



## Board of County Commissioners Canyon County Development Services

**ADDENDUM:** (CR) RZ2021-0056 & SD2021-0059

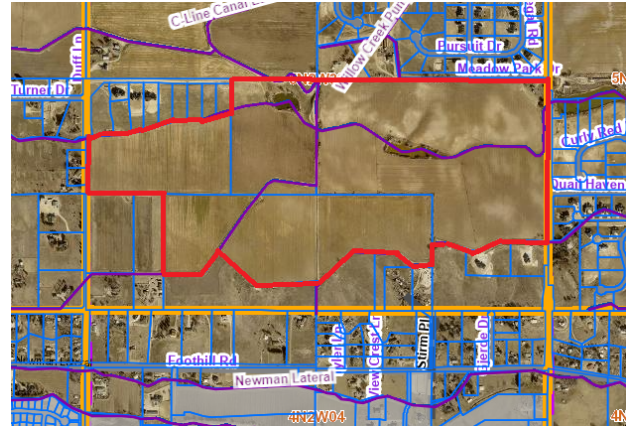
**HEARING DATE:** June 10, 2024

**OWNER:** Middleton 187, LLC  
TBC Land Holding, LLC

**APPLICANT/REP:** Ardurra

**PLANNER:** Deb Root,  
Principal Planner

**CASE NUMBER:** (CR) RZ2021-0056 &  
SD2021-0059



**LOCATION:** The subject properties, four parcels comprising 217 ± acres, are located between Duff Lane and Lansing Lane north of Foothill Road in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho. The subject property is located within the Middleton Area of City Impact.

### **PROJECT OVERVIEW:**

The applicant is requesting a Conditional Rezone of approximately 217 acres from an “A” (Agricultural) zone to “CR-R1” (Single-Family Residential) zone subject to a Development Agreement with Canyon County (see PZ SR Exhibit 4).

The properties are designated “Residential” in the Canyon County 2020 Comprehensive Plan (Exhibit 32). This area of the county has been transitioning to residential for many years and is currently experiencing significant development pressure. The property is surrounded by residential development including rural residential parcels created by land division, subdivisions created through conditional use permit processes, and through county rezone and subdivision platting processes (see PZ SR Exhibit 29 and 31).

The property is located within the Middleton Area of City Impact (AOI). The proposed development is subject to a pre-annexation agreement with the City of Middleton providing for municipal services including water and sewer for the project (See PZ SR Exhibit 15).

The applicant is also requesting approval of a preliminary plat, phasing plan, landscape, irrigation, drainage, and hillside development plans for Farmington Hills Subdivision. The proposed development contains 492 total lots inclusive of 421 residential lots with an average lot size of 12,804 sq. ft. and 71 common lots. The proposed gross density is 1.94 DU/Acre (gross area=216.65 acres) with the net residential density of 3.40 DU/Acre (residential area=123.8 acres). The expected build-out of this project is 7-10 years. (see PZ SR Exhibits 3-7&9)

On January 8, 2024 DSD Staff provided draft FCOs for recommendation of approval for the Planning and Zoning Commission’s consideration subject to development agreement conditions and compliance with Canyon County Code of Ordinances, agency requirements including the design and construction of

intersections on State Hwy 44, the installation of municipal services inclusive of water and sewer, and compliance with landscaping and pathways plans. See Staff Report (Exhibit C) for analysis and project review.

### **Planning and Zoning Commission Summary:**

On January 18, 2024 and March 7, 2024, at duly noticed hearings, the Planning and Zoning Commission considered the staff's analysis (Exhibit C inclusive of exhibits), agency comments, and public testimony (see PZ Hearing Minutes: Exhibits P, Q, R). After considering all of the information, the Planning and Zoning Commission found the requested land use change premature as there is no current path to annexation, the land is in productive agricultural use and should be protected, and the density of the project is not consistent with the surrounding area and properties. The Commission also found that the area schools and transportation system would be negatively impacted. The Commission found it would be detrimental to the character of the area and impact existing adjacent agricultural uses. Therefore, the Planning and Zoning Commission recommended denial of the requests for both the rezone and preliminary plat and provided recommended findings and conclusions for the Board's consideration (see Exhibits A and B).

### **PROCEDURAL:**

The noticing and hearing procedures were conducted in accordance with CCZO Article 5 Notice, Hearing and Appeal Procedures. The Planning and Zoning Commission heard this case on January 18, 2024 and continued the case to March 7, 2024. On March 7, 2024 the Planning and Zoning Commission forwarded Case Nos. RZ2021-0056 and SD2021-0059 to the Board of County Commissioners with a recommendation of DENIAL and requested that the findings and conclusions for criteria #2, 3, 4, and 8 be revised to reflect the decision. The revised FCOs for RZ2021-0056 and SD2021-0059 (see Exhibits S and T) were signed by the Commission on March 18, 2024.

Application materials and comments received from agencies and the public by the comment period deadline for the Planning and Zoning Commission's consideration are attached as Exhibits #3-#58. The Planning and Zoning Commission accepted late Exhibit #59 at the hearing on March 7, 2024. Comments and submittals from the applicant, affected agencies, and the public prior to the BOCC hearing comment period deadline are attached as Exhibits D through O and U through VV.

### **DECISION OPTIONS:**

Staff recommends the Board of County Commissioners open a public hearing and discuss the proposed applications for a conditional rezone from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) and a preliminary plat, phasing plan, landscape, irrigation, drainage, and hillside development plans for Farmington Hills Subdivision.

**For Case No. RZ2021-0056:** a proposed conditional rezone from "A" (Agricultural) to "CR-R1" (conditionally zoned Single-Family Residential) for four (4) parcels totaling approximately 217 acres subject to a development agreement with Canyon County:

- The Board of County Commissioners may **approve** the conditional rezone as proposed or amended and direct staff to make findings of fact to support this decision;



- The Board of County Commissioners may **deny** the conditional rezone and provide the actions, if any, that the applicant could take to gain approval;
- The Board of County Commissioners may **continue the discussion** and request additional information on specific items.

**For Case No. SD2021-0059: Farmington Hills Subdivision** preliminary plat, phasing plan, irrigation plan, grading and drainage plan, and hillside development plan for a proposed 492 lot development including 421 residential lots with an average lot size of 12,804 sq. feet. The development, if approved, will have municipal sewer and water, paved public roads with curb, gutter and sidewalks, and pressurized irrigation and is subject to a pre-annexation agreement with the City of Middleton

- The Board of County Commissioners may **approve** the preliminary plat and associated plans as proposed or amended and direct staff to make findings of fact to support this decision;
- The Board of County Commissioners may **deny** the preliminary plat and associated plans as proposed and direct staff to make findings of fact to support this decision. The Board shall provide the actions, if any, that the applicant could take to gain approval;
- The Board of County Commissioners may **continue the discussion** and request additional information on specific items.

#### **ATTACHMENTS/EXHIBITS:**

Exhibit A	Draft BOCC FCOs Conditional Rezone RZ2021-0056
Exhibit B	Draft BOCC FCOs Preliminary Plat SD2021-0059 Farmington Hills Sub
Exhibit C	Planning and Zoning Staff Report with Exhibits
Exhibit # 1	Parcel Tool information sheets
Exhibit # 2	Staff DRAFT FCO's for approval
Exhibit # 3	Preliminary Plat, grading and drainage, irrigation plan
Exhibit # 4	Applicant Letter of Intent
Exhibit # 5	Master Application- Hillside Development Application
Exhibit # 6	Master Application- Slope Stabilization & Revegetation Report
Exhibit # 7	Master Application-Irrigation Plan
Exhibit # 8	Master Application, neighborhood meeting information
Exhibit # 9	Applicant emails: LOS, secondary fire access, stub roads
Exhibit # 10	Traffic Impact Study revised (portion of) pages 1-50: dated 11-7-2023
Exhibit # 11	Middleton Fire District Agency Response
Exhibit # 12	Middleton School District Agency Response
Exhibit #12A	Middleton School District
Exhibit # 13	Middleton School District / Middleton 187, LLC MOU
Exhibit # 14	City of Middleton email correspondence-sidewalks and pathways required
Exhibit # 15	City of Middleton- Pre-annexation Agreement (DRAFT) see Exhibit UU for signed Agreement.
Exhibit # 15A	Applicant – Hethe Clark email Pre-Annex Agreement
Exhibit # 16	Highway District #4 (HD4) Board response

Exhibit # 17	HD4 shared access clarification Phase 13 Lots 3 & 4
Exhibit # 18	HD4 Agency Response – PP Reviews
Exhibit # 19	ITD Agency Response 11-17-23
Exhibit # 20	BCID Agency Response and PP review
Exhibit # 21	Williams Northwest Pipeline email
Exhibit # 22	COMPASS Agency Response
Exhibit # 23	Idaho Department of Fish and Game
Exhibit # 24	Canyon Soil Conservation District
Exhibit # 25	Idaho Department of Environmental Quality
Exhibit # 26	Engineering: Keller Reviews (pre BCID and HD4 revisions)
Exhibit # 27	Farmington Hills Phasing Plan w/staff notes
Exhibit # 28	Maps: Case Map and Report
Exhibit # 29	Maps: Subdivision Map and Report
Exhibit # 30	Maps: Zoning Map
Exhibit # 31	Maps: Small Aerial
Exhibit # 32	Maps: Future Land Use Map (2020)
Exhibit # 33	Maps: Middleton Future Land Use Map
Exhibit # 34	Maps: Nitrate Priority and Wells
Exhibit # 35	Maps: TAZ Households
Exhibit # 36	Maps: Soils, Farmland and Reports
Exhibit # 37	Maps: Contour Map
Exhibit # 38	Maps: Dairy, Feedlot, and Gravel Pit Map
Exhibit # 39	Maps: Lot Classification
Exhibit # 40	Site Photos
Exhibit # 41	Greg Baker email questions
Exhibit # 42	Ron Saunders
Exhibit # 43	Denise & Jon Rhodes
Exhibit # 44	Connie M. Hanson
Exhibit # 45	Katie Weshora
Exhibit # 46	Greg Sexton
Exhibit # 47	Antonio M. Conti, PE, PLS
Exhibit # 48	Stop the Development Farmington Hills petition (digitally signed 143 persons)
Exhibit # 49	Takagi Family
Exhibit # 50	Jackie Grayson
Exhibit # 51	Bart Grayson
Exhibit # 52	Donna Goelz
Exhibit # 53	Phil Goelz
Exhibit # 54	GeoTek Report
Exhibit # 55	Hydrology Report
Exhibit # 56	Landscaping Plan
Exhibit # 57	Applicant Presentation
Exhibit # 58	IRC Chapter 4 Foundations reference page
Exhibit # 59	Report-Lot Classification submitted by Mike Wedman 3-7-2024

**ADDITIONAL EXHIBITS received after the PZ hearing comment deadline or prior to the Board of County Commissioner hearing and PZ hearing documents:**

Exhibit D	City of Middleton 1-18-24 development numbers (read into record at PZ)
Exhibit E	Williams Pipeline Letter (formal)
Exhibit F	Bureau of Land Management 3-12-24
Exhibit G	Public: Bart Grayson road concerns (Meadow Park Blvd.)
Exhibit H	Public: Cheryl Palange
Exhibit I	Public: Sylvan Banes
Exhibit J	Public: Bernon Danley
Exhibit K	Public: Bushore Consulting Inc.
Exhibit L	Public: Laura Hallenberger
Exhibit M	Public: Paul Guggenbuehi
Exhibit N	Public: Eric Abrego
Exhibit O	Public: Updated Stop the Development Petition (presented at PZ hearing-not entered as Exhibit)
Exhibit P	PZ Minutes 1-18-2024 RZ2021-0056 and SD2021-0059
Exhibit Q	PZ Minutes 3-7-2024 RZ2021-0056 and SD2021-0059
Exhibit R	PZ Minutes 3-18-2024 approval of revised findings
Exhibit S	PZ Findings, Conclusions, Recommended Order RZ2021-0056 for denial
Exhibit T	PZ Findings, Conclusions, Recommended Order SD2021-0059 for denial

The following exhibits were received within the comment period after the PHM documents were posted to the Canyon County Land Hearing website:

Exhibit U	PUB Baker
Exhibit V	PUB Beck
Exhibit W	PUB Carter
Exhibit X	PUB Foster
Exhibit Y	PUB Goelz Donna
Exhibit Z	PUB Goelz Phil
Exhibit AA	PUB Grayson
Exhibit BB	PUB Hallenberger
Exhibit CC	PUB Hawker
Exhibit DD	PUB James
Exhibit EE	PUB Kraft
Exhibit FF	PUB Palange
Exhibit GG	PUB Phillips
Exhibit HH	PUB Rhodes
Exhibit II	PUB Simmons
Exhibit JJ	PUB Smith, M
Exhibit KK	PUB Smith, S
Exhibit LL	PUB Stop Development (May 9, 2024)
Exhibit MM	PUB Strongone
Exhibit NN	PUB Thomas
Exhibit OO	PUB Ubry
Exhibit PP	PUB Vargason
Exhibit QQ	PUB Walker
Exhibit RR	PUB SUPPORT: Abrego
Exhibit SS	PUB Greg Baker VIDEO testimony see CC Land Hearings PHM Exhibit SS
Exhibit TT	AGENCY: Division of Aeronautics
Exhibit UU	APPLICANT: Signed Pre-Annexation Agreement (recording pending approval)
Exhibit VV	APPLICANT VIDEO: Fly-over Rendering (provided in testimony at PZ March 7, 2024 hearing) see CC Land Hearings PHM Exhibit VV
Exhibit WW	APPLICANT letter to BOCC
Exhibit XX	APPLICANT BOCC presentation



## CANYON COUNTY BOARD OF COMMISSIONERS

### DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:

**[CR) RZ2021-0056] – [Middleton 187 LLC]**

The Canyon County Board of Commissioners consider the following:

- 1) Conditional Rezone [The applicant is requesting to conditionally rezone 217 ± acres from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) for the purpose of developing a residential subdivision, Farmington Hills Subdivision, proposed to have municipal water and sewer services supporting the development of 492 total lots with 421 residential lots subject to a Middleton City pre-annexation agreement approved December 6, 2023 and a development agreement with Canyon County. The subject properties, **R37605, R37605010, R37602010, and R37597** comprising 217 ± acres, are located between Duff Lane and Lansing Lane north of Foothill Road in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.]

DRAFT

#### 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 (CR) RZ2021-0056 and SD2021-0059.
  - B. The Planning and Zoning Commission heard this case on January 18, 2024 and March 7, 2024. The Commission forwarded this case with a recommendation of denial to the Board of County Commissioners. The revised findings were signed on March 18, 2024.

#### Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and Canyon County Code §09-09-17 (Area of City Impact Agreement).
  - a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600 feet were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2023 and December 4, 2023. The property was posted on December 15, 2023. On January 8, 2024 nine (9) property owners within 600 feet not included in the original mailing were mailed a property owner notification of the meeting date and provided an additional comment period to January 17, 2024.
  - b. Notice of the BOCC public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509. Agencies were noticed April 11, 2024. Newspaper notice was published April 14, 2024. Property

owners within 600 feet were notified by mail on April 12, 2024. Full political notice was provided on February 24, 2023 and December 4, 2023. Properties were posted on April 15, 2024.

- c. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCZO §07-06-07(1).
  - d. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCZO §07-05-01
2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act (“LLUPA”) and can establish its own ordinances regarding land use, including subdivision permits. *See* I.C. §67-6504, §67-6511.
  3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504, 67-6509 & 67-6511.
  4. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504, 67-6509 & 67-6511.
  5. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.
  6. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County’s hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

**The application RZ2021-0056 was presented at a public hearing before the Canyon County Board of Commissioners on June 10, 2024. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Board of Commissioners decide as follows:**

#### **CONDITIONAL REZONE CRITERIA – CCZO §07-06-07(6)**

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

**Conclusion:** The Board finds and concludes that as proposed, the conditional rezone from “A” (Agricultural) to CR-R1 (conditionally zoned-Single Family Residential) is generally consistent with the 2020 Comprehensive Plan subject to the conditions of approval, the memorandum of understanding with the Middleton School District, and the pre-annexation agreement with the City of Middleton. The Board need not examine each goal and policy but consider the Plan as a whole. The applicable plan, the 2020 Comprehensive Plan, designates the proposed application area as Residential. The Board when reviewing the Plan as a whole, finds and concludes that the use and application are consistent with the Plan based on the evidence and review of the Plan components. The Plan directs the hearing body to utilize measures, like the conditional use permit and/or a development agreement, to mitigate potential interference with existing residential uses and potential impacts on agricultural resources, ground and surface water, transportation system and services, and school facilities which the Board believes is accomplished here.

- Findings:**
- (1) The 2020 Comprehensive Plan designates this area as ‘Residential’ on the Future Land Use Map.
  - (2) The parcel lies within the Area of Impact for the City of Middleton. Pursuant to 09-09-17 of the Canyon County Code, the County recognizes that the City of Middleton has also developed a comprehensive plan that addresses this area of impact. The City of Middleton Future Land Use Map has this area of designated as ‘Residential’ (Section 09-05-19 Canyon County Code). The property does not currently lie adjacent to Middleton City limits but is in proximity (1/4 mile) whereby the City and the Developer have entered into a pre-annexation agreement to provide municipal services including sewer and water to the development reducing the potential environmental impact in the immediate area and extending services for future growth.
  - (3) “For the county at large, the Plan (if properly implemented) assures that land use conflicts will be resolved if not avoided, that misuses of land will not occur, that traffic congestion will be minimized, that facilities will be located in areas where people can best use them, and that the county’s growth will take place in an orderly, rational manner.” (page 4, 2020 Comprehensive Plan)
  - (4) The Plan indicates that the residential designation is a zone specifically set aside for residential development. “Residential development should be within areas that demonstrate a development pattern of residential land uses.” This development is surrounded by residential development that has occurred through conditional use permits, administrative land divisions, and residential zoning entitlements and subdivisions. There are currently 65 platted subdivisions and additional subdivisions in platting within one mile of the subject properties as noted on the Subdivision Map and Lot Report (Exhibit 29). The Middleton city limits are located within ¼ mile to the south and a ½ mile west of the subject property as evidenced by the aerial map (see Exhibit 31) and municipal services will be provided to the property for the proposed development. (Exhibit 15-Pre-Annexation Agreement)
  - (5) Chapter 2: Population Component: The plan is generally consistent with the goals and policies of the population component including the goal of guiding future growth in order to enhance the quality and character of the county while providing and improving the amenities and services available to county residents. City municipal services will be extended and enhanced at the location including water and sewer to serve this development and the surrounding area. Roadways and intersections are proposed to be improved in areas of significant concern including a signalized intersection at Duff Lane and Highway 44 prior to the first phase of the development as indicated in the Pre-Annexation agreement, ITD requirements, and Canyon Highway District 4 requirements (see Exhibits 15, 16, 19). A second signalized intersection at Lansing and State Highway 44 will be required prior to development of Phase 10 (prior to making a through connection from the development to Lansing Lane) if not previously constructed.
  - (6) Chapter 1: Property Rights Component: The Property Rights Component of the Plan is intended to ensure that land use hearing procedures do not violate individual property rights and that individual property rights are not burdened by unnecessary technical limitation (see Goal no. 1 in this component). The Commission places conditions that aim to protect the life, health and safety of the property owners and citizens of Canyon County in compliance with state, federal, and county regulations as appropriate and as provided for in the Development Agreement and Preliminary Platting process of the Canyon County Ordinances. The Commission finds that the hearing and notifications were consistent with the requirements of the law and that the applicant and property owners were provided due process of law by the nature of these proceedings.



