Board of Canyon County Commissioners
Hearing Date: September 10, 2026
Canyon County Development Services Department

PLANNING DIVISION ADDENDUM

CASE NUMBER: **CR2025-0010**

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

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

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

PLANNER: **Emily Bunn, Principal Planner**

P&Z RECOMMENDATION: **Denial**

SUMMARY:
The applicants, Carlos and Kimberley Tabarini, are requesting a conditional rezone of approximately 5.9 acres from the "A" (Agricultural) zone to the "CR-R-1" (Conditional Rezone- Single-Family Residential) zone. The request includes a development agreement limiting the project to three (3) residential parcels. The Planning & Zoning Commission heard the case at a public hearing held on June 4, 2026. After deliberation the Planning & Zoning Commission recommended denial of the request (**Exhibits 1 and 2**).

The Staff Report Packet dated June 4, 2026, and all supporting material is contained in **Exhibit 3**. No additional agency or public comments were received for the subject Board of Canyon County Commissioner's public hearing.

EXHIBITS:

1. **Planning & Zoning Commission FCOs Dated: June 18, 2026**
2. **Planning & Zoning Commission Minutes Dated: July 16, 2026**
3. **Staff Report Packet Dated: June 4, 2026**
   - **A. Application Packet & Supporting Materials**
     1. Master Application
     2. Letter of Intent
     3. Site Plan
     4. Land Use Worksheet
     5. Neighborhood Meeting Sign-In Sheet and Letter
     6. Agency Acknowledgement
     7. Deed with Instrument No. 2024-011233
     8. Draft Irrigation Plan
     9. Road Easement and Maintenance Agreement with Instrument No. 2025-000959
   - **B. Supplemental Documents**
     1. Parcel Information Report
     2. Cases Maps/Reports
        - 2.1. Small Air Ortho (1-Mile) Map
        - 2.2. Small Vicinity Map

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

C. Site Visit Photos Dated: May 14, 2026

D. Agency Comments Received by: May 26, 2026

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

E. Public Comments Received by: May 26, 2026

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

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

EXHIBIT 1

P&Z Signed FCOs Dated: June 18, 2026

Board of County Commissioners

Case # CR2025-0010

Hearing Date: September 10, 2026

PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

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

The Canyon County Planning and Zoning Commission considers the following:

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

[Case CR2025-0010: Address: 0 Stoffle Ln, Middleton, ID (Parcels R23913011A and R33968), a portion of the NW quarter of Section 10, T4N, R2W, BM, Canyon County, Idaho]

Summary of the Record	
1. The record is comprised of the following:	
A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0010.	
1. All exhibits can be found in the case staff report dated June 4, 2026.	
Applicable Law	
1.	The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-06-01 (Initiation of Proceedings), CCCO §07-06-07 (Conditional Rezones), CCCO §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), CCCO §09-09-17 (Area of City Impact Agreement), and §67-6519 (Application Granting Process).
a.	Notice of the public hearing was provided per CCCO §07-05-01 and Idaho Code §67-6509.
b.	The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCCO §07-06-07(1).
c.	All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCCO §07-05-01
2.	The commission has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
3.	The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-06-05.
4.	The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2025-0010, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 4, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:

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

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

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

Analysis

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

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

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

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

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

Existing Conditions Within 1-Mile of the Subject Property:

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

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

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

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

	Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 5, 2025 and April 30, 2026, and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development. Highway District No. 4 (HD#4) is not requiring any public street improvements at this time, but HD#4 is requesting that "...the southerly 60-feet of Parcel R33968 should be dedicated as a public right-of-way or public access easement for continuation of Stoffle Lane/Huckleberry Lane across the subject property" (**Staff Report Exhibits D4 and D4.1**). HD#4 acknowledges that although no public improvements may not be planned "...this would provide dedicated access rights to historical users of the public road who have no alternative means of access to the public highway system." (**Staff Report Exhibit D4**). See proposed condition #6 to address Highway District No. 4's comment on public right-of-way. HD#4 states that the proposed three (3) additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the development will be mitigated by the collection of transportation impact fees at the time of building permit issuance (**Staff Report Exhibit D4**). Idaho Transportation Department sent a comment letter on November 12, 2025, and stated ITD has no comments or concerns to make at this time, as the application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Staff Report Exhibit D3**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and it will exist at the time of the development. In 2022, Huckleberry and Midstar Lane (both private roads) were created via RD2022-0011 to serve the parcels created by the administrative land division process (AD2021-0218/RD2022-0011). Stoffle, Huckleberry and Midstar Lanes (private roads) provide access from Stoffle Lane (public road) (**Staff Report Exhibit D4**). Stoffle Lane contains a private and public section and currently has a private road sign differing the two sections (**Staff Report Exhibit D12**). See **Staff Report Exhibit A9** for the Road Easement and Maintenance Agreement. Staff does not have documentation that the private roads have been certified by an engineer, so this would need to be completed prior to building permit issuance.	
Criteria Met? **No**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed conditional rezone is anticipated to impact Middleton School District, but the Planning and Zoning Commission does not have concern with the proposed conditional rezone impacting police, fire, and emergency services. **Schools:** Middleton School District No. 134 sent a comment letter on March 30, 2026 which stated they do not have any comments on this project due to the low number of lots (**Staff Report Exhibit D8**). The Planning and Zoning Commission finds that although the school district does not have concerns with this development, incremental rezones (such as this case) and their cumulative impact will impact the school district over time. **Police:**	

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

Table 2. Area of City Impact

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

Order

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

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

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

DATED this 18 day of June, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 18 day of June, in the year 2026, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

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

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

EXHIBIT 2

P&Z Minutes Dated: July 16, 2026

Board of County Commissioners

Case # CR2025-0010

Hearing Date: September 10, 2026

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, June 4, 2026
6:30 P.M.

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

Commissioners Present:	Robert Sturgill, Chairman Brian Sheets, Vice Chairman Geoff Mathews, Commissioner Holley Werhanowicz, Commissioner Anita Johnston, Commissioner
Staff Members Present:	Dan Lister, Planning Supervisor Karla Nelson, Principal Planner Emily Bunn, Principal Planner Caitlin Ross, Hearing Specialist

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

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

Item 1: Consent Agenda – Action Items

A. **April 2, 2026, Minutes**
B. **Case No. CU2025-0015 – Liudahl for Symms Fruit Ranch:** Approve FCOs

MOTION: Commissioner Sheets moved to approve the Consent Agenda as presented, seconded by Commissioner Matthews. Voice vote, motion carried.

Item 2A:

Case No. RZ2025-0004 – Slazas: The applicant, Kevin and Kimberly Slazas, requests to conditionally rezone approximately 7.83 acres, Parcel R33822102, from an "A" (Agricultural) zone to a "CR-R-1" (Conditional Rezone - Single Family Residential) zone. The request includes a development agreement limiting the future subdivision into no more than three (3) residential lots and prohibiting secondary dwellings on the two (2) lots that are proposed to be approximately 1.25 acres in size. The subject property is located at 7718 Elko Lane, Middleton, also referenced as Lot 3, Block 1 of Blue Heron Subdivision.

On April 16, 2026, this case was continued to a date certain of June 4, 2026.

Chairman Sturgill stated that he was not present at the April 16th hearing so although he will facilitate the case, when it comes time to vote he will abstain.

Principal Planner Karla Nelson noted that the P&Z Commission initially heard this case on April 16th. The public hearing was closed on that date and during deliberation the Commission continued the case to a certain date to provide more time for the applicant to clarify septic setbacks and legal access. She stated the applicant provided documentation that Southwest District Health conducted a site evaluation on May 1st. This evaluation does not approve a particular septic system, but test holes indicate that a complex subsurface sewage system may be required. Southwest District Health wants to test the sites to monitor once a week until October. In addition, the Commission asked the applicant to provide additional details demonstrating legal access. Planner Nelson stated that the applicant has been working on obtaining an

easement. The easement language has been drafted by a surveyor, and the applicant has shared that they have been in conversation with the neighboring property owner who indicated that they are willing to execute the agreement, but to date it has not yet been executed.

Commissioner Mathews stated that the case should be tabled until the information/results from Southwest District health have been received.

Commissioner Sheets stated that one of the findings is in regard to whether or not there is legal access. This may come at some point in the future, or it may not. Also, in regard to findings about adequate services and Southwest District Health. Commissioner Sheets was in favor of tabling.

Chairman Sturgill asked staff if there was a target date if the Commission voted to table the case.

Planner Nelson indicated that Southwest District Health may not be complete with testing until October. Even then, Southwest District Health comments noted that the applicant could apply for an actual permit, but they won't indicate what the system will be. The Commission could deny the case and see what more the applicant could bring to the Board of County Commissioners' hearing or wait until the fall.

Commissioner Werhanowicz stated that perhaps the case should be denied, and the applicant could reapply when they've got everything they need to come forward with a strong case as to why it should be approved.

Commissioner Sheets is more in favor of tabling until fall to obtain more information. This will save the applicant money, and they won't have to re-apply.

MOTION: Commissioner Mathews **moved** to table Case No. RZ2025-0004 to a date uncertain and staff will re-schedule once the applicant is ready to move forward. The case will be re-noticed when scheduled. Seconded by Commissioner Werhanowicz.

Discussion on the Motion:
Planning Supervisor Lister stated that if the case is tabled to a date uncertain, the applicant will pay a re-notification fee when they are ready to move forward. This also allows a materials deadline to be provided so materials can be submitted.

Commissioner Sheets stated he would be more in favor of a date certain sometime in November. Commissioner Matthews indicated he would be amenable to this as well.

No vote was taken on the initial motion.

MOTION: Commissioner Mathews **moved** to table Case No. RZ2025-0004 to a date certain of November 5, 2026. Seconded by Commissioner Werhanowicz.

Discussion on the Motion:
Planning Supervisor Lister stated that tabling to a date certain the materials deadline is not re-opened. It would not allow for opening of comments or public testimony.

Roll call vote: 4 in favor, 0 opposed, motion passes. Chairman Sturgill abstained.

Item 2B:
Case No. SD2023-0012 – Bow Tie Estates: The applicant, Tresure Valley Planning, representing Jaggers Family Revocable Trust and Avery Family Revocable Trust, requests approval of the Bow-Tie Estates Subdivision preliminary plat consisting of two residential lots on Parcels R37468012A and R37468012A1. The subject properties, approximately 10.9 acres, are located at 25744 Kingsbury Lane, Middleton.

Chairman Sturgill affirmed the applicant to testify.

Keri Smith – (Representative) IN FAVOR – 17741 Linden Ln., Caldwell, ID 83607

Ms. Smith stated that the subject property is located in Middleton, within Star's Impact Area. The site is a 10.9-acre parcel that was divided into two parcels. The Jaggers family and Avery family are longtime family friends. The Jaggers wanted to build a new home and began the process to develop a portion of their property. A conditional rezone was approved last year. Ms. Smith stated that they do agree with staff's analysis and there has been extensive work over the last year, including a property boundary adjustment. Agency responses received noted items to be completed. The Highway District Commissioners recently approved the subdivision unanimously, and the subdivision is in compliance. They have had meetings with the Black Canyon Irrigation District Board, and they are on track with all of their requirements. The plat meets technical compliance with the ordinance. Ms. Smith requested that the Commission remove condition no. 7 in regard to requiring restrictions on secondary residences to be notated on the final plat. She stated that this is a condition on the conditional rezone and is part of the recorded development agreement. There was extensive discussion at the Board level regarding a potential future need for a secondary dwelling because of family circumstances. It was decided at that hearing that if a need arose, the applicant could go through the development agreement process to try and meet the requirements. This condition is already in the public record and recorded. Ms. Smith's concern is that if this condition was also added now, it would require the Jaggers to apply for a development agreement and a plat amendment which is not in the public interest. She recommended a corrected condition that they comply with the development agreement, reference the development agreement number, and add the words "as amended." Ms. Smith stated that ADU's were a hot topic in the legislature this year and no city can pass any law that prohibits ADU's on any residential parcel. She acknowledged that this was specific to cities. Ms. Smith stated that they didn't have any opportunity to respond to the Floodplain Administrator's conditions of approval. Ms. Smith referenced the condition requiring essentially an HOA and CC&Rs for a two-lot rural subdivision with no improvements. It is the applicant's preference to not have to spend money to implement CCR's.

Chairman Sturgill asked what waterway this property is in the floodplain of. Ms. Smith stated it was Willow Creek. She added that the property/home would need to be elevated. Chairman Sturgill referenced Exhibit A.8, which discussed the preliminary plat not adding any new trips. Ms. Smith clarified that the analysis clarified that whether it was a home and ADU on ten acres or a home on two parcels, the trip generation would be the same.

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

Chairman Sturgill asked about the request from the applicant to not require an HOA or CCR's. Planning Supervisor Lister referenced condition no. 11, and suggested verbiage that states "applicable floodplain development requirements shall be met prior to final plat signature," instead of referencing the specific development agreement number.

MOTION: Commissioner Mathews moved to close public testimony on Case No. SD2023-0012, seconded by Commissioner Sheets. Voice vote, motion carried.

Deliberation:

Commissioner Sheets had no issue with the amendment to condition no. 7 but thought that condition 11 can be handled either way.

MOTION: Commissioner Sheets moved to **recommend approval** of Case No. SD2023-0012, to the Board of County Commissioners with modification to condition no. 7 as noted in deliberation. Seconded by Commissioner Johnston.

Discussion on the Motion:
None.

Roll call vote: 3 in favor, 2 opposed, motion passes.

Item 2C:
Case No. SD2025-0002 – Pheasant Heights Subdivision: The applicant is requesting approval of the Pheasant Heights Subdivision preliminary plat, consisting of 30 residential lots and 2 commercial lots served by a private road and public roads. The property is zoned "R-1" (Single Family Residential) and "C-1" (Neighborhood Commercial). The subject property is 23854 Emmett Road, Caldwell (Parcels R34445012A, 012A2, and 012B).

Commissioner Sheets requested to be recused as he has participated in other jurisdictional land use hearings with the applicant and this particular parcel.

Chairman Sturgill affirmed the applicant to testify.

Connor Gray (Representative) IN FAVOR –505 S. 7th Ave., Caldwell, ID 83605
Mr. Gray stated he is with Ag Land Development and has been working as one of the Project Managers for Pheasant Heights Subdivision. Many of the broader land use discussions were addressed during the 2020 rezone and this application is simply implementing the land use rights that were approved at that time. The subject property is located on Emmett Road, just north of 9th St. and directly across from Middleton High School. The project consists of 30 residential lots ranging from approximately 1 acre to 1.3 acres consistent with the R-1 zoning designation. In addition, the project also includes two commercial lots located along Emmett Rd. that are permitted under the C-1 zoning designation. Mr. Gray stated that both the residential and commercial portions of the project will have access to Emmett Rd. via a right-in, right out entrance that includes Highway District 4 improvements. The design eliminates left turn movements from the site and directs traffic to the nearby roundabouts for safer circulation. This design has been reviewed and approved by Highway District 4, and they will continue to work closely with them as the project moves forward. The commercial frontage along Emmett Road will include curb, gutter, and sidewalk improvements. The residential portion of the development will also utilize private roads, which is common for the rural residential subdivisions within Canyon County as well as several nearby developments. A landscape plan is being drafted that will also provide an attractive buffer between the residential and commercial portions of the project. The project satisfies the applicable criteria for approval and complies with code. Mr. Gray stated that they are not requesting any waivers, variances, or exceptions. They have worked closely with the reviewing agencies to obtain the approvals required at this stage of development. The proposed lot size and development patterns is consistent with the surrounding area. This project continues the established character of development that already exists. Their goal is to create a high-quality residential community that compliments the surrounding area and provides an attractive place for future residents to live. They anticipate working with local builders throughout the build out of the subdivision. Any future commercial development will be limited to the permitted uses within the C-1 zoning district. Currently there are no specific tenants in mind, however, the vision is to pursue professional offices (medical or dental) that are going to be low impact. As commercial uses are identified, there will be an additional review that will occur with the access/permitting process with the highway district to ensure traffic impacts are appropriately evaluated and addressed.

Chairman Sturgill asked where stormwater would be stored. Mr. Gray stated that his understanding is that when this was a City of Middleton project, there was a proposal to connect to the Faison Point subdivision, which is a county subdivision. Chairman Sturgill asked if Mr. Gray could explain the background on that and why it is not a part of the proposal today? Mr. Gray stated that originally, he and his partner were part of an annexation application. This annexation was also pursuing higher density at about 150 homes. They were asking for higher density as part of that application because the city wanted to have a lift station installed and also the cost for the light at Hwy 44. With this project being heard this evening, they are asking for 30 lots.

Chairman Sturgill asked if the request that was originally before the city was for R3 zoning. Mr. Gray believed that it was. Chairman Sturgill asked if any of the surrounding properties met Middleton's medium density or was this going to be the first one. Mr. Gray stated as far as one acre lot sizes, he noted Faison Subdivision. Chairman Sturgill asked if there are any properties in the area with a higher density than one acre. Mr. Gray stated that he was not aware of a county development with higher density. There are city developments nearby with higher density than one acre.

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

Chairman Sturgill stated that the commercial property was rezoned in 2009, and it was his recollection that rezones granted in that time period had an expiration date, and asked Planning Supervisor Lister if that was the case. Planning Supervisor Lister noted that this rezone did not have a development agreement. Chairman Sturgill asked if the water supply for the commercial property would be determined when the uses are planned. Planning Supervisor Lister stated that was correct. Once the use is established DEQ would require a public water system if it is more than 25 persons as well as a higher type of septic system or possibly connect to city if available. Chairman Sturgill asked what the water source was for the irrigation water. Planning Supervisor Lister stated the project is within Black Canyon Irrigation District and the water comes off the lateral. Referring to the plat, Planning Supervisor Lister pointed out the delivery point (s) and noted that the plan is reviewed by the irrigation district to ensure that their services are not blocked. Chairman Sturgill asked if the note on Exhibit C5 was added to the plat (utility easement). Planning Supervisor Lister stated that the utility easements, per code, are 10 ft on the outside and 5 ft on the interior and those easements are shown. Chairman Sturgill noted that the Engineering Department recommended a community water system, but the project is utilizing individual well and septic. Planning Supervisor Lister stated that typically that is typically recommended for anything over 15 lots. He noted that there was not a lot of feedback from the applicant on that. He reminded the Commission that they can recommend improvements as part of their conditions. Chairman Sturgill stated that given the proximity of the City of Middleton that strikes him as appropriate. Chairman Sturgill stated that the staff report indicates that a TIS was not provided and asked if there was one. Planning Supervisor Lister stated that the TIS is complete, and it was reviewed by the highway district. Chairman Sturgill noted that the plat does not include spacing for bus stops or a signal crosswalk. Planning Supervisor Dan Lister stated that the letter from the school district was received after they started the hearing noticing process. The conditions were added afterwards, and the final plat will need to have these items included. Chairman Sturgill asked about utilizing private roads for a project that contains residential and commercial uses. Planning Supervisor Lister stated that the applicant wanted the ability to gate the residential area from the commercial, and the private roads would allow them to do so. Chairman Sturgill noted that private roads are typically maintained by the users and questioned if the cost would be also shared with the commercial uses that may have more wear and tear. Planning Supervisor Lister pointed out the accesses on the plat map. The applicant is proposing a buffer as it switches over to residential uses. Planning Supervisor Lister added that the code allows the Planning and Zoning commission to add improvements to the subdivision. Chairman Sturgill asked if the concerns expressed by Mr. & Mrs. Crosley at 13189 Willis Road addressed? Planning Supervisor Lister stated, yes, the concern was in regard to the concrete ditch at the front of Emmett Rd. The ditch would be piped and improved in a way that would not impact their services. Chairman Sturgill asked if the bike bath was separate from the main road adjacent to the property. Planning Supervisor Lister stated that it is an extension but deferred to the applicant for further clarification. Chairman Sturgill noted that road has a significant amount of traffic, and he would prefer some sort of buffer to protect cyclists. Planning Supervisor Lister stated that could be an improvement that the Commission could require.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Carl Anderson -IN FAVOR –505 S. 7th., Caldwell, ID 83605

Mr. Anderson referenced the letter received from Crosley's and noted that he met with them and shared the plan. Mr. Anderson felt that they had a positive resolution and the Crosley's were happy that he came to explain it. He added that they have met with Mark Gee, Middleton School District Superintendent and had a good conversation regarding the signalization of Emmett Road close to the school. Mr. Anderson stated they've had a good line of communication there.

Chairman Sturgill asked when Superintendent Gee indicate that there would be incremental elementary school capacity available for students from this subdivision. Mr. Anderson stated he couldn't say exactly, but there is some availability in the elementary school close to this project, but he believed it's a two-year build on the schools and put it out to 28. He also added that they do have 360 out of district students which are taking the place of existing landowners.

Ray Wolverton- IN FAVOR –13065 W. 9th St., Caldwell, ID 83607

Mr. Wolverton stated that the irrigation would be piped along Emmett Road. He wanted clarification whether or not everything that would be piped as he lives in the subdivision next to the site.

Roy Thweatt- IN NEUTRAL –13089 Willis Rd., Caldwell, ID 83607

Mr. Thweatt stated that his property is on the north end of this project. He spoke with five of his six neighbors, and everyone expressed an interest in a privacy fence between them and the development. Mr. Thweatt was concerned about the effect on the aquifer and was curious if there was a study that analyzed the impact on groundwater.

Planning Supervisor Lister stated that they do look at IDWR water monitoring for quality and quantity. There were some quality issues that the applicant would address, but there was no information that showed that the quantity has shifted much in this location. Idaho Department of Water Resources is the agency that monitors these isssues and was unaware of a study in this location. The most recent review of water rights is south of the lake where a moratorium was put into place.

Mr. Thweatt stated that every year they deal with weed mitigation and hoped that something could be done before it is a fire hazard on the 4th of July.

Chairman Sturgill asked what kind of privacy fence the neighbors would like to see. Mr. Thweatt stated a six-foot, non-shared fence. Vinyl fences do not last long. He added that the neighbors do not want to have to maintain the fence but do want some privacy.

