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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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.

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

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

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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

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

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.

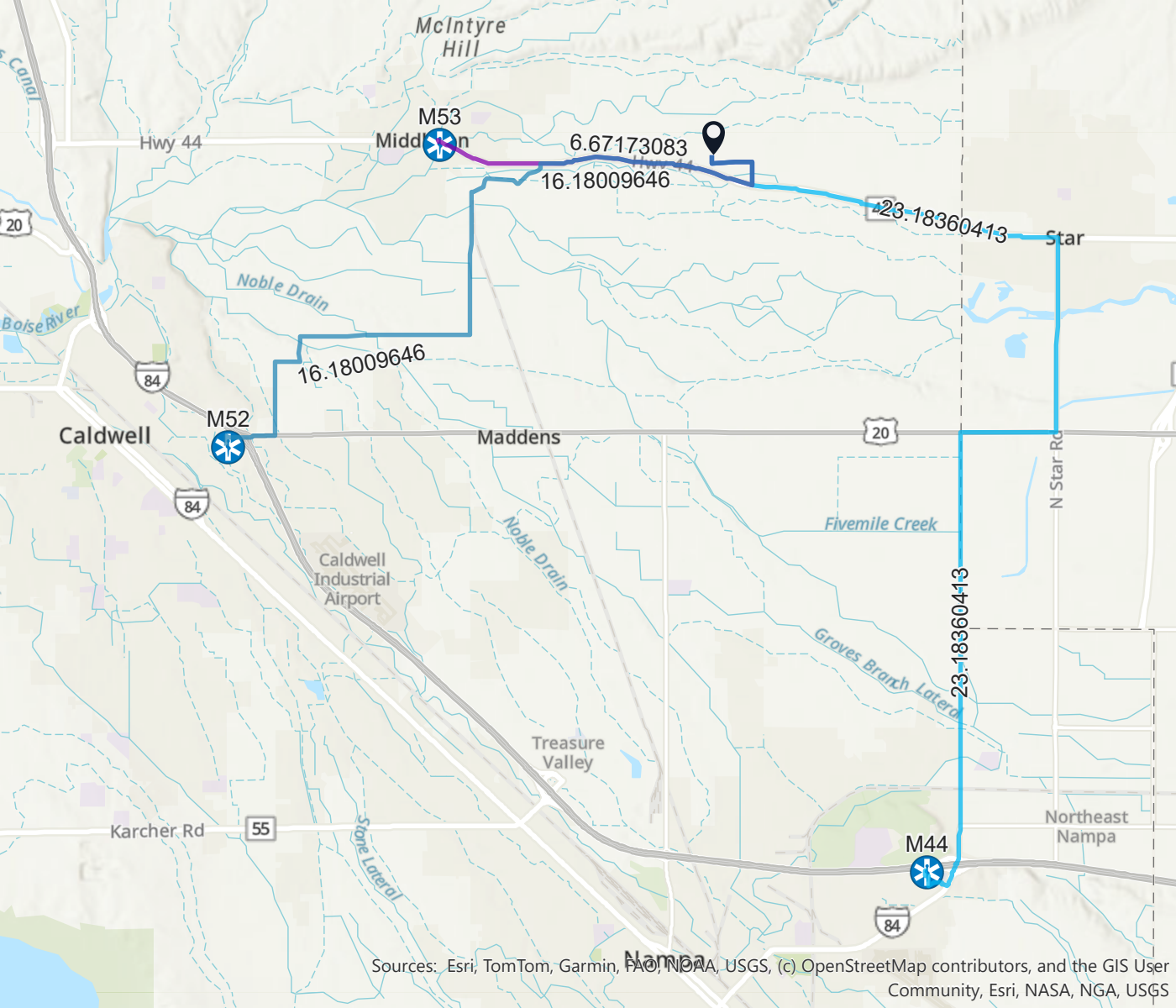
Growing Together supports this request as an example of compatible, low-density infill. The proposal maintains larger lot sizes that can accommodate rural residential living and hobby farm uses, and it does not introduce commercial activity or an intensity of use that would create disproportionate demands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


McIntyre Hill
M53
Middleton
Hwy 44
6.67173083
16.18009646
23.18360413
Star
Noble Drain
Boise River
16.18009646
84
M52
Caldwell
Maddens
20
84
Caldwell Industrial Airport
Noble Drain
Fivemile Creek
N Star Rd
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

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

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

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

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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)