- (7) Chapters 5 Land Use Component and Chapter 6 Natural Resources Component: Although the overall guidance of the plan is to protect agriculture inclusive of agricultural land as a limited natural resource, the Plan also recognizes the challenge of balancing natural resources against the impacts of population growth. The subject property is located in an area that has for many years been trending toward residential growth and development. The character of the area is residential. The subject property is currently in irrigated agricultural production but it is nearly surrounded by developed residential subdivision lots. There are 16 platted subdivisions within 1/4 mile and 33 platted developments within a 1/2 mile of the property (See Subdivision Maps Exhibit 29). The area south and east is primarily residential with residential zoning (see Zoning Map Exhibit 30). The property lies within the Middleton impact area. The Commission finds that the predominant character of the area is residential. The 2020 Canyon County Comprehensive Plan Future Land Use Map and the City of Middleton Future Land Use Maps have this area designated as 'Residential' (Exhibits 32 and 33).
- (8) Chapter 8: Public Services, Facilities and Utilities Component indicates that adequate public services and facilities are vital to the future of Canyon County and that these services are essential to the health, safety and welfare of its residents. This development will provide the extension of critical services to this transitioning area including municipal sewer and water services. The development as proposed and conditioned generally complies with this component of the Plan.
- (9) Chapter 9: Transportation Component states, "the responsibility for maintenance, operational improvements and capacity expansion of local roadways resides with four rural highway districts and eight cities in Canyon County." The proposed development is in general compliance with the goals and policies and more specifically with Goal 2, "Promote and improve traffic safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities." Goal 4, "Collaborate with highway districts, the Idaho Transportation Department (ITD), VRT, cities, and others in planning for, designing, developing and permitting new and/or expanding transportation facilities." The proposed development as conditioned will provide for additional traffic safety improvements through the design and build of the interim signalized intersection at State Highway 44 and Duff Lane prior to the first phase of development completion (Exhibits 15, 16, & 19). The development will also at full buildout provide connection of two collector roadway segments between Duff and Lansing Lanes including Willis Road and Meadow Park Boulevard. The completion of these roadway segments will provide much needed access for the public and emergency services alleviating pressure on Purple Sage Road and Foothill Road (Exhibit 3). COMPASS (Exhibit 22) indicates that bicycle lanes should be considered for Meadow Park Boulevard and traffic calming measures for Willis Road.
- (10) Chapter 3: School Facilities and Transportation Component indicates that new residential development brings new students into a district and eventually requires new school facilities. In recent years population growth and development have outpaced the ability of the affected school districts to provide new facilities. Middleton School District has not been successful in obtaining funding through school bond elections to build required school facilities. The goals and policies of this component focus primarily on the siting of schools in the land use planning process and providing opportunity for the school districts to participate in the planning processes. The District has been provided the opportunity to review and comment on the proposed applications and to provide clarification and additional information regarding the affected schools. The applicant was also encouraged to work with the District to understand and potentially mitigate their development's impact to the District's facilities. Currently the district is over capacity in two of the three elementary schools and nearing capacity in the middle and high school facilities as evidenced by information provided by

Superintendent Marc Gee in Exhibit 12. It is important to note that through further discussion with Mr. Gee that the information provided does not include cumulative development approvals but rather current school population and the impact that the current development could present to the existing system (see Exhibit 12A). The District is currently providing required classroom space through the use of modular classrooms at the elementary schools. It is important to note that Mr. Gee in Exhibit 12A indicates that while the modular units provide for classroom space they do not provide for the “limitations of the common areas inclusive of the cafeteria, gymnasiums, restrooms, hallways, etc.” The applicant has, consistent with Policy 4, worked with the District to provide for some funding to mitigate a portion of the cost burden created by the proposed development. Policy 4 indicates that the developer should work with the District to “provide land or funding toward the purchases of land for school sites...” The agreement between the developer and Middleton School District does not provide for land or the purchase of land but can provide for additional infrastructure costs associated with the increased student enrollment as indicated in the memorandum of understanding (MOU) between the District and the developer (see Exhibit 13). The developer voluntarily agreed to provide \$1500 per buildable residential lot at the time of approval of the final plat for each phase of development which would result in \$630,500 (\$1500 x 421 residential lots) over the next 7-10 years if the development is approved.

- (11) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 & SD2021-059.
- (12) Evidence includes associated findings and evidence supported within this document.

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

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

- Findings:**
- (1) The Future Land Use Maps for both the County and the City of Middleton designate the expected and planned land use to be residential. (See maps 32 and 33)
  - (2) The Commission found (*and the Board concurs*) that the area and the subject property is primarily agricultural with larger lot (2-3 acre average) development as evidenced by testimony, site photos, and Exhibit 59 submitted by Mike Wedman, concerned Canyon County citizen.
  - (3) The Commission found (*and the Board concurs*) that the proposed density of the project is not consistent with the area and surrounding properties as evidenced by public testimony, site photos and Exhibit 59.
  - (4) The Commission found (*and the Board concurs*) that the subject property is in productive agriculture with class three and four soils consisting of primarily farmland of statewide importance as evidenced by case maps Soils, Farmland and Reports (Exhibit 36).
  - (5) The Commission found (*and the Board concurs*) that there is development in the area but that the character of the area remains agricultural with many large agricultural parcels in the immediate vicinity as evidenced by public testimony and photos.
  - (6) There are 65 platted subdivisions and additional developments in the platting process within one mile of the proposed development (Exhibit 29). The lot sizes of the platted county developments range from 0.80 acres to 5.0 acres per lot. The average lot size of the recent

platted developments immediately adjacent to the subject property is 1.32 acres with no provisions for community open space. The Commission found (*and the Board concurs*) that as proposed, the development with a “CR-R1” zoning designation is NOT consistent with the density and zoning in the surrounding area and that rural residential zoning is more appropriate.

- (7) The Commission acknowledged that the public participated in the process and provided many comments and concerns regarding the proposed development of the 217 acres of currently productive agricultural properties (Exhibits 41-53). The written and oral testimony indicates that the agricultural lands should remain in agricultural production which is compatible with the surrounding ‘ranchettes’ on 1.3 acre average parcels or that the development should contain lots consistent with the one (1) acre lots in the vicinity. The written testimony indicates opposition to the density of the development not being consistent with the surrounding lot sizes of one acre or more in the area and significant concerns regarding the transportation system and impacts to schools. There is concern regarding the development of 421 lots on the existing wells in the vicinity. Some of the concerns were regarding the impact to the Black Canyon Irrigation structures and facilities on the property. The Commission found that the property is currently in agricultural production and that the average lot size in the immediate vicinity of the property is 1.3 acres. The Commission found (*and the Board concurs*) that the character of the area is agricultural, the proposal is not consistent with the requirements of the zoning ordinance and Comprehensive Plan, and that the requested conditional rezone and proposed density is NOT as appropriate as the current zone.
- (8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (9) Evidence includes associated findings and evidence supported within this document.

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

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

- Findings:**
- (1) The Commission found (*and the Board concurs*) that the proposed conditional rezone and development is NOT consistent with surrounding land uses as evidenced by public testimony, photos, and Exhibit 59. Surrounding properties remain in agricultural production requiring application of chemicals and other customary farming activities. The proposed development will have impacts to adjacent agricultural operations.
  - (2) The Commission found (*and the Board concurs*) that the proposed development contains a higher lot density than the existing residential development in the area. The development is proposing average 12,804 square foot lots versus the current average lot size of 1.3 acres for the platted lots adjacent to the development. The Commission found that the proposed density is NOT compatible with the ongoing farming activities and residential development in the area as evidenced by public testimony, site photos and Exhibit 59.
  - (3) The Commission found (*and the Board concurs*) that “exporting” of the local ground water to the City of Middleton is not compatible with the surrounding area (Exhibit 15 Pre-Annexation Agreement-municipal well).
  - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.

(5) Evidence includes associated findings and evidence supported within this document.

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

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

- Findings:**
- (1) The subject properties, 217± acres, are currently in irrigated agricultural production and contain several irrigation supply and drainage facilities within the boundaries of the properties. The Commission found (*and the Board concurs*) that the character of the area Agricultural and the proposed development is not consistent with surrounding property development as evidenced by public testimony and site photos.
  - (2) The character of the area is agricultural and rural residential with average lot sizes of one acre or greater. The Commission found (*and the Board concurs*) that as proposed the density of the development is not consistent with development in the area at this time. The property is not adjacent to city limits and city density is not appropriate for this property as evidenced by public testimony, site photos, and Exhibit 31 Small Aerial.
  - (3) Several of the letters in opposition inclusive of the petition electronically signed by 143 individuals (Exhibits 41-53, 57 and additional Exhibits U-QQ and SS), indicate that traffic in the area on the local roads is of concern and are opposed to adding additional residential traffic until the infrastructure is improved. The highway district having jurisdiction of the roads in the area has provided a review of the initial and revised traffic impact studies for the proposed development and indicated the required improvements to existing critical infrastructure and the proportionate share costs for future improvements of local infrastructure. The developer must design and build the interim intersection at State Highway 44 and Duff Lane prior to the approval of the Phase 1 Final Plat and the signalized intersection at State Highway 44 and Lansing Lane if not built out before Farmington Hills Subdivision Phase 10 (through connection to Lansing at either Meadow Park Boulevard or Willis Road) in accordance with ITD, City of Middleton and HD4 agency requirements (Exhibits 15, 16,19). The Commission finds (*and the Board concurs*) that the impact of the development at the proposed density is too great and cannot be mitigated effectively for this area.
  - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (5) Evidence includes associated findings and evidence supported within this document.

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

**Conclusion:** The Board finds and concludes that adequate facilities and services including sewer, water, drainage, irrigation, and utilities will be provided to accommodate the use.

- Findings:**
- (1) The development will be served by municipal sewer and water as evidenced by the pre-annexation agreement with the City of Middleton (Exhibit 15). The development has surface irrigation rights and will be installing pressurized irrigation to serve the development along with relocating and improving multiple irrigation facilities on the property in coordination with Black Canyon Irrigation District (Exhibit 20). The developer has provided a preliminary grading and drainage plan for the proposed development that will be finalized

during the construction drawing review and build process at the time of development. Stormwater must be retained onsite in accordance with CCZO §07-17.

- (2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600' were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2024 and December 4, 2023. The property was posted on December 15, 2023. Agency comments were received from the ITD, BCID, HD4, Williams Northwest Pipeline, COMPASS, DEQ, Middleton City, Idaho Fish and Game, Canyon Soil Conservation District, Middleton Fire District and the Middleton School District. Staff did not receive comments from Idaho Power or Intermountain Gas for this development proposal.
- (3) Notice of the BOCC public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509. Agencies were noticed April 11, 2024. Newspaper notice was published April 14, 2024. Property owners within 600 feet were notified by mail on April 12, 2024. Full political notice was provided on February 24, 2023 and December 4, 2023. Properties were posted on April 15, 2024. Additional agency responses were received from Williams Pipeline (Exhibit E), Bureau of Land Management (Exhibit F), Division of Aeronautics).
- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (5) Evidence includes associated findings and evidence supported within this document.

**6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

**Conclusion:** The Board finds and concludes that public street improvements are required at an offsite location, State Highway 44 and Duff Lane intersection, to improve and mitigate the impacts of the proposed development on the transportation system. Street improvements are required for access and internal development in accordance with the Highway District 4 (HD4) requirements and the City of Middleton pre-annexation agreement.

- Findings:**
- (1) The Board finds that ITD, HD4 and the City of Middleton based on the applicable standards of development and the results of the traffic impact studies (2020 & revised 2023) require mitigation of multiple intersections at State Highway 44. Other street improvements require a contribution of proportionate share fees as indicated in the HD4, City of Middleton, and ITD exhibits as conditioned to meet agency requirements (see Exhibits 15, 16, 19).
  - (2) The Board finds that the developer has provided a phasing plan for the development that restricts internal site traffic to a primary access to Duff Lane until Phase 10 (approx. 340 lots) at which time the intersection at State Highway 44 and Lansing Lane shall be improved and signalized prior to the development traffic taking direct access to Lansing Lane. The Board finds that the developer has agreed to construct the Lansing intersection prior to signature on the final plat of Phase 10 (prior to direct access to Lansing Lane from the development) if not in service at the time of development.
  - (3) The Board finds that cumulative impacts of development in the area has created congested areas as identified in the traffic impact studies. The agencies having expertise and primary jurisdiction of the roadways and for determining service levels have provided sufficient comments, conditions and mitigation for the proposed development. The Board acknowledges that the public is concerned with the additional trips on the roadways and the



potential safety impacts at other intersections impacted by the cumulative development. The jurisdictions having authority over the transportation systems are and will continue to make improvements as the level of service and safety dictate (Exhibits 15, 16, 19).

- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (5) Evidence includes associated findings and evidence supported within this document.

**7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**

**Conclusion:** The Board finds and concludes that the subject property has frontage on Duff Lane, Lansing Lane, Meadow Park Boulevard (existing and future) and that legal access exists and will be improved at time of development.

- Findings:**
- (1) The applicant shall be conditioned to comply with Canyon Highway District #4 (HD4) to improve the frontage, future roadways, and access to existing roadways. HD4 has reviewed and provided comments and preliminary approval of the roadways and access points in Exhibit 3 & 16.
  - (2) HD4 also provided clarification that two lots proposed in Phase 13, Lots 3 & 4, Block 4 will take access directly to Meadow Park Boulevard via a shared access to the collector roadway. Meadow Park Boulevard shall be constructed by the developer of Farmington Hills in accordance with HD4 requirements as indicated in Exhibits 16 & 17.
  - (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (4) Evidence includes associated findings and evidence supported within this document.

**8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**

**Conclusion:** The Board finds and concludes that the Middleton School District and emergency services will be impacted as a result of the conditional rezone entitlement to the subject property and eventual development on the property as proposed.

- Findings:**
- (1) The Middleton Rural Fire District provided a review of the proposed project and provided comments and conditions to be executed during the development phases of the project (Exhibit 11).
  - (2) The Commission found (*and the Board concurs*) that the proposed development will contribute to the capacity concerns of the school district. The Middleton School District provided information on the current status of the District's affected schools with capacity as follows: Mill Creek Elementary, 500 N. Middleton Road, is at 118 % of capacity with six (6) portable classroom units totaling 12 classrooms. The middle school is at 85% capacity and the high school is nearing capacity at 91%. The school district indicates, "*there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level...*" (Exhibit 12)
  - (3) The Commission found (*and the Board concurs*) that the development, if approved, will be developed in thirteen proposed phases with an expected buildout of 7-10 years dependent upon market demands as stated by the developer. The District indicates that with each new



home they can expect [0.5 - 0.7 students] with an average of 0.569 students (210-294 total) attending schools in the district (421 residential lots x 0.569 = 239 students). If on the upper end of the predicted number of students it equates to approximately 23 students per phase of the proposed development. The typical number of students per standard classroom is 26.72 students. The Commission found (*and the Board concurs*) that as proposed, the development could contribute between 23-46 students per year to the school system (Exhibits 12 and 13) and that the developer has voluntarily entered into an agreement to contribute \$1500 dollars per buildable lot to help to mitigate interim infrastructure costs of students entering the system (Exhibit 12 and 13). The Commission found (*and the Board concurs*) that although the developer has voluntarily agreed to provide a source of mitigation, that mitigation will not alleviate the impact on the schools that are presently overcrowded.

- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (5) Evidence includes associated findings and evidence supported within this document.

### **Canyon County Code §09-09-17 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE**

**Conclusion:** The Board finds and concludes that the property is located within the Middleton Area of City Impact. A notice was sent to the City of Middleton per Canyon County Code Section 09-09-17. The Pre-Annexation Agreement and conditions applied require future development to work with the City of Middleton.

- Findings:**
- (1) Pursuant to the pre-annexation agreement with the City of Middleton the developer is required to work with the City to connect to municipal infrastructure, complete improvements and meet the requirements of the plan as proposed in the application.
  - (2) The properties, 217± acres, are located within the Middleton area of city impact and are located within a quarter mile of the city limits to the south at Foothill Road as evidenced herein and on the aerial map (Exhibit 31).
  - (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.

### **Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **DENY** Case # RZ2021-0056, a conditional rezone from an “A” (Agricultural) zone to “CR-R1” (CR-Single Family Residential) zone for parcels R37605, R37605010, R37602010, and R37597 comprised of approximately 217 ± acres.

The Board further states that if the applicant wishes to gain approval they may consider larger lot sizes and/or to wait for the right time, which is when the City of Middleton is ready and able to annex the property.

This decision is final. Pursuant to Idaho Code Section 67-6535(b), the applicant or affected person may first seek reconsideration within 14 days prior to seeking judicial review.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BOARD OF COUNTY COMMISSIONERS  
CANYON COUNTY, IDAHO**

Yes	No	Did Not Vote
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_____	_____	_____
Commissioner Leslie Van Beek		

_____	_____	_____
Commissioner Brad Holton		

_____	_____	_____
Commissioner Zach Brooks		

Attest: Rick Hogaboam, Clerk

By: \_\_\_\_\_  
Deputy

Date: \_\_\_\_\_



**DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER**

**Findings**

1. Middleton 187, LLC and TBC Land Holding, LLC, represented by Ardurra (formerly T-O Engineering), is requesting approval for a Preliminary Plat, Phasing Plan, Irrigation Plan, Hillside Development Plan, and Grading and Drainage Plan (Exhibits 3-7, Staff Report) subject to approval of a request, RZ2021-0056, to conditionally rezone the subject property from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) with conditions enumerated in a Development Agreement between the applicant and the County. The development is also subject to a pre-annexation agreement with the City of Middleton (Exhibit 15, Draft Agreement). The proposed development, Farmington Hills Subdivision, encompasses approximately 217 acres. The proposed development consists of 421 residential lots with an average lot size of 12,804 square feet and seventy-one (71) common lots for a total of 492 lots. The development shall be served by the City of Middleton municipal water and sewer (wastewater) infrastructure. The properties are designated “Residential” in the Canyon County 2020 Comprehensive Plan. The subject parcels R37605, R37605010, R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.
2. Parcels R37605, R37605010, R37602010, R37597, containing 217± acres, are proposed to be conditionally zoned “CR-R-R” (Conditional Rezone - Rural Residential) per case file RZ2021-0056 subject to a development agreement. Developer and future property owners shall be subject to the conditions of the development agreement and preliminary plat.
3. There are 421 residential lots with an average residential lot size of 12,804 square feet in compliance with CCZO §07-10-21(2) Table 2 footnote #1; *“For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.”*
4. The property is located within the Middleton area of city impact.
5. A pre-annexation agreement with the City of Middleton indicates the development will be served by municipal services including water and sewer (wastewater) systems (Exhibit UU).
6. The property has surface irrigation water rights. The developer shall provide irrigation water to each residential lot in compliance with Idaho Code 31-3805.
7. The property is located within the Black Canyon Irrigation District and the developer shall work with the irrigation district to meet development requirements impacting the district’s facilities. (PZ SR Exhibit 20)
8. Subdivision runoff will be maintained within the subdivision. Lots will be graded to facilitate drainage to a roadway, which will then convey storm water to a storage facility or directly to a common lot containing a facility. Storm water & excess irrigation water will be treated by sand & grease traps and/or retention ponds with grassy or sand bottoms (PZ SR Exhibit 7).
9. The development will have paved public roads with curb, gutter and sidewalks throughout. (PZ SR Exhibit 14)

10. Canyon Highway District #4 (HD4) is a signatory on the final plat and the developer must comply with the requirements of the highway district (PZ SR Exhibit 16).
11. The development is located within the Middleton Rural Fire District and the developer shall work with the fire district to meet the requirements of the International Fire Code (PZ SR Exhibit 11).
12. The development is located in an area that contains slopes greater than 15%. The applicant submitted a Hillside Development application in accordance with CCZO §07-17-33 (1) and provided the required engineering report submissions for the project site inclusive of Soil and Geology Report, Hydrology Report, and a Slope Stabilization and Revegetation Report. (PZ SR Exhibits 5, 6, 54, and 55)
13. The developer has voluntarily entered into an agreement with the Middleton School District to provide a sum of \$1500 per buildable final platted lot per phase as described in PZ SR Exhibit 13 "...to proactively address potential impacts on the School District of new residents that will eventually occupy residences with the property."
14. The record includes all testimony, the staff report, exhibits, and documents in Case File Nos. RZ2021-0056 & SD2021-0059.
15. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600' were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2023 and December 4, 2023. The property was posted on December 15, 2023. On January 8, 2024 nine (9) property owners within 600 feet not included in the original mailing were mailed a property owner notification of the meeting date and provided an additional comment period to January 17, 2024.
16. On January 18, 2023 and March 7, 2024, the Planning and Zoning Commission heard case file RZ2021-0056 considering all testimony, the staff report and exhibits. The Planning and Zoning Commission forwarded a recommendation of DENIAL of the proposed rezone to the Board of County Commissioners with revised findings.
17. On March 7, 2024 the Planning and Zoning Commission forwarded case SD2021-0059 with a recommendation of DENIAL to the Board of County Commissioners citing failure to obtain residential zoning approval.
18. On March 21, 2024 the Planning and Zoning Commission signed the revised FCOs for cases RZ2021-0056 and SD2021-0059.
19. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Affected agencies were noticed on April 11, 2024. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on April 14, 2024. Property owners within 600' were notified by mail on April 12, 2024. Full political notice was provided on February 24, 2023 and December 4, 2023. The property was posted on April 15, 2024.

### **Conclusions of Law**

Section 07-17-09(4)A of the Canyon County Zoning Ordinance (CCZO) states, "*The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*

1. *The ordinance and standards used in evaluating the application;*

2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.”*

This application is subject to the review and approval of the proposed Conditional Rezone from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) zoning district. On March 7, 2024 the Board did not approve the zoning district change (RZ2021-0056).