Connor Gray (REBUTTAL)–505 S. 7th Ave., Caldwell, ID 83605

Mr. Gray stated they have talked about a privacy fence, but it does get expensive to add around the entire perimeter. He noted that they did expect that the homeowners would do their own fencing through the HOA & CCR's if that is an absolute want from the neighbors. Mr. Gray stated that they'd be happy to work with them on that. In regard to the community system, at the end of the day, it comes down to cost not only for the developer but the landowners that purchase the lots. If the community well system goes down that is a cost shared across the development. If an individual's well or septic has an issue, that cost is just affecting one home. He added that they have found that most homeowners prefer to have their own well. He did not have additional information on the aquifer level but noted that he thought it was an ongoing debate, and they rely on the experts to be able to indicate if well systems would be allowed. He has not received notification of any issues when going through the soil test and nutrient pathogen test. He does recognize the problem of aquifers, particularly in the west, but could not speak to this one in particular. The storm water retention area is noted on lot 15. In regard to the bike pathway, they wished to match what the Faison Subdivision did.

There may be some confusion between city and county labels. In regard to weed mitigation, he stated that they apologize and will get that done immediately.

Chairman Sturgill asked if there would be a swale or depression to collect storm water. Mr. Gray believed that was correct. Chairman Sturgill asked how the right in / right out would be structured. Mr. Gray stated that he has met with Highway District 4 on this throughout the approval process. They want to be able to have a deciliation lane coming in and an acceleration lane coming out. They don't want anyone to take a left turn just because there are commercial uses. The road is currently only 2 lanes, and he assumes the city might expand later, and that is why they want the right in / right out. Chairman Sturgill asked if there was an updated Black Canyon Irrigation letter. Mr. Gray stated he believed there was. He added that there was a lot of confusion with the name of the subdivision as it had changed. Chairman Sturgill asked if the notes on exhibit C. 5 had been addressed. Mr. Gray believed so but noted that in regard to individual wells that is their preference due to cost for everyone. Chairman Sturgill asked what the process would be if the property was annexed into the City of Middleton later, would those homeowners then have to abandon their wells. Mr. Gray was not sure, but he did state there would need to be an entire new pre-annexation agreement filled out and the process completed with the city. Mr. Gray stated that the City of Middlton has had infrastructure problems and school capacity problems for quite some time that prevent annexations. Chairman Sturgill asked if the requested spacing for bus stops and signaled crosswalks were included on the plat. Mr. Gray stated that it is not included on the plat but is part of the conditions to work with them. Chairman Sturgill asked if Mr. Gray had anything to add in regard to the internal roads being private. Mr. Gray stated that with the residential lots, they want the development to be a rural residential community and felt that private roads were the most appropriate standard to use. Chairman Sturgill referenced the letter from IDEQ in which there were recommendations that he did not see in the application. Specifically, the dust prevention and control plan during construction. Mr. Gray stated that they would have no problem with doing that and assumed it was already required during construction. Chairman Sturgill stated there was a recommendation to verify adequate drinking water and asked how that was accomplished. Mr. Gray did not know the exact details of what Southwest District Health required but noted that if it was not accomplished through the 14-month period for the soil tests etc., they'd be happy to continue doing that.

Commissioner Werhanowicz asked how the right in/ right out would be enforced and asked if there would be a barrier. Mr. Gray noted the highway district comments and noted there would be signage. Commissioner Werhanowicz was concerned about the increase in traffic.

Planning Supervisor Lister stated that he looked up the property on Google Maps, and there is a concrete barrier in the center currently that would prevent a left-hand turn.

Chairman Sturgill noted that one of the people who testified had a question in regard to the piping. Mr. Gray stated that he was 99% certain that the piping was going to continue throughout the whole project and offered to verify that information with his Engineering Team and provide the information to the members of the public who testified on this issue.

MOTION: Commissioner Matthews moved to close public testimony on Case No. SD2025-0002, seconded by Commissioner Johnston. Voice vote, motion carried.

Deliberation:
Commissioner Johnston was in favor of fencing as well as dust mitigation during the construction process. She is in favor of one large well rather than individual and questioned what happens to the wells if the property was to be annexed into the city.

Planning Supervisor Lister stated that typically when a property is annexed, they wait until the wells fail before requiring connection to city services. Commissioner Johnston asked who would pay for that cost and Planning

Supervisor Lister noted it was the property owner. Commissioner Johston asked if the cost to connect would be more than $500.00 and Planning Supervisor Lister indicated that it would be.

Planning Supervisor Lister stated that when the property was rezoned back in 2019, staff and the P&Z recommended denial primarily due to the proximity of city services. The Board found that this was a great dividing line for the city. Also, the city would want much hire density which would create additional transportation impacts and school impacts. They felt lower density would be more appropriate. Chairman Sturgill added that was seven years ago, there is a new Board of County Commissioners, and the entire area has changed.

Commissioner Matthews stated that he lives in a small community with a community well and understands the costs involved.

Chairman Sturgill stated that a lot has changed from when the property was rezoned and felt there were a lot of open questions. He suggested tabling the case for a minimum of three months and asked for clarification and additional information on some of the topics that have been covered this evening. He agreed with Commissioner Werhanowicz in regard to right in / right out. He added that there is a failed intersection even without this development. He is reluctant to send this off to the Board of County Commissioners with a list of recommended conditions that the Commission never touches again. He would like to convert some of the conditions that were recommended into requiring the applicant to come back and present evidence so the Commission can affirm that these changes are the plan moving forward. He asked the Commission what they thought about that suggestion.

Commissioner Werhanowicz added it would be helpful if the applicant's Engineering team was at the hearing.

Commissioner Johnston stated she was fine with extending it because there are quite a few items that were answered as references to conversations. She also recognized that this would add to the applicant's timeline.

Chairman Sturgill expanded on his comments since he did not hear a great deal of disagreement from the Commission. He referenced that there is a failed elementary school system in Middleton. Mr. Gee resubmitted his comments that that portion of the school system is at 145% of capacity. There is a plan to provide capacity in the future, but he'd like to see a plan that mitigates between now and then. The other issue is that there is a projection based upon background traffic that the intersections nearby are not just crowded, they are going to fail. He added that even if this subdivision is not built, he was unsure how a recommendation of approval with conditions would not mitigate something that is impacts intersections already destined to fail badly. He invited a motion from the Commission.

Commissioner Matthews asked if these could be resolution in a shorter timeframe. Chairman Sturgill stated that he checked state code and there is no constraint on how long a case can be tabled, but it needs to be fair to the applicant as well. Commissioner Matthews stated he does not like the access point off of Emmett Road across from the high school, and he is inclined to deny it.

Commissioner Werhanowicz stated that she finds it hard to believe that rezones get approved and let them go on so long and felt there should be some sort of review.

Chairman Sturgill agreed, and that was the genesis of his question as to whether the rezone had expired. In addition, that is the basis for asking the questions at rezone hearings to determine how many entitlements are already authorized in the region, especially when considering school overcrowding and intersections that are at or near failing. He also added that the government entities that provide advisories included in staff reports are never going to say they don't recommend something being approved. They will do their best to give the best possible recommendation, but the only thing that will fix this is time and infrastructure.

MOTION: Commissioner Matthews Moved to continue case no. SD2025-0002 for a period of not less than six months.

Before the motion was seconded, Planning Supervisor Lister stated that if the case was tabled to a date certain any information submitted won't be open to public testimony, as the public testimony was closed. It would be strictly for the Commission to get the information needed and make the decision. If the case is continued to a date uncertain, the applicant will bring back the information, and then the case will be scheduled on the next available agenda. The applicant would also have to pay a renotification fee, but it would reopen public testimony just for the items the Commission wants to review.

Chairman Sturgill asked for a second on Commissioner Mathews' motion. Motion failed for lack of a second.

Commissioner Werhanowicz stated that there are a lot of people that would like to be notified so they can come to the hearing.

Chairman Sturgill asked Commissioner Werhanowicz if she was suggesting tabling to a date uncertain. Commissioner Werhanowicz stated she did not understand why the case couldn't be continued to a date uncertain, have the applicant obtain the requested information, and then come back but also notify everyone so they can be a part of it as well.

Planning Supervisor stated that a date uncertain allows the applicant to get the information as fast or as slow as needed. Essentially, they get to choose their hearing date.

MOTION: Commissioner Johnston moved to continue case no. SD2025-0002 to a date certain of December 3, 2026, to allow the applicant to obtain additional information in regard to traffic, information regarding school crossings and ensuring safety.

Commissioner Johnston asked if there were any other topics the Commission would like to add before there was a second made on the motion.

Discussion on the Motion:
Chairman Sturgill suggested spacing for bus stops and crosswalks, further information on the feasibility of a community water system, a copy of the updated Black Canyon Irrigation District Letter, a plan to mitigate the concerns about elementary schools being over capacity, evidence that the proposed right in-right out plan will not disrupt traffic, evidence that the level of service for surrounding intersections will be acceptable when the project is complete, a response from IDEQ for dust prevention and control and verifying adequate drinking water, confirmation that an IPDES is not required, visual depiction on the plat of how the bike path would be continued from adjacent properties, fencing plan.

Commissioner Mathews asked if the catastrophic failure of the intersection be mentioned for emphasis. Chairman Sturgill stated yes.

Chairman Sturgill asked if Commissioner Johnston would like to include the aforementioned requests for additional information or should some be taken out?

Commissioner Johnston stated that some of what Chairman Sturgill suggested she shortened it up but was in agreement.

Commissioner Matthews then seconded the motion.

MOTION: Commissioner Johnston moved to continue case no. SD2025-0002 to a date certain of December 3, 2026, to allow the applicant to obtain additional information in regard to traffic, information regarding school crossings and ensuring safety. Seconded by Commissioner Matthews.

Roll call vote: 4 in favor, 0 opposed, motion passes.

Item 2D:

Case No. RZ2025-0001 – Jackman: The property owner, Jason Jackman, represented by Patty Clark, is requesting a conditional rezone of approximately 2.85 acres from the "A" (Agricultural) zone to the "CR-M-1" (Conditional Rezone -Light Industrial) zone. The subject property is located at 11583 Orchard Ave, Nampa, ID 83651 also referenced as Parcel R31482.

Commissioner Sheets re-joined the hearing.

Chairman Sturgill affirmed the applicant to testify.

Patty Clark– (Representative) IN FAVOR – 319 LoneStar Rd., Nampa, ID 83651

Ms. Clark stated that the purpose of the rezone is to be able to run a small family business that offers services of manufacturing custom UTV windshields and vehicle wrap services. She understands the concerns raised in the staff report and understand that the request may be unusual for the area, however, they believe the evidence shows that the application can meet the intent of the conditional rezone criteria when viewed in context. The actual operations should be considered as well as the substantial mitigation measures being proposed. The request is not for a large industrial complex, distribution center, or heavy manufacturing. It is a small owner-operated business that already exists on site and is conducted entirely inside an existing shop building. The business owner has only one employee, his son. The use generates virtually no customer traffic, and it ships products directly to customers rather than operating as a retail storefront. Ms. Clark's understanding that the key issue before the Commission is compatibility. She believes that compatibility should be evaluated based on real world impacts, noise, traffic, visual appearance, hours of operation, and public safety not simply by the label of commercial or industrial. She believed the evidence strongly supports approval. There were no objections from the highway district regarding traffic impacts. Idaho Transportation Department determined that the project does not meet thresholds for the traffic impact study, and it identified no safety concerns. Standard septic system requirements are met, emergency services can adequately serve the property and after a site visit Nampa Fire Protection District withdrew its opposition. Ms. Clark stated that to her knowledge, no public opposition comments have been received. She noted that there were two separate neighborhood meetings held and the only individuals who attended in person or contacted the Timberline Surveying offices in response notice were neighboring property owners who were in support of the request. There were no property owners that appeared in opposition at those meetings, and no written opposition was submitted. Ms. Clark believed that the local support, especially those most directly affected, is an important indicator that the proposed use is compatible and does not negatively impact nearby property owners. The applicant has also suggested and agreed to substantial conditions, specifically designed to address compatibility concerns and preserve the character of the area. Ms. Clark stated that the proposed conditions will restrict operations, limit the hours of operations to weekdays 8 a.m. to 5 p.m., requiring all manufacturing activities to occur indoors, installing site obscuring fence and/or berm buffer, downward facing lighting, compliance with parking, circulation, and building code requirements. Ms. Clark noted that while the staff report states the area is trending residential, the property itself is still located in the county and is surrounded in part by a church, a school, agricultural uses, and larger parcels. The proposed conditional rezone process exists specifically for situations like this where tailored conditions can address concerns more effectively than a simple yes or no zoning classification. Approval of this application would support local entrepreneurship, protect existing investment in the property, and allow a low impact family business to continue operating under enforceable conditions that minimize effects on surrounding uses.

Commissioner Sheets asked what the maximum number of employees would be. Ms. Clark stated two, the owner and his son. The use is conducted in the shop.

Commissioner Werhanowicz asked why the applicant was applying for a rezone instead of a conditional use permit. Ms. Clark stated that initially they did apply for a conditional use. They were told that the use requested is not allowed through a CUP in the AG zone.

Associate Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Sheets referred to the building permit that closed in November of 2025 which had a reference to the "shear" not being verified and asked what the "shear" was. Planner Bunn stated that it was her understanding that part of the buildings' walls were covered up, so they didn't want to have the applicant tear it out to show for inspection. The permit was closed, and if the rezone were approved, the applicant would apply for a commercial permit and at that time the structure would need to meet that higher standard. Commissioner Sheets asked why this use couldn't be covered by a home business or home occupation. Planner Bunn stated that no more than a fourth of the square footage of your house or accessory structure can be utilized for the use in a home business, and a home occupation is a third.

Chairman Sturgill asked what activities are being conducted that would not be allowed with a conditional use permit. Planner Bunn stated that the manufacturing of the windshields. She also noted the vinyl wrapping business.

Planning Supervisor Lister read a portion of the definitions for home business and home occupations. He added that the intent of a contractor shop and staging area is running your contractor business and storing things on site. He referenced a case that was an ordinance text amendment that came through the P&Z for a machine shop, but that application has stalled. Staff looks at the most similar use in the code and unfortunately where our code has these types of uses is either heavy commercial or M-1. Chairman Sturgill stated that he followed everything that Planning Supervisor Lister explained and added that while he understands the character of the area may be residential, it's zoned agriculture. Planning Supervisor Lister stated that a residential dwelling is allowed on agriculturally zoned property. Agriculture parcels could be of many different sizes. In this case it is a smaller parcel and is located in an area with potential residential growth/city. Chairman Sturgill stated that in his view, the impact is limited particularly if there's only two employees total and questioned why this couldn't fall under a contractor shop and put a tight boundary around the number of employees and hours. The impact would be the same as a contractor's shop and the equipment would be very similar. Planning Supervisor Lister stated that it was his recollection of the application that there is more than what you would normally see with a contractor shop or staging area. He referenced several CUP's that were approved for contractor's shops that did not involve manufacturing on site.

Commissioner Mathews referred to a case where the applicant was assembling geothermal equipment. He understood that the scale was different but felt it was a slippery slope to allow one thing to happen by CUP and not another.

Commissioner Sheets referenced the definition of home business, which includes tax preparation, graphic design or web services, assembly parts, teaching music and other instructions. He asked if someone could apply for a variance with a director's decision. Planning Supervisor Lister stated no, those are code standards and did not believe there were any variance to vary those.

Chairman Sturgill asked Planner Bunn if she could direct him to the definition of contractor's shop in the code. Planner Bunn stated it was 07-02-03. She also read it for the record. She added that that the contractor's

shop was not used because of the manufacturing that is occurring. She understood that manufacturing happens on many levels. If there was no manufacturing happening and the applicant was just coordinating and storing his equipment there it could fit, but he does all of the work on site.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Jason Jackman–(Applicant) IN FAVOR – 11583 Orchard Ave., Nampa, ID 83651
Mr. Jackman stated he would like to address some of the concerns in regard to manufacturing and noted he really doesn't manufacture, it's a CNC machine. He orders 4x8 sheets of plastic from a company in Boise. He has a design on his computer; he cuts out the window for the particular model of UTV. The window is put in a box and shipped. He stated that his sone does this 2-3 hours a day. The wraps include stickers and bike kits. He stated that initially there was a zoning concern about vehicle servicing that was on their website, however, they took that off and it is no longer there. He stated that they don't do any vehicle servicing there and no maintenance. Mr. Jackman stated that this is a family operation.

Chairman Sturgill asked if the property had three-phase power. Mr. Jackman was unsure. Chairman Sturgill asked if his machine 220 single phase. Mr. Jackman believed that it was. Chairman Sturgill asked if the CNC cutting element is rotary or laser. Mr. Jackman stated it was rotary for plastic only and was a small machine that had a 4x8 bed. Chairman Sturgill asked if it was vented to the outside. Mr. Jackman stated it was an enclosed venting tube that is dumped every day. Chairman Sturgill asked if there was any other machinery in the building that makes noise. Mr. Jackman stated no, and it is very low impact noise.

Commissioner Werhanowicz asked if the printers are for the stickers. Mr. Jackman stated they were like a home printer and are quiet.

Ms. Clark had a question and asked her to come back up to the podium.

Patty Clark– (Representative) IN FAVOR – 319 LoneStar Rd., Nampa, ID 83651
Ms. Clark referred to the home business /home occupation and square footage limitations. She stated that hypothetically, if they put the CNC equipment and the sticker printer into the garage, would he be able to run his business out of the garage? He currently has it in a separate building, but it would fit in his garage. His cars could be parked in the shop instead.

Planner Bunn stated that if a person has vehicles/ trailers that they store on the property for their business, the home occupation and business do not allow for that. In the past, there has been quite a few different vehicles and trailers stored on the property and that's part of the reason a staging area was requested.

Chairman Sturgill asked hypothetically if the trailers were part of a staging area for a CUP and the CNC machine and equipment were moved into the garage would that then meet the home business. Planning Supervisor Lister referred to the code that the home occupation / business can't exceed a certain size of the dwelling /structure and once you exceed that it is a higher intensity use requiring a CUP or rezone.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2025-0001 seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:
Commissioner Sheets wished there was a way to allow this use outside of a rezone. The rezone of M1 next to residential would be island zoning. The particular use has such low impact.

Commissioner Werhanowicz asked if the applicant could partition the garage.

Planner Bunn added that all of the trucks, trailers, etc. associated with the business would all have to be enclosed, and not more than 1/3 of the square footage of the house could be utilized. As far as she knows, the business is exceeding that.

Chairman Sturgill stated that he is hearing a consensus among the Commissioners who have spoken that they agree with staff's recommendation on the rezone but wished there was a way to help the applicant outside of the rezone process such as exploring other options.

MOTION: Commissioner Sheets moved to **recommend denial** of Case No. RZ2025-0001 to the Board of County Commissioners and adopt staff's Findings of Fact and Conclusions of Law., and requested that staff modify the Findings of Fact, Conclusions of Law. Seconded by Commissioner Mathews.

Discussion on the Motion:
None.

Roll call vote: 5 in favor, 0 opposed, motion passed.

Chairman Sturgill stated that the case will go before the Board of County Commissioners, who could potentially reach a different conclusion. He encouraged the applicant to spend time with their Planner and Planning Supervisor Lister to see if there is an alternative.

Item 2E:
Case No. CR2025-0010 – Tabarini: The applicants, Carlos and Kimberley Tabarini, are requesting a conditional rezone of 5.9 acres from the "A" (Agricultural) zone to the "CR-R-1" (Conditional Rezone- Single-Family Residential) zone. The request includes a development agreement limiting the project to three residential lots. The subject property is located at 0 Stoffle Ln, Middleton, ID also referenced as Parcels R23913011A and R33968.

Chairman Sturgill affirmed the applicant to testify.

Carlos Tabarini– (Applicant) IN FAVOR – 9837 W. Patmore Ct., Star, ID 83669
Mr. Tabarni stated that they intend to split the 5.9 acres into three buildable lots consistent with the surrounding area. He has reviewed staff's proposed conditions and has no issue with them. He would like a bit more clarification on condition no. 6. Parcel 33968 was part of a different public access.

Chairman Sturgill asked for more information about the project.

Mr. Tabarani stated that he met with the County after purchase and the two smaller lots would be 1.25 acres. They are trying to keep the parcels similar to those in the area.

Chairman Sturgill asked if the intent was to have one house on each residential lots or one plus a mother-in-law suite. Mr. Tabarini stated that the lots would be sold, and he does not know what a future buyer would want. Chairman Sturgill referred back to previous hearings this evening in which there were discussions about infrastructure and asked Mr. Tabarini how the Commission should think about the rezone application in the context of infrastructure that is already overburdened. Mr. Tabarini stated that they have no younger children, and he can't speak for who will purchase the other two parcels in regard to traffic.

Commissioner Werhanowicz asked if the applicant intends on building one of the lots and selling the other two. Mr. Tabarini stated yes.

Chairman Sturgill stated he noticed that the Northwest Pipeline runs across the property. Mr. Tabarini stated that it is just a sliver of the subject property and that it only impacts the property by six inches.

Principal Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Sheets asked what the average and median lot sizes were in the area. Planner Bunn stated that the average is 2.46 and the median is 1.97 within 600 ft. of the subject property. Commissioner Sheets asked how the proposed 1.25 acres would change the average & median in the area. Planner Bunn stated she would research and would be covered at the end of testimony.

Chairman Sturgill affirmed the witnesses to testify.

Kimberly Tabarini– (Applicant) IN FAVOR – 9837 W. Patmore Ct., Star, ID 83669

Ms. Tabarini stated that the subject property is comprised of two (2) parcels. The split is being requested to assist them in building their family home. She noted there is a road user's maintenance agreement in place. She referenced the "Growing Together" letter that was in support of infill. Ms. Tabarini referenced the letter from Middleton which stated that property to the south is commercial, but she noted it is all residential. She added that they intend on keeping a agricultural feel to this area.