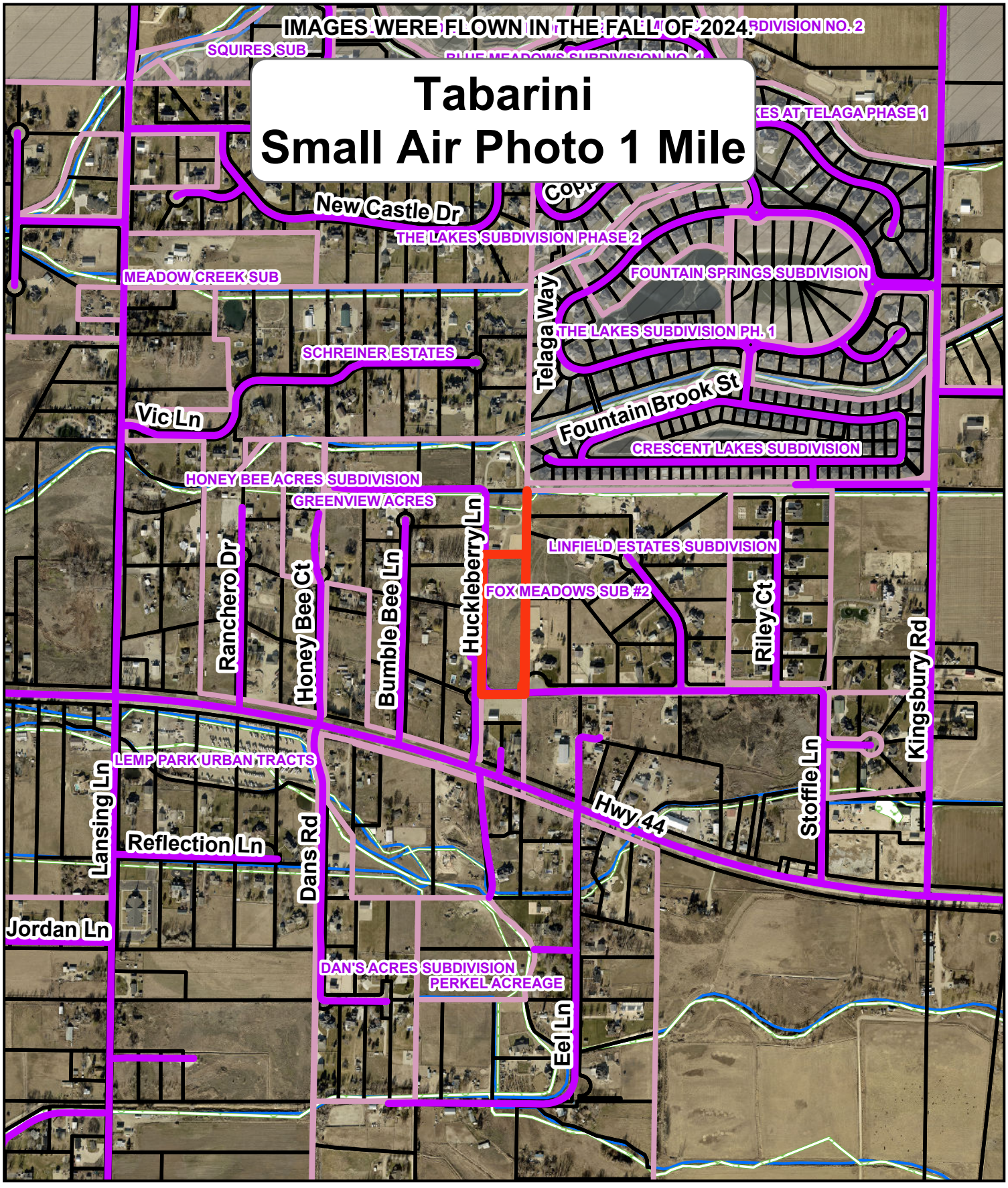
Monday, Tuesday, Thursday and Friday

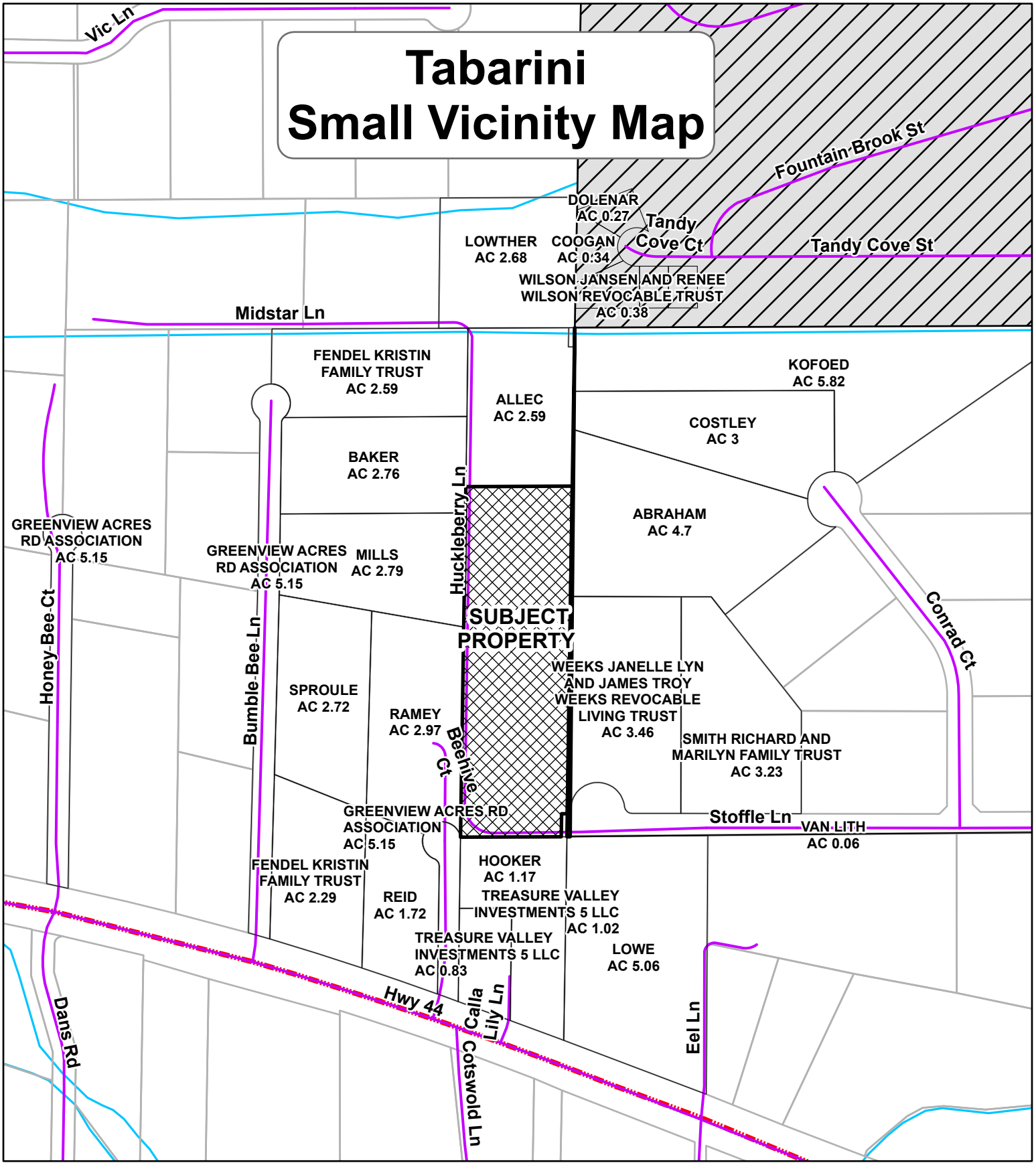
8am – 5pm

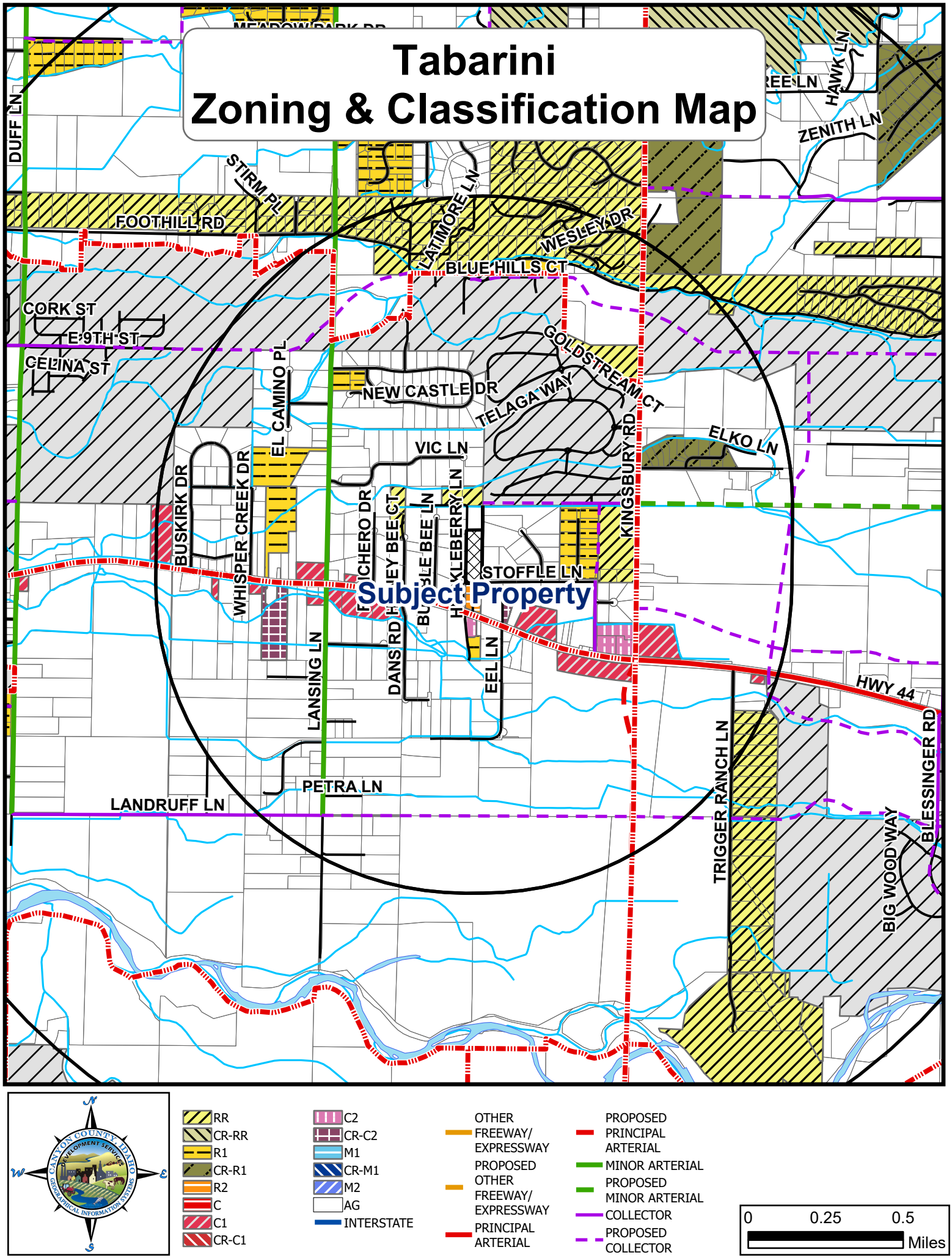
Wednesday

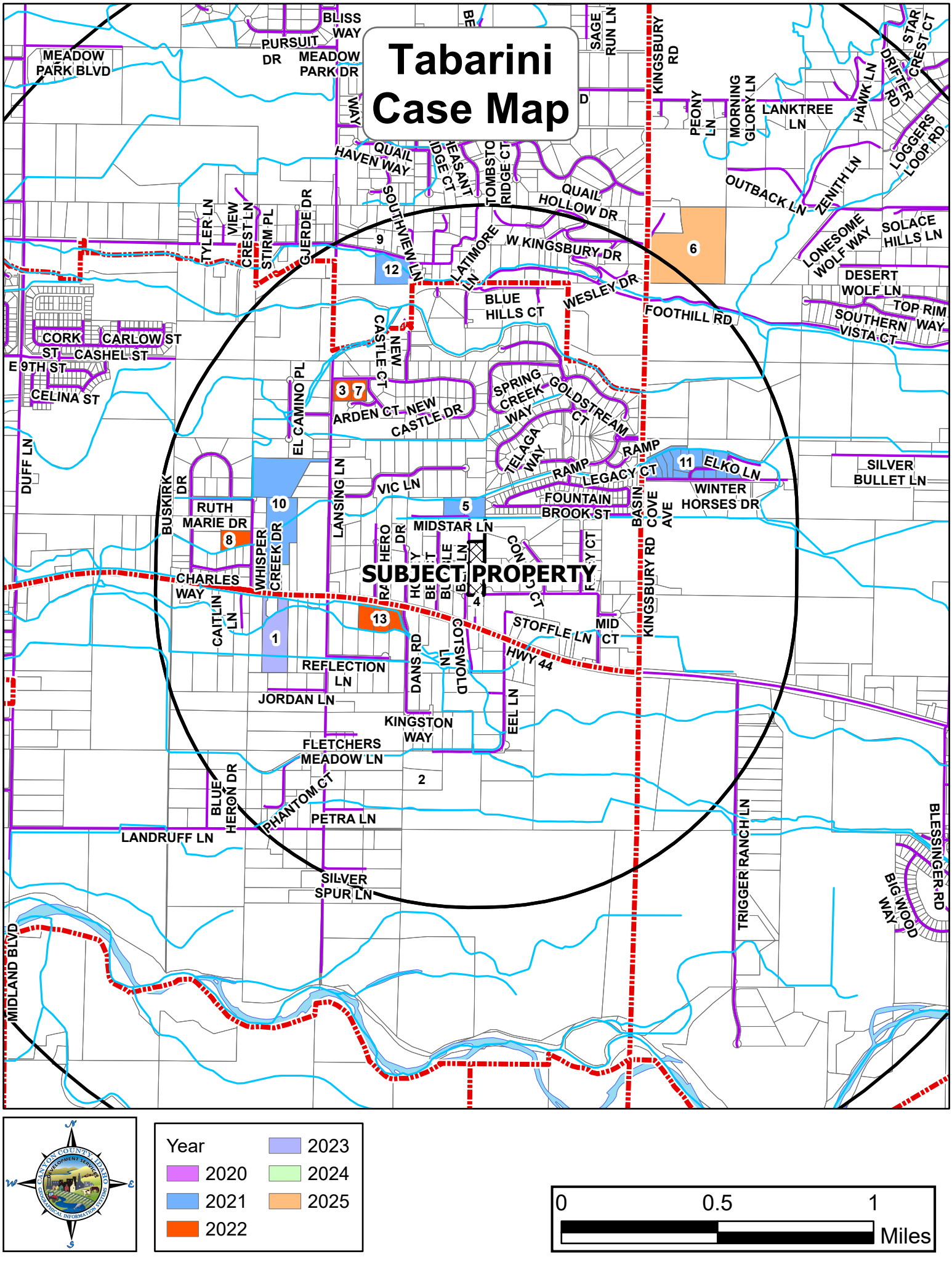
1pm – 5pm

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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
Huckleberry Ln
LINFIELD ESTATES SUBDIVISION
FOX MEADOWS SUB #2
Ranchero Dr
Honey Bee Ct
Bumble Bee Ln
Riley Ct
Kingsbury Rd
LEMP PARK URBAN TRACTS
Lansing Ln
Hwy 44
Stoffle Ln
Reflection Ln
Dans Rd
Jordan Ln
DAN'S ACRES SUBDIVISION
PERKEL ACREAGE
Eel Ln
City_Limits
Wetlands
0
0.25
0.5
Miles

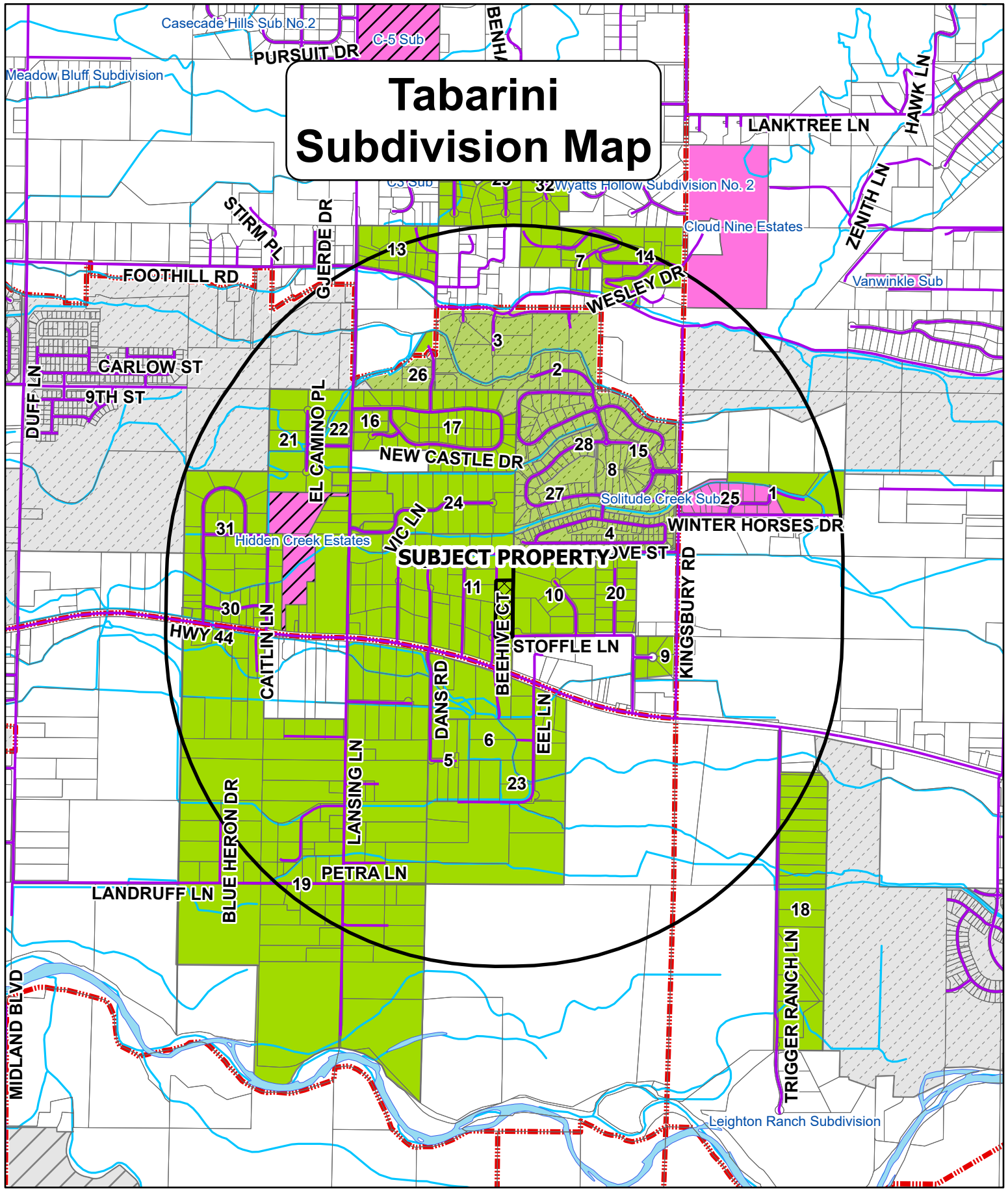

Tabarini
Small Vicinity Map
Vic Ln
Fountain Brook St
DOLENAR
AC 0.27
Tandy Cove Ct
Tandy Cove St
LOWTHER
AC 2.68
COOGAN
AC 0.34
WILSON JANSEN AND RENEE