Upon review of the preliminary plat application and submittals, the Planning and Zoning Commission found (and the Board concurs) that the preliminary plat, irrigation plan, grading and drainage plan, the hillside development plan are consistent with the following subject to conditions of approval:

- Idaho Code, Sections 67-6509 and 67-6513 (Subdivisions, Hearings, Decisions);
- Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- Idaho Code, Section 31-3805 (Irrigation); and
- Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).
- Canyon County Zoning Ordinance, Chapter 7, Article 10 (Minimum Parcel or Lot Size)

The preliminary plat application as presented was found to be consistent with the standards of review as conditioned (PZ Staff Report Exhibits 3, 4, 5-7, 10, 15, 16, 19, 20, 26, 54 and 55). However, the application to rezone the property to obtain entitlements was denied and therefore the preliminary plat does not comply with the current zone requirements for the subject properties.

### **Order**

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0058, the Board of County Commissioners **DENY** the Preliminary Plat, Phasing Plan, Irrigation Plan, Hillside Development Plan, and Grading and Drainage Plan for Farmington Hills Subdivision due to the denial of the proposed rezone for the subject properties in case file RZ2021-0056. The plat does not comply with the underlying agricultural zoning district requirements.

If the applicant wishes to obtain approval they may consider increasing the lot sizes and wait for the right time, which is when the City of Middleton is ready to annex the subject properties.

This decision is final. Pursuant to Idaho Code Section 67-6535(b), the applicant or affected person may first seek reconsideration within 14 days prior to seeking judicial review.

**APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**BOARD OF COUNTY COMMISSIONERS  
CANYON COUNTY, IDAHO**

	Yes	No	Did Not Vote
_____ Commissioner Leslie Van Beek	_____	_____	_____
_____ Commissioner Brad Holton	_____	_____	_____
_____ Commissioner Zach Brooks	_____	_____	_____

Attest: Rick Hogaboam, Clerk

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Deputy





## Planning and Zoning Commission Canyon County Development Services

Case Type: (CR) RZ2021-0056 & SD2021-0059

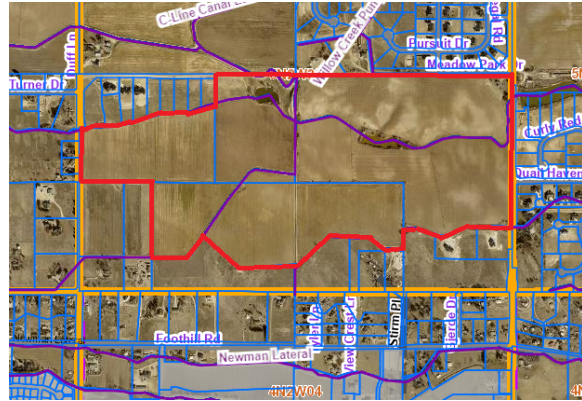
**HEARING DATE:** January 18, 2024

**OWNER:** Middleton 187 LLC  
TBC Land Holding LLC

**APPLICANT/REP:** Ardurra, Zane Cradic, PE

**PLANNER:** Deb Root, Principal  
Planner

**CASE NUMBER:** (CR) RZ2021-0056 &  
SD2021-0059



**LOCATION:** The subject properties, four parcels comprising 217 ± acres, are located between Duff Lane and Lansing Lane north of Foothill Road in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho. The subject property is located within the Middleton Area of City Impact.

### **PROJECT DESCRIPTION:**

Middleton 187, LLC and TBC Land Holding, LLC are requesting a Conditional Rezone subject of approximately 217 acres from an “A” (Agricultural) zone to “CR-R1” (Single Family Residential) zone subject to a Development Agreement with Canyon County. The development is also subject to a pre-annexation agreement with the City of Middleton providing for municipal services including water and sewer for the proposed project. Also requested is approval of a preliminary plat, phasing plan, landscape, irrigation, drainage, and hillside development plans for Farmington Hills Subdivision. The proposed development contains 492 total lots: 421 residential lots with an average lot size of 12,804 sq. ft. and 71 common lots. The properties are designated “Residential” in the Canyon County 2020 Comprehensive Plan. The subject parcels R37605, R37605010, R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.

### **PARCEL INFORMATION:** (see Exhibit 1 for detail)

Parcel #	Acreage	Current Zoning	2020 Comprehensive Plan
R37605	29.77 acres	“A” (Agricultural)	Residential
R37605010	29.31 acres	“A” (Agricultural)	Residential
R37602010	60.08 acres	“A” (Agricultural)	Residential
R37597	97.15 acres	“A” (Agricultural)	Residential

### **PROJECT OVERVIEW**

The developer is proposing to create 421 residential lots on 217 acres with municipal water and sewer provided in conjunction with a municipal pre-annexation agreement with the City of Middleton. The property is surrounded by residential development including rural residential parcels created by land division, subdivisions created through conditional use permit processes, and through county rezone and

subdivision platting processes. This area has been transitioning to residential for many years and is currently experiencing significant development pressure.

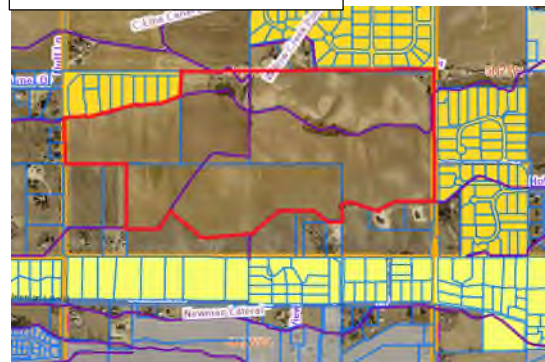
### REZONE

- The 2020 Comprehensive Plan designates the area ‘Residential’
- Requesting a Conditional Rezone to “CR-R1” (Single Family Residential) with a Development Agreement (DA)

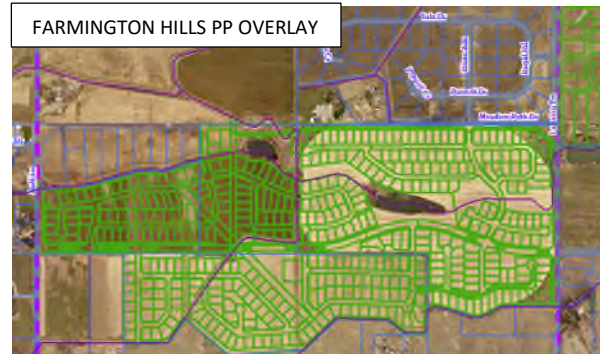
### PRELIMINARY PLAT

- 492 total lots on 216.65 acres
- 421 residential lots and 71 common lots
- Phased development currently proposing 13 phases (access and irrigation conditions tied to phasing)
- Municipal Sewer and Municipal Water will be provided through a pre-annexation agreement with the City of Middleton approved by Middleton City Council on December 6, 2023.
- Proposed gross density is 1.94 DU/Acre (gross area=216.65 acres)
- Proposed residential density is 3.40 DU/Acre (residential area=123.8 acres)
- Average Lot Size: 12,804 square feet
- Minimum Lot Size: 12,000 square feet (CCZO §07-10-21(2) footnotes 1 and 2)
- Common Area: 48.89 acres (23% open space)
- This site contains slopes greater than 15% and requires compliance with CCZO §07-17-33(1) Special Developments; Hillside Development

CURRENT ZONING see Exhibit 30



FARMINGTON HILLS PP OVERLAY



### Existing Conditions:

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

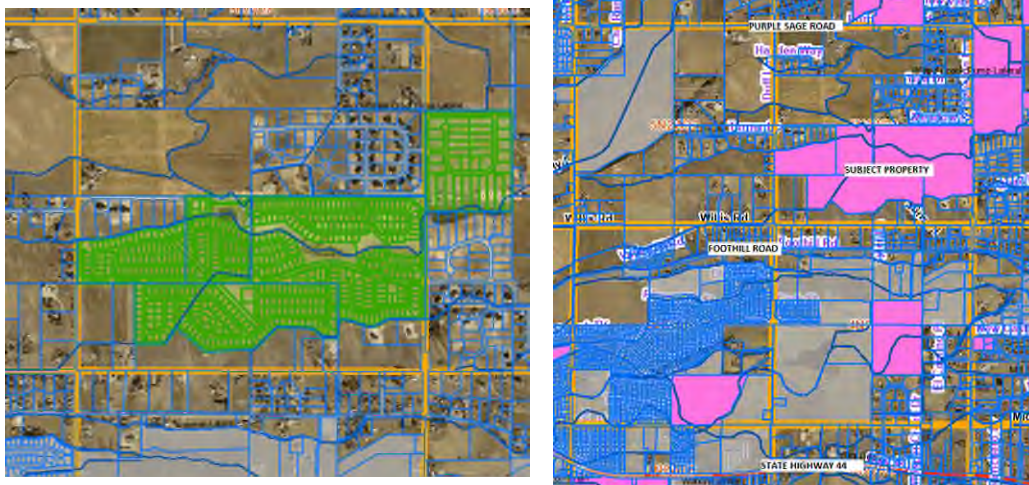
“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)

**Surrounding Land Use/Subdivision Cases:** *(See Exhibits 28 and 29 for additional information)*

- Turner's Skyline Sub. (1972 AG zone w/subsequent land divisions), JP's Sunrise Estates (1983 AG zone) Country Foothills (1994 RR zone), Gjerde View Subdivision (1971 RR zone w/subsequent land divisions), Hunter's Ridge Subdivision (1979 zoned RR w/subsequent land divisions)
- Meadow Bluff Estates (2020 R1 zone RZ-PH2018-0016, SD2020-0007, FP-SD2020-0045)
- C3 Subdivision: RZ2020-0006, PP-SD2020-0011/FP-SD2021-0004 recorded Nov. 2021 zoned R1
- C4 Subdivision (pending FP approval): RZ2021-0010, PP-SD2021-0008, FP-2022-0004 zoned R1
- Proposed C5 Subdivision: (proposing CR-R1) CR2022-0025, PP-SD2022-0025
- Cascade Hills No. 1 and 2: RZ2018-0026, PP-SD2019-0012, FP-SD2020-0018, FP-SD2021-0019

**Character of the Area:**

Currently the subject property is irrigated farmland and is in agricultural production. The character of the area is and has historically been transitioning from Agricultural to Residential as evidenced by the surrounding platted developments (Exhibit 29). The city limits of Middleton are within a ¼ mile to the south and a ½ mile to the west and southwest. Star city limits are also located approximately 1.25 miles southeasterly of the property from Lansing Lane. There is existing residential development, approved development, and proposed development in the immediate vicinity of the subject properties. There are 65 platted developments within one mile of the proposed development (Exhibit 29). The surrounding platted lot sizes in the immediate vicinity of the property range from one-half (1/2) acre to ten (10) acres. The twelve platted developments adjacent to or in the immediate vicinity north of Foothill Road have an average lot size of 1.6 acres. Five recently platted developments immediately adjacent to the property have an average lot size of 1.3 acres and are zoned "R1" (Single Family Residential). There are eleven (11) unplatted agriculturally zoned parcels adjacent on the southern boundary of the subject properties ranging in size from 2.54 acres to 16.05 acres. Only two of the eleven are in agricultural production; the balance of the properties located between the subject property and Foothill Road are dry ground, most with rural residential development. The developed lots located within the City of Middleton in subdivisions including Victory Heights, Falcon Valley 1-6, and Waterford average approximately 0.29 acres. The surrounding zoning is agricultural, rural residential, and single-family residential (Exhibit 30).



The inset map above shows preliminary development (pink), city limits (grey), lots/parcels (blue outlines). Purple Sage lies within the impact area boundary for the City of Middleton. The character of the area is transitioning to residential. The Comprehensive Plan Future Land Use Maps for both Canyon

County and the City of Middleton designate the area as ‘Residential.’ The surrounding residential development is primarily on larger one acre or more lots that are on individual well and septic systems versus having proposed municipal water and sewer provided for the more densely proposed development in Farmington Hills.

#### **Access and Traffic:**

- The subject properties are bounded on the east and west by Lansing Lane and Duff Lane and on the north by proposed Meadow Park Boulevard. A traffic impact study has been completed (2021) and updated in 2023. The Idaho Transportation Department, Canyon Highway District and the City of Middleton have reviewed the studies and provided direction to the development team regarding infrastructure improvements to affected traffic centers (Exhibits 15, 16, and 19 ). The developer is proposing public streets within the Farmington Hills Subdivision. The development is subject to annexation to the City of Middleton when adjacency to city limits occurs subject to a pre-annexation agreement (Exhibit 15). Curb, gutter and sidewalks are required to foster safe routes for cars, bicycles and pedestrians inclusive of providing connectivity to the open space within the development.
- **State Hwy 44 Intersections:**  
The developer will design the interim intersection and build the intersection at Duff Lane and State Hwy 44 prior to approval of the Phase 1 Final Plat in accordance with Middleton City, Canyon Highway District No. 4 and the Idaho Transportation Department agreements. (Exhibits 15, 16, and 19)
- The project will be developed in identified phases from west (Duff Lane) to the east (Lansing Lane) and prior to the Phase 10 development connecting Willis Road and/or Meadow Park Drive to Lansing Lane, the intersection at Lansing and State Highway 44 shall be constructed [*applicant indicates it is designed to be functioning at 10 years see 5-23-23 email Zane Cradic*]. Agency requirements from ITD and Canyon Highway District No. 4 indicate this construction restriction to the phased development plan. The development shall be conditioned to ensure that the intersection at State Hwy 44 and Lansing Lane is constructed and operational prior to construction of Phase 10 of Farmington Hills Subdivision (pre-annexation agreement states prior to access to Lansing Lane or 360<sup>th</sup> lot). (see Exhibits 15, 16, and 19)

#### **Facilities:**

- The developer is proposing municipal sewer and water services for the 421 residential lots. A municipal well is proposed for the site and a sewer lift station connecting to Middleton City infrastructure with a phased development plan from Duff Lane easterly to Lansing Lane. Black Canyon Irrigation District provided comments and concerns with the proposed development and the potential for disrupting the irrigation system. The agency comments indicated that the developer needed to not just state that they were tiling or re-directing the current irrigation facilities on the property but to provide substantiated proof that the proposed changes will not cause disruption or poor function of the facilities to deliver water downstream from the property. There are substantial requirements for compliance with the Black Canyon Irrigation District inclusive of approval of construction drawings and modelling, license agreements for all crossings and where construction



and material (earth) movement will be utilizing heavy equipment over the top of the buried lateral, assurance through approved drawings that the irrigation system will work effectively as designed and constructed. The irrigation district is the jurisdictional authority for irrigation facility improvements and compliance with district requirements during and after development (Exhibit 20). A portion of the landscape easements required by the City of Middleton lie within the district's easements—The District does not approve landscaping in the easement unless a license agreement is obtained. (Exhibit 20)

- The Williams Northwest Gas Pipeline traverses the site in a southwesterly direction lying within a seventy-five (75) foot pipeline easement. This is a major gas pipeline that requires sufficient protection from potential digging and/or penetration. The developer has placed the gas pipeline within common lots on the proposed Farmington Hills Subdivision Preliminary Plat. A notice was sent to the Williams Northwest Pipeline, LLC contact with a follow-up email on 5/23/23 requesting comment or concerns regarding road and utility crossings on the pipeline easement. Staff received an email dated July 18, 2023 indicating “acknowledgement to move forward” with official and final approval being granted during construction reviews (Exhibit 21).

*“What began as a 1,500-mile pipeline is now a nearly 4,000-mile bi-directional transmission system crossing the states of Washington, Oregon, Idaho, Wyoming, Utah and Colorado. Northwest’s bi-directional system provides access to British Columbia, Alberta, Rocky Mountain and San Juan Basin gas supplies.”*

([Williams.com/pipeline/northwest-pipeline/](https://www.williams.com/pipeline/northwest-pipeline/))

#### **Essential Services:**

- The Middleton Fire District provided review comments to the proposed applications addressing access, fire flow, water supply, street signs and address markings. The response time to traverse the approximate 3.7 miles from Fire Station 52 at Kingsbury Road is approximately five (5) minutes under ideal driving conditions. (Exhibit 11).
- Canyon Highway District #4 (HD4) provided comments and requirements in Exhibit 16.
- The City of Middleton and the developer have entered into a pre-annexation agreement approved by the Middleton City Council on December 6, 2023 to provide municipal water and sewer to the proposed development. The properties will be required to annex to the City of Middleton when an adjacency to city limits is available. (Exhibits 15)
- The Idaho Transportation Department (ITD) provided comment and required improvements in conjunction with joint discussions between the applicants, the City of Middleton, and Highway District 4 noting improvements to Duff / Hwy 44 intersection and Lansing / Hwy 44 intersections. (Exhibits 19)
- Middleton School District provided comments indicating that the area elementary schools are currently over capacity and that classroom space for the additional capacity is being provided by modular classrooms. The District (by formula) expects this development to result in approximately

210-294 students at buildout of the 421 lots. The District indicates that the developer will provide \$1500 per door/rooftop to assist with infrastructure costs associated with the increase in students and has provided a memorandum of understanding (MOU) agreement between the two parties. The District indicates that continued development is of significant concern for the District and that while making use of portable classrooms to fulfill their mandate to educate all students in the district, permanent facilities are needed. (Exhibits 12 & 13)

- The nearest grocery, medical, shopping is located more than 2.5 miles to the southwest in the City of Middleton at State Hwy 44. The City of Star has a new Albertsons store located approximately six (6) miles southeast of the property on State Hwy 44. Primarily jobs, shopping, medical and grocery availability is located in the larger municipalities of Nampa, Caldwell, Meridian and Boise. The Interstate (Exit 25) is located approximately seven (7) miles from the project development. COMPASS indicates that a bike lane along Meadow Park Boulevard should be considered as shown in the Middleton Connects plan (Exhibit 22).

#### **COMPREHENSIVE PLAN ALIGNMENT:**

- The 2020 Canyon County Comprehensive Plan identifies the area south of Purple Sage and north of State Hwy 44 as 'Residential'. As noted herein, this area has been trending toward residential development for many years. The topography of the area is rolling hillsides. There is surface irrigation water available and the property is currently in agricultural production and being irrigated by pivot irrigation structures and gravity systems. The subject properties are located within the City of Middleton Area of City Impact and are surrounded by residential development on the north, east and west sides with a few undeveloped parcels. Goal #1 in the Land Use Component states, *"To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services."* The proposed plan aligns with the overall vision of the plan and with many goals and policies within the applicable components of the plan.

#### **POTENTIAL IMPACTS:**

- **TRANSPORTATION SYSTEM:** Growth in the county has provided challenges for the area schools and transportation system. The Middleton area is experiencing tremendous growth in development and population both within the city limits and in the surrounding areas north of State Hwy 44. This rapid growth has put additional strain on the limited transportation systems including all arterial and collector roads in the immediate vicinity of the development and the connecting highway corridor to the interstate. The Traffic Impact Study (TIS) identified deficiencies at intersections in the area with high levels of stress at State Hwy 44. The developer has agreed to improve and signalize the intersection at Duff and Hwy 44 prior to the first phase of the development being completed and per the CHD4 conditions will be required to provide proportionate share costs for improving other intersections and roadways in the area. There are steep sections of roadway on both Duff and Lansing that are of additional safety concern where these roadways intersect with Foothill Road. The letters of concern from the public referenced these traffic and intersection impacts in opposition to the applications (Exhibits 41-53).



- **SCHOOL SYSTEM:** The Middleton School District is experiencing very high growth and lack of support from the community for approving bonds to build additional schools in the district. Marc Gee, Superintendent, Middleton School District #134, provided a revised agency response on December 30, 2023 indicating that the District has two of the three elementary schools over capacity. He indicates that Heights Elementary is at 144% of capacity with five (5) portable units (10 classrooms) and Mill Creek Elementary at 118% of capacity with six (6) portable classroom units (12 classrooms) on each site respectively. The high school is currently at 91% capacity and the middle school at 85% capacity. The District states that there is immediate need for elementary facilities and significant concerns of the continued growth and the District's ability to meet the future facility needs of the district at the secondary levels (Exhibit 12). The developer acknowledges the concerns of the school district and has voluntarily agreed to provide the school district with \$1500 per buildable residential lot payable at the time each phase of development is approved for Final Plat to help offset costs of additional infrastructure resulting from that phase of development (Exhibit 13). Over the life of the 421 residential lot development that will equate to approximately \$631,500. In an email dated 01-4-23 in response to a staff inquiry, Mr. Gee indicated that although classroom capacity can be temporarily managed by adding modular classrooms there remains limitations of common areas including cafeterias, gymnasiums, library, hallways, etc. that have to be considered (Exhibit 12A).