Commissioner Johnston asked Ms. Tabarini if not allowing secondary dwellings would be a deal breaker for her. Ms. Tabarini stated that they are not looking to build an ADU but that doesn't mean that a future purchaser of the lots wouldn't want one and would prefer not to have that limitation.

Chairman Sturgill stated that he is a big believer in property rights and stated that the area is going residential. The issue is the improvements, schools, roads, etc. is happening slower than the building and development that has already been authorized. Chairman Sturgill asked Ms. Tabarnini how she felt the Commission should view her application. Ms. Tabarini stated that she understands the concern. She does not know if the impact will even arise, someone may want to purchase a lot to graze horses. She felt that limiting to just three parcels is reducing the impact. Chairman Sturgill stated that the City of Middleton has provided services to nearby properties and asked how Ms. Tabarini would feel about potentially being in the city and having access to services. Ms. Tabarini did not believe the subject property was not currently adjacent to city. Chairman Sturgill asked if she was adjacent what her preference would be. Ms. Tabarini would rather be on city but wasn't sure if her husband would prefer that. They have talked with Southwest District Health, and they may need an advanced system. Chairman Sturgill asked when the property was purchased. Ms. Tabarini stated it was purchased in 2024.

Troy Weeks– IN FAVOR – 22710 Stoffle Ln., Middleton, ID 83644

Mr. Weeks stated that he is adjacent to the subject property and will have the most impact from the development. He stated that when the Tabarini's purchased the property they had spoken with him about their vision for the site. Their vision was in line with what he wanted to see happen on the property and in the area. The previous owners of the subject property wanted to jam pack as many houses as they could without regard to the neighbors. Mr. Weeks stated that the Tabarinis have done a lot for the neighbors and gave an example of him purchasing equipment to clean up their property.

Commissioner Sheets asked if the property is currently in pasture. Mr. Weeks stated that he would describe it as low-quality pasture.

Chairman Sturgill asked Mr. Weeks if he knew the applicants before they purchased the property. He stated no.

Planner Bunn stated that the City of Middleton's Comprehensive Plan is referenced in Roberta's email. The city recently adopted a new plan, which may be the difference in designations. She added that it appears that the subject property may be adjacent to city limits and proceeded to circle the area in which the parcel touches city.

Commissioner Sheets asked when impact fees go into effect for the property, rezone or platting. Planner Bunn stated it is at the building permit phase.

Chairman Sturgill asked how wide the area adjacent to city limits is on the subject property. Planner Bunn noted it was approximately 7.78 feet.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2025-0010, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:
Commissioner Matthews stated he is in favor of the rezone with no secondary residences.

Commissioner Sheets stated that he is not in favor of the request. He stated that small rezones are "one bite at a time." The more that are approved the more it turns into basically a city where everyone has a well/ septic tank, and it is just adding to the issues without fixing the problems first. He believes that even with the restrictions on secondary residences, the rezone is too dense for the area already.

Commissioner Matthews stated that the smaller lots in this area made sense for the reason that building is not occurring on larger agricultural parcels. He added he understood the concerns about density.

Commissioner Sheets agreed that sprawl is an issue. He stated that two lots would be more amenable to him.

Chairman Sturgill stated he agreed with Commissioner Sheets and if this request was being made five years from now, when the two adjacent intersections on Highway 44 were improved and Superintendent Gee had a new elementary school up and running, he believed it would be a straightforward application. He has deep concerns and has heard concerns about residents that live in the area about how broken the infrastructure is. He shared a personal experience of coming to the hearing this evening, at Lansing Lane which was stacked 10 cars deep and took 13 minutes to get through the intersection.

MOTION: Commissioner Matthews moved to **recommend approval** of Case No. CR2025-0010, to the Board of County Commissioners and adopt the Findings of Fact, Conclusions of Law & Order as presented by staff with the addition of a condition restricting secondary dwellings. Seconded by Commissioner Johnston.

Discussion on the Motion:
None.

Roll call vote: 2 in favor, 3 opposed, motion failed.

MOTION: Commissioner Sheets moved to **recommend denial** of Case No. CR2025-0010, to the Board of County Commissioners with changes to Criteria no. 2, that the proposed conditional rezone is not more appropriate than the current zoning designation. The proposed density is higher than the parcel lot sizes, and the allowance of secondary dwelling units would increase the density. Criteria no. 3, that the proposed conditional rezone is not more compatible. The current lot size is more compatible with the agricultural area. Criteria 8, that the proposed conditional rezone will impact essential public services. A cumulative effect of rezones in small amounts will impact over time. Seconded by Commissioner Johnston.

Discussion on the Motion:
Planning Supervisor Lister suggested noting what actions the applicant can take to try to get approval. Commissioner Sheets noted that the applicant could resubmit for two lots with no secondary dwellings.

Roll call vote: 4 in favor, 1 opposed, motion failed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:
Planning Supervisor Lister stated that there are a couple of applications for the Commission to fill another seat, Jay will be in touch. Planning Supervisor Lister stated that a consultant is being sought for comprehensive plan implementation. He noted that July 2nd could be utilized for a feedback session. The Commission was agreeable to using this date.

4. ADJOURNMENT:

MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Werhanowicz. Voice vote, motion carried. Hearing adjourned at 10:33 P.M.

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

Approved this 16th day of July, 2026

Brian Sheets, Acting Chairman

ATTEST

Jennifer Almeida, Office Manager

EXHIBIT 3

Staff Report Packet Dated: June 4, 2026

Board of County Commissioners

Case # CR2025-0010

Hearing Date: September 10, 2026

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

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CR2025-0010**

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

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

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

PLANNER: **Emily Bunn, Principal Planner**

STAFF RECOMMENDATION: **Approval**

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

PARCEL INFORMATION REPORT: *See **Exhibit B1** for information*

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

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

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

HEARING CRITERIA:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "residential" (**Exhibit B2.9**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The parcel is within City of Middleton's Area of Impact. In the City of Middleton's Future Land Use Map in their Comprehensive Plan, the southern tip of the property is "Commercial," the middle portion is "High Density Residential", and the northern half is "Medium Density Residential." Although the subject property does not match City of Middleton's Comprehensive Plan in its density, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Exhibits B2.1, B2.3, D7, D7.1, and D7.2**). The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.1.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00***:* "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. " • **Land Use and Community Design P4.03.02**: "Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns." • **Land Use and Community Design G4.04.00**: "Concentrate future higher density residential growth in appropriate areas in and around existing communities while preserving and enhancing the County's agricultural and rural character." • **Land Use and Community Design P4.07.01**: "Plan land uses that are compatible with the surrounding community."	

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

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

Analysis

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

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

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

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

Existing Conditions Within 1-Mile of the Subject Property:

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

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

Surrounding Land Use Cases Within the Past 5-Years:

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

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

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

	Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 5, 2025 and April 30, 2026, and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development. Highway District No. 4 (HD#4) is not requiring any public street improvements at this time, but HD#4 is requesting that "…the southerly 60-feet of Parcel R33968 should be dedicated as a public right-of-way or public access easement for continuation of Stoffle Lane/Huckleberry Lane across the subject property" (**Exhibits D4 and D4.1**). HD#4 acknowledges that although no public improvements may not be planned "…this would provide dedicated access rights to historical users of the public road who have no alternative means of access to the public highway system." (**Exhibit D4**). See proposed condition #6 to address Highway District No. 4's comment on public right-of-way. HD#4 states that the proposed three (3) additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the development will be mitigated by the collection of transportation impact fees at the time of building permit issuance (**Exhibit D4**). Idaho Transportation Department sent a comment letter on November 12, 2025, and stated ITD has no comments or concerns to make at this time, as the application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Exhibit D3**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and it will exist at the time of the development. In 2022, Huckleberry and Midstar Lane (both private roads) were created via RD2022-0011 to serve the parcels created by the administrative land division process (AD2021-0218/RD2022-0011). Stoffle, Huckleberry and Midstar Lanes (private roads) provide access from Stoffle Lane (public road) (**Exhibit D4**). Stoffle Lane contains a private and public section and currently has a private road sign differing the two sections (**Exhibit D12**). See **Exhibit A9** for the Road Easement and Maintenance Agreement. Staff does not have documentation that the private roads have been certified by an engineer, so this would need to be completed prior to building permit issuance.	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. **Schools:** Middleton School District No. 134 sent a comment letter on March 30, 2026 which stated they do not have any comments on this project due to the low number of lots (**Exhibit D8**). **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be	

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

Table 2. Area of City Impact

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

NOTIFICATION AND COMMENTS:

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

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

AGENCY COMMENTS

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

PUBLIC COMMENTS

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

RECOMMENDATION AND DECISION OPTIONS:

In consideration of the application and supporting materials, staff concludes that the proposed conditional rezone is compliant with Canyon County Ordinance 07-06-07(6). A full analysis is detailed within the staff report.

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

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

<u>DECISION OPTIONS</u>

- **Approval of the Application**: "I move to approve CR2025-0010, Tabarini, finding the application **does** meet the criteria for approval under CCCO §07-06-07(6) of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CR2025-0010, Tabarini, finding the application **does not** meet the criteria for approval under CCCO §07-06-07(6) of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CR2025-0010, Tabarini, to a [*date certain or uncertain*]

EXHIBITS:

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

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

B. Supplemental Documents

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

C. Site Visit Photos Dated: May 14, 2026

D. Agency Comments Received by: May 26, 2026

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

E. Public Comments Received by: May 26, 2026

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

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

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CR2025-0010

Hearing Date: June 4, 2026

Exhibit A1

MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Carlos and Kimberley Tabarini	
	MAILING ADDRESS: 9837 W Patmore Ct., Star, ID 83669	
	PHONE: [redacted]	EMAIL: [redacted]

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

Signature: Carlos Tabarini Kimberley Tabarini *Date:* 5/15/205

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

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

FOR DSD STAFF COMPLETION ONLY:

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

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

Exhibit A2

To: Canyon County Development Services

From: Carlos & Kimberley Tabarini

Date: 5/19/2025

To Whom It May Concern,

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

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

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

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

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

Sincerely,

Carlos and Kim Tabarini

5/19/25

Name Date

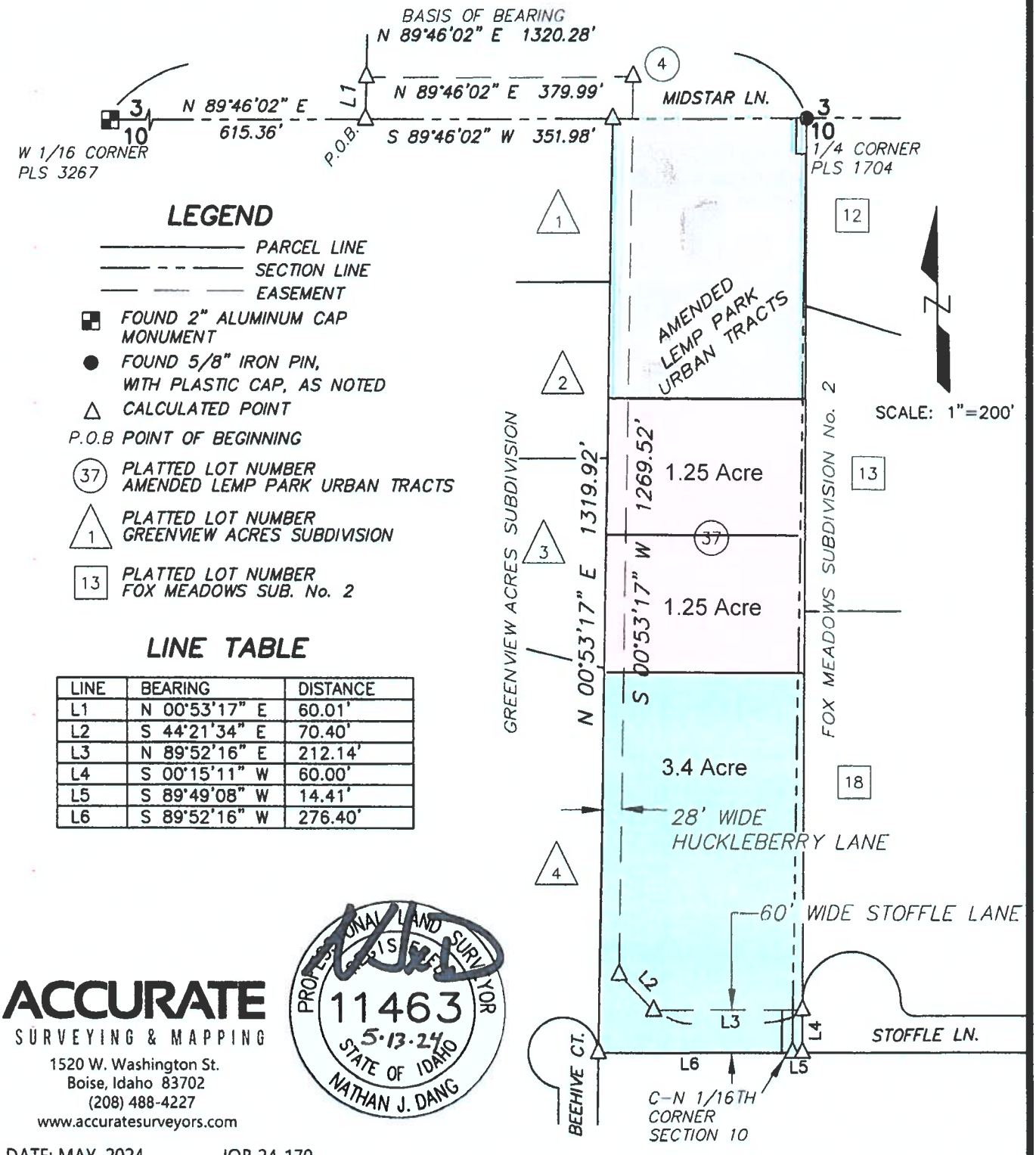
Kimberly A Tabarini 5/19/25

Name Date

Exhibit A3

EXHIBIT MAP

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



LEGEND

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

LINE TABLE

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

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

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

DATE: MAY, 2024 JOB 24-170


1.25 Acre
1.25 Acre
Huckleberry Ln
3.4 Acre
Stoffle Ln

Exhibit A4

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

☐ How many Individual Domestic Wells are proposed? 3

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

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

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

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

☐ Pressurized ☒ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

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

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

Type: _____ Height: _____

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

☐ Other: _____

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

canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☒ Residential 3 ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: N/A

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

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

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

Exhibit A5

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



SITE INFORMATION

Site Address: TBD Stoffel Lane

Parcel Number: R23913011A and R339680000

City: Middleton

State: ID

ZIP Code: 83644

Notices Mailed Date:

Number of Acres: 5.9

Current Zoning: AG

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

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Carlos and Kim Tabarini

Company Name: N/A

Current address: 9837 W Patmore Ct

City: Star

State: ID

ZIP Code: 83669

Phone: [redacted]

Cell:

Fax:

Email: [redacted]

MEETING INFORMATION

DATE OF MEETING: 8/27/25

MEETING LOCATION: Property Site

MEETING START TIME: 3:00 pm

MEETING END TIME: 4:00 pm

ATTENDEES:

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

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Carlos + Kimberley Tabarini

APPLICANT/REPRESENTATIVE (Signature):

DATE: 8 / 27 / 25

Date: August 11, 2025

RE: Notice of Neighborhood Meeting – Rezone Application

Dear Neighbor,

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

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

The Neighborhood Meeting details are as follows:

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

The project is summarized below:

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

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

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

Sincerely,

Carlos Tabarini

Kimberley Tabarini

Carlos and Kim Tabarini

Exhibit A6

AGENCY ACKNOWLEDGMENT

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

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF FORMAL REVIEW

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

Southwest District Health:
☒ Applicant submitted/met for informal review.
Date: 07/07/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

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

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

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

Area of City Impact
☒ Applicant submitted/met for informal review.
City: Middleton
Date: 5/21/2025 Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

Exhibit A7

*re-recorded for legibility purposes

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

PioneerTitleCo.
EDGE BEYOND

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

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

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

File No. 846468 MJ/EM

WARRANTY DEED

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

Carlos Tabarini and Kimberley Tabarini, husband and wife

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

See Exhibit A attached hereto and made a part hereof.

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

Dated: April 1, 2024

Justin A. Fishburn

State of IDAHO, County of ADA

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

Signature of notary public
Commission Expires:

JOSH STAFFORD
COMMISSION #62108
NOTARY PUBLIC
STATE OF IDAHO

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

re-recorded for legibility purposes

*re-recorded for legibility purposes

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

PioneerTitleCo.
GOING BEYOND

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

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

File No. 846468 MJ/EM

WARRANTY DEED

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

Carlos Tabarini and Kimberley Tabarini, husband and wife

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

See Exhibit A attached hereto and made a part hereof.

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

Dated: April 1,2024

Justin A. Fishburn
State of IDAHO, County of ADA

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

Signature of notary public
Commission Expires:

JOSH STAFFORD
COMMISSION #22108
NOTARY PUBLIC
STATE OF IDAHO

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

re-recorded for legibility purposes

*re-recorded for legibility purposes

PioneerTitleCo.
GOING BEYOND

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

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

File No. 846468 MJ/EM

WARRANTY DEED

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

Carlos Tabarini and Kimberley Tabarini, husband and wife

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

See Exhibit A attached hereto and made a part hereof.

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

Dated: April 11,2024

Justin A. Fishburn
State of IDAHO, County of ADA

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

Signature of notary public
Commission Expires:

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

EXHIBIT A

PARCEL 1:

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

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

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

PARCEL 2:

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

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

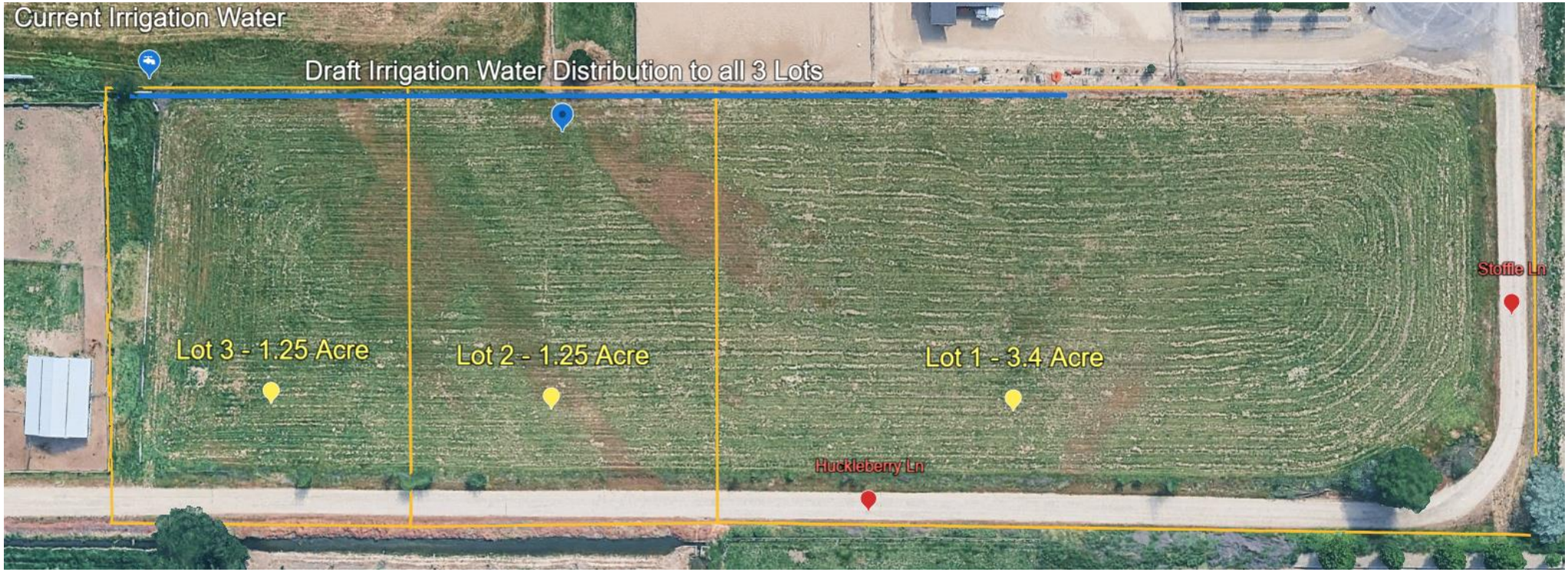
North 01°03'33" East, 1320.38 feet to the Northwest corner thereof (North quarter corner of said Section 10); thence, South 00°25'34" West, 1320.19 feet to a set 5/8 inch rebar with an orange plastic cap marked "TVEI, PLS 10782" on the South line of said Northwest quarter of the Northeast quarter; thence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

Exhibit A8

Draft Irrigation Design

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

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



2025-000959

Exhibit A9

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

July 1, 2024

ROAD EASEMENT and MAINTENANCE AGREEMENT for:

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

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

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

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

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

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

Each parcel owner shall receive one vote.

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

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

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

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of ~~Canyon~~ Ada

On this 16th day of January, in the year 2025, before me, Lacy Ann Brower (Notary's name) a notary public, personally appeared Patrick Kelly (individual's name), personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

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

Lacy Ann Brower

Notary Public

My Commission expires on: 2/15/29

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of ~~Canyon~~ Ada

On this 10th day of January, in the year 2025, before me, Lacy Ann Brower (Notary's name) a notary public, personally appeared Lisa Kenny (individual's name), personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

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

Notary Public

My Commission expires on: 2/15/29

Road Easement and Maintenance Agreement

ACKNOWLEDGMENT

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

State of California
County of Placer)

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

personally appeared Stephen Jaeger,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

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

Signature S.Z. Herrera (Seal)

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Canyon

On this 21 day of October, in the year 2021, before me, Ally M Homer (Notary's name) a notary public, personally appeared Robert Wade (individual's name), personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally M Homer

Notary Public

My Commission expires on: 3-1-2027

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of ~~Canyon~~ ada

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

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

(individual's name), personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally Homer

Notary Public

My Commission expires on: 3-1-2027

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Canyon

On this 26 day of October, in the year 2024, before me, Ally M Homer (Notary's name) a notary public, personally appeared Bobbie Lee (individual's name), personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally M Homer

Notary Public

My Commission expires on: 3-1-2028

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Canyon

On this 26 day of October, in the year 2021, before me, Ally M Homer (Notary's name) a notary public, personally appeared Carlos Tabarini (individual's name), personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally M Homer

Notary Public

My Commission expires on: 3-1-2027

IDAHO NOTARY ACKNOWLEDGMENT

State of Idaho

County of Canyon

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

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

(individual's name), personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she) (they) executed the same.