WILSON REVOCABLE TRUST
AC 0.38
Midstar Ln
FENDEL KRISTIN
FAMILY TRUST
AC 2.59
ALLEC
AC 2.59
KOFOED
AC 5.82
COSTLEY
AC 3
BAKER
AC 2.76
Huckleberry Ln
ABRAHAM
AC 4.7
GREENVIEW ACRES
RD ASSOCIATION
AC 5.15
GREENVIEW ACRES
RD ASSOCIATION
AC 5.15
MILLS
AC 2.79
SUBJECT
PROPERTY
Honey Bee Ct
Bumble Bee Ln
Conrad Ct
WEEKS JANELLE LYN
AND JAMES TROY
WEEKS REVOCABLE
LIVING TRUST
AC 3.46
SPROULE
AC 2.72
RAMEY
AC 2.97
Beehive Ct
SMITH RICHARD AND
MARILYN FAMILY TRUST
AC 3.23
Stoffle Ln
VAN LITH
AC 0.06
GREENVIEW ACRES RD
ASSOCIATION
AC 5.15
HOOKER
AC 1.17
FENDEL KRISTIN
FAMILY TRUST
AC 2.29
REID
AC 1.72
TREASURE VALLEY
INVESTMENTS 5 LLC
AC 1.02
TREASURE VALLEY
INVESTMENTS 5 LLC
AC 0.83
LOWE
AC 5.06
Hwy 44
Calla Lily Ln
Eel Ln
Dans Rd
Cotswold Ln
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
0
0.1
0.2
Miles