#### **COMMENTS:**

<b>Public:</b>	<b>Exhibit #:</b>
Greg Baker	41
Ron Saunders	42
Denise & Jon Rhodes	43
Connie M. Hanson	44
Katie Weshora	45
Greg Sexton	46
Antonio M. Conti, PE, PLS	47
Stop the Development Farmington Hills petition (digitally signed 143 persons)	48
Takagi Family	49
Jackie Grayson	50
Bart Grayson	51
Donna Goelz	52
Phil Goelz	53
<b>Agencies:</b>	
Canyon Highway District #4 (HD4)	16
Middleton Fire District	11
Middleton School District	12, 12A, 13
City of Middleton	14, 15
Idaho Transportation Department (ITD)	19
Williams Northwest Pipeline	21
Black Canyon Irrigation District (BCID)	20

COMPASS	22
Idaho Fish and Game Department	23
Canyon Soil Conservation District	24
Department of Environmental Quality	25

### **RECOMMENDATION:**

- Staff recommends the Planning and Zoning Commission open a public hearing and discuss the proposed applications for a conditional rezone from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential).
- Staff is recommending approval of the Conditional Rezone, case file no. RZ2021-0056 as conditioned subject to a Development Agreement and staff is recommending approval of the preliminary plat for Farmington Hills Subdivision, case file no. SD2021-0059 as proposed and conditioned.

### **DECISION OPTIONS:**

For Case No. RZ2021-0056: a proposed conditional rezone from “A” (Agricultural) to “CR-R1” (conditionally zoned Single-Family Residential) for four (4) parcels totaling approximately 217 acres:

- The Planning and Zoning Commission may **recommend approval** of the conditional rezone as proposed or amended;
- The Planning and Zoning Commission may **recommend denial** of the conditional rezone as proposed and direct staff to make findings of fact to support this decision; or
- The Planning and Zoning Commission may **continue the discussion** and request additional information on specific items.

For Case No. SD2021-0059: Farmington Hills Subdivision preliminary plat, phasing plan, irrigation plan, grading and drainage plan, and hillside development plan for a proposed 492 lot development including 421 residential lots with an average lot size of 12,804 sq. feet. The development, if approved, will have municipal sewer and water, paved public roads with curb, gutter and sidewalks, and pressurized irrigation and is subject to a pre-annexation agreement with the City of Middleton

- The Planning and Zoning Commission may **recommend approval** of the preliminary plat and associated plans as proposed or amended;
- The Planning and Zoning Commission may **recommend denial** of the preliminary plat and associated plans as proposed and direct staff to make findings of fact to support this decision; or
- The Planning and Zoning Commission may **continue the discussion** and request additional information on specific items.

### **ATTACHMENTS/EXHIBITS:**

Exhibit # 1	Parcel Tool information sheets
Exhibit # 2	DRAFT FCO's
Exhibit # 3	Preliminary Plat, grading and drainage, irrigation plan

Exhibit # 4	Applicant Letter of Intent
Exhibit # 5	Master Application- Hillside Development Application
Exhibit # 6	Master Application- Slope Stabilization & Revegetation Report
Exhibit # 7	Master Application-Irrigation Plan
Exhibit # 8	Master Application, neighborhood meeting information
Exhibit # 9	Applicant emails: LOS, secondary fire access, stub roads
Exhibit # 10	Traffic Impact Study revised (portion of) pages 1-50: dated 11-7-2023
Exhibit # 11	Middleton Fire District Agency Response
Exhibit # 12	Middleton School District Agency Response
Exhibit #12A	Middleton School District
Exhibit # 13	Middleton School District / Middleton 187, LLC MOU
Exhibit # 14	City of Middleton email correspondence-sidewalks and pathways required
Exhibit # 15	City of Middleton- Pre-annexation Agreement
Exhibit # 15A	Applicant – Hethe Clark email Pre Annex agmt
Exhibit # 16	Highway District #4 (HD4) Board response
Exhibit # 17	HD4 shared access clarification Phase 13 Lots 3 & 4
Exhibit # 18	HD4 Agency Response – PP Reviews
Exhibit # 19	ITD Agency Response 11-17-23
Exhibit # 20	BCID Agency Response and PP review
Exhibit # 21	Williams Northwest Pipeline email
Exhibit # 22	COMPASS Agency Response
Exhibit # 23	Idaho Department of Fish and Game
Exhibit # 24	Canyon Soil Conservation District
Exhibit # 25	Idaho Department of Environmental Quality
Exhibit # 26	Engineering: Keller Reviews (pre BCID and HD4 revisions)
Exhibit # 27	Farmington Hills Phasing Plan w/staff notes
Exhibit # 28	Maps: Case Map and Report
Exhibit # 29	Maps: Subdivision Map and Report
Exhibit # 30	Maps: Zoning Map
Exhibit # 31	Maps: Small Aerial
Exhibit # 32	Maps: Future Land Use Map (2020)
Exhibit # 33	Maps: Middleton Future Land Use Map
Exhibit # 34	Maps: Nitrate Priority and Wells
Exhibit # 35	Maps: TAZ Households
Exhibit # 36	Maps: Soils, Farmland and Reports
Exhibit # 37	Maps: Contour Map
Exhibit # 38	Maps: Dairy, Feedlot, and Gravel Pit Map
Exhibit # 39	Maps: Lot Classification
Exhibit # 40	Site Photos
Exhibit # 41	Greg Baker email questions
Exhibit # 42	Ron Saunders
Exhibit # 43	Denise & Jon Rhodes
Exhibit # 44	Connie M. Hanson

Exhibit # 45	Katie Weshora
Exhibit # 46	Greg Sexton
Exhibit # 47	Antonio M. Conti, PE, PLS
Exhibit # 48	Stop the Development Farmington Hills petition (digitally signed 143 persons)
Exhibit # 49	Takagi Family
Exhibit # 50	Jackie Grayson
Exhibit # 51	Bart Grayson
Exhibit # 52	Donna Goelz
Exhibit # 53	Phil Goelz
Exhibit # 54	GeoTek Report
Exhibit # 55	Hydrology Report
Exhibit # 56	Landscaping Plan
Exhibit # 57	Applicant Presentation
Exhibit # 58	IRC Chapter 4 Foundations reference page

## R37605010 PARCEL INFORMATION REPORT

3/31/2022 10:31:19 AM

**PARCEL NUMBER:** R37605010

**OWNER NAME:** MIDDLETON 187 LLC

**CO-OWNER:**

**MAILING ADDRESS:** PO BOX 140298 BOISE ID 83714

**SITE ADDRESS:** 0 DUFF LN

**TAX CODE:** 0310000

**TWP:** 5N

**RNG:** 2W

**SECTION:** 33

**QUARTER:** SW

**ACRES:** 29.31

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:**

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL

**HIGHWAY DISTRICT:** CANYON HWY

**FIRE DISTRICT:** MIDDLETON FIRE

**SCHOOL DISTRICT:** MIDDLETON SCHOOL DIST

**IMPACT AREA:** MIDDLETON

**FUTURE LAND USE:** Res

**IRRIGATION DISTRICT:** BLACK CANYON IRRIGATION DIST

**FEMA FLOOD ZONE:** X

**FEMA FLOODWAY:** NOT In FLOODWAY

**FIRM PANEL NUMBER:** 16027C0275F

**WETLAND:** Freshwater Emergent Wetland

**NITRATE PRIORITY:** NO Nitrate Prio

**PRINCIPAL ARTERIAL:** NOT In Principal Art

**COLLECTOR:** NOT In COLLECTOR

**INSTRUMENT NO. :** 2021018839

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 33-5N-2W SW TX 14097 IN N 1/2 SW

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



### DISCLAIMER:

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

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EXHIBIT  
1

## R37602010 PARCEL INFORMATION REPORT

3/31/2022 10:30:59 AM

**PARCEL NUMBER:** R37602010

**OWNER NAME:** MIDDLETON 187 LLC

**CO-OWNER:**

**MAILING ADDRESS:** PO BOX 140298 BOISE ID 83714

**SITE ADDRESS:** 0 DUFF LN

**TAX CODE:** 0310000

**TWP:** 5N

**RNG:** 2W

**SECTION:** 33

**QUARTER:** SW

**ACRES:** 60.08

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:**

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL

**HIGHWAY DISTRICT:** CANYON HWY

**FIRE DISTRICT:** MIDDLETON FIRE

**SCHOOL DISTRICT:** MIDDLETON SCHOOL DIST

**IMPACT AREA:** MIDDLETON

**FUTURE LAND USE:** Res

**IRRIGATION DISTRICT:** BLACK CANYON IRRIGATION DIST

**FEMA FLOOD ZONE:** X

**FEMA FLOODWAY:** NOT In FLOODWAY

**FIRM PANEL NUMBER:** 16027C0275F

**WETLAND:** Freshwater Pond

**NITRATE PRIORITY:** NO Nitrate Prio

**PRINCIPAL ARTERIAL:** NOT In Principal Art

**COLLECTOR:** NOT In COLLECTOR

**INSTRUMENT NO. :** 2021018839

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 33-5N-2W SW TX 06849 IN S1/2 SW & SESW

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



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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 SHERRIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER

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**R37605**

**PARCEL INFORMATION REPORT**

**3/31/2022 10:30:37 AM**

**PARCEL NUMBER: R37605**

**OWNER NAME: TBC LAND HOLDING LLC**

**CO-OWNER:**

**MAILING ADDRESS: PO BOX 140298 BOISE ID 83714**

**SITE ADDRESS: 0 DUFF LN**

**TAX CODE: 0310000**

**TWP: 5N**

**RNG: 2W**

**SECTION: 33**

**QUARTER: SW**

**ACRES: 29.77**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT:**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

**HIGHWAY DISTRICT: CANYON HWY**

**FIRE DISTRICT: MIDDLETON FIRE**

**SCHOOL DISTRICT: MIDDLETON SCHOOL DIST**

**IMPACT AREA: MIDDLETON**

**FUTURE LAND USE: Res**

**IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST**

**FEMA FLOOD ZONE: X**

**FEMA FLOODWAY: NOT In FLOODWAY**

**FIRM PANEL NUMBER: 16027C0275F**

**WETLAND: Freshwater Emergent Wetland**

**NITRATE PRIORITY: NO Nitrate Prio**

**PRINCIPAL ARTERIAL: NOT In Principal Art**

**COLLECTOR: NOT In COLLECTOR**

**INSTRUMENT NO. : 2021066908**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 33-5N-2W SW N 1/2 SW LS TX 06473**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



**DISCLAIMER:**

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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 SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER

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**R37597**

**PARCEL INFORMATION REPORT**

3/31/2022 10:17:13 AM

**PARCEL NUMBER:** R37597

**OWNER NAME:** MIDDLETON 187 LLC

**CO-OWNER:**

**MAILING ADDRESS:** PO BOX 140298 BOISE ID 83714

**SITE ADDRESS:** 0 LANSING LN

**TAX CODE:** 0310000

**TWP:** 5N

**RNG:** 2W

**SECTION:** 33

**QUARTER:** SE

**ACRES:** 97.16

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:**

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL

**HIGHWAY DISTRICT:** CANYON HWY

**FIRE DISTRICT:** MIDDLETON FIRE

**SCHOOL DISTRICT:** MIDDLETON SCHOOL DIST

**IMPACT AREA:** MIDDLETON

**FUTURE LAND USE:** Res

**IRRIGATION DISTRICT:** BLACK CANYON IRRIGATION DIST

**FEMA FLOOD ZONE:** X

**FEMA FLOODWAY:** NOT In FLOODWAY

**FIRM PANEL NUMBER:** 16027C0275F

**WETLAND:** Freshwater Emergent Wetland

**NITRATE PRIORITY:** NO Nitrate Prio

**PRINCIPAL ARTERIAL:** NOT In Principal Art

**COLLECTOR:** COLLECTOR

**INSTRUMENT NO. :** 2021018848

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 33-5N-2W SE TX 19464 IN SE

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



**DISCLAIMER:**

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3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

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## PLANNING AND ZONING COMMISSION

### FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:

**[CR) RZ2021-0056] – [Middleton 187 LLC]**

The Canyon County Planning and Zoning Commission considers the following:

- 1) Conditional Rezone [The applicant is requesting to conditionally rezone 217 ± acres from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) for the purpose of developing a residential subdivision, Farmington Hills Subdivision, proposed to have municipal water and sewer services supporting the development of 492 total lots with 421 residential lots subject to a Middleton City pre-annexation agreement approved December 6, 2023 and a development agreement with Canyon County. The subject properties, **R37605, R37605010, R37602010, and R37597** comprising 217 ± acres, are located between Duff Lane and Lansing Lane north of Foothill Road in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.]

#### Summary of the Record

1. The record is comprised of the following:
  - A. The record includes all testimony, the staff report, exhibits, and documents in Case File (CR) RZ2021-0056 and SD2021-0059.

#### Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and Canyon County Code §09-09-17 (Area of City Impact Agreement).
  - a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600' were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2023 and December 4, 2023. The property was posted on December 15, 2023. On January 8, 2024 nine (9) property owners within 600 feet not included in the original mailing were mailed a property owner notification of the meeting date and provided an additional comment period to January 17, 2024.
  - b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See CCZO §07-06-07(1).*

- c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCZO §07-05-01
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. CCZO §07-03-01, 07-06-05. **Or** Any hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. *See* CCZO §07-03-07.
4. The burden of persuasion is upon the applicant to prove that all criteria, including whether the proposed use is essential or desirable to the public welfare, are satisfied. CCZO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County’s hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

**The application RZ2021-0056 was presented at a public hearing before the Canyon County Planning and Zoning Commission on January 18, 2024. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:**

#### **CONDITIONAL REZONE CRITERIA – CCZO §07-06-07(6)**

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

**Conclusion:** The Commission concludes that as proposed the conditional rezone from “A” (Agricultural) to CR-R1 (conditionally zoned-Single Family Residential) is generally consistent with the 2020 Comprehensive Plan subject to the conditions of approval, the memorandum of understanding with the Middleton School District, and the pre-annexation agreement with the City of Middleton. The Commission need not examine each goal and policy but consider the Plan as a whole. The applicable plan, the 2020 Comprehensive Plan, designates the proposed application area as Residential. The Commission when reviewing the Plan as a whole, finds and concludes that the use and application are consistent with the Plan based on the evidence and review of the Plan components. The Plan directs the hearing body to utilize measures, like the conditional use permit and/or a development agreement, to mitigate potential interference with existing residential uses and potential impacts on agricultural resources, ground and surface water, transportation system and services, and school facilities which the Commission believes is accomplished here.

- Findings:** (1) The 2020 Comprehensive Plan designates this area as ‘Residential’ on the Future Land Use Map.
- (2) The parcel lies within the Area of Impact for the City of Middleton. Pursuant to 09-09-17 of the Canyon County Code, the County recognizes that the City of Middleton has also developed a comprehensive plan that addresses this area of impact. The City of Middleton Future Land Use Map has this area of designated as ‘Residential’ (Section 09-05-19 Canyon County Code). The property does not currently lie adjacent to Middleton City limits but is in proximity (1/4 mile) whereby the City and the Developer have entered into a pre-annexation agreement to provide municipal services including sewer and water to the development

reducing the potential environmental impact in the immediate area and extending services for future growth.

- (3) “For the county at large, the Plan (if properly implemented) assures that land use conflicts will be resolved if not avoided, that misuses of land will not occur, that traffic congestion will be minimized, that facilities will be located in areas where people can best use them, and that the county’s growth will take place in an orderly, rational manner.” (page 4, 2020 Comprehensive Plan)
- (4) The Plan indicates that the residential designation is a zone specifically set aside for residential development. “Residential development should be within areas that demonstrate a development pattern of residential land uses.” This development is surrounded by residential development that has occurred through conditional use permits, administrative land divisions, and residential zoning entitlements and subdivisions. There are currently 65 platted subdivisions and additional subdivisions in platting within one mile of the subject properties as noted on the Subdivision Map and Lot Report (Exhibit 29). The Middleton city limits are located within ¼ mile to the south and a ½ mile west of the subject property as evidenced by the aerial map (see Exhibit 31) and municipal services will be provided to the property for the proposed development. (Exhibit 15-Pre Annexation Agreement)
- (5) Chapter 2: Population Component: The plan is generally consistent with the goals and policies of the population component including the goal of guiding future growth in order to enhance the quality and character of the county while providing and improving the amenities and services available to county residents. City municipal services will be extended and enhanced at the location including water and sewer to serve this development and the surrounding area. Roadways and intersections are proposed to be improved in areas of significant concern including a signalized intersection at Duff Lane and Highway 44 prior to the first phase of the development as indicated in the Pre-Annexation agreement, ITD requirements, and Canyon Highway District 4 requirements (see Exhibits 15, 16, 19). A second signalized intersection at Lansing and State Highway 44 will be required prior to development of Phase 10 (prior to making a through connection from the development to Lansing Lane) if not previously constructed.
- (6) Chapter 1: Property Rights Component: The Property Rights Component of the Plan is intended to ensure that land use hearing procedures do not violate individual property rights and that individual property rights are not burdened by unnecessary technical limitation (see Goal no. 1 in this component). The Commission places conditions that aim to protect the life, health and safety of the property owners and citizens of Canyon County in compliance with state, federal, and county regulations as appropriate and as provided for in the Development Agreement and Preliminary Platting process of the Canyon County Ordinances. The Commission finds that the hearing and notifications were consistent with the requirements of the law and that the applicant and property owners were provided due process of law by the nature of these proceedings.
- (7) Chapters 5 Land Use Component and Chapter 6 Natural Resources Component: Although the overall guidance of the plan is to protect agriculture inclusive of agricultural land as a limited natural resource, the Plan also recognizes the challenge of balancing natural resources against the impacts of population growth. The subject property is located in an area that has for many years been trending toward residential growth and development. The character of the area is residential. The subject property is currently in irrigated agricultural production but it is nearly surrounded by developed residential subdivision lots. There are 16 platted subdivisions within 1/4 mile and 33 platted developments within a 1/2 mile of the property (See Subdivision Maps Exhibit 29). The area south and east is primarily residential with residential zoning (see Zoning Map Exhibit 30). The property lies within the Middleton

impact area. The Commission finds that the predominant character of the area is residential. The 2020 Canyon County Comprehensive Plan Future Land Use Map and the City of Middleton Future Land Use Maps have this area designated as 'Residential' (Exhibits 32 and 33).

- (8) Chapter 8: Public Services, Facilities and Utilities Component indicates that adequate public services and facilities are vital to the future of Canyon County and that these services are essential to the health, safety and welfare of its residents. This development will provide the extension of critical services to this transitioning area including municipal sewer and water services. The development as proposed and conditioned generally complies with this component of the Plan.
- (9) Chapter 9: Transportation Component states, "the responsibility for maintenance, operational improvements and capacity expansion of local roadways resides with four rural highway districts and eight cities in Canyon County." The proposed development is in general compliance with the goals and policies and more specifically with Goal 2, "Promote and improve traffic safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities." Goal 4, "Collaborate with highway districts, the Idaho Transportation Department (ITD), VRT, cities, and others in planning for, designing, developing and permitting new and/or expanding transportation facilities." The proposed development as conditioned will provide for additional traffic safety improvements through the design and build of the interim signalized intersection at State Highway 44 and Duff Lane prior to the first phase of development completion (Exhibits 15,16, & 19). The development will also at full buildout provide connection of two collector roadway segments between Duff and Lansing Lanes including Willis Road and Meadow Park Boulevard. The completion of these roadway segments will provide much needed access for the public and emergency services alleviating pressure on Purple Sage Road and Foothill Road (Exhibit 3). COMPASS (Exhibit 22) indicates that bicycle lanes should be considered for Meadow Park Boulevard and traffic calming measures for Willis Road.
- (10) Chapter 3: School Facilities and Transportation Component indicates that new residential development brings new students into a district and eventually requires new school facilities. In recent years population growth and development have outpaced the ability of the affected school districts to provide new facilities. Middleton School District has not been successful in obtaining funding through school bond elections to build required school facilities. The goals and policies of this component focus primarily on the siting of schools in the land use planning process and providing opportunity for the school districts to participate in the planning processes. The District has been provided the opportunity to review and comment on the proposed applications and to provide clarification and additional information regarding the affected schools. The applicant was also encouraged to work with the District to understand and potentially mitigate their development's impact to the District's facilities. Currently the district is over capacity in two of the three elementary schools and nearing capacity in the middle and high school facilities as evidenced by information provided by Superintendent Marc Gee in Exhibit 12. It is important to note that through further discussion with Mr. Gee that the information provided does not include cumulative development approvals but rather current school population and the impact that the current development could present to the existing system (see Exhibit 12A). The District is currently providing required classroom space through the use of modular classrooms at the elementary schools. It is important to note that Mr. Gee in Exhibit 12A indicates that while the modular units provide for classroom space they do not provide for the "limitations of the common areas inclusive of the cafeteria, gymnasiums, restrooms, hallways, etc." The applicant has, consistent with Policy 4, worked with the District to provide for some funding to mitigate a portion of the cost burden created by the proposed development. Policy 4 indicates that the

developer should work with the District to “provide land or funding toward the purchases of land for school sites...” The agreement between the developer and Middleton School District does not provide for land or the purchase of land but can provide for additional infrastructure costs associated with the increased student enrollment as indicated in the memorandum of understanding (MOU) between the District and the developer (see Exhibit 13). The developer voluntarily agreed to provide \$1500 per buildable residential lot at the time of approval of the final plat for each phase of development which would result in \$630,500 (\$1500 x 421 residential lots) over the next 7-10 years if the development is approved.

