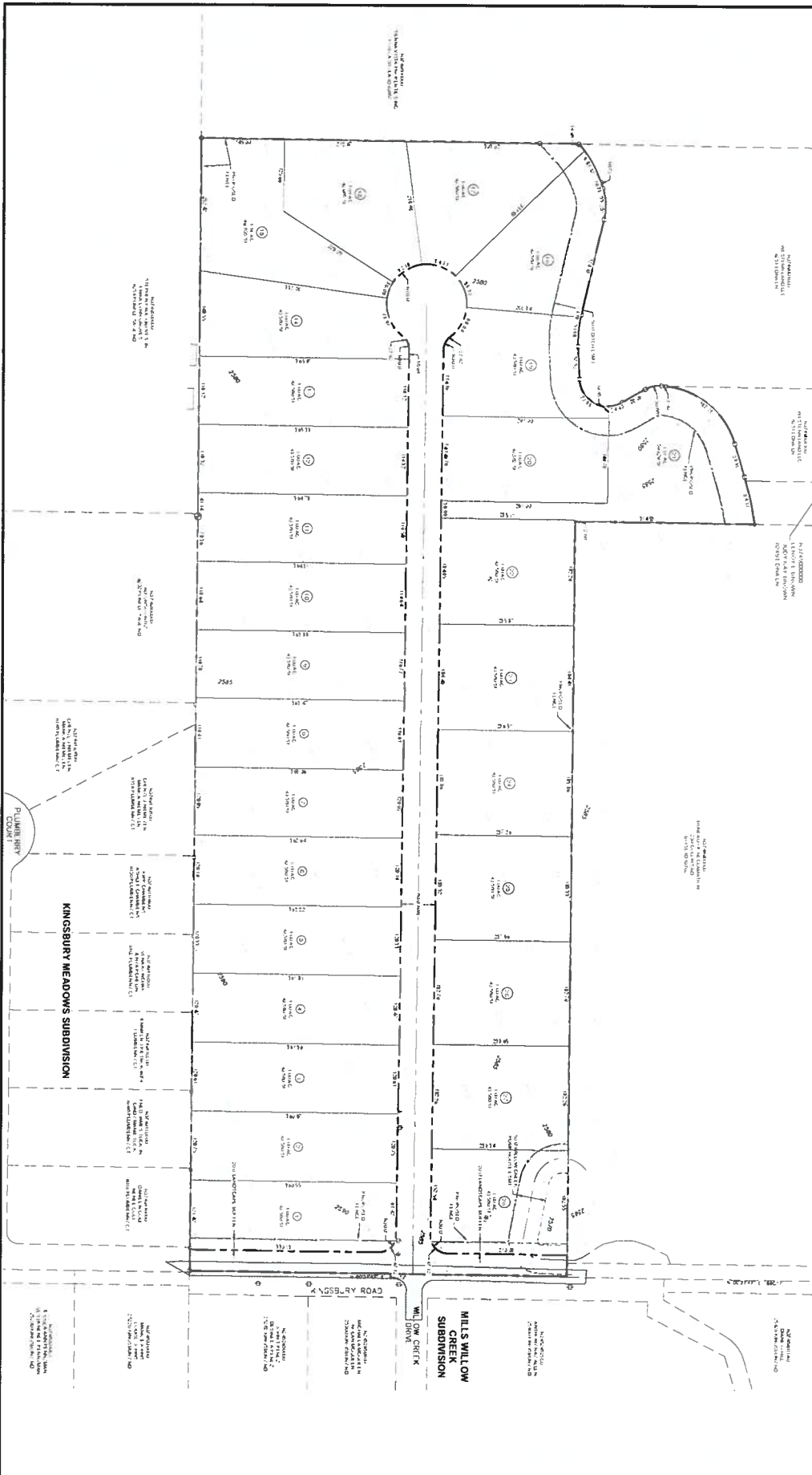
Existing Stormwater Management

Proposed Safety Features

Existing Safety Features

Proposed Other Features

Existing Other Features



CROWNOVER ESTATES SUBDIVISION

KINGSBURY ROAD

CANYON COUNTY, IDAHO

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION
1	11/11/2020	PRELIMINARY SITE PLAN

PROJECT NO: 2020-001

PRELIMINARY SITE PLAN

1 of 1

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

ACCOMMODATION RECORDING



TitleOne
a title & escrow co.

Order Number: 23489453

Warranty Deed

For value received,

BMP Investments, LLC, an Idaho limited liability company

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

**Karl Robert Pedersen and Rachael Lee Pedersen, Trustees, or successor Trustees, of the Greenstone Trust,
dated August 22, 2019**

whose current address is 1674 N. Iron Buffalo Place Eagle, ID 83616

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

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of page intentionally left blank.

Dated: December 20, 2023

BMP Investments, LLC, an Idaho limited liability company

By: [Signature]
Karl Pedersen, Member and Manager

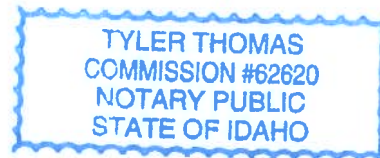
By: [Signature]
Paul McNamara, Member and Manager

State of Idaho, County of Ada, ss.

On this 20 day of December 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared **Karl Pedersen**, known or identified to me to be a Member/Manager 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.

[Signature]
Notary Public
Residing In: Residing: Boise, ID
My Commission Expires: Expiration: 11/15/2025



On this 20 day of December 2023 before me, the undersigned, a Notary Public in and for said State, personally appeared **Paul McNamara**, known or identified to me to be a Member/Manager 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.

[Signature]
Notary Public
Residing In: Residing: Boise, ID
My Commission Expires: Expiration: 11/15/2025

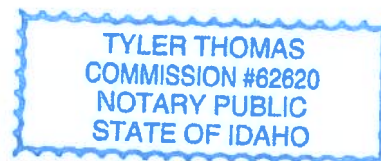


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A portion of land in the East half, Northwest quarter, Southeast quarter, and the South half, Northeast quarter, Southeast quarter all in Section 27, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

Excepting therefrom, that certain portion of the East half, Northwest quarter, Southeast quarter of Section 27, Township 5 North, Range 2 West, Boise Meridian, which lies North of the North line of easement to the United States of the existing Willow Creek Pump Lateral.

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: 89142

Date: 8/17/2026

Date Created: 8/17/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Southwood Homes, LLC

Comments: CR2026-0013

Site Address: 25317 KINGSBURY RD, Middleton ID 83644 / Parcel Number: 37488000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Case Mapping (Fee Per Case Set)	CR2026-0013	\$50.00	\$0.00	\$0.00
Planning - Conditional Rezone	CR2026-0013	\$1,250.00	\$0.00	\$0.00
Planning - Conditional Rezone - If Greater Than 10 Acres - (Cost Per Acre)	CR2026-0013	\$840.00	\$0.00	\$0.00
Planning - Development Agreement (DA) - (Add to Rezone with Conditions; Up to 1 Hour Legal Time)	CR2026-0013	\$500.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2026-0013	\$600.00	\$0.00	\$0.00

Sub Total: \$3,240.00

Sales Tax: \$0.00

Total Charges: \$3,240.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1259	\$3,240.00

Total Payments: \$3,240.00

ADJUSTMENTS

Receipt Balance: \$0.00