Tabarini
Zoning & Classification Map
DUFF LN
STIRM PL
FOOTHILL RD
LATIMORE LN
WESLEY DR
BLUE HILLS CT
CORK ST
E 9TH ST
CELINA ST
EL CAMINO PL
NEW CASTLE DR
GOLDSTREAM CT
TELAGA WAY
KINGSBURY RD
ELKO LN
VIC LN
BUSKIRK DR
WHISPER CREEK DR
FISCHERO DR
BLUEBEE CT
BLUEBEE LN
HUCKLEBERRY LN
STOFFLE LN
Subject Property
LANSING LN
DANSKIN RD
EEL LN
HWY 44
TRIGGER RANCH LN
BLESSINGER RD
BIG WOOD WAY
PETRA LN
LANDRUFF LN
HAWK LN
ZENITH LN
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

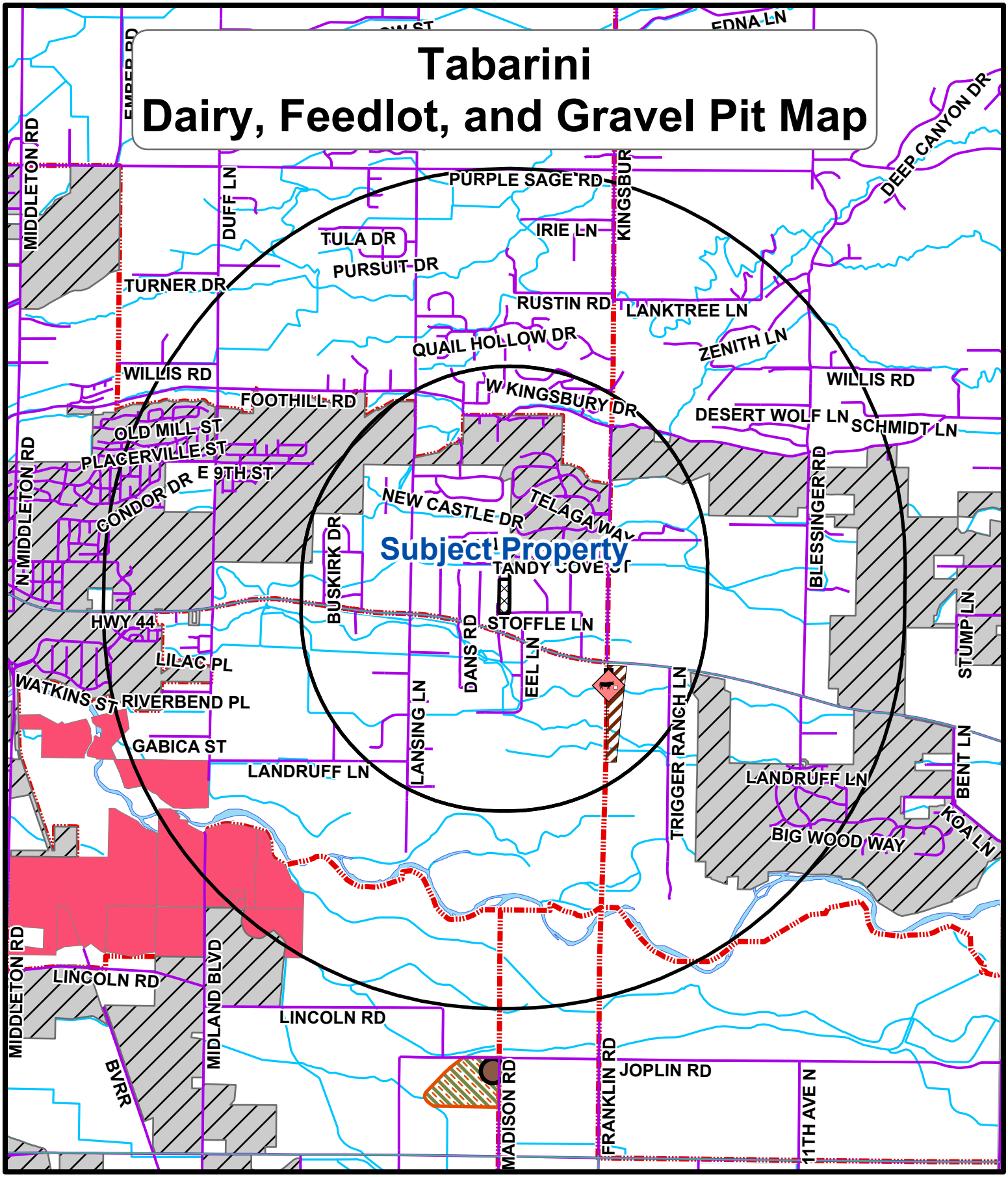

Tabarini
Case Map
SUBJECT PROPERTY
MEADOW PARK BLVD
BLISS WAY
PURSUIT DR
MEADOW PARK DR
SAGE RUN LN
KINGSBURY RD
STAR CREST CT
DRIFTER RD
HAWK LN
PEONY LN
MORNING GLORY LN
LANKTREE LN
LOGGERS LOOP RD
QUAIL HAVEN WAY
QUAIL HOLLOW DR
OUTBACK LN
ZENITH LN
SOLACE HILLS LN
LONESOME WOLF WAY
DESERT WOLF LN
TOP RIM WAY
SOUTHERN VISTA CT
FOOTHILL RD
W KINGSBURY DR
WESLEY DR
BLUE HILLS CT
TYLER LN
VIEW CREST LN
STIRM PL
GJERDE DR
SOUTHVIEW LN
LATIMORE LN
CORK ST
CARLOW ST
CASHEL ST
E 9TH ST
CELINA ST
CASTLE CT
NEW CASTLE DR
ARDEN CT
EL CAMINO PL
SPRING CREEK WAY
GOLDSTREAM CT
TELAGA WAY
RAMP
LEGACY CT
ELKO LN
SILVER BULLET LN
WINTER HORSES DR
FOUNTAIN BROOK ST
BASIN COVE AVE
DUFF LN
BUSKIRK DR
RUTH MARIE DR
LANSING LN
VIC LN
MIDSTAR LN
HERO DR
WHISPER CREEK DR
CHARLES WAY
CAITLIN LN
REFLECTION LN
JORDAN LN
DANS RD
COTSWOLD LN
STOFFLE LN
MID CT
HWY 44
KINGSTON WAY
EEL LN
FLETCHERS MEADOW LN
BLUE HERON DR
PHANTOM CT
PETRA LN
LANDRUFF LN
SILVER SPUR LN
MIDLAND BLVD
TRIGGER RANCH LN
BLESSINGER RD
BIG WOOD WAY
9
12
6
3
7
10
8
5
11
13
1
4
2
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0061	AG to CR-C2	AG Development LLC	APPROVED
2	CU2025-0012	Staging Area/Contractor Shop	Barnes	APPROVED
3	RZ2020-0014	Rezone AG to R1	Biggins	APPROVED
4	CR2025-0007	Rezone R2 to C1	Hooker	DENIED
5	RZ2020-0016	Rezone AG to RR	Jensen	APPROVED
6	CR2022-0003	AG to CR-R1	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 AG to R1	Schatzel	APPROVED
11	SD2020-0016	Preliminary Plat	Solitude Creek Sub	Approved
12	RZ2021-0017	Rezone AG to RR	Terry Bruce	APPROVED
13	CU2022-0028	Expand RV Storage	Wyatt Legacy LLC	APPROVED


Tabarini Subdivision Map
Casecade Hills Sub No.2
C-5 Sub
PURSUIT DR
Meadow Bluff Subdivision
LANKTREE LN
HAWK LN
ZENITH LN
Wyatts Hollow Subdivision No. 2
Cloud Nine Estates
Vanwinkle Sub
STIRM PL
GUERDE DR
FOOTHILL RD
WESLEY DR
CARLOW ST
9TH ST
DUFF LN
EL CAMINO PL
NEW CASTLE DR
Solitude Creek Sub
WINTER HORSES DR
VIC LN
Hidden Creek Estates
SUBJECT PROPERTY
STOFFLE LN
BEEHIVE CT
KINGSBURY RD
HWY 44
CAITLIN LN
DANS RD
EEL LN
LANSING LN
BLUE HERON DR
PETRA LN
LANDRUFF LN
MIDLAND BLVD
TRIGGER RANCH LN
Leighton Ranch Subdivision
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.25
0.5
Miles