Seal

ALLY M HOMER
COMMISSION #20210931
NOTARY PUBLIC
STATE OF IDAHO

Ally Homer

Notary Public

My Commission expires on: 3-1-2024

EXHIBIT A

ACCURATE
SURVEYING & MAPPING

INTEGRITY TECHNOLOGY SERVICE

Job No. 24-170

Easement Description

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

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

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

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

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

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

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

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

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

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

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

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

Easement contains 1.762 acres, more or less.

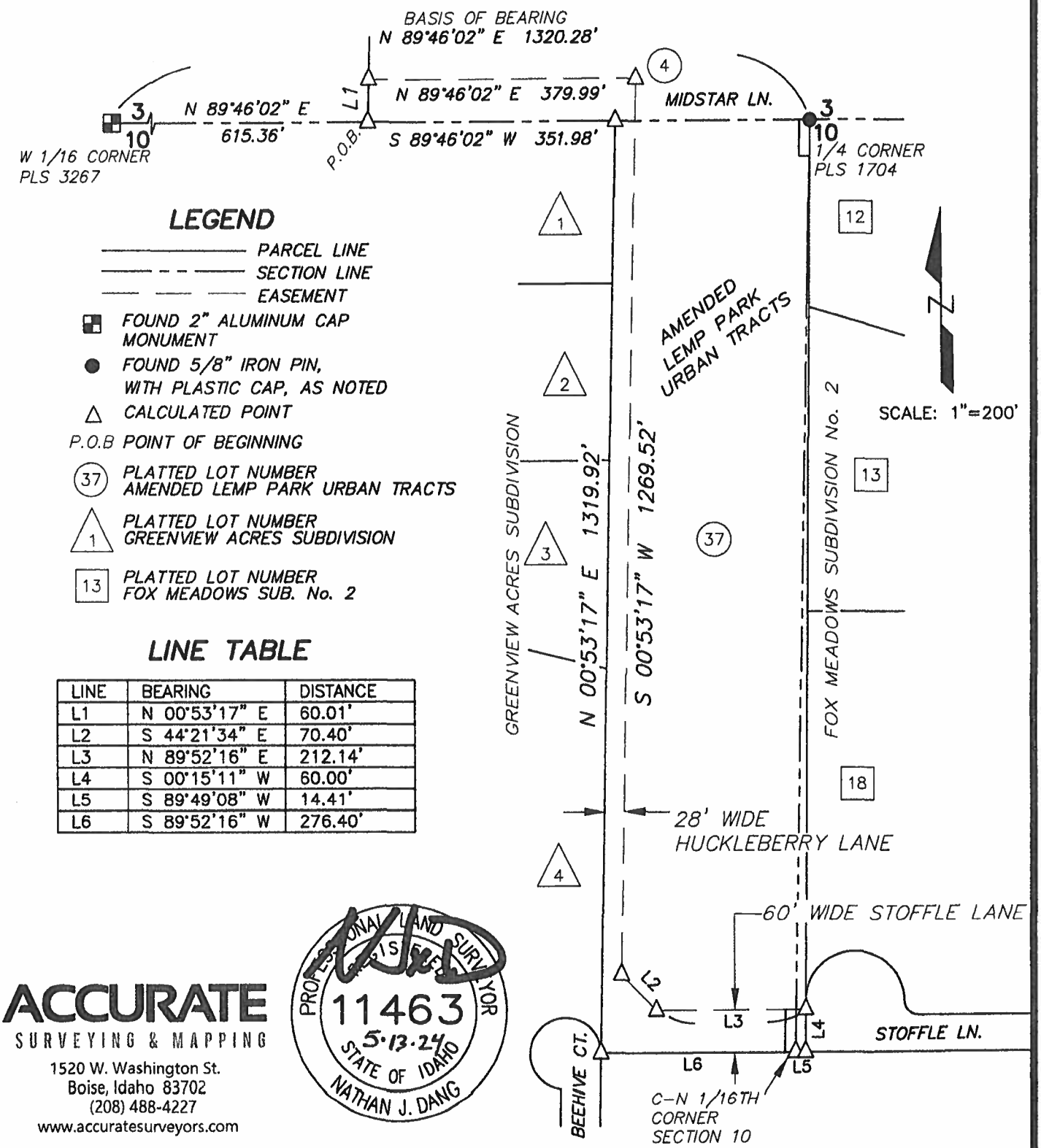


1520 W. Washington St., Boise, ID 83702 ▫ Phone: 208-488-4227 ▫
www.accuratesurveyors.com

EXHIBIT B

EXHIBIT MAP

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



LEGEND

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

LINE TABLE

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

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

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

DATE: MAY, 2024 JOB 24-170

EXHIBIT C


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

EXHIBIT 1

Parcel R23913010

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

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

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

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

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

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

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

EXHIBIT 2

Parcel R23913010A1



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

BOUNDARY DESCRIPTION
FOR
ROBERT AND LYNETTE JENSEN

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

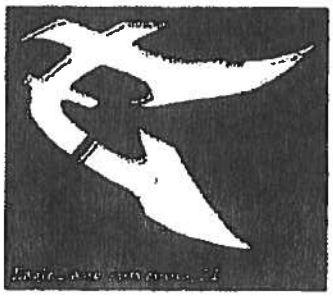
Commencing at a found 5/8" rebar marking the Southeast corner of the Southeast ¼ of the Southwest ¼ of Section 3, Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and running thence S89°09'25"W 352.94 feet along the South line of the Southeast ¼ of the Southwest ¼ of said Section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

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



EXHIBIT 3

Parcel R23913010A



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

BOUDARY DESCRIPTION
FOR
ROBERT AND LYNETTE JENSEN

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

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

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



EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case # CR2025-0010

Hearing Date: June 4, 2026

Exhibit B1

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

R23913011A PARCEL INFORMATION REPORT

3/27/2026 9:39:24 AM

PARCEL NUMBER:	R23913011A
OWNER NAME:	TABARINI CARLOS
CO-OWNER:	TABARINI KIMBERLEY
MAILING ADDRESS:	9837 W PATMORE CT STAR ID 83669
SITE ADDRESS:	0 STOFFLE LN
TAX CODE:	1090000
TWP:	4N **RNG:** 2W **SEC:** 10 **QUARTER:** NW
ACRES:	5.74
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	DD2
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	STAR FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	Middleton
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	MIDDLETON IRRIGATION ASSN INC / MIDDLETON MILL DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0254G
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2024011233
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-4N-2W NW LEMP PARK URBAN TRS TX 22231 IN LT 37
PLATTED SUBDIVISION:	LEMP PARK URBAN TRS
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

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

R33968 PARCEL INFORMATION REPORT

3/27/2026 9:40:05 AM

PARCEL NUMBER:	R33968
OWNER NAME:	TABARINI CARLOS
CO-OWNER:	TABARINI KIMBERLEY
MAILING ADDRESS:	9837 W PATMORE CT STAR ID 83669
SITE ADDRESS:	0 STOEFFLE LN
TAX CODE:	1090000
TWP:	4N **RNG:** 2W **SEC:** 10 **QUARTER:** NE
ACRES:	0.16
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	DD2
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	STAR FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	Middleton
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	MIDDLETON IRRIGATION ASSN INC / MIDDLETON MILL DITCH CO
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0254G
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	PROPOSED COLLECTOR
INSTRUMENT NO. :	2024011233
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	10-4N-2W NE TX 04649 IN NWNE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit B2.1

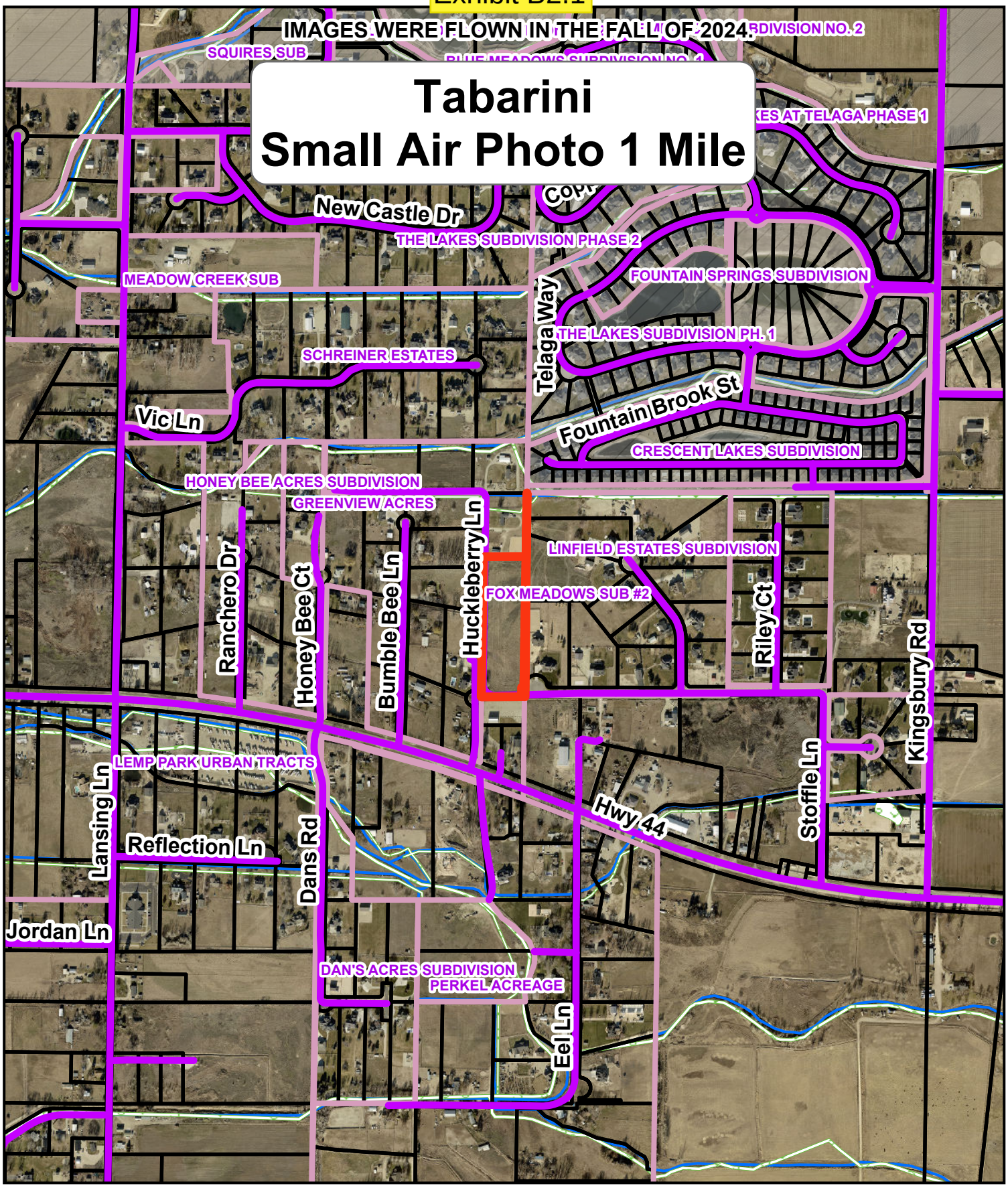
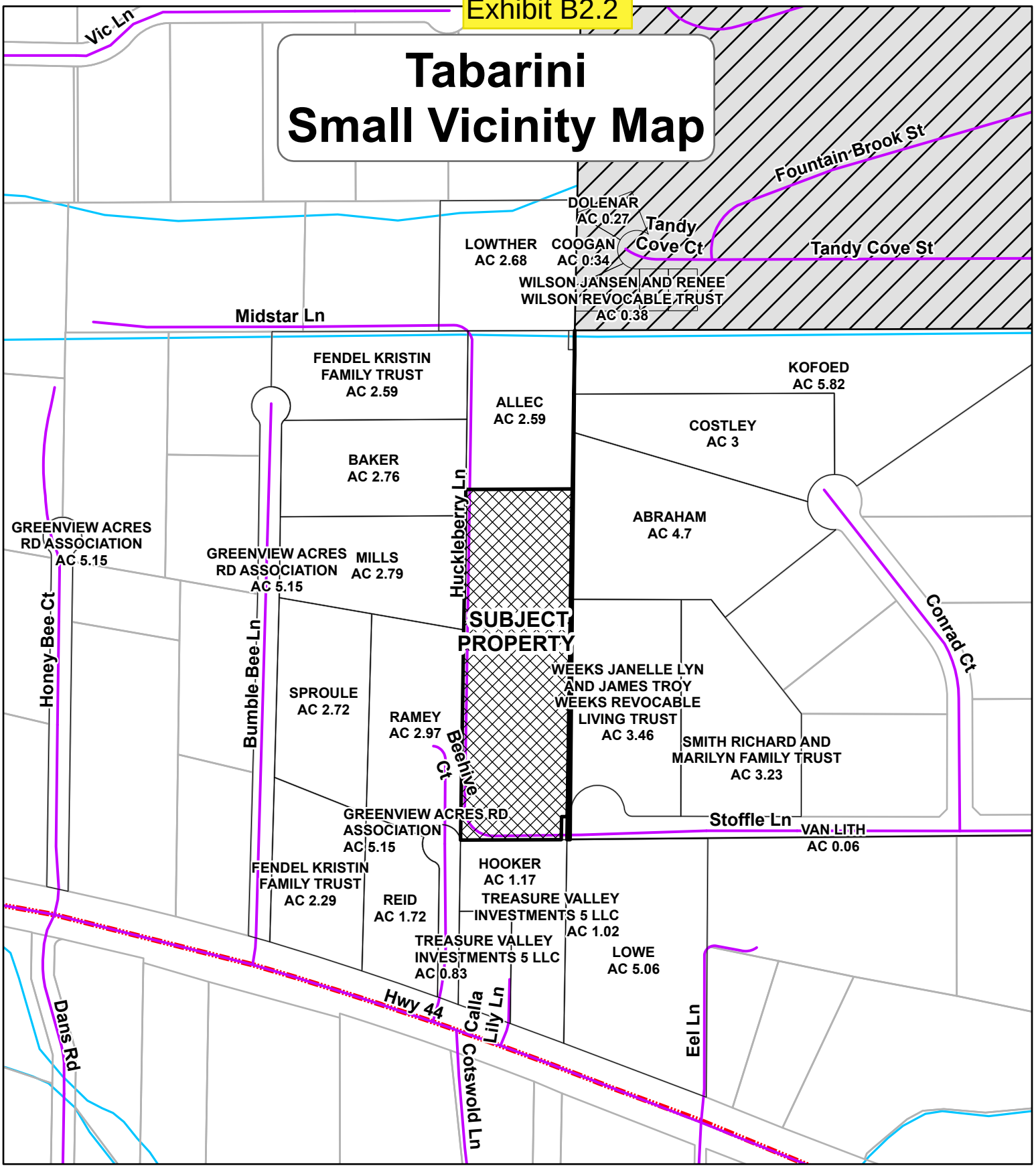
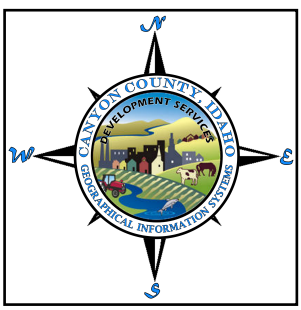

IMAGES WERE FLOWN IN THE FALL OF 2024.
Tabarini
Small Air Photo 1 Mile
SQUIRES SUB
BDIVISION NO. 2
KES AT TELAGA PHASE 1
New Castle Dr
THE LAKES SUBDIVISION PHASE 2
MEADOW CREEK SUB
FOUNTAIN SPRINGS SUBDIVISION
Telaga Way
THE LAKES SUBDIVISION PH. 1
SCHREINER ESTATES
Vic Ln
Fountain Brook St
CRESCENT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

Exhibit B2.2

Tabarini
Small Vicinity Map





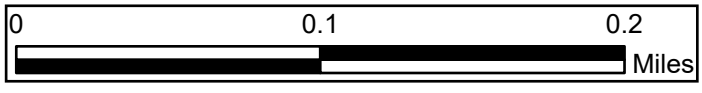
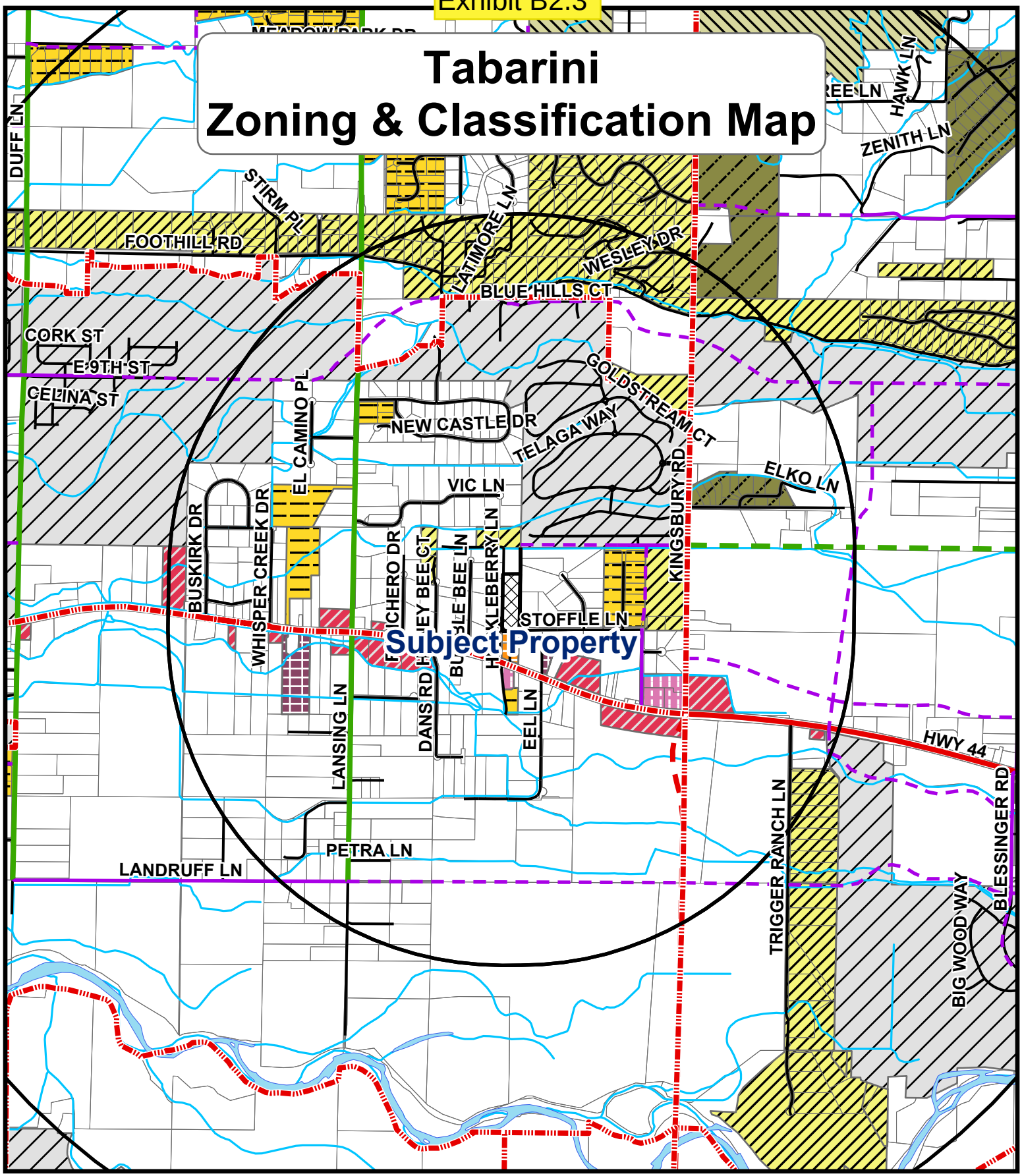