- (11) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 & SD2021-059.
- (12) Evidence includes associated findings and evidence supported within this document.

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

**Conclusion:** The Commission concludes that when considering the surrounding land uses which are primarily residential in character the conditional rezone from Agricultural to CR-R1 (CR-Single Family Residential) is more appropriate than the current Agricultural zoning designation.

- Findings:**
- (1) The Future Land Use Maps for both the County and the City of Middleton designate the expected and planned land use to be residential. (See maps 32 and 33)
  - (2) The subject property is surrounded by residentially developed properties as seen on the aerial map (Exhibit 31) and the subdivision and lot reports map (Exhibit 29). The city limits of Middleton are within a quarter mile (1/4) of the subject property and municipal services are planned (and conditioned) to be extended to the subject property for the proposed development. There are five developments that are zoned R1 (Single Family Residential) on the north and east boundaries of the subject properties that were zoned “R1” (Single Family Residential) between 2018 and 2021 and platted for residential development inclusive of Meadow Bluff (10 Lots 2021), Cascade Hills No. 2 (26 lots 2022), Cascade Hills No. 1 (26 lots 2021), C4 Subdivision (24 lots 2023) and C3 Subdivision (30 lots 2021). These developments are consistent with the required minimum average lot size of one (1) acre for development that is not served by municipal services. The Commission finds that the development trend in the area is residential.
  - (3) There are 65 platted subdivisions and additional developments in the platting process within one mile of the proposed development (Exhibit 29). The lot sizes of the platted county developments range from 0.80 acres to 5.0 acres per lot. The average lot size of the recent platted developments immediately adjacent to the subject property is 1.32 acres with no provisions for community open space. The majority of the development occurring outside of the city limits is served by individual wells and septic systems necessitating the larger lot sizes. Lots developed within the city limits with municipal services including the Falcon Valley phases and Waterford Subdivision have an average lot size of 0.30 acres. The proposed Farmington Hills Subdivision is proposing 421 residential lots on approximately 217 acres to be developed in thirteen phases (average of 37 lots -common and residential per phase). The developer has indicated that dependent upon market conditions they expect to complete one to two phases per year with a 7-10 year full buildout. The expectation would be 38-65 new building lots per year for the proposed master planned development. The Canyon County Zoning Ordinance §07-10-21(2) Minimum Parcel or Lot Size, provides that the minimum lot size in the R1 zone be an average minimum lot size of one (1) acre for residential lots.<sup>1,2,3</sup> Footnote 1 indicates, “*For parcels within the Area of City impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet per lot.*” The Commission finds that as proposed and conditioned with municipal

services provided, the development with an “CR-R1” zoning designation is consistent with the zoning ordinance requirements.

- (4) The Commission acknowledges that the public participated in the process and provided many comments and concerns regarding the proposed development of the 217 acres of currently productive agricultural properties (Exhibits 41-53). The written and oral testimony indicates that the agricultural lands should remain in agricultural production which is compatible with the surrounding ‘ranchettes’ on 1.3 acre average parcels or that the development should contain lots consistent with the one (1) acre lots in the vicinity. The written testimony indicates opposition to the density of the development not being consistent with the surrounding lot sizes of one acre or more in the area and significant concerns regarding the transportation system and impacts to schools. There is concern regarding the development of 421 lots on the existing wells in the vicinity. Some of the concerns were regarding the impact to the Black Canyon Irrigation structures and facilities on the property. The Commission finds that the property is currently in agricultural production and that the average lot size in the immediate vicinity of the property is 1.3 acres. The Commission also finds that the character of the area is residential or trending to residential, the proposal is consistent with the requirements of the zoning ordinance, and that the requested conditional rezone is as appropriate as the current zone.
- (5) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (6) Evidence includes associated findings and evidence supported within this document.

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

**Conclusion:** The Commission concludes that the conditional rezone to “R1” (Single Family Residential) is compatible with the surrounding land uses of agricultural, rural residential, and single-family residential.

- Findings:**
- (1) The Commission finds that the proposed conditional rezone and development is consistent with surrounding land uses as evidenced by the recent development of single-family residential subdivisions including Meadow Bluff, Cascade Hills No. 1 and No.2 and C3 and C4 Subdivisions on the north and east boundaries of the subject properties. (Exhibit 29 and 31)
  - (2) The Commission finds that the proposed development contains a higher lot density than the existing residential development in the area. The development is proposing average 12,804 square foot lots versus the current average lot size of 1.3 acres for the platted lots adjacent to the development. However, the Commission acknowledges that the development is proposed to be served by both municipal water and sewer services and contains large areas of open space by design and necessity to accommodate the Williams gas pipeline and BCID irrigation facilities. The Commission also acknowledges that the zoning ordinance allows for additional density in a development that extends municipal services to provide for orderly development within the areas of impact. (see Exhibits 3, 4, 15, 29)
  - (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (4) Evidence includes associated findings and evidence supported within this document.



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

**Conclusion:** The Commission concludes that the conditional rezone and proposed development will change the use of the subject property from agricultural to residential but that the character of the area is residential and has been trending to residential for many years as reflected by the Comprehensive Plan designation of 'Residential' and the substantial development in the area (Exhibits 29, 32 & 33). The Commission concludes that the developer as conditioned to comply with adjacency requirements for Canyon Highway District No. 4, Middleton City, Black Canyon Irrigation District, and the Idaho Transportation Department has provided for required mitigation of impacts on the transportation and irrigation systems (Exhibits 16, 15, 19 & 20).

- Findings:**
- (1) The subject properties, 217± acres, are currently in irrigated agricultural production and contain several irrigation supply and drainage facilities within the boundaries of the properties. The property is also bisected by the Williams Northwest Gas pipeline. The property also contains areas of significant slope with portions exceeding 15% slope requiring that the developer comply with the Hillside Development requirements in CCZO §07-17-23(1). The Commission finds that although this group of properties create a large agricultural oasis; the character of the area has for many years been transitioning to residential consistent with the Plan and with surrounding property development. (Exhibits 29, 37, 5-6, and 31)
  - (2) The character of the area is single family residential with average lot sizes of one acre or greater. The Commission finds that land use approvals and development has occurred through conditional use permits, administrative divisions and rezones with platted subdivisions and re-subdivision of older (1971-1972) platted lots. There are 65 platted developments within one mile of the subject properties and five (5) recently platted between 2021 and 2023 immediately adjacent on the north and east boundaries inclusive of Meadow Bluff (10 Lots 2021), Cascade Hills No. 2 (26 lots 2022), Cascade Hills No. 1 (26 lots 2021), C4 Subdivision (24 lots 2023) and C3 Subdivision (30 lots 2021). The Commission finds that the proposed conditional rezone to "CR-R1" (Single Family Residential) is consistent with the zoning and land uses of the surrounding properties (see zoning map Exhibit 30) and that the proposed density is consistent with the ability to provide municipal services within the Middleton Area of City impact in accordance with CCZO §07-10-21(2) Minimum Parcel or Lot Size provides that the minimum lot size in the "R1" zone be an average minimum one acre lot size for residential lots and that Footnote 1 indicates, *"For parcels within the Area of City impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet per lot."* The Commission finds that as proposed and conditioned the rezone and development is consistent with the zoning ordinance requirements.
  - (3) Several of the letters in opposition inclusive of the petition electronically signed by 143 individuals (Exhibits 41-53), indicate that traffic in the area on the local roads is of concern and are opposed to adding additional residential traffic until the infrastructure is improved. The highway district having jurisdiction of the roads in the area has provided a review of the initial and revised traffic impact studies for the proposed development and indicated the required improvements to existing critical infrastructure and the proportionate share costs for future improvements of local infrastructure. The developer must design and build the interim intersection at State Highway 44 and Duff Lane prior to the approval of the Phase 1 Final Plat and the signalized intersection at State Highway 44 and Lansing Lane if not built out before Farmington Hills Subdivision Phase 10 (through connection to Lansing at either Meadow Park Boulevard or Willis Road) in accordance with ITD, City of Middleton and HD4 agency requirements (Exhibits 15, 16,19). The Commission finds that the developer is providing for mitigation as required by the transportation entities.

- (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (5) Evidence includes associated findings and evidence supported within this document.

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

**Conclusion:** The Commission concludes that adequate facilities and services including sewer, water, drainage, irrigation, and utilities will be provided to accommodate the use.

- Findings:**
- (1) The development will be served by municipal sewer and water as evidenced by the pre-annexation agreement with the City of Middleton (Exhibit 15). The development has surface irrigation rights and will be installing pressurized irrigation to serve the development along with relocating and improving multiple irrigation facilities on the property in coordination with Black Canyon Irrigation District (Exhibit 20). The developer has provided a preliminary grading and drainage plan for the proposed development that will be finalized during the construction drawing review and build process at the time of development. Stormwater must be retained onsite in accordance with CCZO §07-17.
  - (2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600' were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2024 and December 4, 2023. The property was posted on December 15, 2023. Agency comments were received from the ITD, BCID, HD4, Williams Northwest Pipeline, COMPASS, DEQ, Middleton City, Idaho Fish and Game, Canyon Soil Conservation District, Middleton Fire District and the Middleton School District. Staff did not receive comments from Idaho Power or Intermountain Gas for this development proposal.
  - (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (4) Evidence includes associated findings and evidence supported within this document.

**6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

**Conclusion:** The Commission concludes that public street improvements are required at an offsite location, State Highway 44 and Duff Lane intersection, to improve and mitigate the impacts of the proposed development on the transportation system. Street improvements are required for access and internal development in accordance with the Highway District 4 (HD4) requirements and the City of Middleton pre-annexation agreement.

- Findings:**
- (1) The Commission finds that ITD, HD4 and the City of Middleton based on the applicable standards of development and the results of the traffic impact studies (2020 & revised 2023) require mitigation of multiple intersections at State Highway 44. Other street improvements require a contribution of proportionate share fees as indicated in the HD4, City of Middleton, and ITD exhibits as conditioned to meet agency requirements (see Exhibits 15, 16, 19).
  - (2) The Commission finds that the developer has provided a phasing plan for the development that restricts internal site traffic to a primary access to Duff Lane until Phase 10 (approx. 340 lots) at which time the intersection at State Highway 44 and Lansing Lane shall be improved



and signalized prior to the development traffic taking direct access to Lansing Lane. The Commission finds that the developer has agreed to construct the Lansing intersection prior to signature on the final plat of Phase 10 (prior to direct access to Lansing Lane from the development) if not in service at the time of development.

- (3) The Commission finds that cumulative impacts of development in the area has created congested areas as identified in the traffic impact studies. The agencies having expertise and primary jurisdiction of the roadways and for determining service levels have provided sufficient comments, conditions and mitigation for the proposed development. The Commission acknowledges that the public is concerned with the additional trips on the roadways and the potential safety impacts at other intersections impacted by the cumulative development. The jurisdictions having authority over the transportation systems are and will continue to make improvements as the level of service and safety dictate (Exhibits 15, 16, 19).
- (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (5) Evidence includes associated findings and evidence supported within this document.

**7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**

**Conclusion:** The Commission concludes that the subject property has frontage on Duff Lane, Lansing Lane, Meadow Park Boulevard (existing and future) and that legal access exists and will be improved at time of development.

- Findings:**
- (1) The applicant shall be conditioned to comply with Canyon Highway District #4 (HD4) to improve the frontage, future roadways, and access to existing roadways. HD4 has reviewed and provided comments and preliminary approval of the roadways and access points in Exhibit 3 & 16.
  - (2) HD4 also provided clarification that two lots proposed in Phase 13, Lots 3 & 4, Block 4 will take access directly to Meadow Park Boulevard via a shared access to the collector roadway. Meadow Park Boulevard shall be constructed by the developer of Farmington Hills in accordance with HD4 requirements as indicated in Exhibits 16 & 17.
  - (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (4) Evidence includes associated findings and evidence supported within this document.

**8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**

**Conclusion:** The Commission concludes that essential services will be provided to the proposed development including police, fire and emergency medical services. The development will provide fire hydrants and meet fire district requirements. Public streets and access will be provided throughout the development for emergency services access. The Commission concludes that the Middleton School District will be impacted as a result of the conditional rezone entitlement to the subject property and eventual development on the property as proposed. The School District indicates that the development at full build-out (421 lots) is expected to increase the student enrollment by 210-294 students. Currently the elementary school, Mill Creek Elementary, serving this area is at 118%

capacity. The developer has entered into an MOU to provide funds per residential unit to help mitigate development impact (Exhibit 13).

- Findings:**
- (1) The Middleton Rural Fire District provided a review of the proposed project and provided comments and conditions to be executed during the development phases of the project (Exhibit 11).
  - (2) The Commission finds that the proposed development will contribute to the capacity concerns of the school district. The Middleton School District provided information on the current status of the District's affected schools with capacity as follows: Mill Creek Elementary, 500 N. Middleton Road, is at 118 % of capacity with six (6) portable classroom units totaling 12 classrooms. The middle school is at 85% capacity and the high school is nearing capacity at 91%. The school district indicates, *"there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level..."* (Exhibit 12)
  - (3) The Commission finds that the developer and the school district have entered into a Memorandum of Understanding (MOU) agreement whereby the developer agrees to pay \$1500 per platted buildable lot with each final plat phase of the development to help to mitigate and assist with infrastructure costs associated with each phase of development. At build-out of 421 residential lots that equates to a contribution of \$631,500.00 in voluntarily imposed mitigation fees by the developer (see Exhibits 12 and 13).
  - (4) The Commission finds that the development, if approved, will be developed in thirteen proposed phases with an expected buildout of 7-10 years dependent upon market demands as stated by the developer. The District indicates that with each new home they can expect [0.5 - 0.7 students] with an average of 0.569 students (210-294 total) attending schools in the district (421 residential lots x 0.569 = 239 students). If on the upper end of the predicted number of students it equates to approximately 23 students per phase of the proposed development. The typical number of students per standard classroom is 26.72 students. The Commission finds that as proposed the development could contribute between 23-46 students per year to the school system (Exhibits 12 and 13) and that the developer has voluntarily entered into an agreement to contribute \$1500 dollars per buildable lot to help to mitigate interim infrastructure costs of students entering the system (Exhibit 12 and 13).
  - (5) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (6) Evidence includes associated findings and evidence supported within this document.

#### **Canyon County Code §09-09-17 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE**

**Conclusion:** The property is located within the Middleton Area of City Impact. A notice was sent to the City of Middleton per Canyon County Code Section 09-09-17. The Pre-Annexation Agreement and Conditions applied require future development to work with the City of Middleton.

- Findings:**
- (1) Pursuant to the pre-annexation agreement with the City of Middleton the developer is required to work with the City to connect to municipal infrastructure, complete improvements and meet the requirements of the plan as proposed in the application.
  - (2) The properties, 217± acres, are located within the Middleton area of city impact and are located within a quarter mile of the city limits to the south at Foothill Road as evidenced herein and on the aerial map (Exhibit 31).

- (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.

## Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission recommends **approval** of Case # RZ2021-0056, a conditional rezone from an “A” (Agricultural) zone to “CR-R1” (CR-Single Family Residential) zone for parcels R37605, R37605010, R37602010, and R37597 comprised of approximately 217 ± acres subject to conditions of approval (Attachment A) to be enumerated in a development agreement.

**DATED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

\_\_\_\_\_  
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 2024, 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: \_\_\_\_\_

**ATTACHMENT A**  
**DRAFT CONDITIONS OF APPROVAL**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The developer shall comply with CCZO §07-06-07 (4): Time Requirements: "All conditional rezones for a land use shall commence within two (2) years of the approval of the board."
3. The development shall be served by both municipal water and sewer in accordance with the pre-annexation agreement with the City of Middleton (Exhibit 15 Draft Agreement) and in accordance with the conditional rezone Development Agreement for case file RZ2021-0056. If the development cannot be served by both municipal water and sewer a new conditional rezone and preliminary plat application with a development agreement shall be submitted for review and approval through the Canyon County hearing processes to ensure compliance with the Canyon County codes.
4. The development is subject to compliance with the International Fire Code. The development shall comply with Middleton Rural Fire District requirements upon review and approval by the Fire District of the construction drawings submitted with each phase of final plat. Evidence of approval shall be a letter from Middleton Rural Fire District. Evidence shall be submitted to DSD prior to the Board's signature on the final plat for each phase of development.
5. Williams Northwest Pipeline: Obtain final approval prior to construction/development in the area of the pipeline and pipeline easements (Exhibit 21 email dated July 18, 2023 Z. Cradic from Tim Dagley, Williams pipeline). Developer shall place a disclosure notice of the pipeline easement and restrictions in the development deeds and homeowner's covenants.
6. Black Canyon Irrigation District (Exhibit 20-staff report): The development is subject to compliance with Black Canyon Irrigation District (BCID) requirements at time of development. BCID shall review and approve development plans and construction drawings with each phase of the development. Evidence of approval shall be a letter from BCID. Evidence shall be submitted to DSD prior to the Board's signature on the final plat for each phase of development.
7. Highway District 4 (formerly Canyon Highway District #4): Development shall comply with the requirements of the local highway district. Before the Board of County Commissioner's signature on the final plat, the local highway district shall sign the final plat demonstrating consistency with their applicable regulations.
8. Idaho Transportation Department (ITD): Development shall comply with the requirements of ITD in cooperation with the City of Middleton and Highway District #4 as specified in Exhibit 19, 15 and 16. Before the Board of County Commissioner's signature on the final plat, the local highway district and the City of Middleton shall sign the final plat demonstrating consistency with their applicable regulations.
9. The developer has entered into a memorandum of understanding (MOU) with the Middleton School District to provide \$1500 per finally platted, buildable lot within each recorded phase of the Property, to be paid by developer to the School District directly within ten (10) business days of recording each final plat with the property. Evidence of compliance shall be provided to DSD in the form of a letter of receipt from the Middleton School District.
10. Developer shall provide landscaping and asphalt pathways throughout the development in substantial compliance with the Landscaping Plan inclusive of proposed common area amenities (Exhibit 56). License agreement(s) with Black Canyon Irrigation District and Williams Northwest Gas Pipeline may be required where pathways and

landscaping lie within respective easements. Deviations from the proposed plan shall be approved by Development Services Department Director or as assigned.

11. Consistent with Exhibit 54 (Geotechnical Evaluation for “Farmington Subdivision,” GTI-Project No. 2353-ID) prepared by GeoTek, Inc., Plan Review recommendation--a soils and compaction report provided by a licensed professional engineer, shall be provided to the Development Services Building Department with each building permit for review and approval in compliance with (IRC Chapter 4 Foundations: Section R401.4 Soils tests).
12. The proposed Farmington Hills Subdivision is to be developed in phases with an expected build out of 7-10 years dependent upon the market requirements. Subject properties not under construction shall remain in agricultural production where feasible consistent with availability of irrigation facilities remaining in operational production for that area of the development. All areas not in agricultural production shall be maintained in compliance with Canyon County Code Chapter 2 Article 1: Public Nuisance Ordinance.
13. Developer shall comply with the requirements of the County Engineer (Exhibit 26-Staff Report).



**FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER**

**Findings**

1. Middleton 187, LLC and TBC Land Holding, LLC, represented by Ardurra (formerly T-O Engineering), is requesting approval for a Preliminary Plat, Phasing Plan, Irrigation Plan, Hillside Development Plan, and Grading and Drainage Plan (Exhibits 3-7, Staff Report) subject to approval of a request, RZ2021-0056, to conditionally rezone the subject property from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) with conditions enumerated in a Development Agreement between the applicant and the County. The development is also subject to a pre-annexation agreement with the City of Middleton (Exhibit 15, Draft Agreement). The proposed development, Farmington Hills Subdivision, encompasses approximately 217 acres. The proposed development consists of 421 residential lots with an average lot size of 12,804 square feet and seventy-one (71) common lots for a total of 492 lots. The development shall be served by the City of Middleton municipal water and sewer (wastewater) infrastructure. The properties are designated “Residential” in the Canyon County 2020 Comprehensive Plan. The subject parcels R37605, R37605010, R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.
2. Parcels R37605, R37605010, R37602010, R37597, containing 217± acres, are proposed to be conditionally zoned “CR-R-R” (Conditional Rezone - Rural Residential) per case file RZ2021-0056 subject to a development agreement. Developer and future property owners shall be subject to the conditions of the development agreement and preliminary plat.
3. There are 421 residential lots with an average residential lot size of 12,804 square feet in compliance with CCZO §07-10-21(2) Table 2 footnote #1; *“For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.”*
4. The property is located within the Middleton area of city impact.
5. A pre-annexation agreement with the City of Middleton indicates the development will be served by municipal services including water and sewer (wastewater) systems (Exhibit 15).
6. The property has surface irrigation water rights. The developer shall provide irrigation water to each residential lot in compliance with Idaho Code 31-3805.
7. The property is located within the Black Canyon Irrigation District and the developer shall work with the irrigation district to meet development requirements impacting the district’s facilities. (Exhibit 20)
8. Subdivision runoff will be maintained within the subdivision. Lots will be graded to facilitate drainage to a roadway, which will then convey storm water to a storage facility or directly to a common lot containing a facility. Storm water & excess irrigation water will be treated by sand & grease traps and/or retention ponds with grassy or sand bottoms (Exhibit 7).
9. The development will have paved public roads with curb, gutter and sidewalks throughout. (Exhibit 14)
10. Canyon Highway District #4 (HD4) is a signatory on the final plat and the developer must comply with the requirements of the highway district (Exhibit 16).
11. The development is located within the Middleton Rural Fire District and the developer shall work with the fire district to meet the requirements of the International Fire Code (Exhibit 11).