Tabarini
Dairy, Feedlot, and Gravel Pit Map

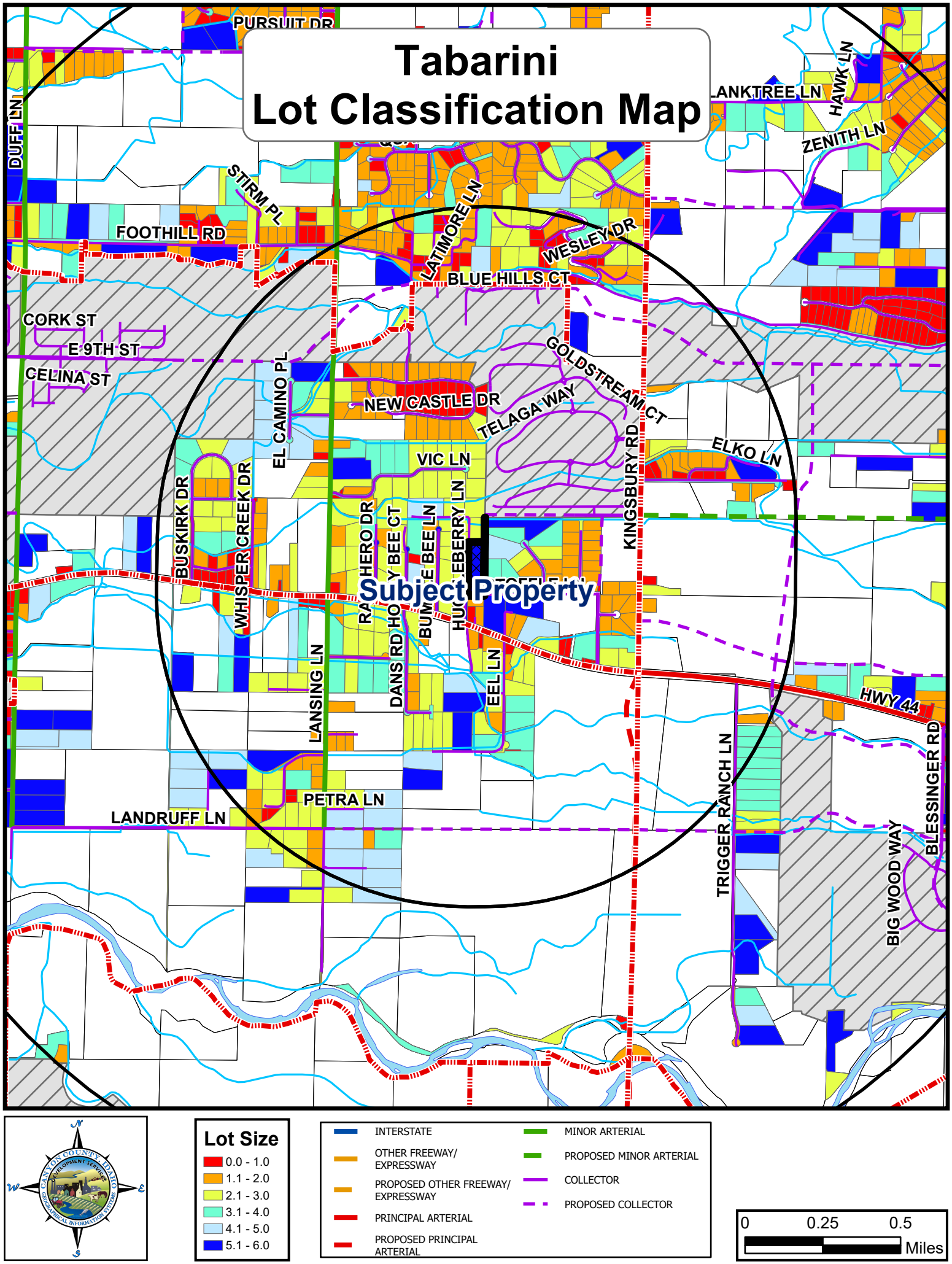


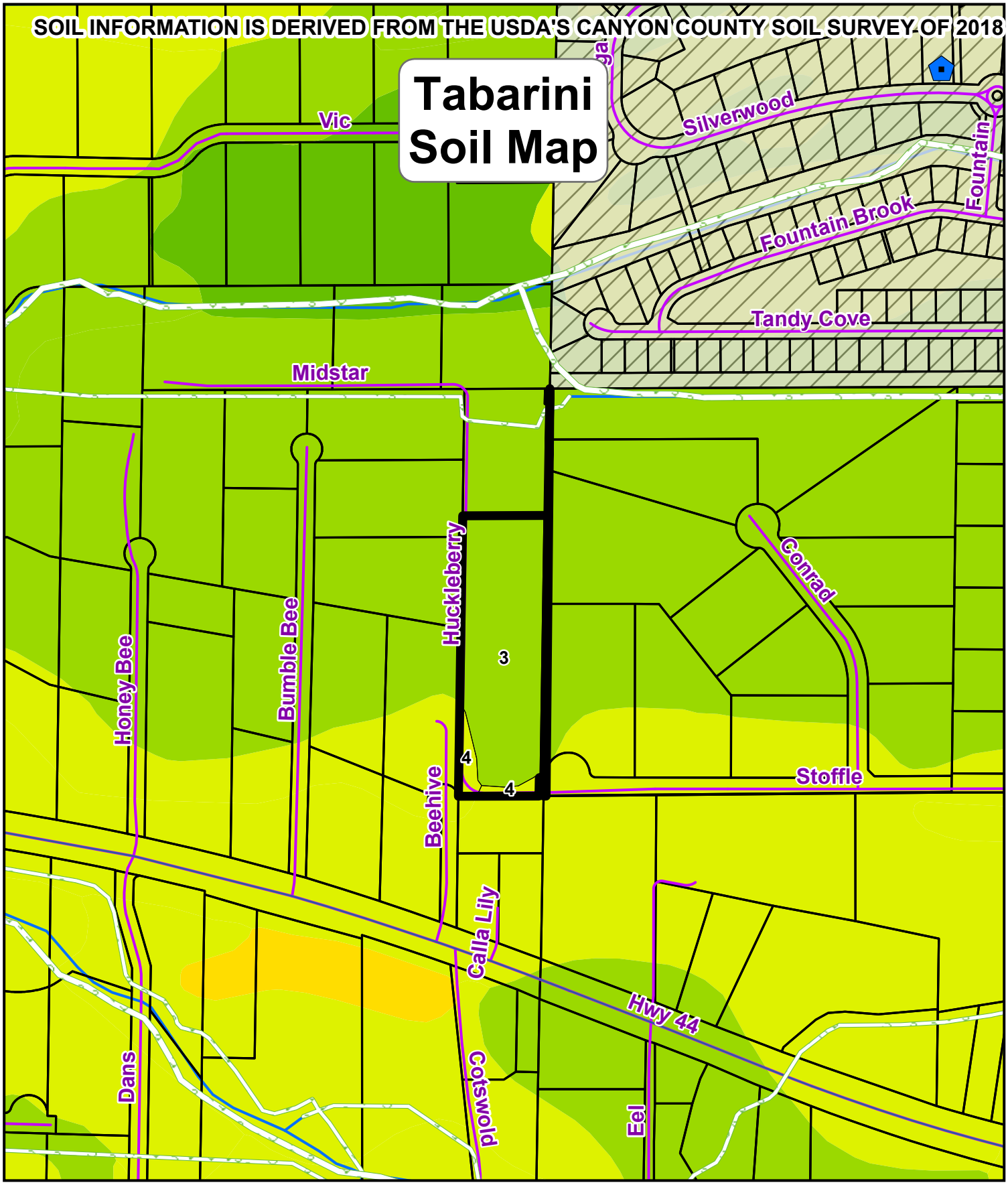
FEEDLOTS

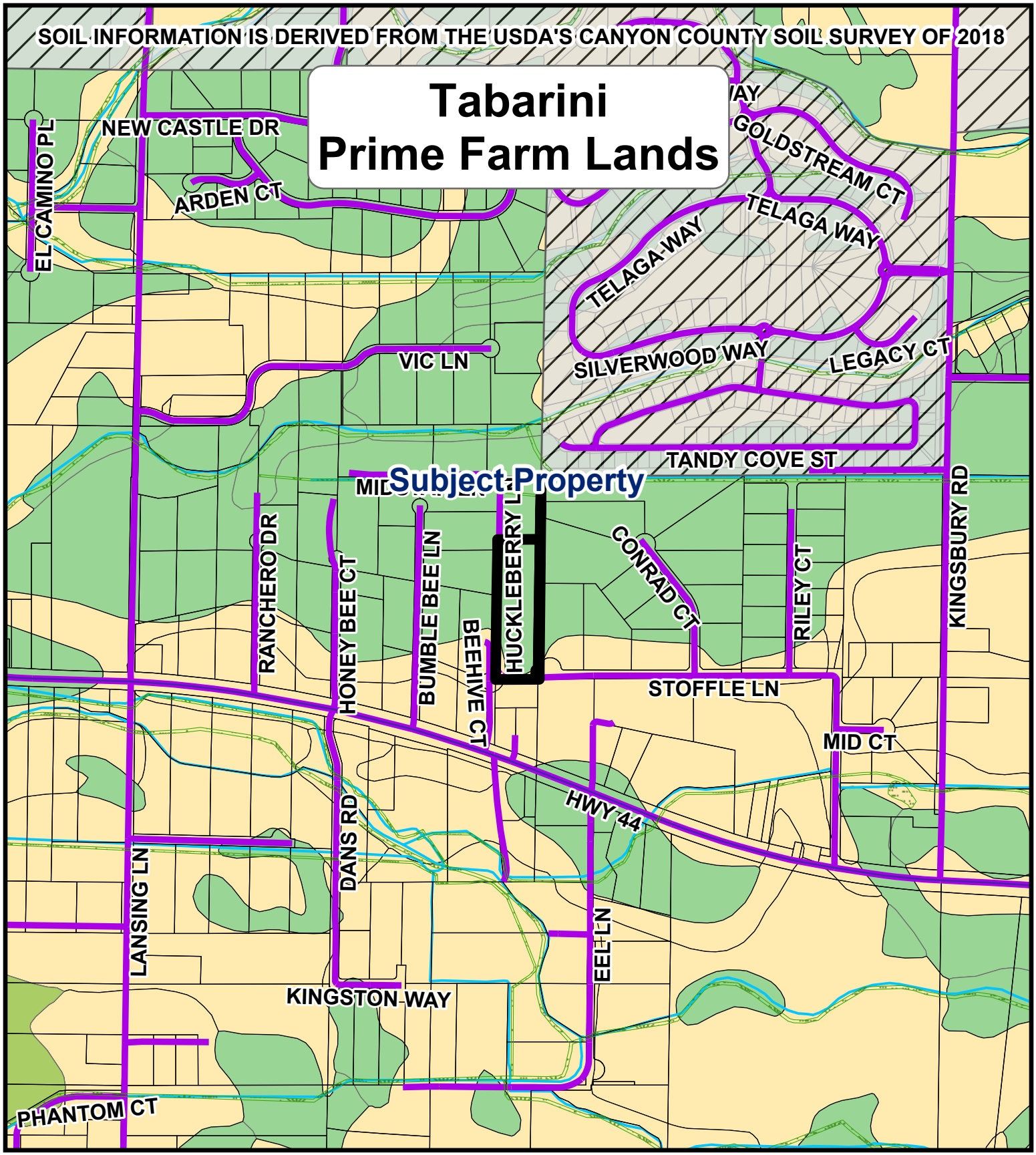
DAIRIES

GRAVELPITS

0 0.75 1.5 Miles


Tabarini
Lot Classification Map
PURSUIT DR
DUFF LN
ANKTREE LN
HAWK LN
ZENITH LN
STIRM PL
FOOTHILL RD
LATIMORE LN
WESLEY DR
BLUE HILLS CT
CORK ST
E 9TH ST
CELINA ST
EL CAMINO PL
GOLDSTREAM CT
NEW CASTLE DR
TELAGA WAY
ELKO LN
VIC LN
KINGSBURY RD
BUSKIRK DR
WHISPER CREEK DR
HERO DR
BEE CT
BEE LN
EBERRY LN
Subject Property
DANS RD
HO
EEL LN
LANSING LN
HWY 44
PETRA LN
LANDRUFF LN
TRIGGER RANCH LN
BLESSINGER RD
BIG WOOD WAY
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


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
Honey Bee
Bumble Bee
Huckleberry
Conrad
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%