Exhibit B2.3

Tabarini
Zoning & Classification Map

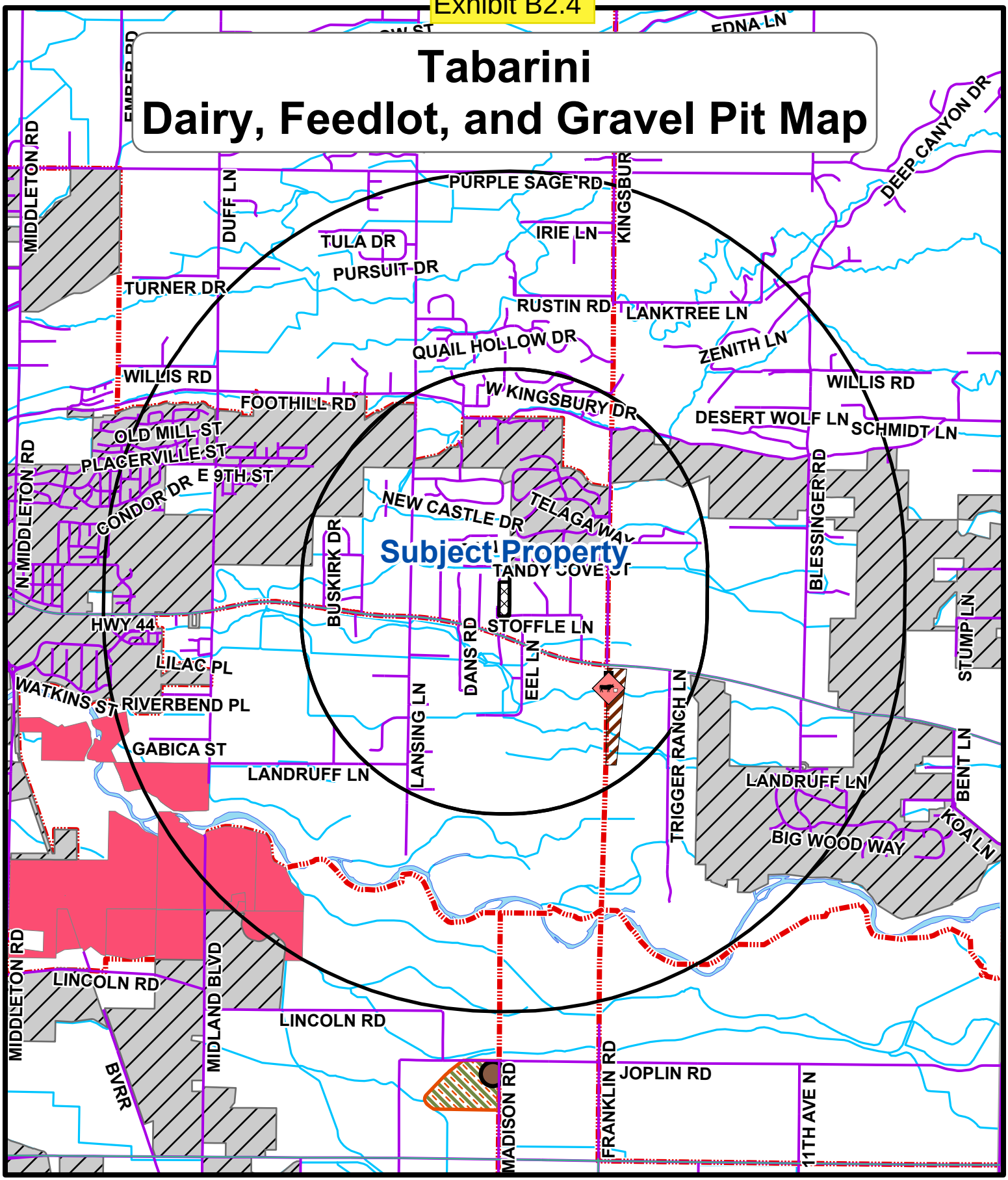


RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR

0 0.25 0.5 Miles

Exhibit B2.4

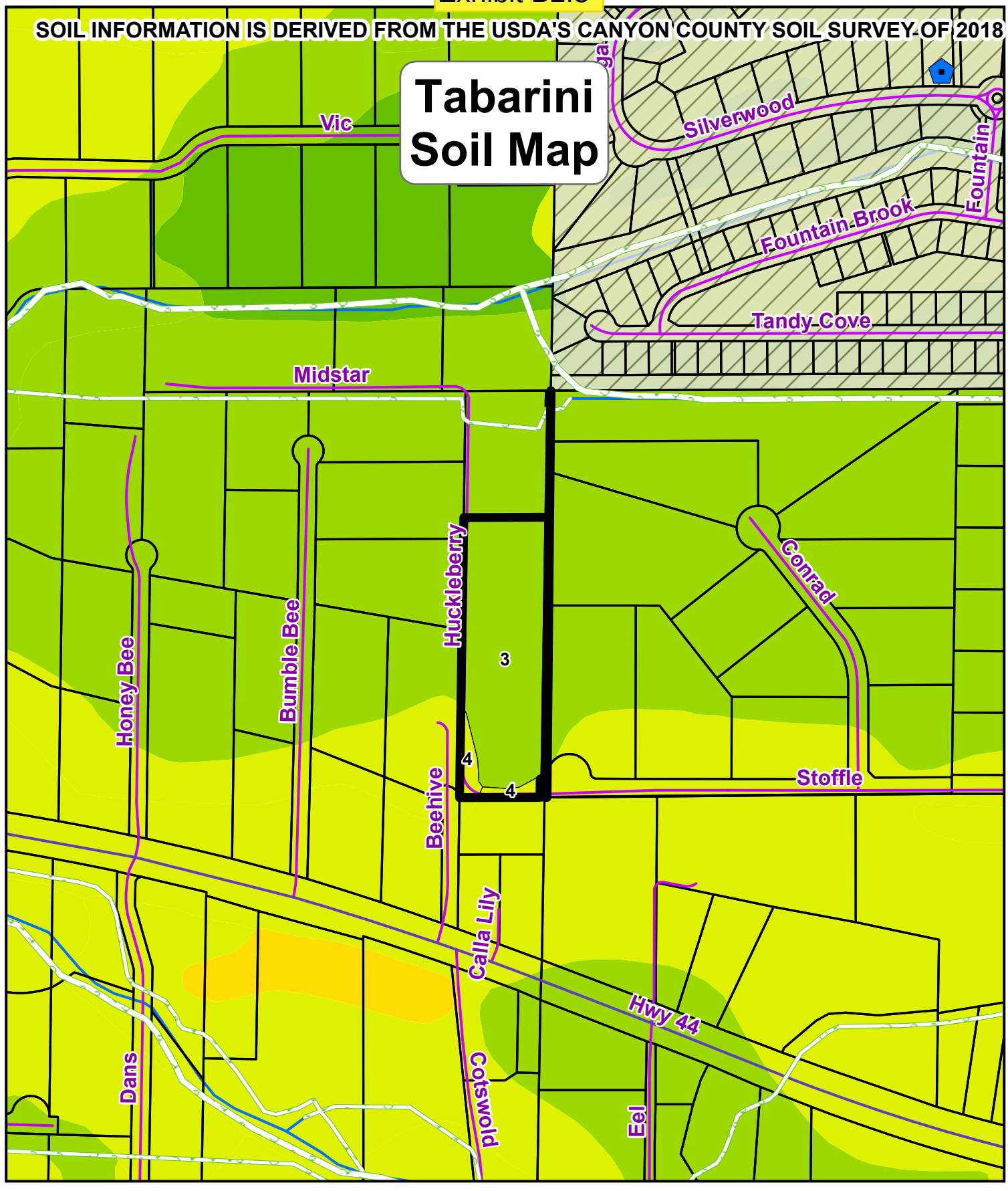
Tabarini
Dairy, Feedlot, and Gravel Pit Map

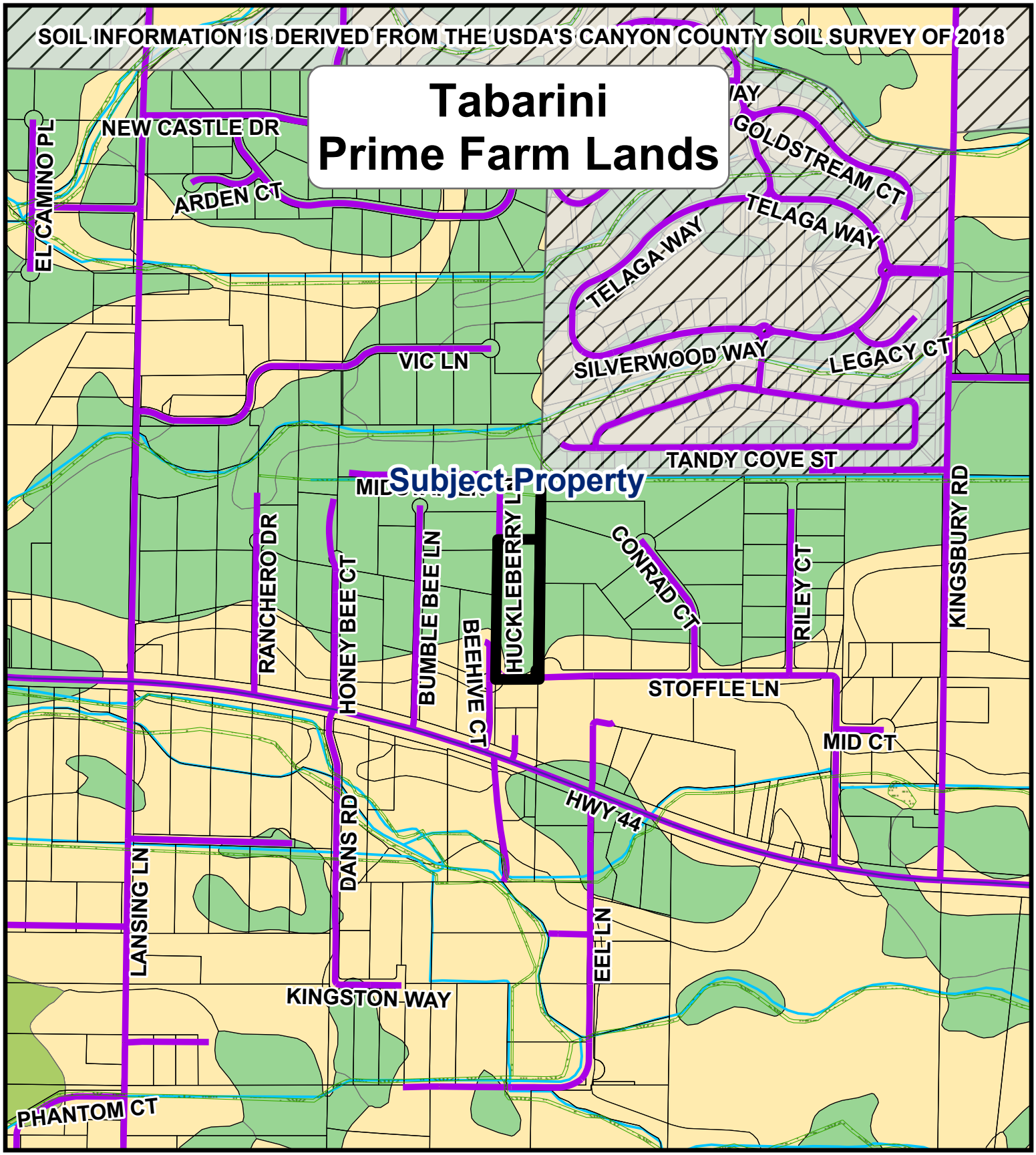


FEEDLOTS
DAIRIES
GRAVELPITS

0 0.75 1.5 Miles

Exhibit B2.5


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


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

SOIL REPORT

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

FARMLAND REPORT

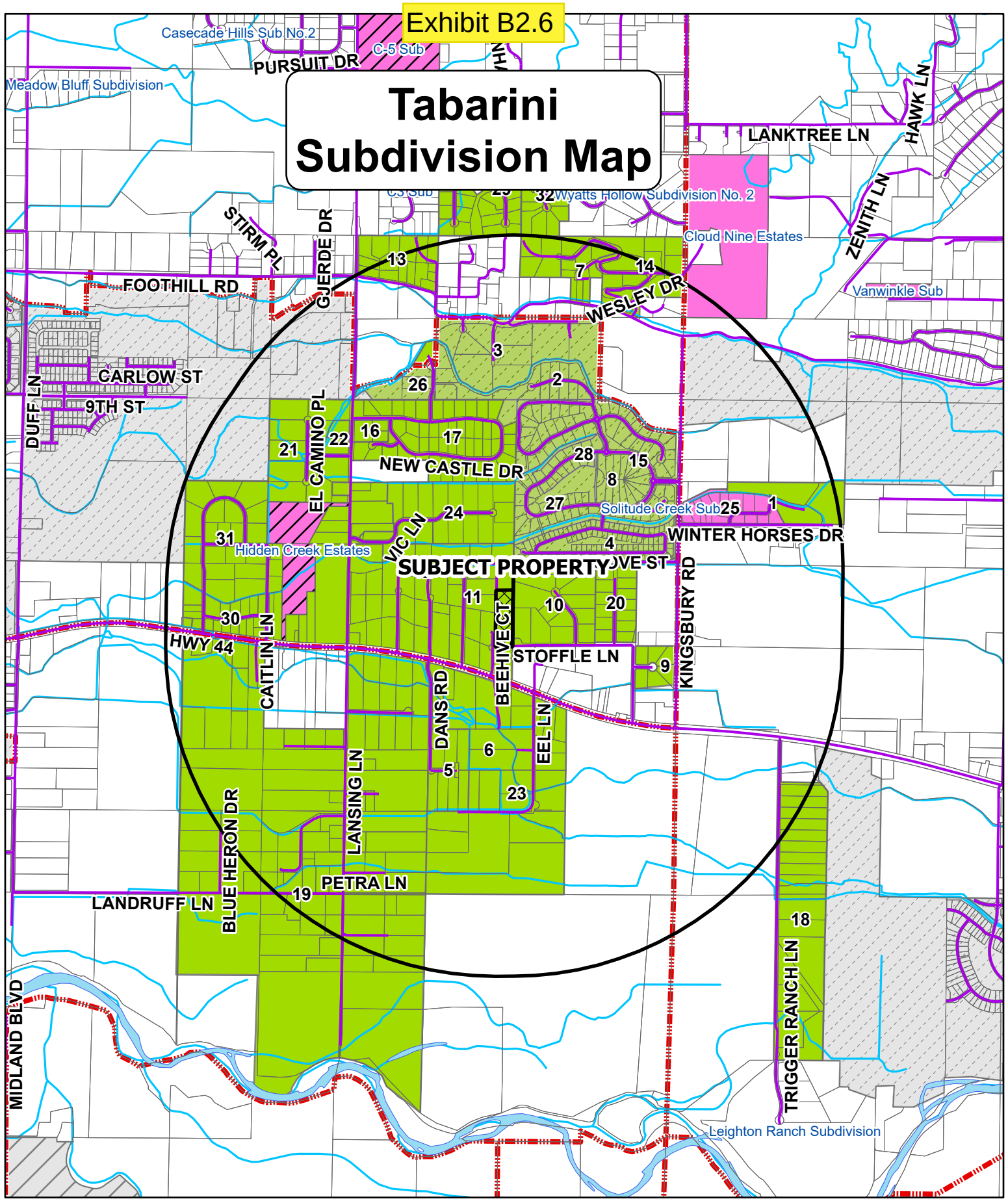
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
MtA	Prime farmland if irrigated and drained	8525.25	0.20	3.34%
MvA	Prime farmland if irrigated and drained	13758.21	0.32	5.39%
FaA	Prime farmland if irrigated	233061.11	5.35	91.27%
		255344.57	5.86	100%

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

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

Exhibit B2.6

Tabarini Subdivision Map



SUBDIVISIONS

Plat Type,Plat Status

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

0 0.25 0.5 Miles

SUBDIVISION & LOT REPORT

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

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

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

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
BLUE HERON SUB	1	4N2W02	36.99	5	7.40	COUNTY (Canyon)	2002
BLUE MEADOWS SUBDIVISION NO. 1	2	4N2W03	25.81	18	1.43	MIDDLETON	2020
BLUE MEADOWS SUBDIVISION NO. 2	3	4N2W03	54.38	12	4.53	MIDDLETON	2022
CRESCENT LAKES SUBDIVISION	4	4N2W03	32.15	107	0.30	MIDDLETON	2021
DAN'S ACRES SUBDIVISION	5	4N2W10	23.51	10	2.35	COUNTY (Canyon)	2005
EEL LANE ESTATES - VACATED with Inst. # 2012013741	6	4N2W10	10.15	5	2.03	COUNTY (Canyon)	2008
ELK RIDGE ESTATE	7	4N2W03	9.46	9	1.05	COUNTY (Canyon)	1995
FOUNTAIN SPRINGS SUBDIVISION	8	4N2W03	14.80	17	0.87	MIDDLETON	2023
FOX MEADOWS SUB	9	4N2W10	8.70	6	1.45	COUNTY (Canyon)	2004
FOX MEADOWS SUB #2	10	4N2W10	39.68	13	3.05	COUNTY (Canyon)	2004
GREENVIEW ACRES	11	4N2W10	61.59	20	3.08	COUNTY (Canyon)	1988
HONEY BEE ACRES SUBDIVISION	12	4N2W10	5.25	2	2.63	COUNTY (Canyon)	2018
HUNTER'S RIDGE SUB	13	4N2W03	23.64	16	1.48	COUNTY (Canyon)	1986
KINGSBURY ESTATES	14	4N2W03	46.32	17	2.72	COUNTY (Canyon)	1972
LAKES AT TELAGA PHASE 1	15	4N2W03	66.06	149	0.44	0	2006
LANSING LANE SUBDIVISION	16	4N2W03	4.73	3	1.58	COUNTY (Canyon)	2022
LANSING MEADOWS SUB	17	4N2W03	65.02	50	1.30	COUNTY (Canyon)	2002
LEIGHTON LAKE ESTATES SUBDIVISION	18	4N2W11&14	82.09	20	4.10	COUNTY (Canyon)	2020
LEMP PARK URBAN TRACTS	19	4N2W09	916.60	85	10.78	COUNTY (Canyon)	1913
LINFIELD ESTATES SUBDIVISION	20	4N2W10	18.92	13	1.46	COUNTY (Canyon)	2020
MEADOW CREEK SUB	21	4N2W04	43.93	9	4.88	COUNTY (Canyon)	2000
PARKERS ADDITION SUB	22	4N2W04	4.83	2	2.41	COUNTY (Canyon)	2005
PERKEL ACREAGE	23	4N2W10	147.76	39	3.79	COUNTY (Canyon)	1911
SCHREINER ESTATES	24	4N2W03	49.40	20	2.47	COUNTY (Canyon)	1998
SOLITUDE CREEK SUBDIVSION	25	4N2W02	16.55	15	1.10	COUNTY (Canyon)	2025
SQUIRES SUB	26	4N2W03	13.02	6	2.17	0	2003
THE LAKES SUBDIVISION PH. 1	27	4N2W03	40.46	36	1.12	MIDDLETON	2015
THE LAKES SUBDIVISION PHASE 2	28	4N2W03	9.78	16	0.61	MIDDLETON	2017
THE RIDGE AT QUAIL HOLLOW	29	5N2W34	41.58	26	1.60	COUNTY (Canyon)	2007
WHISPER CREEK AMEND	30	4N2W09	18.47	19	0.97	COUNTY (Canyon)	1994
WHISPER CREEK ESTATES PH 2 AND 3	31	4N2W04	55.74	20	2.79	COUNTY (Canyon)	1995
WYATT'S HOLLOW SUBDIVISION NO. 1	32	5N2W34	20.77	13	1.60	COUNTY (Canyon)	2014

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Solitude Creek Sub	16.54	15	1.10
Hidden Creek Estates	26.38	17	1.55
Cloud Nine Estates	72.79	44	1.65

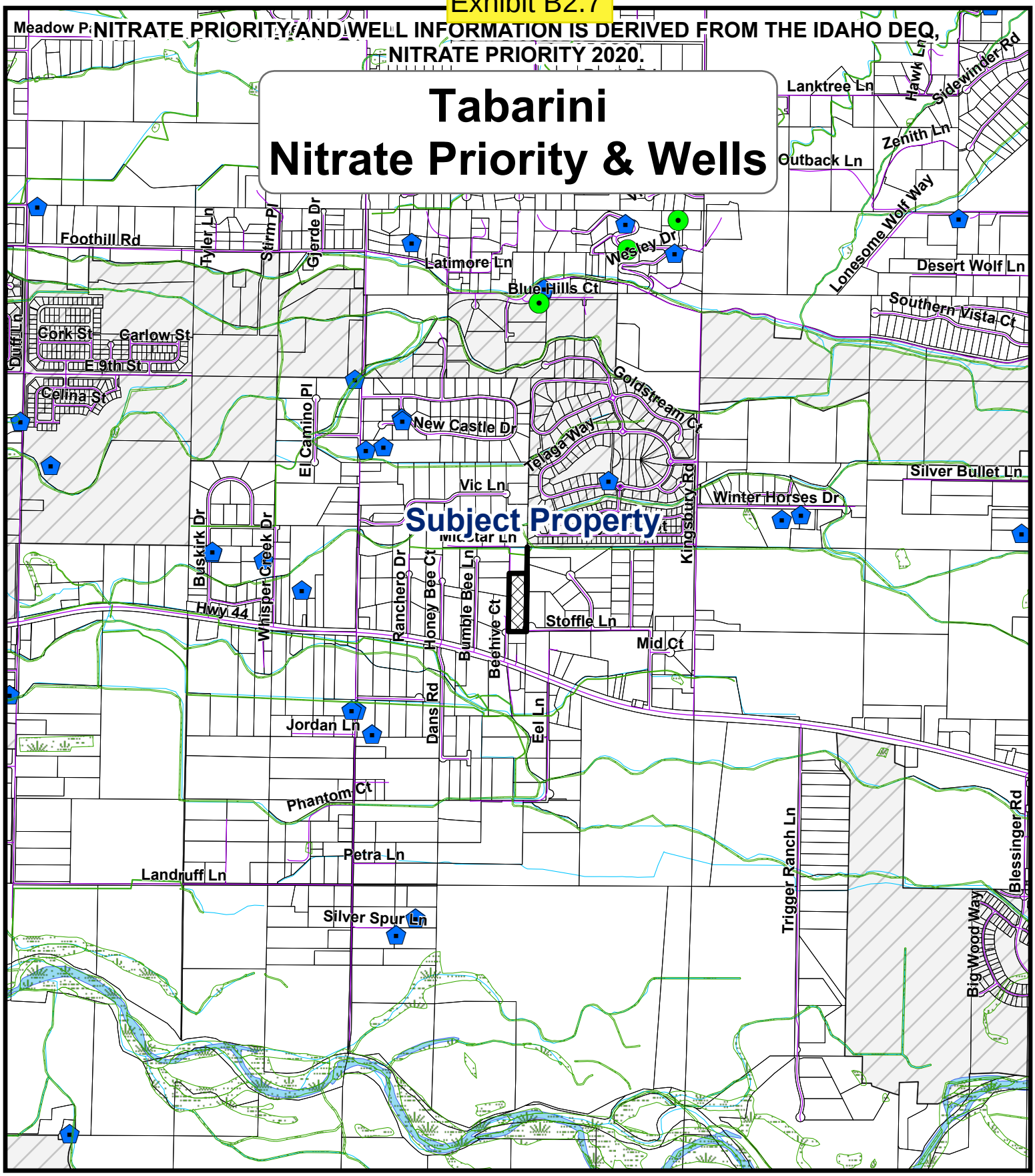
MOBILE HOME & RV PARKS

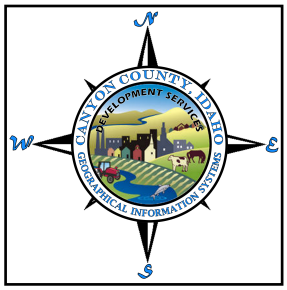
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