12. The development is located in an area that contains slopes greater than 15%. The applicant submitted a Hillside Development application in accordance with CCZO §07-17-33 (1) and provided the required engineering report submissions for the project site inclusive of Soil and Geology Report, Hydrology Report, and a Slope Stabilization and Revegetation Report. (Exhibits 5, 6, 54, and 55)
13. The developer has voluntarily entered into an agreement with the Middleton School District to provide a sum of \$1500 per buildable final platted lot per phase as described in Exhibit 13 "...to proactively address potential impacts on the School District of new residents that will eventually occupy residences with the property."
14. The record includes all testimony, the staff report, exhibits, and documents in Case File Nos. RZ2021-0056 & SD2021-0059.
15. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600' were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2023 and December 4, 2023. The property was posted on December 15, 2023. On January 8, 2024 nine (9) property owners within 600 feet not included in the original mailing were mailed a property owner notification of the meeting date and provided an additional comment period to January 17, 2024.

### **Conclusions of Law**

Section 07-17-09(4)A of the Canyon County Zoning Ordinance (CCZO) states, "*The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*

1. *The ordinance and standards used in evaluating the application;*
2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*

This application is subject to the review and approval of the proposed Conditional Rezone from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) zoning district.

Upon review of the preliminary plat application and submittals, the Planning and Zoning Commission finds that the preliminary plat, irrigation plan, grading and drainage plan, the hillside development plan are consistent with the following subject to conditions of approval:

- Idaho Code, Sections 67-6509 and 67-6513 (Subdivisions, Hearings, Decisions);
- Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- Idaho Code, Section 31-3805 (Irrigation); and
- Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).
- Canyon County Zoning Ordinance, Chapter 7, Article 10 (Minimum Parcel or Lot Size)

The preliminary plat application was found to be consistent with the standards of review, as conditioned (Staff Report Exhibits 3, 4, 5-7, 10, 15, 16, 19, 20, 26, 54 and 55).

### **Recommended Conditions of Approval**

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property.
2. The development shall be in substantial compliance with the preliminary plat dated 08-17-23 (Exhibit 4 staff report and attached hereto) and is subject to compliance with development agreement and conditions



enumerated therein for case file nos. RZ2021-0056 and SD2021-0059 (Exhibit 3, Staff Report and attached hereto).

3. The development shall be served by both municipal water and sewer in accordance with the pre-annexation agreement with the City of Middleton and in accordance with the conditional rezone Development Agreement for case file RZ2021-0056. If the development cannot be served by both municipal water and sewer a new conditional rezone and preliminary plat application with a development agreement shall be submitted for review and approval through the Canyon County hearing processes to ensure compliance with the Canyon County codes.
4. All subdivision improvements (roads, fire hydrants, irrigation facilities, and drainage swales/basins) and amenities shall be completed prior to the Board of County Commissioner's signature on the final plat for each phase of development.
5. Subdivision improvement drawings must be reviewed and approved by the County Engineer prior to construction beginning.
6. Consistent with Exhibit 54 (Geotechnical Evaluation for "Farmington Subdivision," GTI-Project No. 2353-ID) prepared by GeoTek, Inc., Plan Review recommendation--a soils and compaction report provided by a licensed professional engineer, shall be provided to the Development Services Building Department with each building permit for review and approval in compliance with (IRC Chapter 4 Foundations: Section R401.4 Soils tests).
7. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on subdivision property unless otherwise approved.
8. Development shall comply with the requirements of the local highway district. Before the Board of County Commissioner's signature on the final plat, the local highway district shall sign the final plat demonstrating consistency with their applicable regulations.
9. The development is subject to compliance with Black Canyon Irrigation District (BCID) requirements at time of development. BCID shall review and approve development plans and construction drawings with each phase of the development. Evidence of approval shall be a letter from BCID. Evidence shall be submitted to DSD prior to the Board's signature on the final plat for each phase of development.
10. The development shall comply with Southwest District Health requirements. Before the Board of County Commissioner's signature on the final plat, Southwest District health shall sign the final plat demonstrating consistency with their applicable regulations.
11. The development is subject to compliance with the International Fire Code. The development shall comply with Middleton Rural Fire District requirements upon review and approval by the Fire District of the construction drawings submitted with each phase of final plat. Evidence of approval shall be a letter from Middleton Rural Fire District. Evidence shall be submitted to DSD prior to the Board's signature on the final plat for each phase of development.
12. Idaho Transportation Department (ITD): Development shall comply with the requirements of ITD in cooperation with the City of Middleton and Highway District #4 as specified in Exhibit 19, 15 and 16. Before the Board of County Commissioner's signature on the final plat, the local highway district and the City of Middleton shall sign the final plat demonstrating consistency with their applicable regulations.
13. Developer shall comply with the requirements of the County Engineer (Exhibit 26-Staff Report).
14. Developer shall provide landscaping and asphalt pathways throughout the development in substantial compliance with the Landscaping Plan inclusive of amenities (Exhibit 56). License agreement(s) with Black Canyon Irrigation District and Williams Northwest Gas Pipeline may be required where pathways and landscaping lie within respective easements. Deviations from the proposed plan shall be approved by Development Services Department Director or as assigned.

- ## Order

**RECOMMENDED FOR APPROVAL** on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**Rob Sturgill, Chairman**

SS

Notary: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



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L:\210096\ACAD\DWG\DWG\PRELIMINARY PLAT\210096-PP-COVER.DWG, 8/17/2023

SURROUNDING PROPERTY OWNERS (300')		
NAME	ADDRESS	
ALTER DENISE	9991 MEADOW PARK BLVD MIDDLETON ID 83644	
ALTER DENISE	9931 MEADOW PARK BLVD MIDDLETON ID 83644	
ALTER DENISE	9895 MEADOW PARK BLVD MIDDLETON ID 83644	
ALTER DENISE	9863 MEADOW PARK BLVD MIDDLETON ID 83644	
ALTER DENISE	9835 MEADOW PARK BLVD MIDDLETON ID 83644	
ALTER DENISE	9803 MEADOW PARK BLVD MIDDLETON ID 83644	
ALTER DENISE	9775 MEADOW PARK BLVD MIDDLETON ID 83644	
ALTER DENISE	9743 MEADOW PARK BLVD MIDDLETON ID 83644	
ALTER DENISE	9715 MEADOW PARK BLVD MIDDLETON ID 83644	
CALLISTER LLC	0 LANSING LN MIDDLETON ID 83644	
GARRETT JACK L	0 DUFF LN MIDDLETON ID 83644	
GATES RICHARD V	9865 FOOTHILL RD MIDDLETON ID 83644	
GODBER DONALD W	24564 REGAL RD MIDDLETON ID 83644	
GRAVIER MARK AND ANNMARIE FAMILY TRUST	9093 PURSUIT DR MIDDLETON ID 83644	
GRAYSON BART AND JACQUELINE TRUST	24503 LANSING LN MIDDLETON ID 83644	
HIGHLAND HOMES LLC	8890 BUCKSHOT LN MIDDLETON ID 83644	
HIGHLAND HOMES LLC	8899 BUCKSHOT LN MIDDLETON ID 83644	
HIGHLAND HOMES LLC	8883 BUCKSHOT LN MIDDLETON ID 83644	
HULL BRIAN J	24499 LANSING LN MIDDLETON ID 83644	
KRAHN SCOTT	24183 DUFF LN MIDDLETON 83644	
LUTTEMAN AVA LEE	24096 LANSING LN MIDDLETON ID 83644	
MATSUDA HIDEO	9580 FOOTHILL RD MIDDLETON ID 83644	
MIDDLEBROOKS RICHARD	9195 PURSUIT DR MIDDLETON ID 83644	
MJCB PROP LLC	9155 PURSUIT DR MIDDLETON ID 83644	
MOLENAAR-SCHRAM ANN MARIE	24476 LANSING LN MIDDLETON ID 83644	
PORTNOFF FAMILY TRUST	24131 LANSING LN MIDDLETON ID 83644	
PORTNOFF FAMILY TRUST	0 LANSING LN MIDDLETON ID 83644	
PULLIN EDGAR J	23982 STIRM PL MIDDLETON ID 83644	
SAUNDERS RON P REVOCABLE TRUST	24123 LANSING LN MIDDLETON ID 83644	
SLOVIACZEK TAMARA	24684 DUFF LN MIDDLETON ID 83644	
SMYSER MELINDA SLOVIACZEK	0 LANSING LN MIDDLETON ID 83644	
SMYSER MELINDA SLOVIACZEK	0 LANSING LN MIDDLETON ID 83644	
SMYSER MELINDA SLOVIACZEK	0 DUFF LN MIDDLETON ID 83644	
STIRM JUSTIN JAMES	23970 STIRM PL MIDDLETON ID 83644	
TAKAGI KIMBERLY ANN	24323 DUFF LN MIDDLETON ID 83644	
TRADITION CAPITAL PARTNERS LLC	9267 PURSUIT CT MIDDLETON ID 83644	
TRADITION CAPITAL PARTNERS LLC	9247 PURSUIT CT MIDDLETON ID 83644	
TRADITION CAPITAL PARTNERS LLC	9233 PURSUIT DR MIDDLETON ID 83644	
TRADITIONAL CAPITAL PARTNERS LLC	9019 PURSUIT DR MIDDLETON ID 83644	
VARGASON ROSE M	24295 DUFF LN MIDDLETON ID 83644	
VARGASON ROSA M	24295 DUFF LN MIDDLETON ID 83644	
WHELESS CHERYL A	24431 DUFF LN MIDDLETON ID 83644	
WOOD JONATHAN	9043 PURSUIT DR MIDDLETON ID 83644	

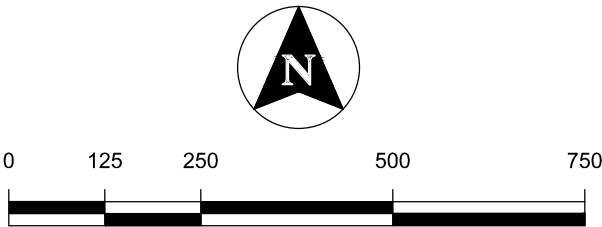
NOTES

- BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF CANYON COUNTY.
- A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES AND 5 FEET ALONG ALL SIDE LOT LINES PER CITY OF MIDDLETON CONSTRUCTION REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ALL LOTS ARE RESIDENTIAL BUILDING LOTS, EXCEPT LOTS 4, 13, AND 14, BLOCK 1; LOTS 1, 2, 6, 35, 36, 37, 39, 44, 51, AND 85, BLOCK 4; LOTS 1, AND 13, BLOCK 5; LOT 1, BLOCK 6; LOT 1, BLOCK 7; LOT 1, BLOCK 8; LOTS 1 AND 11, BLOCK 9; LOTS 1, 7, 23, 24, AND 25, BLOCK 10; LOTS 1 AND 6, BLOCK 11; LOTS 1, 29, 43, 44, 54, 59, 72, 77, AND 78, BLOCK 12; LOTS 1, 5, 11, AND 13, BLOCK 13; LOT 1, BLOCK 14; LOT 1, BLOCK 15; LOT 1, BLOCK 16; LOT 1, BLOCK 17; LOT 1, BLOCK 18; LOTS 1 AND 19, BLOCK 19; LOTS 1 AND 13, BLOCK 20; LOTS 8, 21 AND 28, BLOCK 21; AND LOT 1, BLOCK 22; LOT 1, BLOCK 23; LOT 1, BLOCK 24; LOTS 1, 2, 19, AND 26, BLOCK 25; LOTS 1 AND 7, BLOCK 26; LOTS 1, 11, AND 12, BLOCK 27; COMMON LOTS TO BE OWNED AND MAINTAINED BY THE FARMINGTON HILLS SUBDIVISION HOMEOWNERS ASSOCIATION. LOT 26, BLOCK 4 TO BE A PRIVATE DRIVEWAY FOR USE BY LOTS 27 AND 28, BLOCK 4.
- ALL COMMON LOTS CAN BE USED FOR IRRIGATION AND STORM DRAINAGE IN LIEU OF EASEMENTS.
- THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
- DIRECT LOT ACCESS TO DUFF LANE, LANSING LANE, WILLIS ROAD, AND MEADOW PARK BOULEVARD IS PROHIBITED.
- STORM DRAINAGE WILL BE ROUTED TO FUTURE RETENTION FACILITIES. AS WELL AS THE EXISTING PONDS LOCATED IN COMMON AREAS, STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE CITY OF MIDDLETON.
- THE HOMEOWNER'S ASSOCIATION, UNDERLYING PROPERTY OWNER, OR ADJACENT OWNER IS RESPONSIBLE FOR ALL STORM DRAINAGE FACILITIES OUTSIDE OF THE PUBLIC RIGHT-OF-WAY, INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE.
- INDIVIDUAL PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO THE REAR OF EACH LOT. PRESSURE IRRIGATION WILL BE CONNECTED TO A NEW PUMP STATION LOCATED IN COMMON LOT 1, BLOCK 4. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. LOT OWNERS WILL BE OBLIGATED TO PAY LEVIES AND ASSESSMENTS FROM THE APPLICABLE IRRIGATION DISTRICT.
- POTABLE WATER SHALL BE SUPPLIED THE CITY OF MIDDLETON. A MUNICIPAL WELL WILL BE PROVIDED IN LOT 31, BLOCK 2 THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF MIDDLETON.
- SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF MIDDLETON. A SEWER LIFT STATION WILL BE PROVIDED IN LOT 13, BLOCK 1 THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF MIDDLETON.
- NO WORK, INCLUDING LANDSCAPING, SHALL COMMENCE WITHIN BLACK CANYON IRRIGATION DISTRICT EASEMENTS WITHOUT A LICENSE AGREEMENT. NO TREES OR SHRUBS SHALL BE ALLOWED WITHIN BLACK CANYON IRRIGATION DISTRICT EASEMENTS.
- RAISED MEDIANS TO BE SIGNED AND LIGHTED PER ACCHD SECTION 108.
- MEDIAN LANDSCAPE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL EXISTING OBSTRUCTIONS TO BE REMOVED FROM ROADWAY AREAS.
- ALL STREETS TO BE DEDICATED TO THE PUBLIC. DUFF LANE, LANSING LANE, AND MEADOW PARK BOULEVARD TO BE CONSTRUCTED TO HIGHWAY STANDARDS & DEVELOPMENT PROCEDURES FOR THE ASSOCIATION OF CANYON COUNTY HIGHWAY DISTRICTS. ALL INTERNAL STREETS TO BE CONSTRUCTED TO CITY OF MIDDLETON STANDARDS.
- THIS PLAT IS SUBJECT TO A PRE-ANNEXATION AGREEMENT BETWEEN THE DEVELOPER AND THE CITY OF MIDDLETON.

LEGEND	
	PROPERTY BOUNDARY
	SECTION LINE
	LOT LINE
	ROAD CENTERLINE
	PROPOSED EASEMENT
	PHASE LINE
	LOT NUMBER
	BLOCK NUMBER
	PROPOSED SEWER MAIN
	PROPOSED SEWER FORCE MAIN
	PROPOSED SEWER MANHOLE
	PROPOSED WATER MAIN
	PROPOSED PRESSURE IRRIGATION MAIN
	PROPOSED GRAVITY IRRIGATION MAIN
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND 5/8" REBAR

PRELIMINARY PLAT FOR  
FARMINGTON HILLS SUBDIVISION

A PORTION OF THE SOUTH 1/2 OF SECTION 33  
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN  
CANYON COUNTY, IDAHO  
2023



SITE DATA

OWNER & DEVELOPER

MIDDLETON 187, LLC  
P.O. BOX 140298  
BOISE, ID 83714  
PH: (208) 631-5052

ENGINEER

ZANE CRADIC, P.E.  
T-O ENGINEERS, INC.  
332 N BROADMORE WAY  
NAMPA, ID 83687  
PH: (208) 442-6300

SURVEYOR

ROB O'MALLEY, P.L.S.  
T-O ENGINEERS, INC.  
332 N BROADMORE WAY  
NAMPA, ID 83687  
PH: (208) 442-6300

LAND USE PLANNER

BECKY YZAGUIRRE  
T-O ENGINEERS, INC.  
332 N BROADMORE WAY  
NAMPA, ID 83687  
PH: (208) 442-6300

PARCEL

R3759700000, R3760201000,  
R3760500000, R3760501000  
0 DUFF LN, MIDDLETON, ID 83644

ROADWAY JURISDICTION

CANYON HIGHWAY DISTRICT NO. 4

SEWER & WATER DISTRICT

CITY OF MIDDLETON

FIRE DISTRICT

MIDDLETON RURAL FIRE DISTRICT

SCHOOL DISTRICT

MIDDLETON SCHOOL DISTRICT

ZONING AND SETBACK

EXISTING ZONING: AGRICULTURE  
PROPOSED ZONING: R-1  
FRONT = 20'  
REAR = 20'  
SIDE = 10'  
CORNER = 20'

IRRIGATION DISTRICT

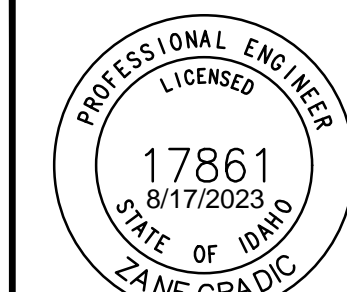
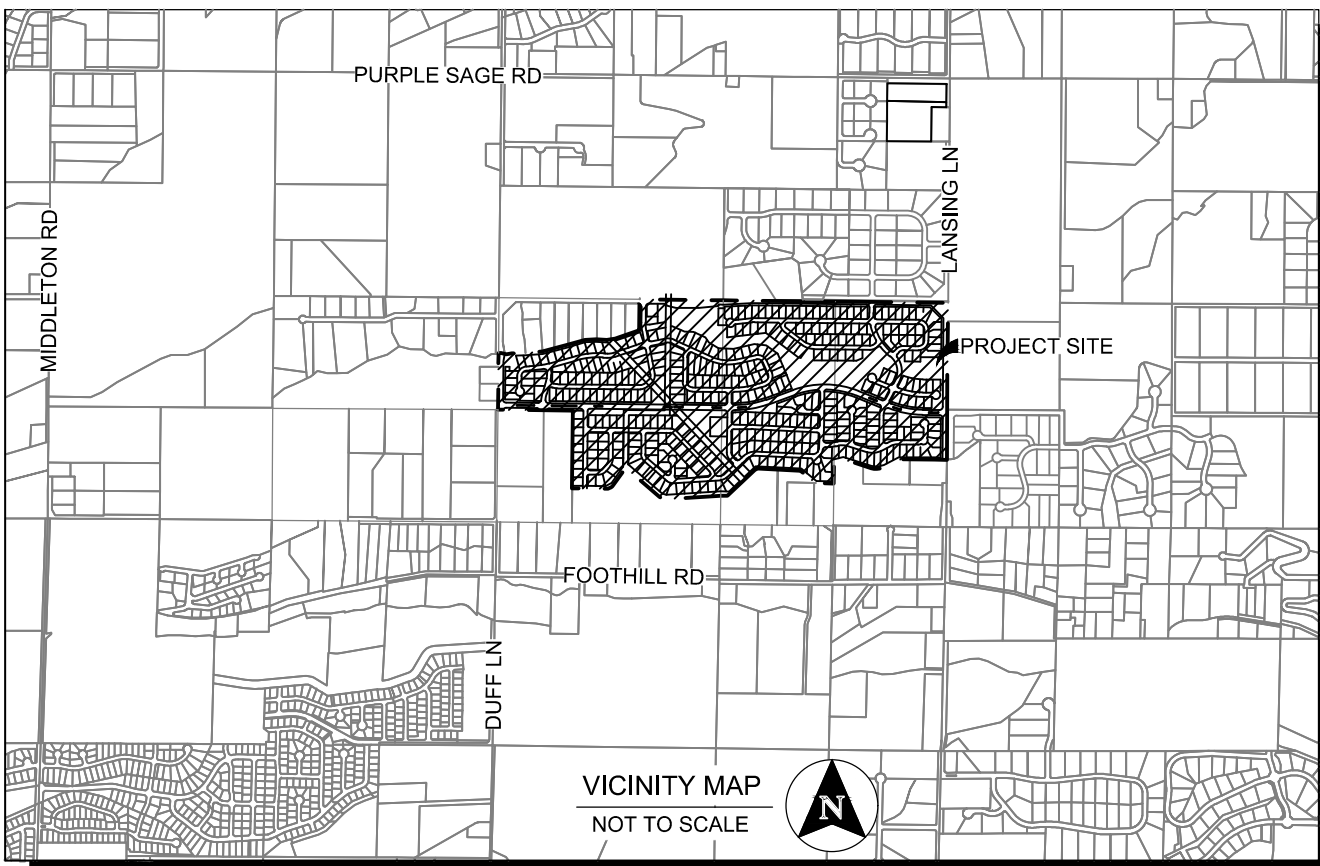
BLACK CANYON IRRIGATION DISTRICT