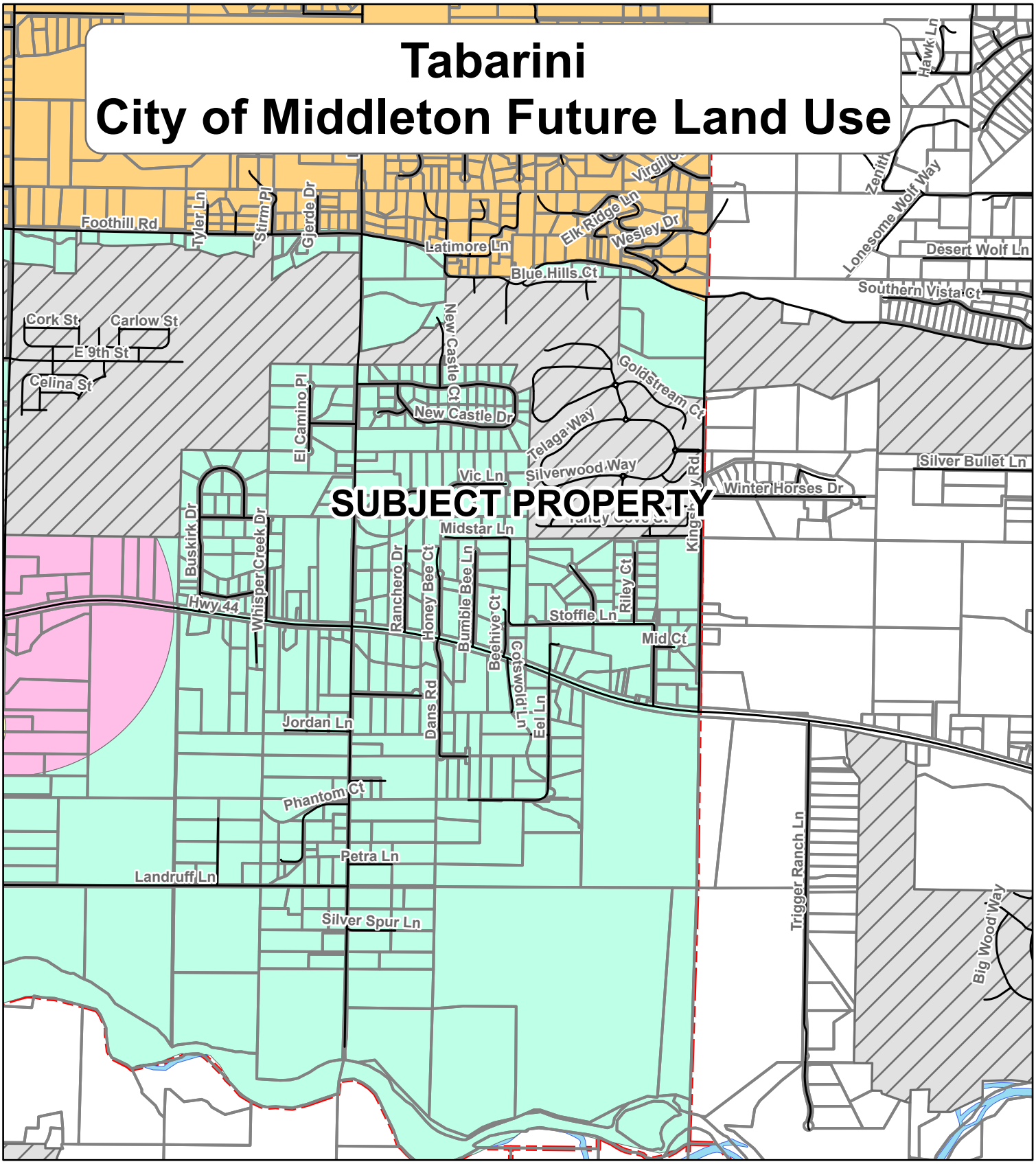
FARMLAND REPORT

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

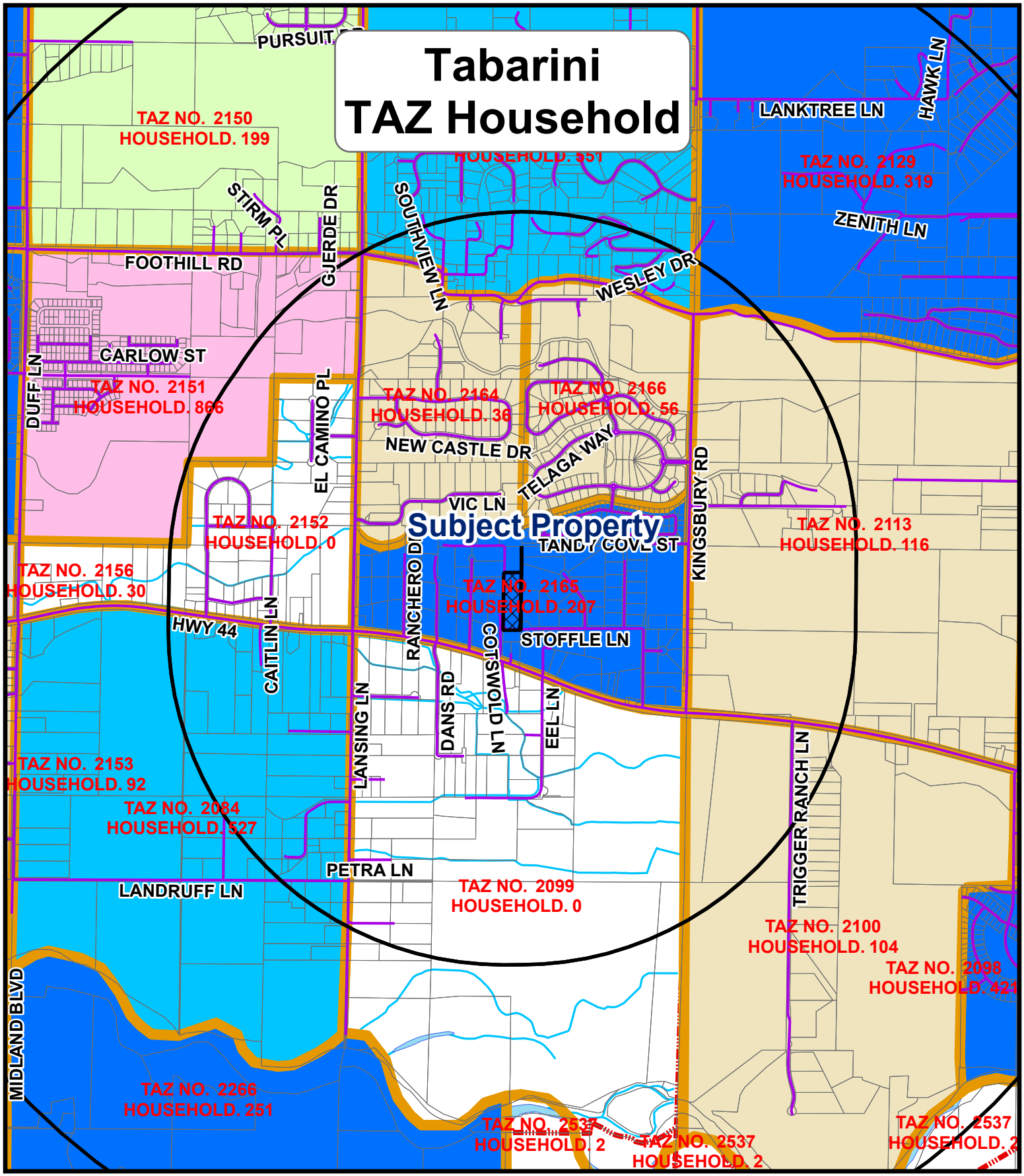
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Tabarini
City of Middleton Future Land Use



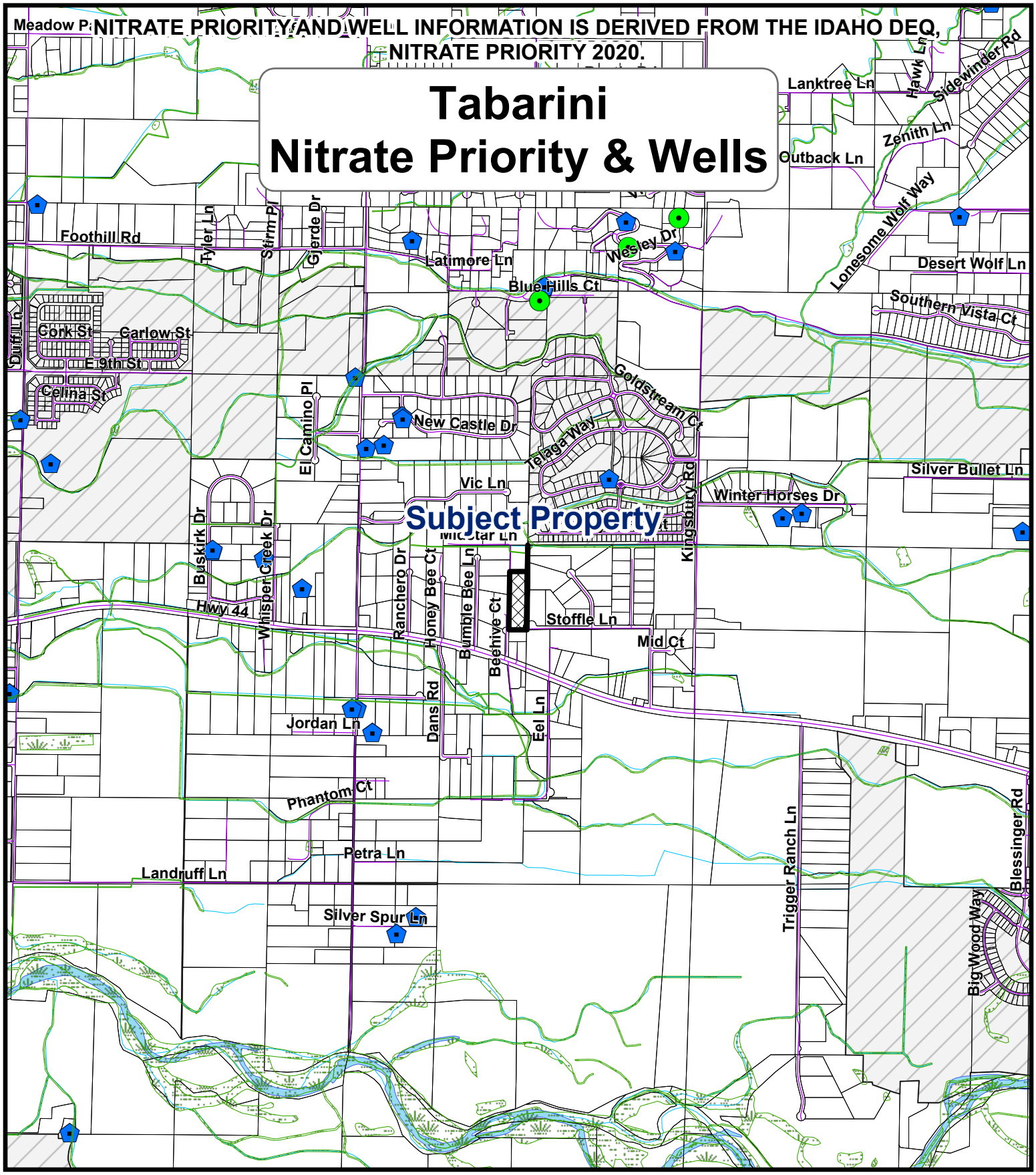
MiddletonCompPlan
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

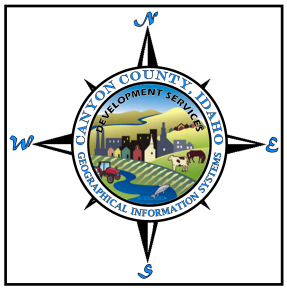
0 0.25 0.5 Miles


Tabarini
TAZ Household
PURSUIT
TAZ NO. 2150
HOUSEHOLD. 199
STIRM PL
GJERDE DR
SOUTHVIEW LN
HOUSEHOLD. 551
LANKTREE LN
HAWK LN
TAZ NO. 2129
HOUSEHOLD. 319
ZENITH LN
FOOTHILL RD
WESLEY DR
CARLOW ST
DUFF LN
TAZ NO. 2151
HOUSEHOLD. 866
EL CAMINO PL