Exhibit B2.7

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

Tabarini
Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

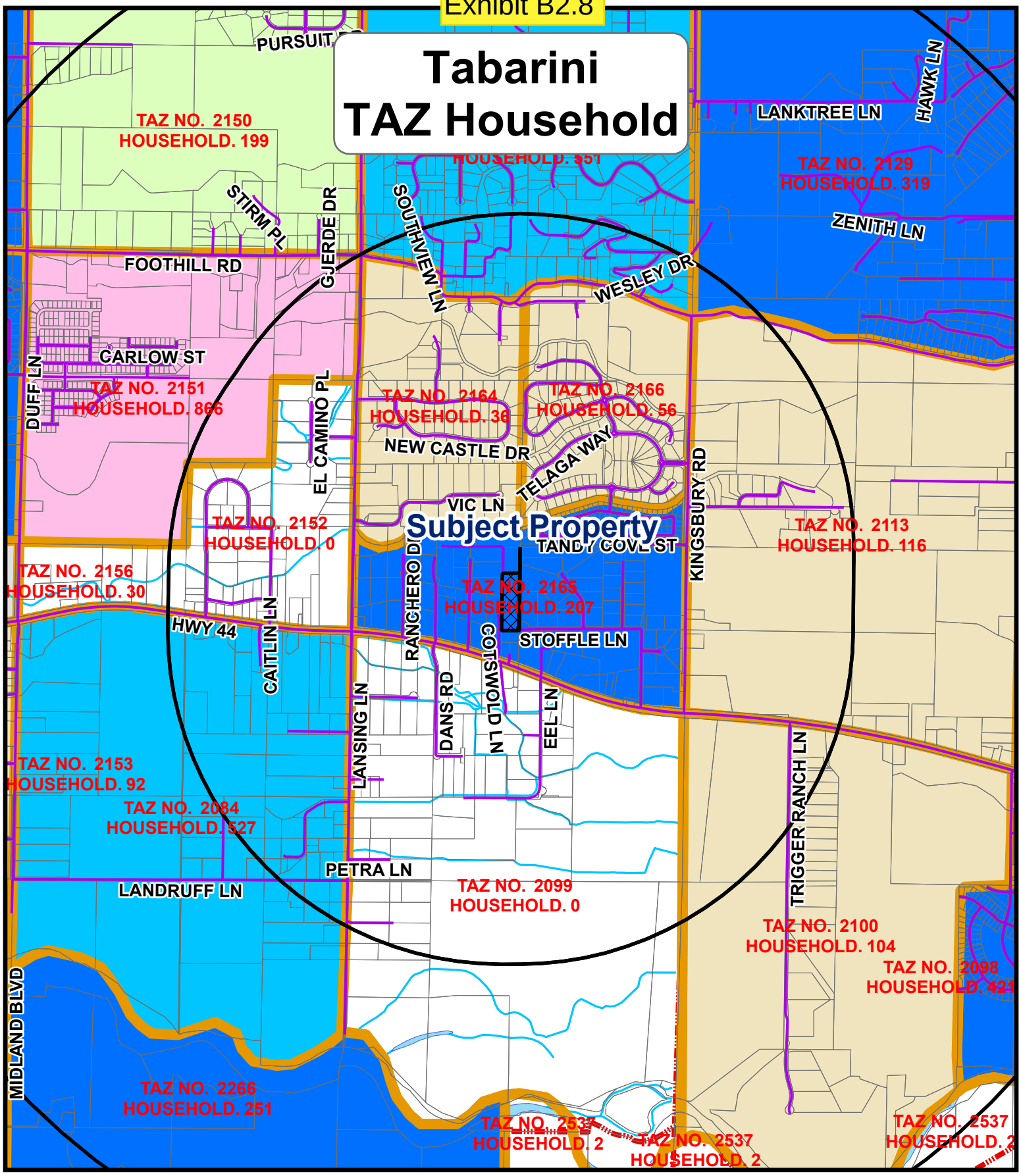
DEQ WELLS
N03_MGL

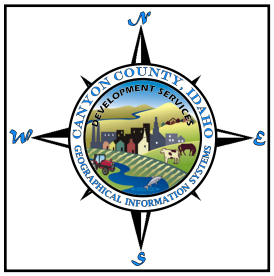
- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.5 1 Miles

Exhibit B2.8

Tabarini
TAZ Household





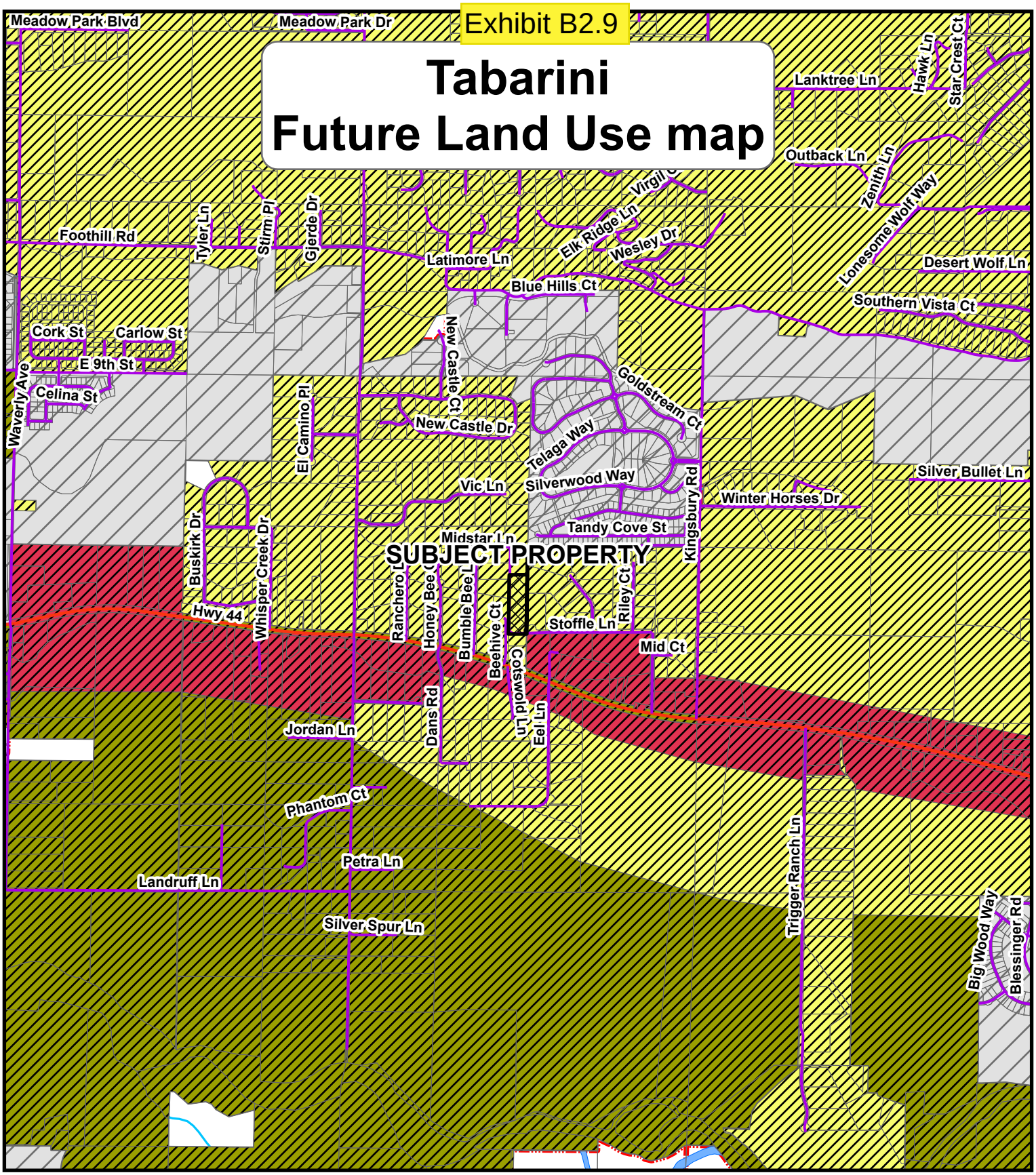
House Hold 2025-2050

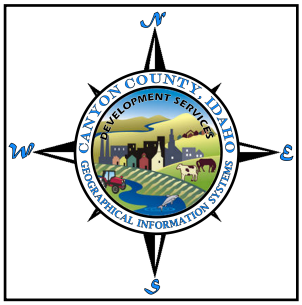
-4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

0 0.5 1 Miles

Exhibit B2.9

Tabarini
Future Land Use map





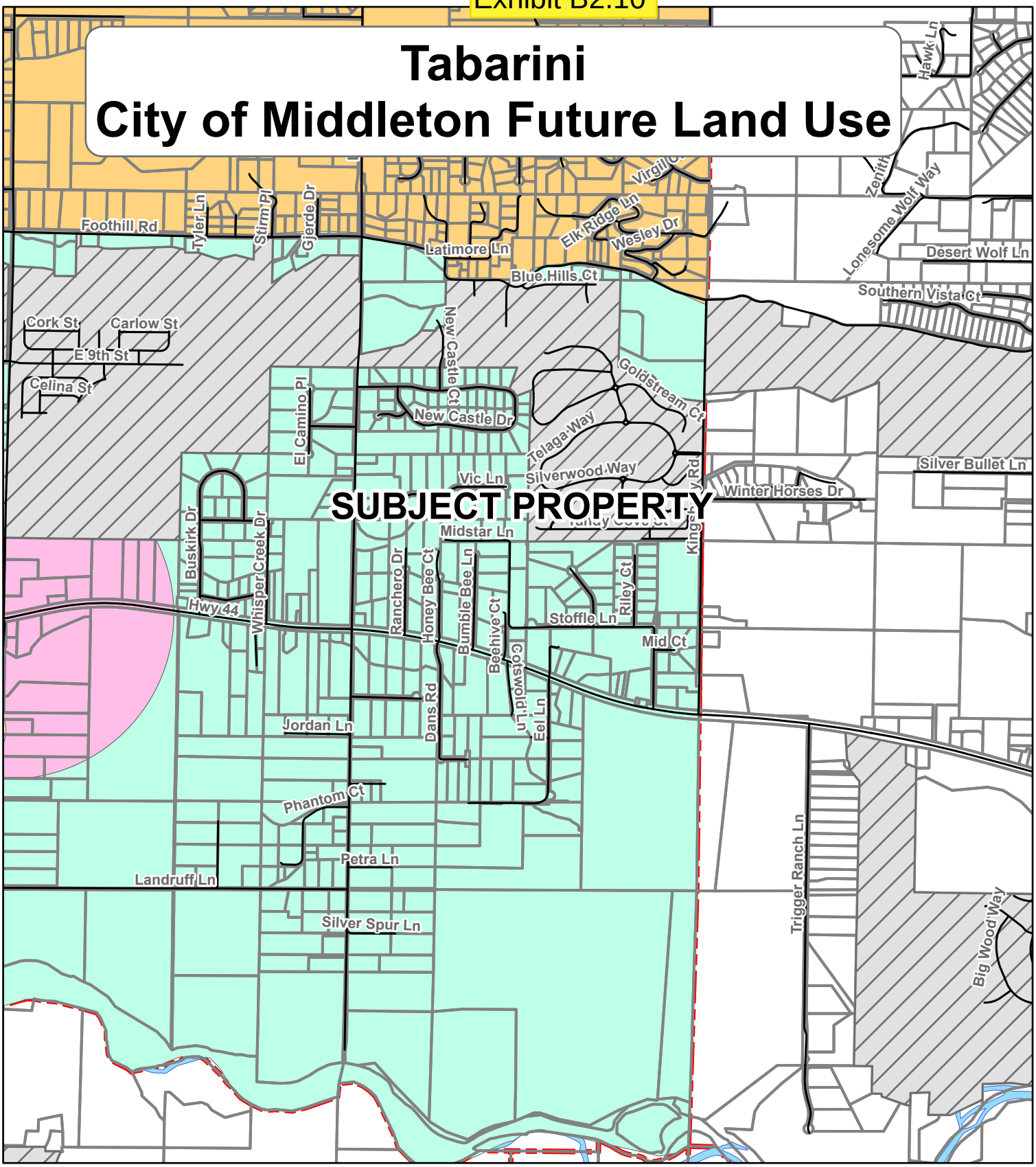
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit B2.10

Tabarini
City of Middleton Future Land Use

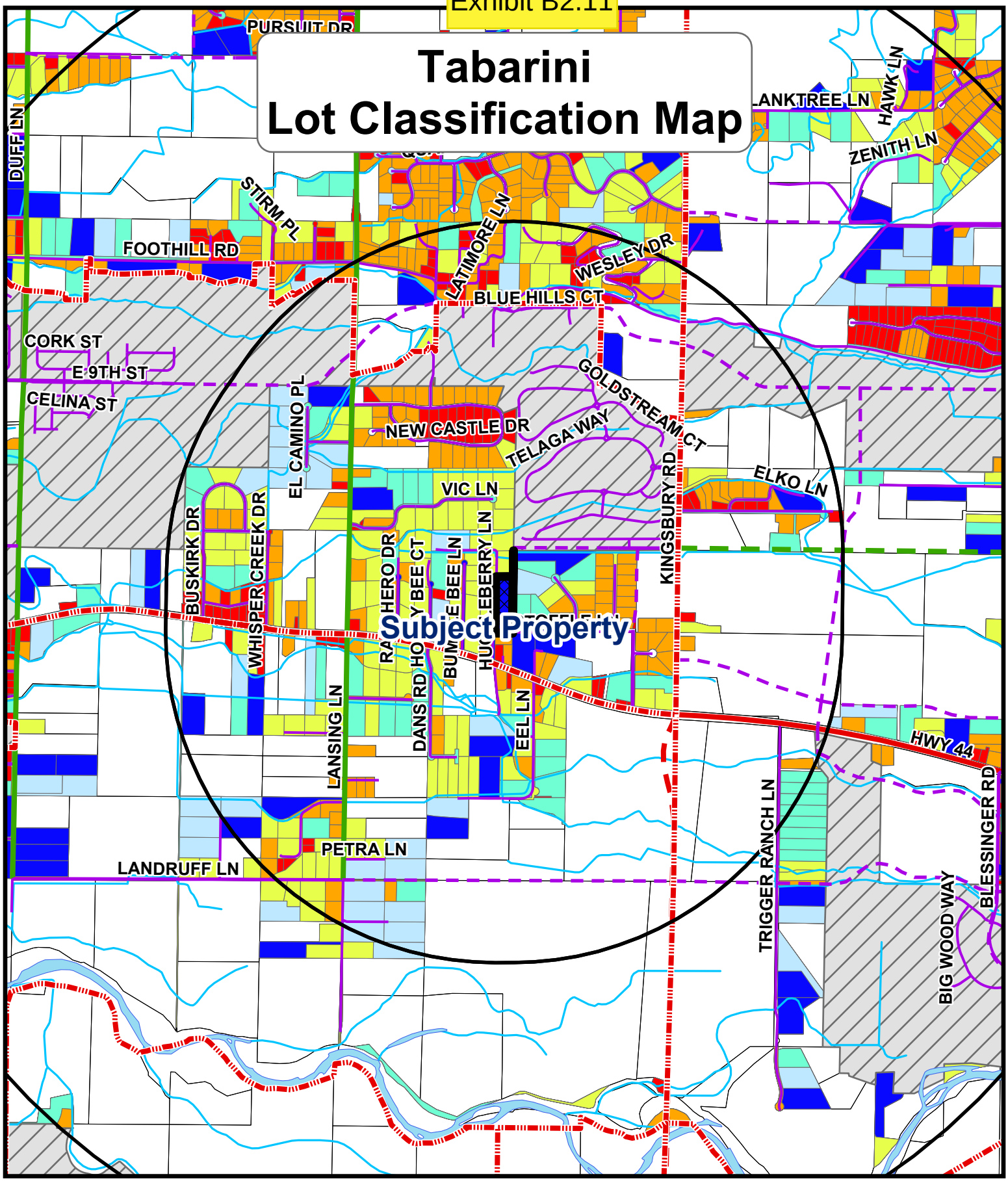


MiddletonCompPlan
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

0 0.25 0.5 Miles

Exhibit B2.11

Tabarini
Lot Classification Map



Lot Size

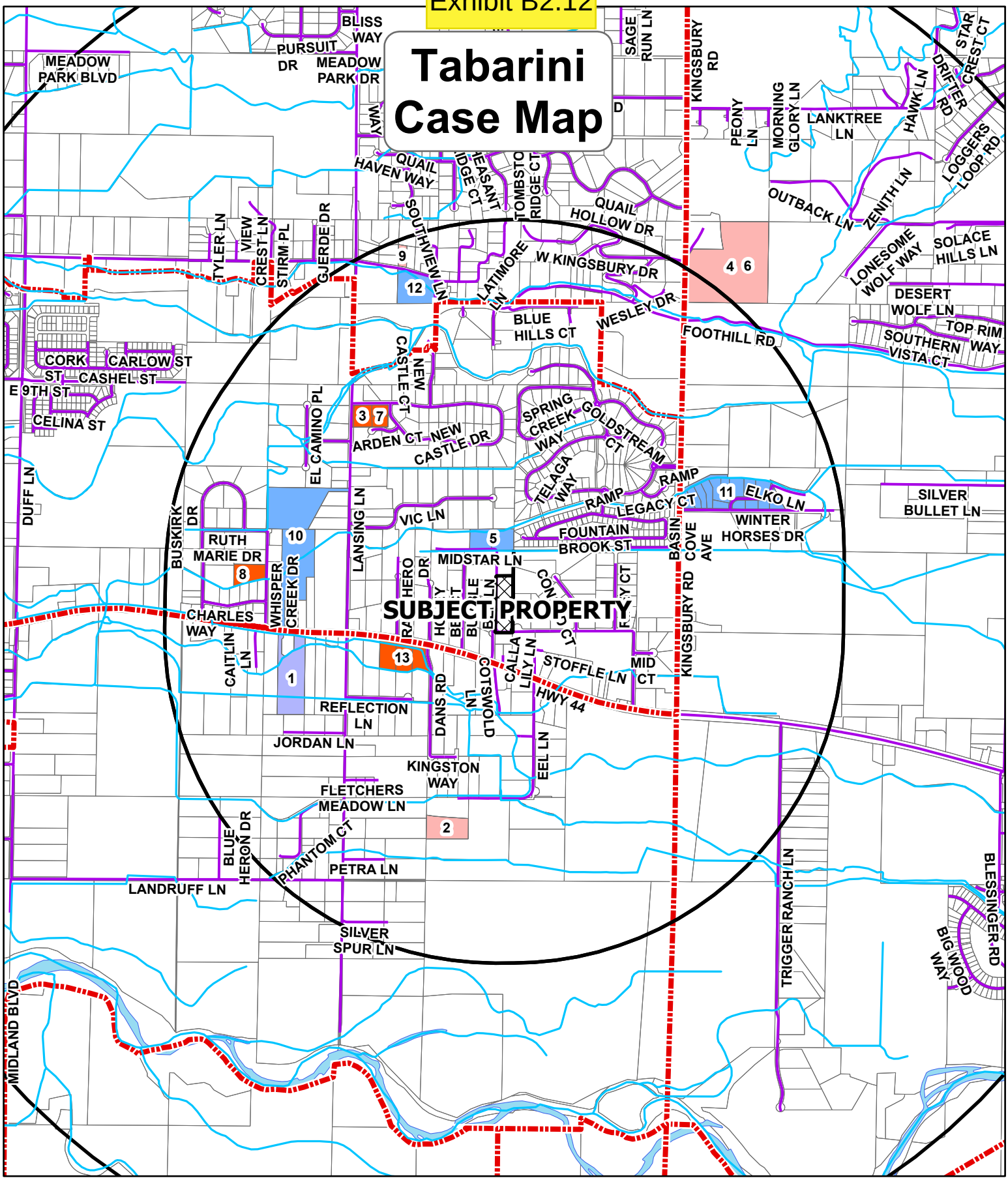
- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