SHEET INDEX

P0.00	COVER
P1.00	EXISTING CONDITIONS
P1.01	EXISTING CONDITIONS
P2.00	LOT PHASING PLAN
P2.01	IRRIGATION PHASING PLAN
P3.00	LOT DIMENSIONS
P3.01	LOT DIMENSIONS
P3.02	LOT DIMENSIONS
P3.03	LINE AND CURVE TABLES
P3.04	LINE AND CURVE TABLES
P4.00	SITE PLAN
P4.01	SITE PLAN
P4.02	SITE PLAN
P4.03	OFFSITE UTILITY PLAN
P4.04	SITE PLAN DETAILS
P5.00	PRELIMINARY GRADING PLAN
P5.01	PRELIMINARY GRADING PLAN
P5.02	PRELIMINARY GRADING PLAN

AREA AND LOT SUMMARY

TOTAL PROPERTY AREA	±216.65 AC
RESIDENTIAL AREA	±123.45 AC
RIGHT-OF-WAY TO BE DEDICATED	±43.96 AC
COMMON AREA	±49.34 AC
TOTAL LOTS	492
BUILDABLE LOTS	420
COMMON LOTS	72
PROPOSED DENSITY	1.94 UNITS/AC
AVERAGE RESIDENTIAL LOT SIZE	±12,804 SF
MINIMUM RESIDENTIAL LOT SIZE	12,000 SF
PERCENTAGE OF OPEN SPACE	23%



REVISIONS		DATE	DESIGNED	DRAWN	CHECKED	APPROVED	Z. CRADIC
NO.	DESCRIPTION						

**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
PHONE: (208) 442-6300  
WWW.TO-ENGINEERS.COM  
BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:  
FARMINGTON HILLS SUBDIVISION  
COVER

ATTENTION:  
1/2" = 1'  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET OR 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210096  
SHEET: P0.00

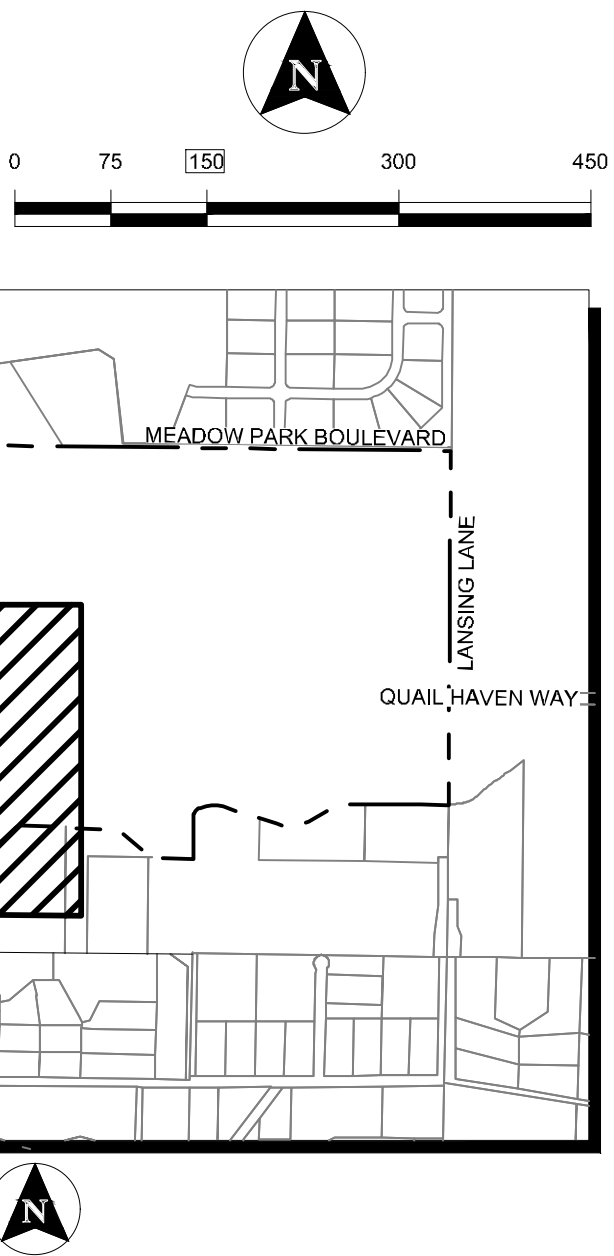
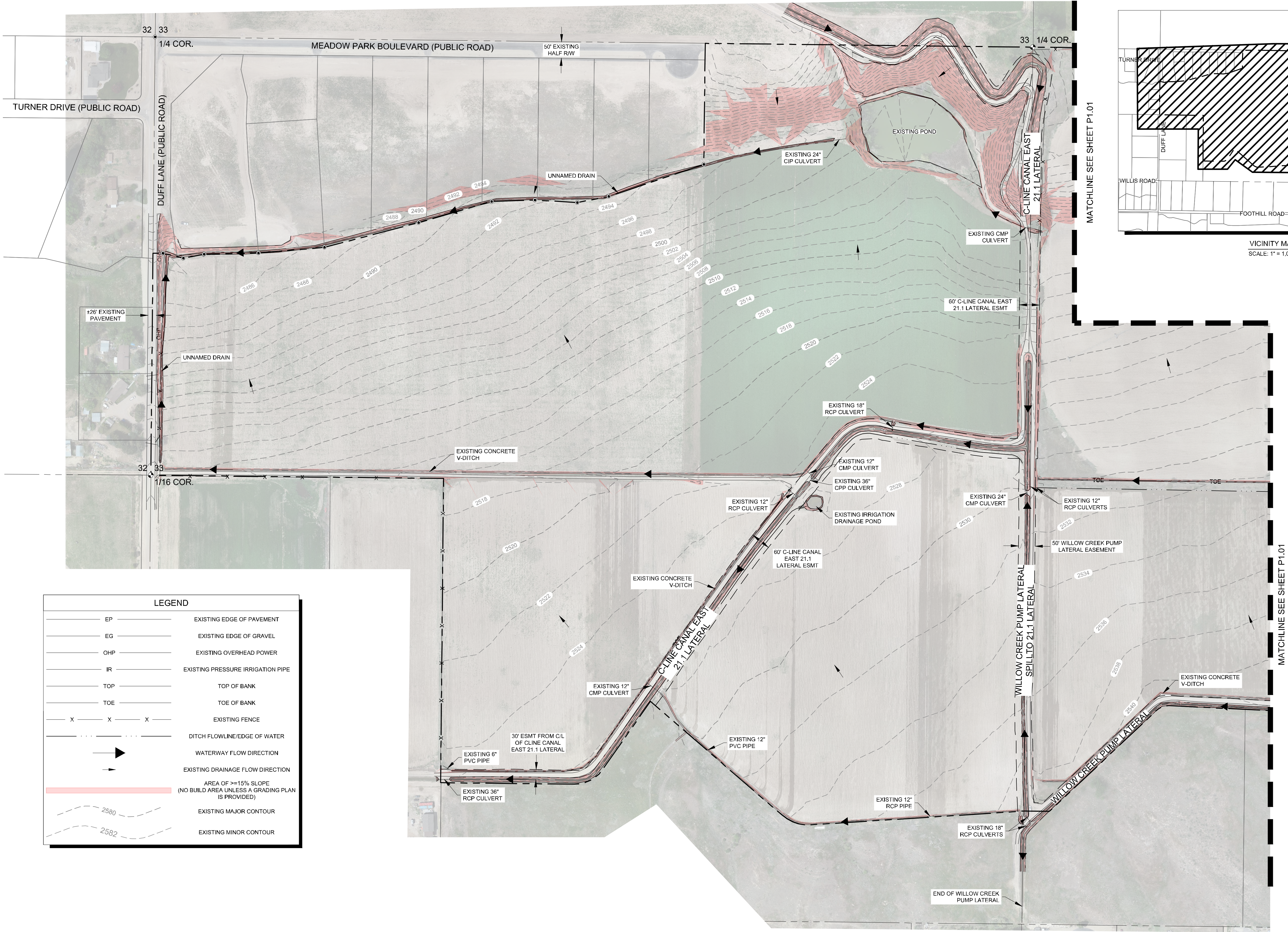
EXHIBIT  
3



L:\210098\1\_CADD\DWG\SET\PRELIM\14 PLAT 210098-PR-EXISTING CONDITIONS.DWG, 8/17/2023

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LEGEND		
	EP	EXISTING EDGE OF PAVEMENT
	EG	EXISTING EDGE OF GRAVEL
	OHP	EXISTING OVERHEAD POWER
	IR	EXISTING PRESSURE IRRIGATION PIPE
	TOP	TOP OF BANK
	TOE	TOE OF BANK
	X X X	EXISTING FENCE
		DITCH FLOWLINE/EDGE OF WATER
		WATERWAY FLOW DIRECTION
		EXISTING DRAINAGE FLOW DIRECTION
		AREA OF >=15% SLOPE (NO BUILD AREA UNLESS A GRADING PLAN IS PROVIDED)
	2580	EXISTING MAJOR CONTOUR
	2582	EXISTING MINOR CONTOUR



**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAPPA, IDAHO 83887  
PHONE: (208) 442-5300 WWW.TO-ENGINEERS.COM  
BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAPPA • SPOKANE

PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
**EXISTING CONDITIONS**

ATTENTION:  
1/2"  
0 1  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210098  
SHEET: P1.00

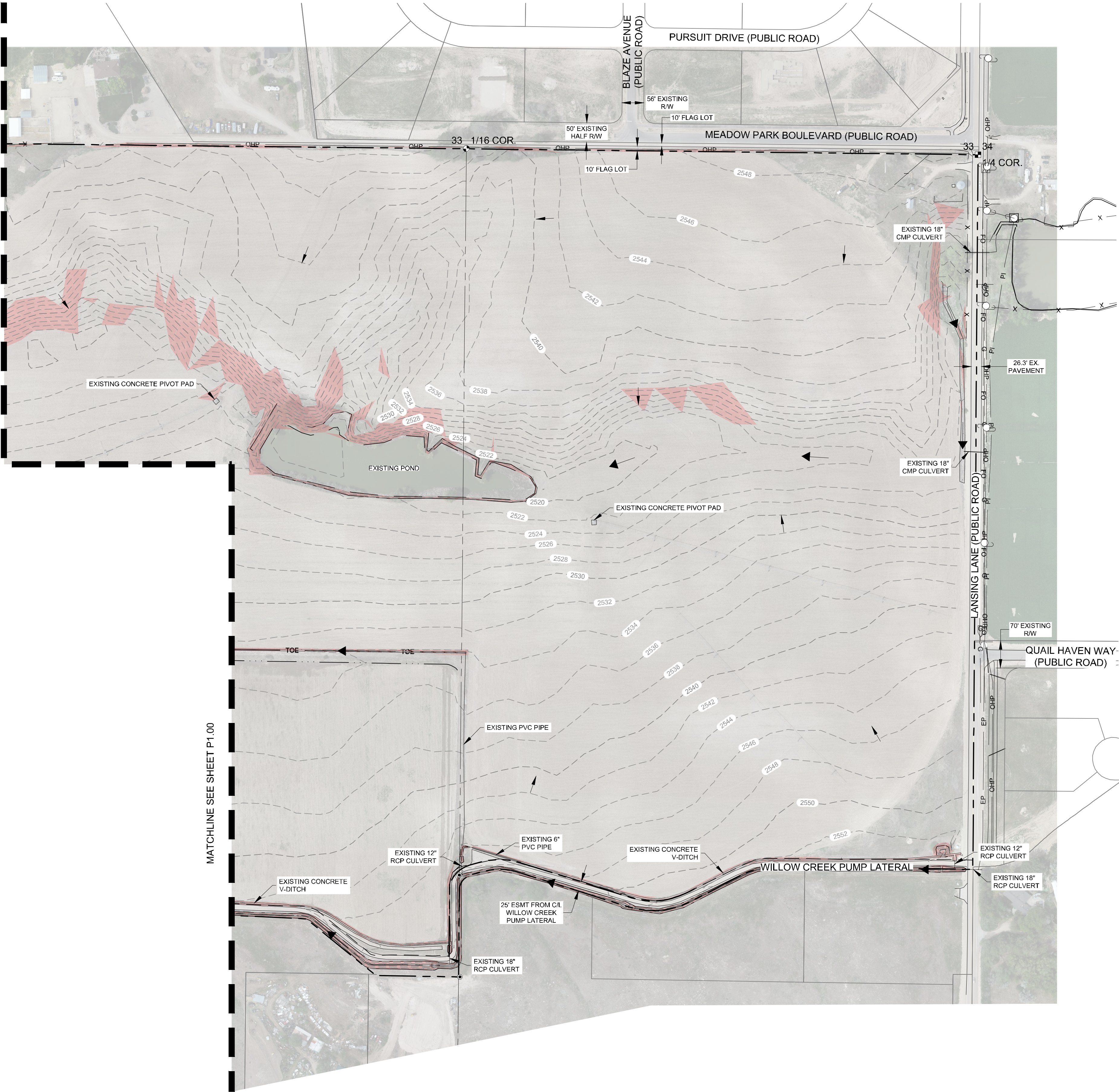
REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	DESIGNED
			J. LYLE
			DRAWN
			J. LYLE
			CHECKED
			Z. CRADIC
			APPROVED
			Z. CRADIC

PROFESSIONAL ENGINEER  
LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

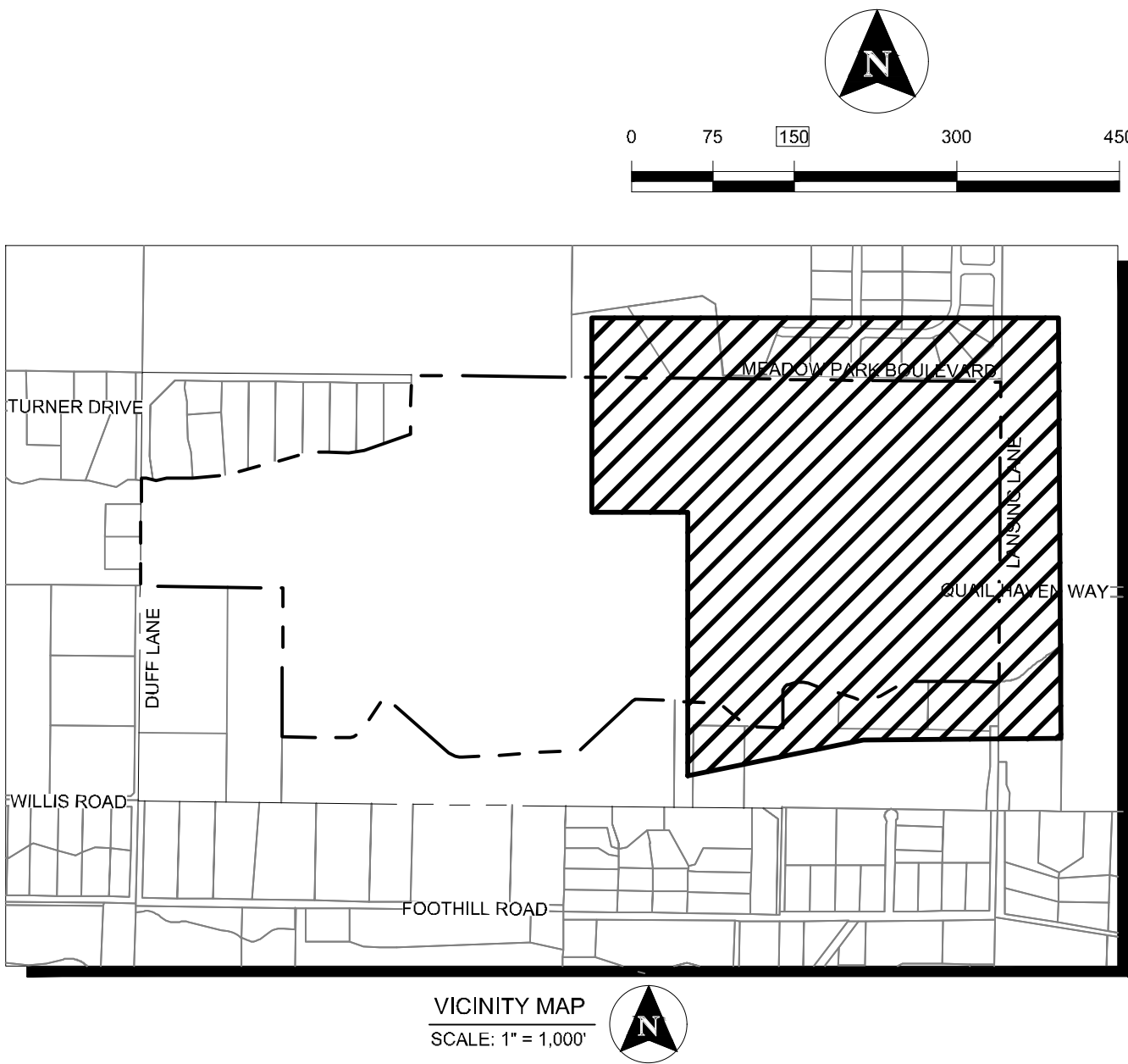


MATCHLINE SEE SHEET P1.00

MATCHLINE SEE SHEET P1.00



LEGEND	
EP	EXISTING EDGE OF PAVEMENT
EG	EXISTING EDGE OF GRAVEL
OHP	EXISTING OVERHEAD POWER
G	EXISTING GAS LINE
FO	EXISTING FIBER OPTIC LINE
IR	EXISTING PRESSURE IRRIGATION PIPE
TOP	TOP OF BANK
TOE	TOE OF BANK
X X X	EXISTING FENCE
- - -	DITCH FLOWLINE/EDGE OF WATER
	EXISTING POWER POLE
	EXISTING TRAFFIC SIGN
	EXISTING GAS MARKER
	EXISTING TELEPHONE RISER
	WATERWAY FLOW DIRECTION
	EXISTING DRAINAGE FLOW DIRECTION
	AREA OF $\geq 15\%$ SLOPE (NO BUILD AREA UNLESS A GRADING PLAN IS PROVIDED)
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR



PROFESSIONAL ENGINEER  
LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

BOILER SIZE		DESIGNED		DRAWN		CHECKED		APPROVED	
27'x34'		J. LYLE		J. LYLE		Z. CRADIC		Z. CRADIC	
DATE									
REVISIONS		DESCRIPTION							
NO.									