TAZ NO. 2164
HOUSEHOLD. 36
TAZ NO. 2166
HOUSEHOLD. 56
NEW CASTLE DR
TELAGA WAY
KINGSBURY RD
VIC LN
Subject Property
TANDY COVE ST
TAZ NO. 2113
HOUSEHOLD. 116
TAZ NO. 2152
HOUSEHOLD. 0
TAZ NO. 2156
HOUSEHOLD. 30
RANCHERO DR
TAZ NO. 2165
HOUSEHOLD. 207
HWY 44
CAITLIN LN
STOFFLE LN
COTSWOLD LN
EEL LN
LANSING LN
DANS RD
TAZ NO. 2153
HOUSEHOLD. 92
TAZ NO. 2084
HOUSEHOLD. 527
TRIGGER RANCH LN
PETRA LN
LANDRUFF LN
TAZ NO. 2099
HOUSEHOLD. 0
TAZ NO. 2100
HOUSEHOLD. 104
TAZ NO. 2098
HOUSEHOLD. 421
MIDLAND BLVD
TAZ NO. 2266
HOUSEHOLD. 251
TAZ NO. 253
HOUSEHOLD. 2
TAZ NO. 2537
HOUSEHOLD. 2
TAZ NO. 2537
HOUSEHOLD. 2
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