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

0 0.25 0.5 Miles

Exhibit B2.12

Tabarini Case Map

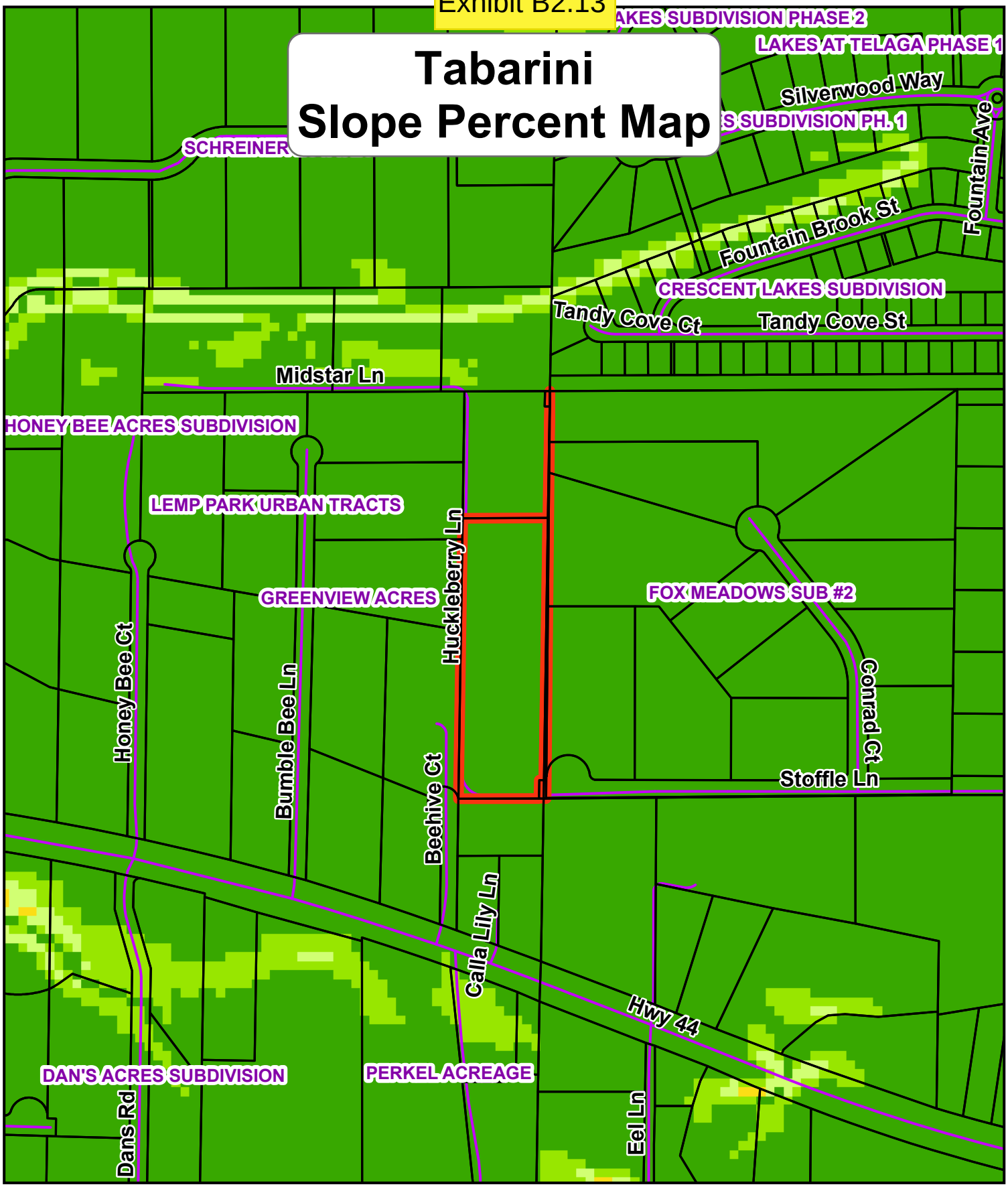


CASE SUMMARY

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

Exhibit B2.13

Tabarini
Slope Percent Map

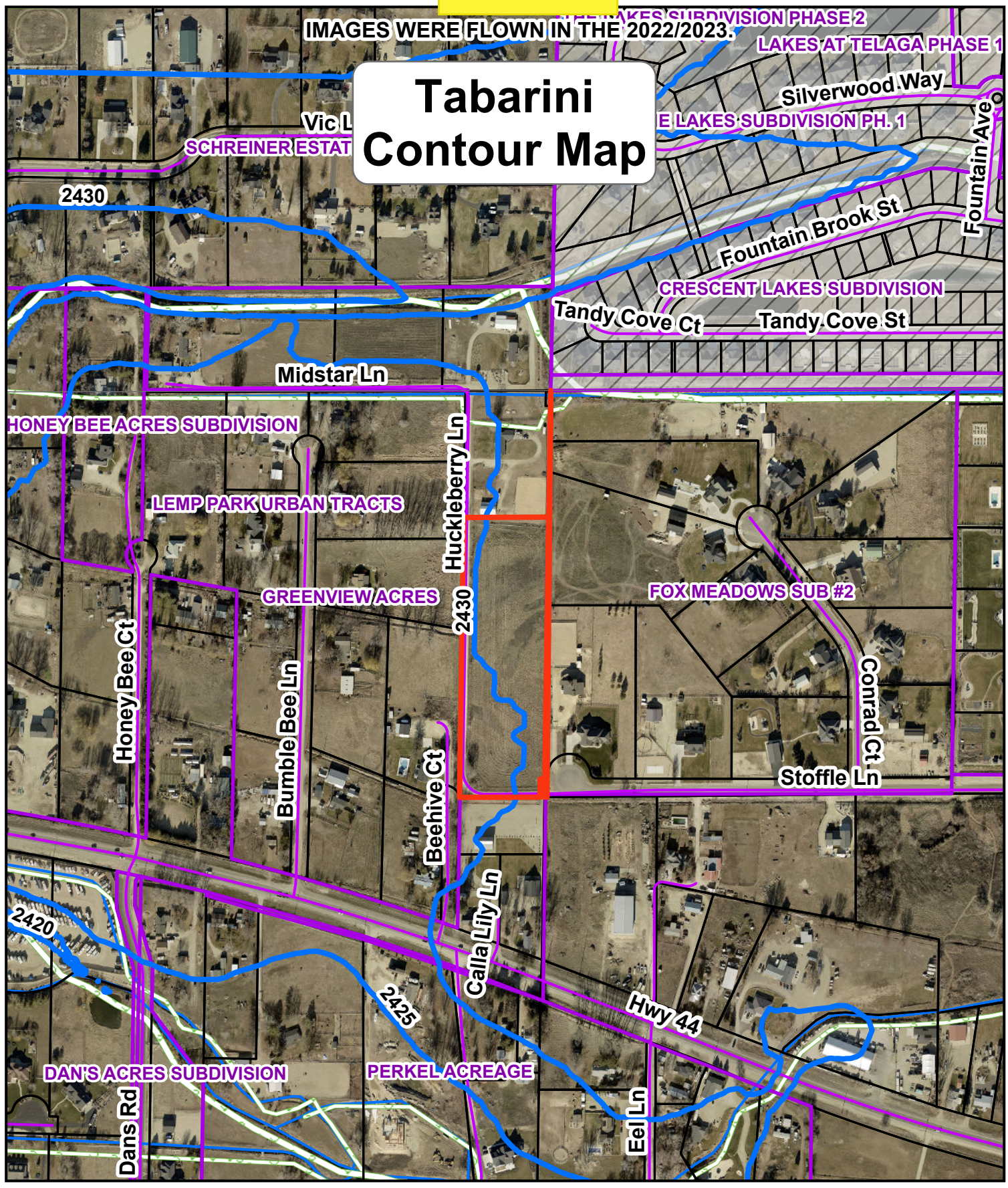


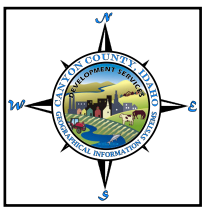
Slope Percent

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

0 200 400 600 Feet

Exhibit B2.14





Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet

EXHIBIT C

Site Visit Photos: May 14, 2026

Planning & Zoning Commission

Case# CR2025-0010

Hearing Date: June 4th, 2026

Exhibit C: Site Photos Taken on May 14, 2026

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

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

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





















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

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

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

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

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

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

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











EXHIBIT D

Agency Comments Received by: May 26, 2026

Planning & Zoning Commission

Case # CR2025-0010

Hearing Date: June 4, 2026

Exhibit D1

Emily Bunn

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

Hi Emily,

1.) Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study.**
2.) Will adequate sanitary systems be provided to accommodate the use? **A site evaluation and test holes have not been conducted on site at this time.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes (the notes mentioned 2 proposed lots).

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, November 5, 2025 11:17 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com'

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

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

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

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

Thank you,

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

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

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

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Exhibit D1.1

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

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

EHS#035 Date 07/07/2025

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

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

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

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

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

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

Exhibit D2

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

Brad Little, Governor
Jess Byrne, Director

November 10, 2025

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

Subject: Agency Notice CR2025-0010 / Tabarini

Dear Ms. Bunn:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

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

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

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

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

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

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

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

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

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit D3

Emily Bunn

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

Hello,

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

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, November 5, 2025 11:17 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CR2025-0010 / Tabarini

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

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

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

Thank you,

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

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

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
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Wednesday
1pm – 5pm
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Exhibit D4

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

TELEPHONE 208.454.8135
FAX 208.454.2008

November 26, 2025

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

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

Dear Commissioners:

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

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

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

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

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

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

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

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

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

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

Respectfully,



Chris Hopper, P.E.
District Engineer

File: Stoffle Lane- CR2025-0010 Tabarini Rezone

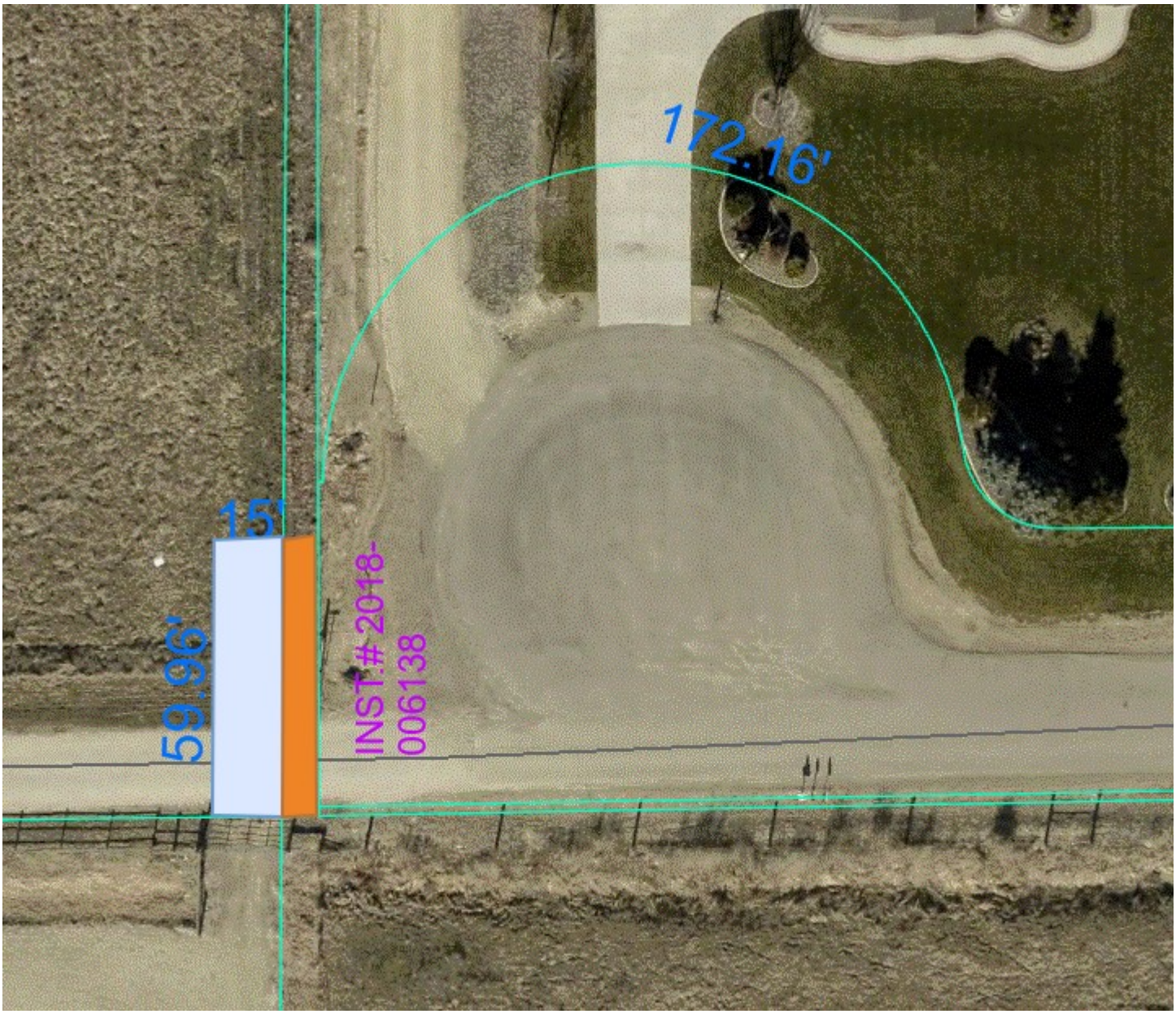
Exhibit D4.1

Emily Bunn

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

Emily,

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



Regards,

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

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

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

Lenny,

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

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

Sincerely,

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

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

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

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

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

Respectfully,

Chris Hopper, P.E.
District Engineer

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

Exhibit D5

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

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

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

Fax (all offices)
(208) 629-7559

SAWTOOTH LAW OFFICES, PLLC

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

Monday, November 24, 2025

RECEIVED
NOV 26 2025
RECEIVED

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

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

Dear Ms. Bunn:

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

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

Please contact me if you have any questions.

Yours very truly,

Sent without signature
to avoid delay

S. Bryce Farris

cc: MM-MI/Lemp

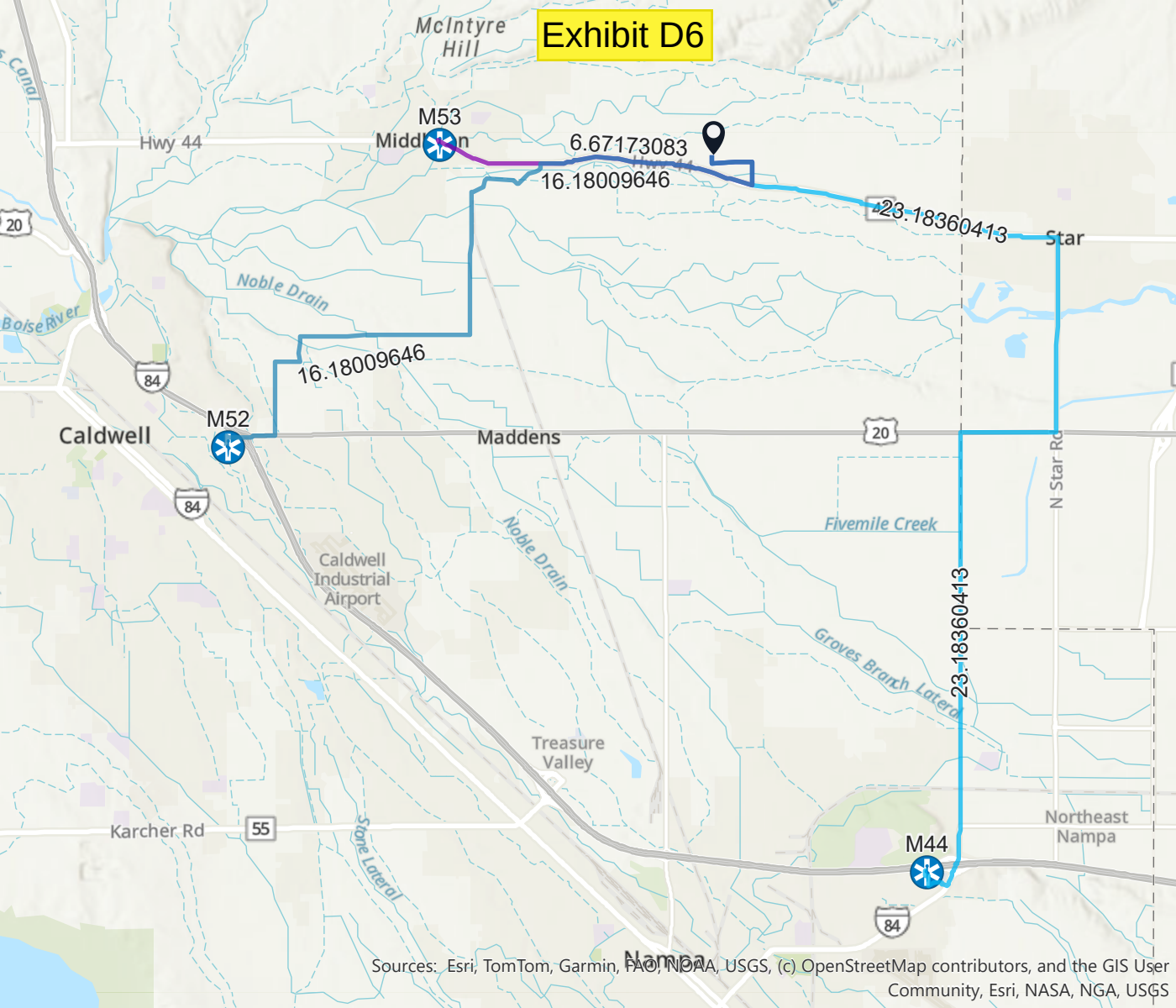

Exhibit D6
McIntyre Hill
M53
Middleton
Hwy 44
6.67173083
16.18009646
23.18360413
Star
Noble Drain
Boise River
16.18009646
84
M52
Caldwell
Maddens
20
N Star Rd
Fivemile Creek
Caldwell Industrial Airport
Noble Drain
23.18360413
Groves Branch Lateral
Treasure Valley
Karcher Rd
55
Stone Lateral
Northeast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

Exhibit D7

Emily Bunn

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

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

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

Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

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

www.middleton.id.gov

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

Hi Roberta,

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

Sincerely,

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

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

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

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

Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

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

www.middleton.id.gov

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

Hello,

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

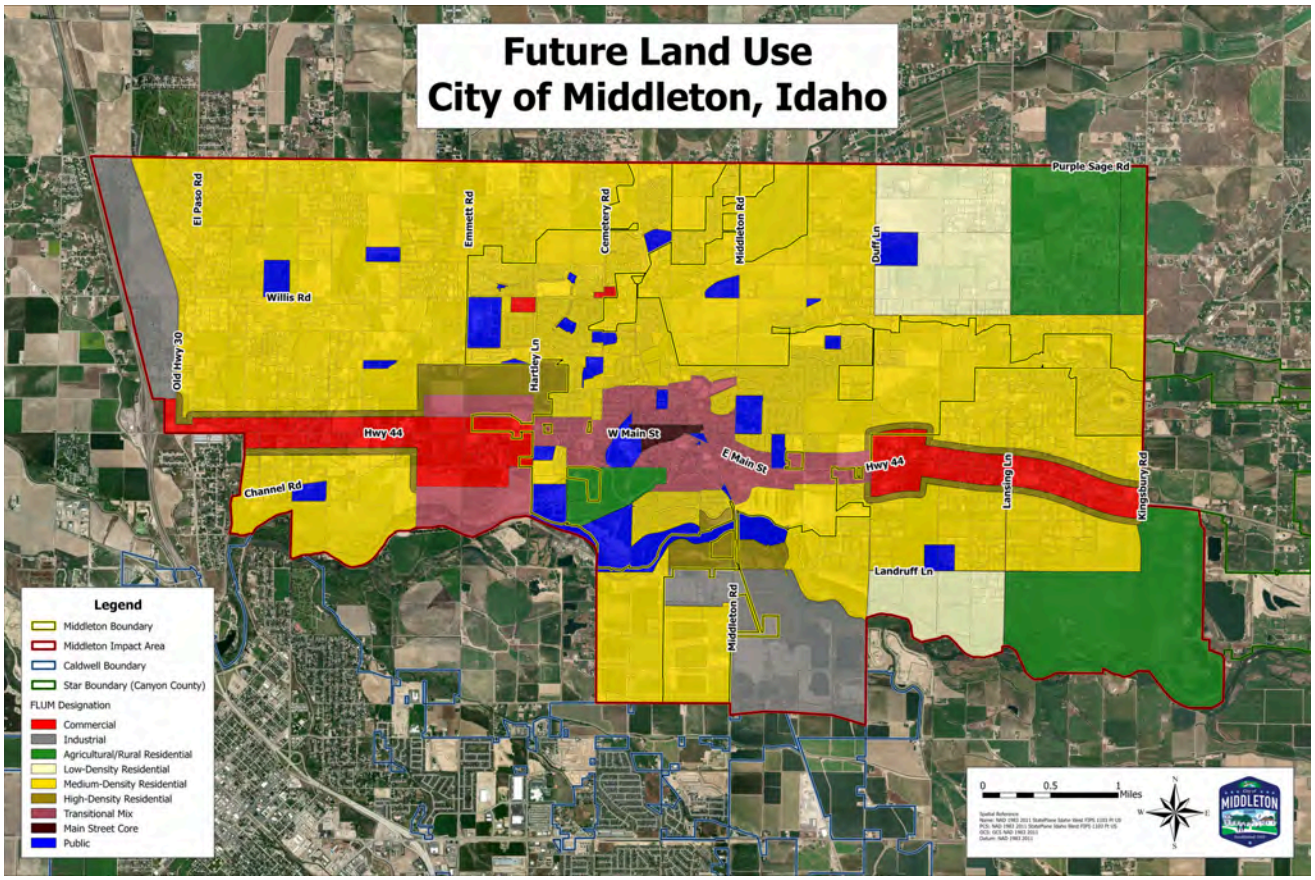
The applicant is looking at rezoning the property (Parcels R23913011A and R33968) to the Conditional Rezone (Single-Family Residential) zone with the goal of dividing the parcel into three (3) parcels per their site plan. Attached is their application packet in case you wanted to review it.

Sincerely,

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

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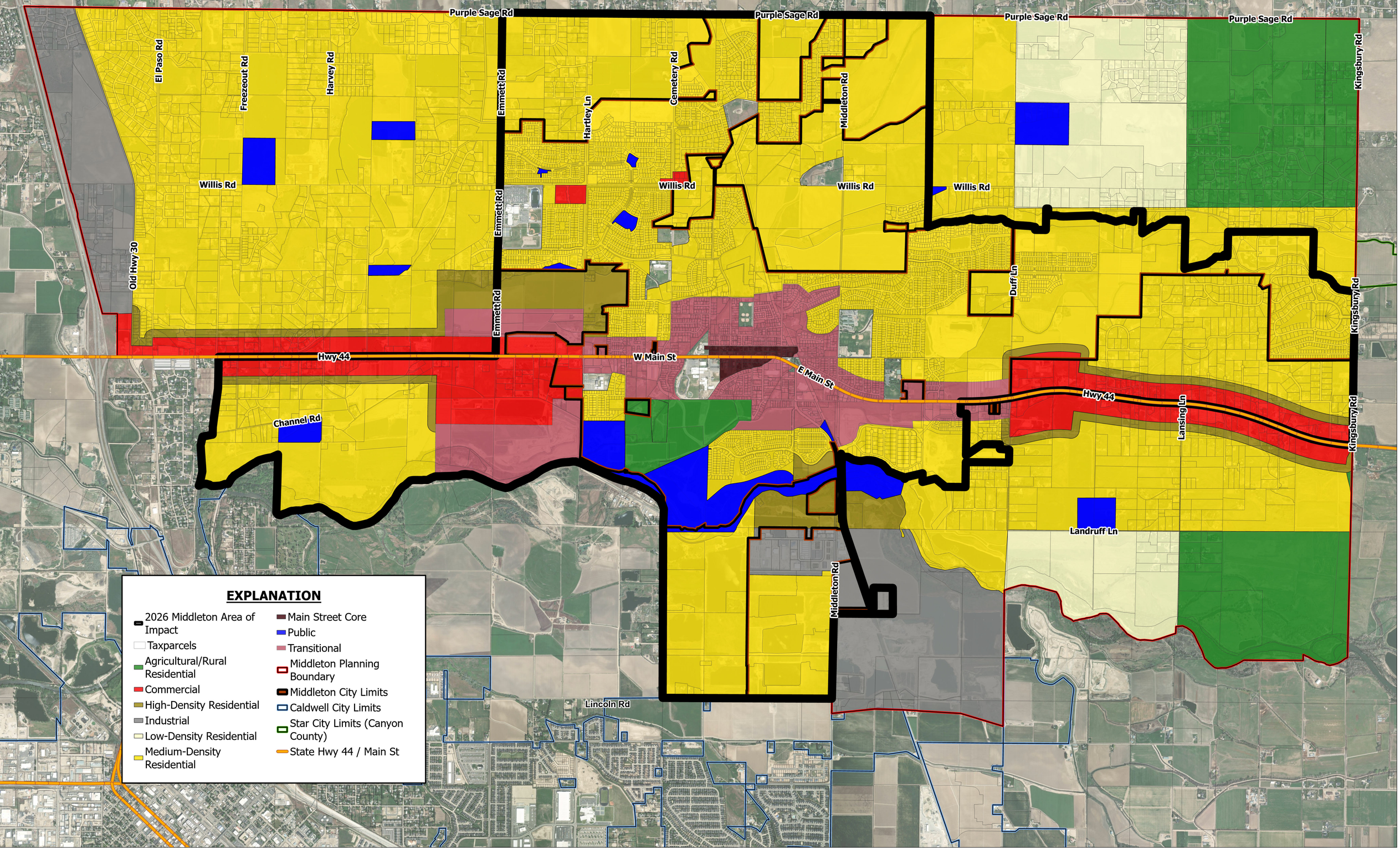
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FLUM Designation	Purpose of the FLUM Designation	%age of Land in FLU Map	Accompanying / recommended zoning districts
Commercial	The Commercial designation supports business growth with retail, services, and entertainment, boosting economic activity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

Exhibit D7.2

2026 FUTURE LAND USE
CITY OF MIDDLETON, IDAHO



EXPLANATION

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

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

0 0.25 0.5 1 Miles

Approved: 2/18/2026

Exhibit D8

Emily Bunn

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

Emily,

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

Marc

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

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

Development Services Department (DSD)

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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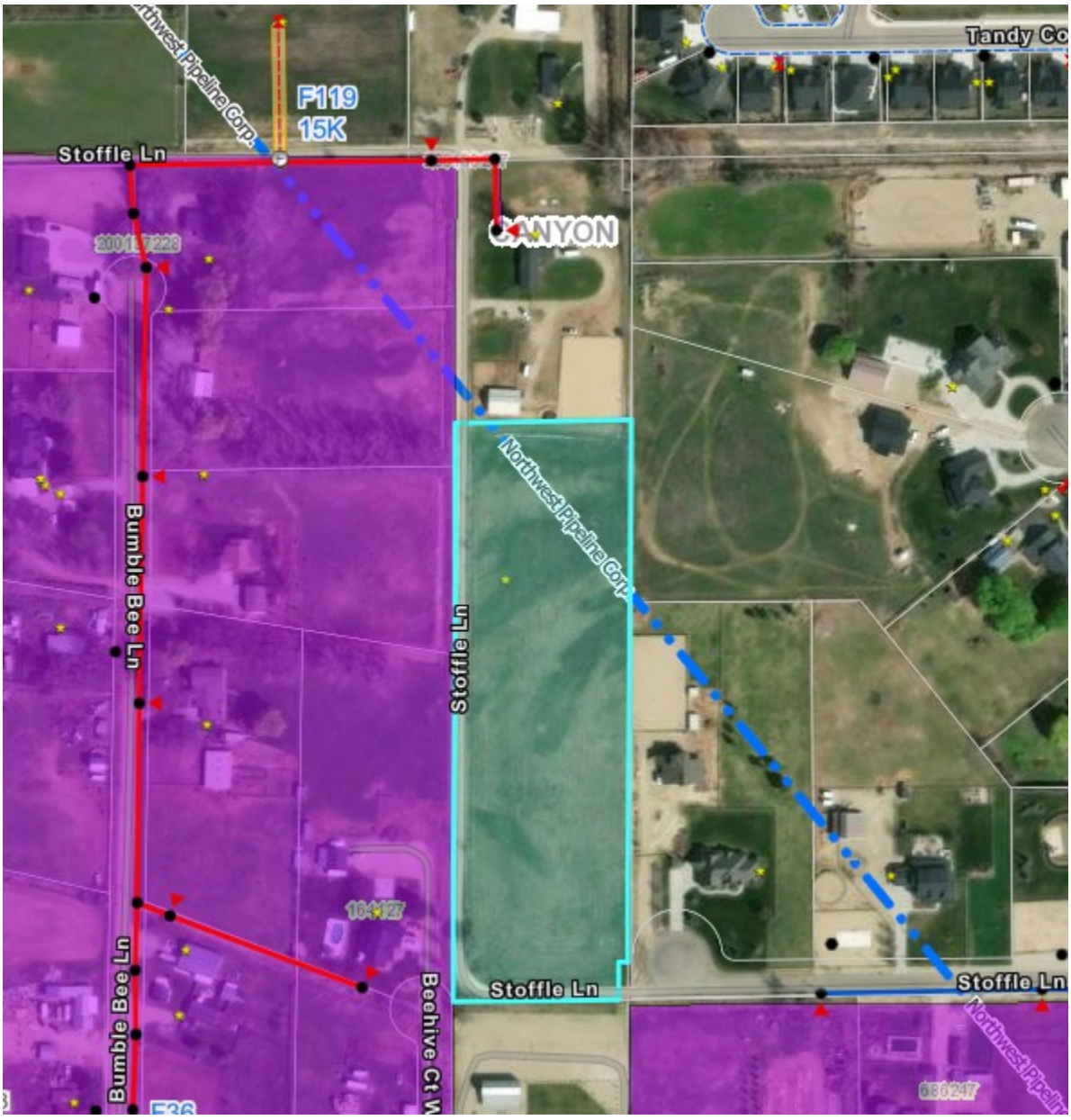
Exhibit D9

Emily Bunn

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

Hi Emily,

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



Thanks,

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

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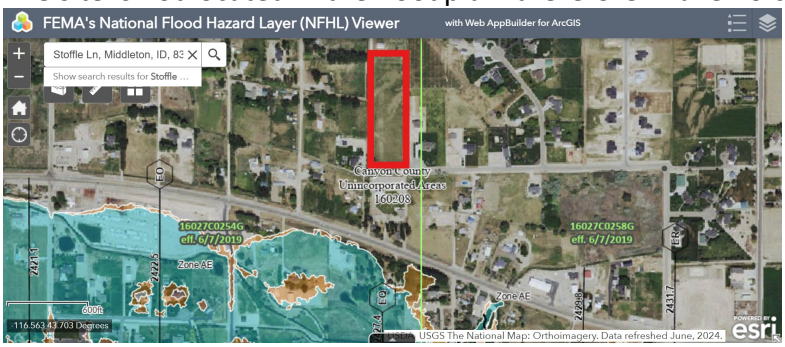
Exhibit D10

Emily Bunn

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

Emily,

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



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

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

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

Dear Agencies,

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

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

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

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

Exhibit D11

Emily Bunn

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

Emily,

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

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

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

Thanks,


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

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

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

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

Join Our Talent Network PIPE UP

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

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

Hello,

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

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

Sincerely,

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

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

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

Sincerely,

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

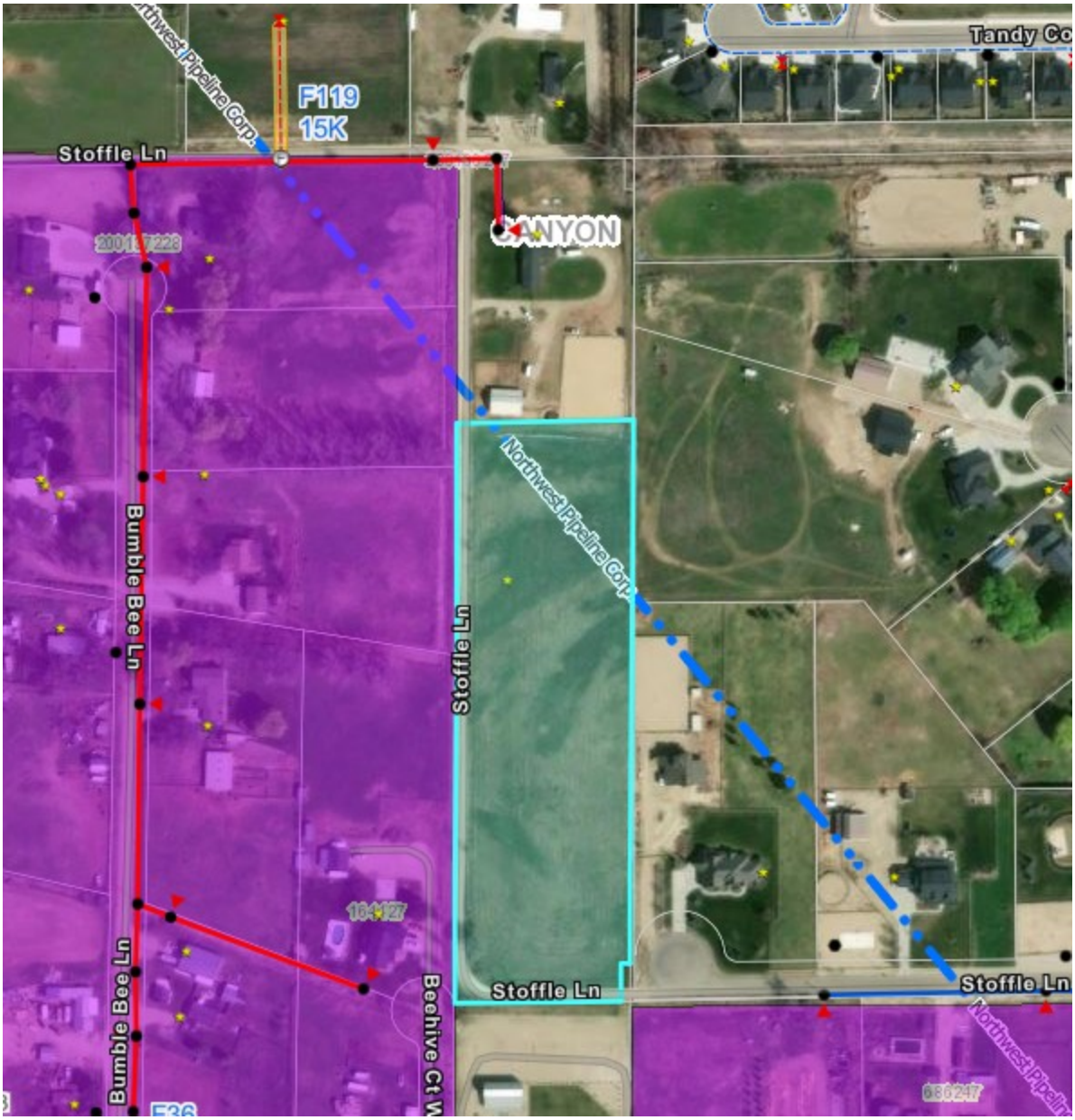
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From: Letson, Leon <LLetson@idahopower.com>
Sent: Thursday, April 30, 2026 4:07 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Cc: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] CR2025-0010

Hi Emily,

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



Thanks,

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

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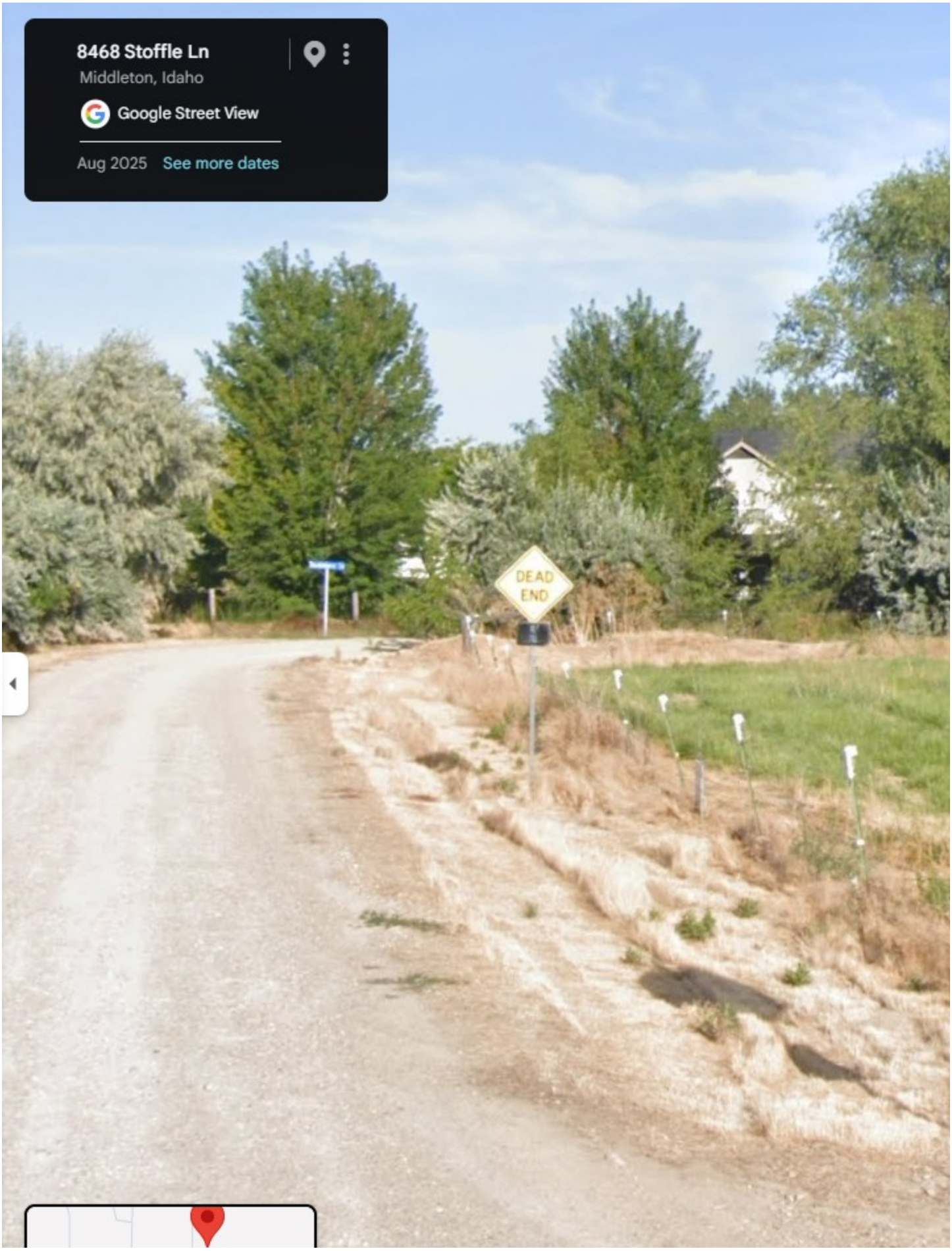
Exhibit D12

Emily Bunn

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

Hi Emily,

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


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

Thanks,

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

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Exhibit D13

Emily Bunn

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

Emily – Nampa has no comments on this application. Thanks

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

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

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Subject: Legal Notice CR2025-0010 / Tabarini

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Dear Agencies,

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

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

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

Thank you,

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

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

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

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EXHIBIT E

Public Comments Received by: May 26, 2026

Planning & Zoning Commission

Case# CR2025-0010

Hearing Date: June 4, 2026

Exhibit E1

Growing Together LLC
301 Warehouse St.
Caldwell, ID 83605

January 29, 2026

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

Re: Letter of Support for Tabarini Conditional Rezone Application

Dear Members of the Planning and Zoning Commission,

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

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

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

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

Sincerely,

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

EXHIBIT F

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

Planning & Zoning Commission

Case # CR2025-0010

Hearing Date: June 4, 2026

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

The Canyon County Planning and Zoning Commission considers the following:

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

[Case CR2025-0010: Address: 0 Stoffle Ln, Middleton, ID (Parcels R23913011A and R33968), a portion of the NW quarter of Section 10, T4N, R2W, BM, Canyon County, Idaho]

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2025-0010.

1. All exhibits can be found in the case staff report dated June 4, 2026.

Applicable Law

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

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

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

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

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

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

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

5.	Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CR2025-0010, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 4, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:

Table 1. Conditional Rezone Standards of Evaluation

Standards of Evaluation – CCCO §07-06-07(6)A: The presiding party shall review the particular facts and circumstances of the proposed conditional rezone. The presiding party shall apply the following standards when evaluating the proposed conditional rezone:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed conditional rezone generally consistent with the comprehensive plan?**
Analysis	The proposed conditional rezone change is generally consistent with the 2030 Comprehensive Plan. The Future Land Use Map in the 2030 Canyon County Comprehensive Plan designates the parcel as "residential" (**Staff Report Exhibit B2.9**). "The residential designation is for residential development. Residential development should promote compatibility with the existing agricultural activity." (Page 25, 2030 Comprehensive Plan). The parcel is within City of Middleton's Area of Impact. In the City of Middleton's Future Land Use Map in their Comprehensive Plan, the southern tip of the property is "Commercial," the middle portion is "High Density Residential", and the northern half is "Medium Density Residential." Although the subject property does not match City of Middleton's Comprehensive Plan in its density, the City of Middleton does not have any concerns at this time and the development proposal will be in general conformance with the residential uses already established in this area (**Staff Report Exhibits B2.1, B2.3, D7, D7.1, and D7.2**). The request aligns with the following goals and policies of the 2030 Comprehensive Plan: • **Property Rights G1.01.00**: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare." • **Property Rights P1.01.01**: "No person shall be deprived of private property without due process of law." • **Property Rights P1.1.03**: "Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals." • **Population P2.01.01**: "Plan for anticipated population and households that the community can support with adequate services and amenities." • **Population G2.02.00***:* "Promote housing, business, and service types needed to meet the demand of the future existing population." • **Land Use and Community Design P4.04.04**: "Maintain a balance between residential growth and agriculture that protects the rural character." • **Land Use and Community Design P4.01.02**: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights." • **Land Use and Community Design G4.03.00:** "Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. "	

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

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

Analysis

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

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

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

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

Existing Conditions Within 1-Mile of the Subject Property:

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

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

Surrounding Land Use Cases Within the Past 5-Years:

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

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

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

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	Utility agencies, including Intermountain Gas, CenturyLink, and Ziply, were notified of the application on November 5, 2025 and April 30, 2026, and no comments were received. It is anticipated that the applicant will be able to work with utility providers to gain any utilities needed.	
Criteria Met? **Yes**	**6**	**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**
Analysis	The proposed conditional rezone will not require public street improvements to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development. Highway District No. 4 (HD#4) is not requiring any public street improvements at this time, but HD#4 is requesting that "…the southerly 60-feet of Parcel R33968 should be dedicated as a public right-of-way or public access easement for continuation of Stoffle Lane/Huckleberry Lane across the subject property" (**Staff Report Exhibits D4 and D4.1**). HD#4 acknowledges that although no public improvements may not be planned "…this would provide dedicated access rights to historical users of the public road who have no alternative means of access to the public highway system." (**Staff Report Exhibit D4**). See proposed condition #6 to address Highway District No. 4's comment on public right-of-way. HD#4 states that the proposed three (3) additional residential lots are not anticipated to significantly impact the existing or proposed transportation system. Traffic impacts from the development will be mitigated by the collection of transportation impact fees at the time of building permit issuance (**Staff Report Exhibit D4**). Idaho Transportation Department sent a comment letter on November 12, 2025, and stated ITD has no comments or concerns to make at this time, as the application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns (**Staff Report Exhibit D3**).	
Criteria Met? **Yes**	**7**	**Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**
Analysis	The subject property does have legal access for the conditional rezone and it will exist at the time of the development. In 2022, Huckleberry and Midstar Lane (both private roads) were created via RD2022-0011 to serve the parcels created by the administrative land division process (AD2021-0218/RD2022-0011). Stoffle, Huckleberry and Midstar Lanes (private roads) provide access from Stoffle Lane (public road) (**Staff Report Exhibit D4**). Stoffle Lane contains a private and public section and currently has a private road sign differing the two sections (**Staff Report Exhibit D12**). See **Staff Report Exhibit A9** for the Road Easement and Maintenance Agreement. Staff does not have documentation that the private roads have been certified by an engineer, so this would need to be completed prior to building permit issuance.	
Criteria Met? **Yes**	**8**	**Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?**
Analysis	The proposed use is not anticipated to impact essential public services and facilities, including, but not limited to, schools, police, fire, and emergency medical services. **Schools:** Middleton School District No. 134 sent a comment letter on March 30, 2026 which stated they do not have any comments on this project due to the low number of lots (**Staff Report Exhibit D8**). **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the parcel. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. Agency comments were sent out on November 5, 2025 and April 30, 2026, and no comments were received by the Sheriff's Office.	

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

Table 2. Area of City Impact

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

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

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

DRAFT

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

DRAFT

ATTACHMENT A

CONDITIONS OF APPROVAL

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

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