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

Tabarini
Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

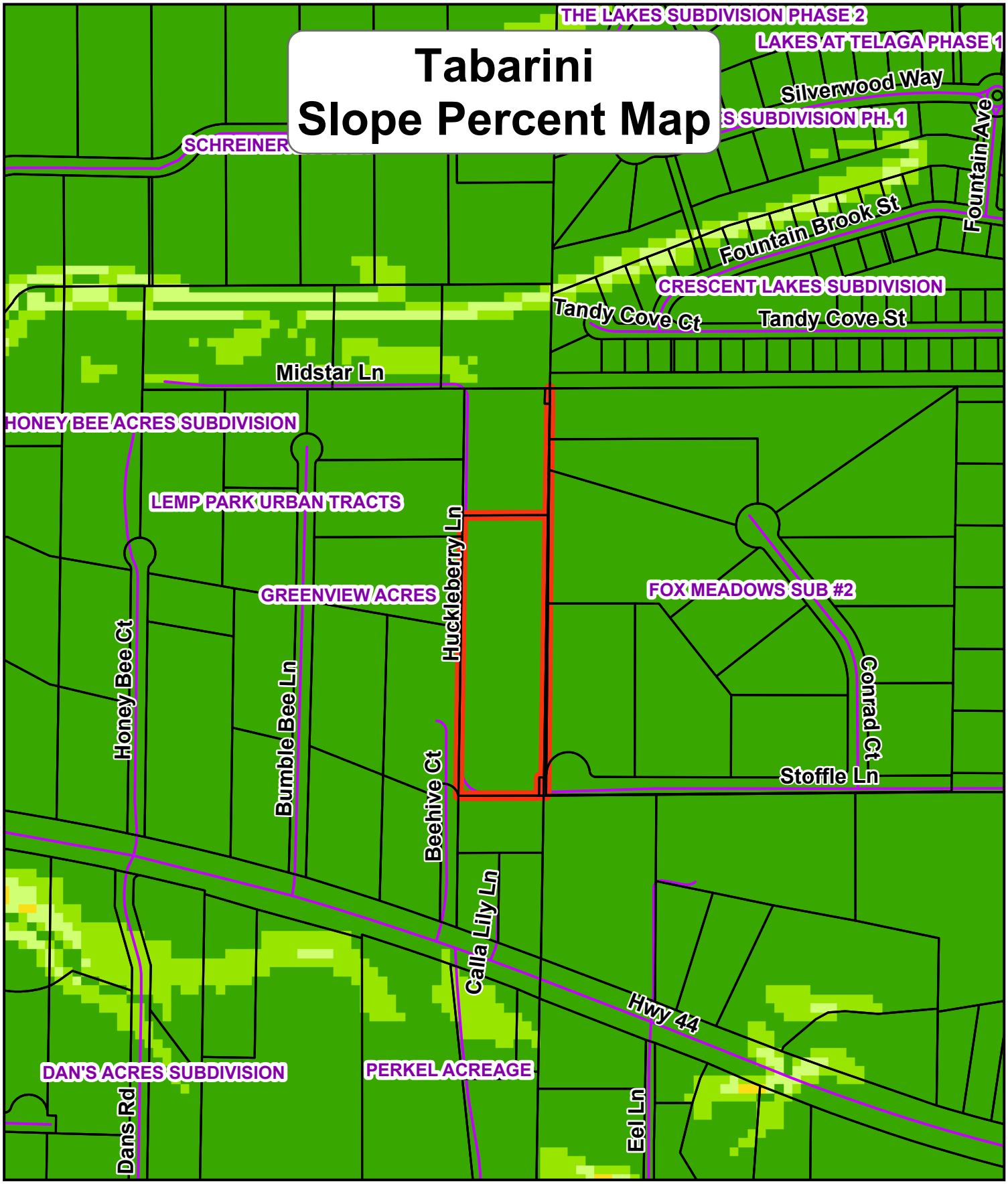
WETLANDS

NITRATE_PRIORITY

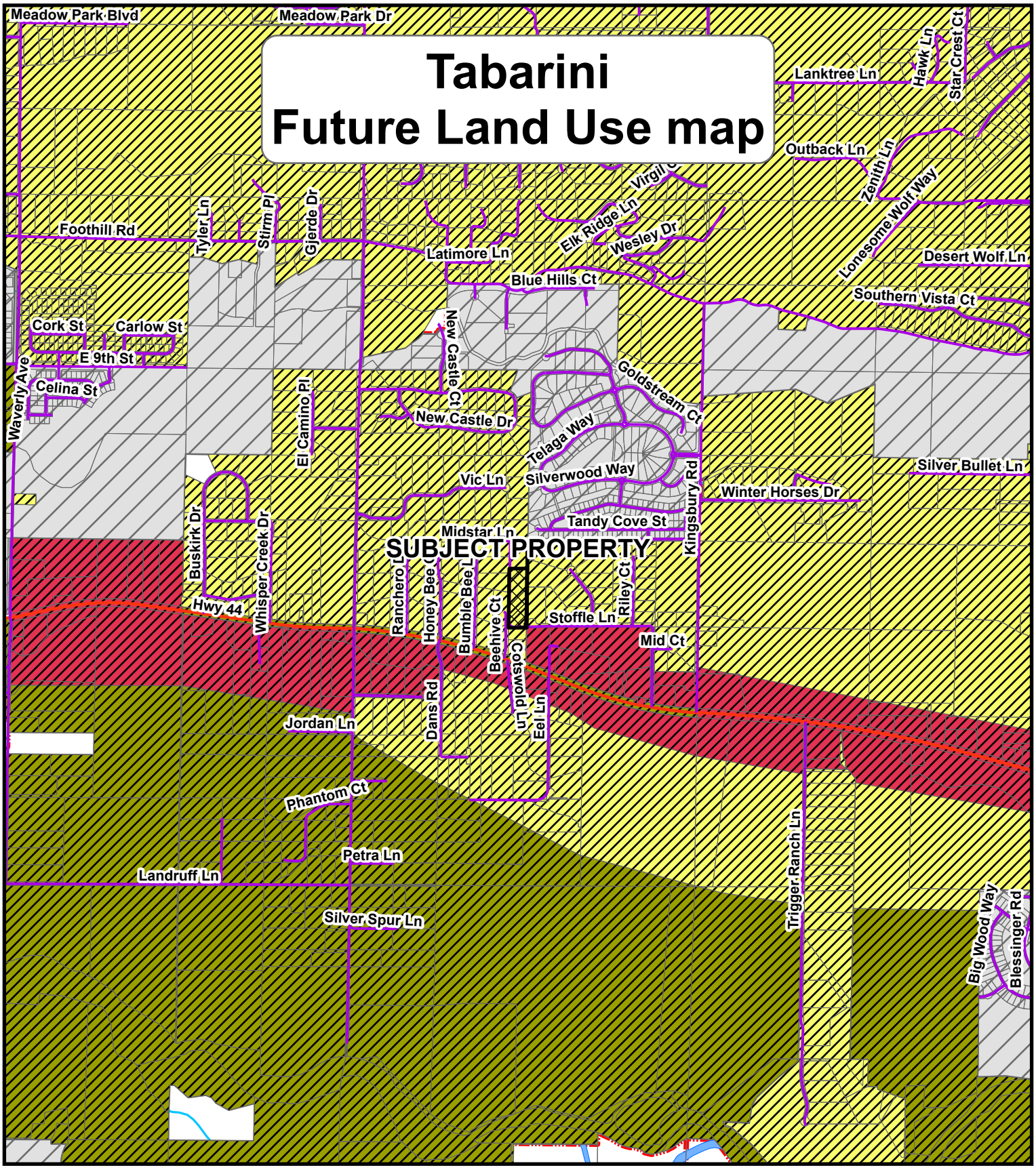
DEQ WELLS
N03_MGL

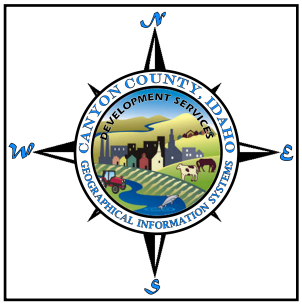
- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.5 1 Miles


Tabarini
Slope Percent Map
THE LAKES SUBDIVISION PHASE 2
LAKES AT TELAGA PHASE 1
Silverwood Way
S SUBDIVISION PH. 1
SCHREINER
Fountain Ave
Fountain Brook St
CRESCENT LAKES SUBDIVISION
Tandy Cove Ct
Tandy Cove St
Midstar Ln
HONEY BEE ACRES SUBDIVISION
LEMP PARK URBAN TRACTS
Huckleberry Ln
GREENVIEW ACRES
FOX MEADOWS SUB #2
Honey Bee Ct
Bumble Bee Ln
Conrad Ct
Stoffle Ln
Beehive Ct
Calla Lily Ln
Hwy 44
DAN'S ACRES SUBDIVISION
PERKEL ACREAGE
Dans Rd
Eel Ln
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

Tabarini
Future Land Use map





Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 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…