T-O ENGINEERS

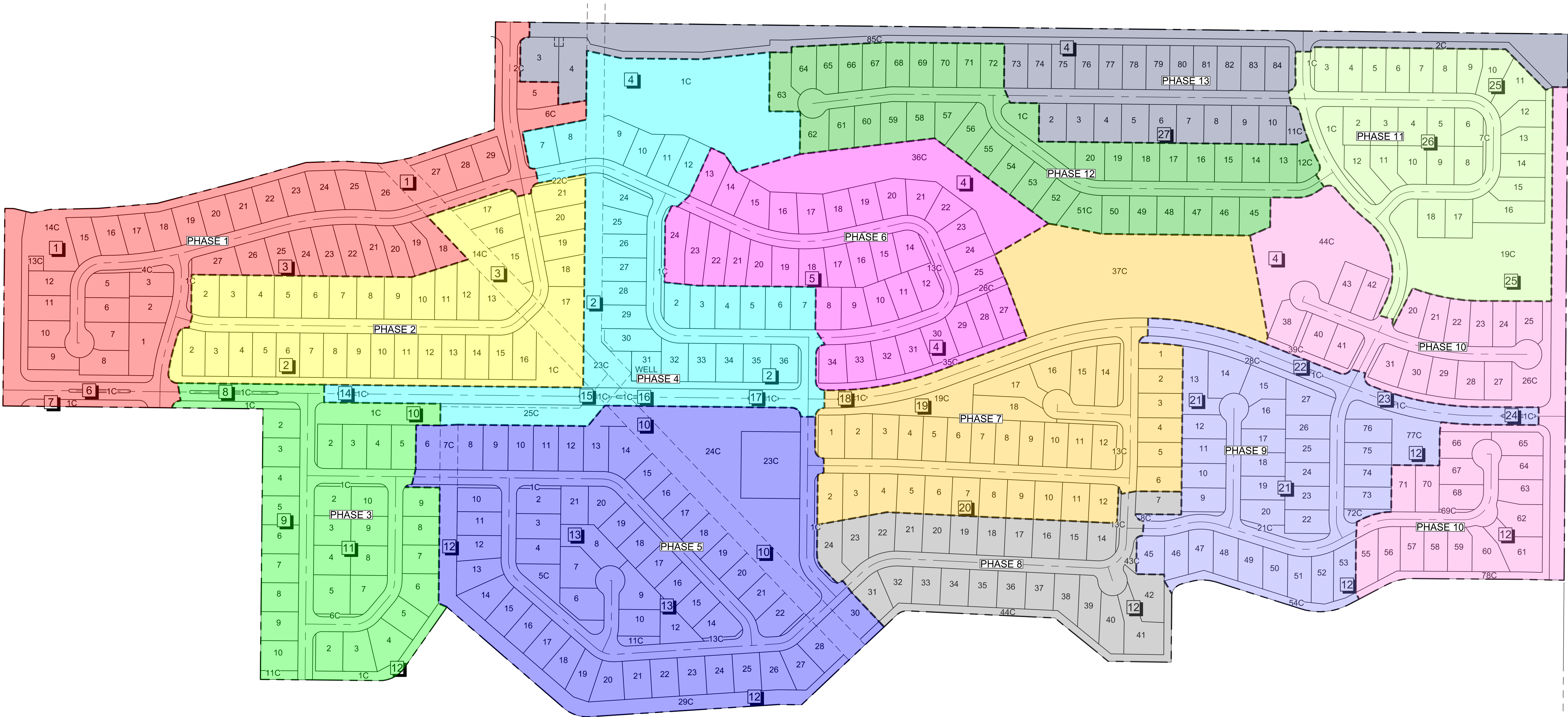
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
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NAMPA, IDAHO 83857  
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BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:  
FARMINGTON HILLS SUBDIVISION  
EXISTING CONDITIONS

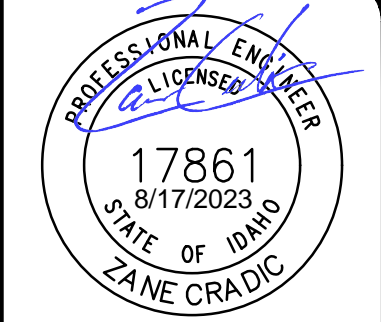
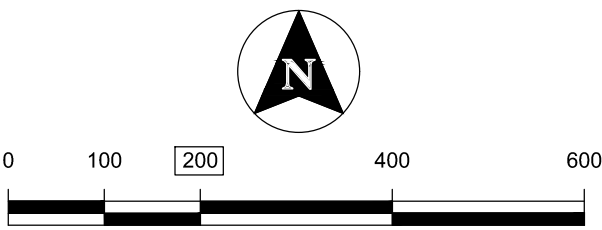
ATTENTION:  
1/2"  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE.

DATE: August 17, 2023  
PROJECT: 210098  
SHEET: P1.01





PHASING			
<div></div>	PHASE 1: ± 19.5 ACRES; 45 LOTS	<div></div>	PHASE 8: ± 9.7 ACRES; 27 LOTS
<div></div>	PHASE 2: ± 14.7 ACRES; 38 LOTS	<div></div>	PHASE 9: ± 15.0 ACRES; 40 LOTS
<div></div>	PHASE 3: ± 13.0 ACRES; 36 LOTS	<div></div>	PHASE 10: ± 18.4 ACRES; 37 LOTS
<div></div>	PHASE 4: ± 18.7 ACRES; 34 LOTS	<div></div>	PHASE 11: ± 14.0 ACRES; 30 LOTS
<div></div>	PHASE 5: ± 29.0 ACRES; 62 LOTS	<div></div>	PHASE 12: ± 13.6 ACRES; 39 LOTS
<div></div>	PHASE 6: ± 16.2 ACRES; 41 LOTS	<div></div>	PHASE 13: ± 13.5 ACRES; 25 LOTS
<div></div>	PHASE 7: ± 21.3 ACRES; 38 LOTS		



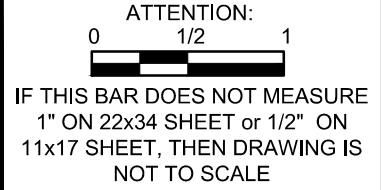
REVISIONS		NO.	DATE	DESCRIPTION
BORDER SIZE	DESIGNED			
22"x34"	J. LYLE			
	DRAWN			
	CHECKED			
	APPROVED			
	Z. CRADIC			

**T-O ENGINEERS**

CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
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NAMPÁ, IDAHO 83887  
PHONE: (208) 442-6300    WWW.TO-ENGINEERS.COM

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PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
LOT PHASING PLAN

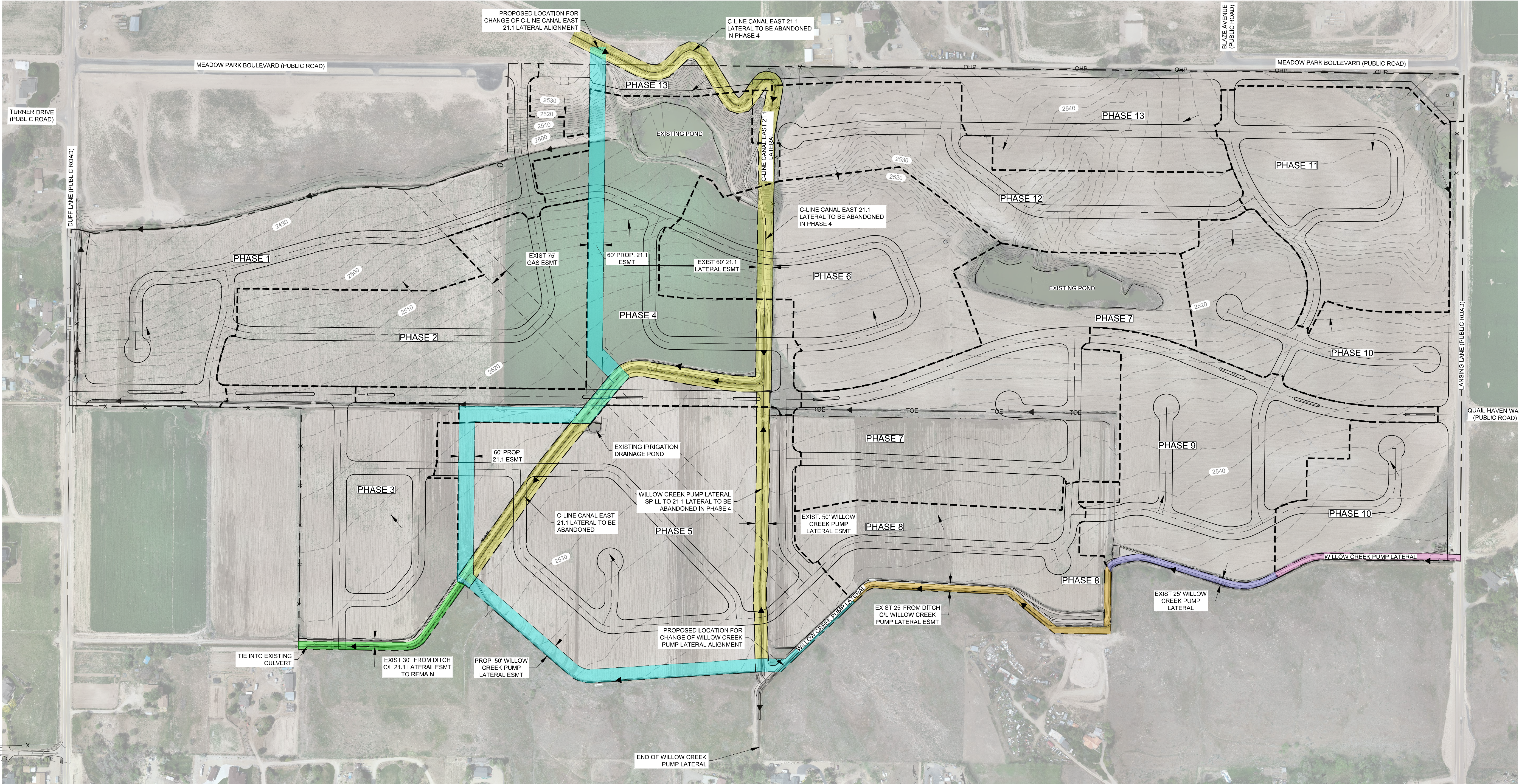


DATE:	August 17, 2023
PROJECT:	210098
SHEET:	



L:\2108863\_LACADDO\GIS\LETSEX\HILLS\IRIGATION\2108863\_IRR PHASING.DWG 8/17/2023

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IRRIGATION CONSTRUCTION PHASING

PHASE 3: PIPING ±717' OF 21.1 LATERAL

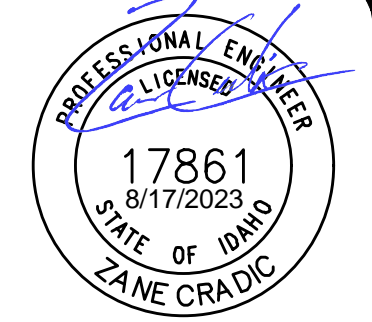
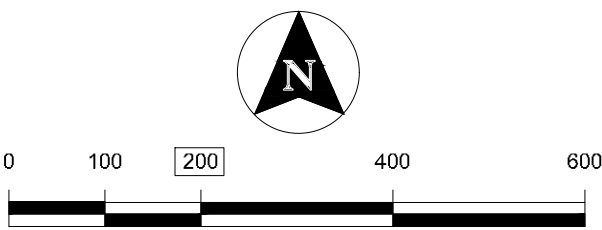
PHASE 4: PIPING/RELOCATING ±2490 OF 21.1 LATERAL  
PIPING/RELOCATING ±1717' OF WILLOW CREEK PUMP LATERAL

PHASE 8: PIPING ±1275 OF WILLOW CREEK PUMP LATERAL

PHASE 9: PIPING ±670 OF WILLOW CREEK PUMP LATERAL

PHASE 10: PIPING ±709 OF WILLOW CREEK PUMP LATERAL

EXIST IRRIGATION EASEMENT TO BE ABANDONED

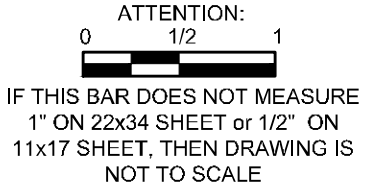


REVISIONS		BORDER SIZE	
NO.	DESCRIPTION	DATE	DESIGNED
			J. LYLE
			DRAWN
			J. LYLE
			CHECKED
			Z. CRADIC
			APPROVED
			Z. CRADIC

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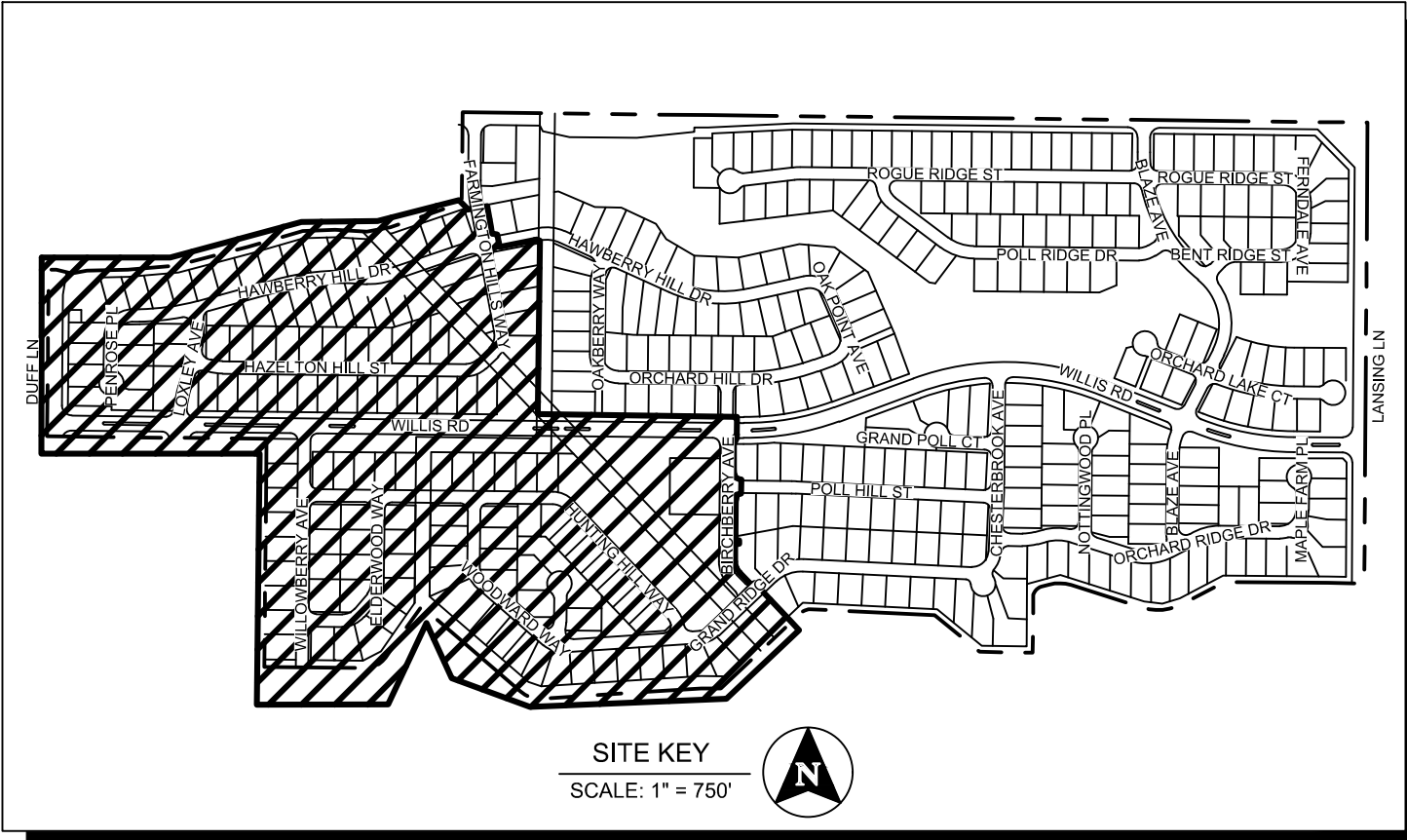
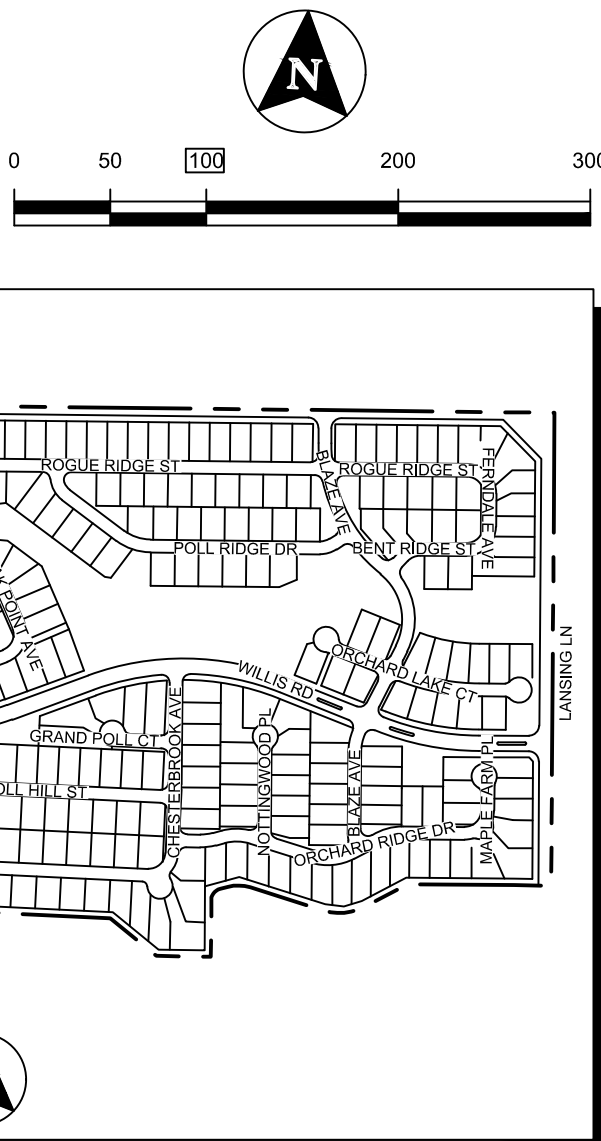
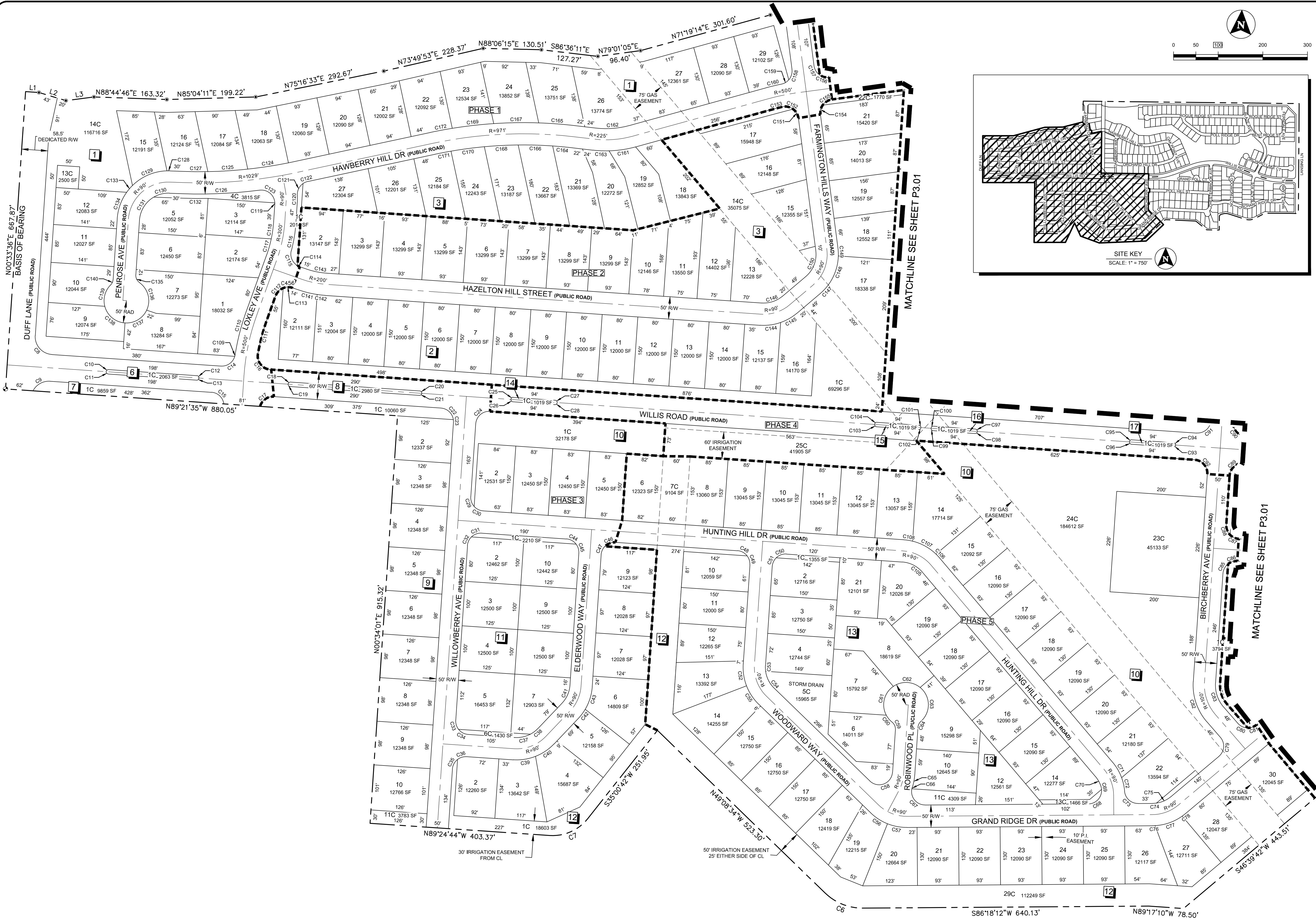
PRELIMINARY PLAT FOR:  
FARMINGTON HILLS SUBDIVISION  
IRRIGATION PHASING PLAN



DATE:	August 17, 2023
PROJECT:	210098
SHEET:	



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8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

REVISIONS

NO.	DATE	DESCRIPTION

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PRELIMINARY PLAT FOR:

FARMINGTON HILLS SUBDIVISION

LOT DIMENSIONS

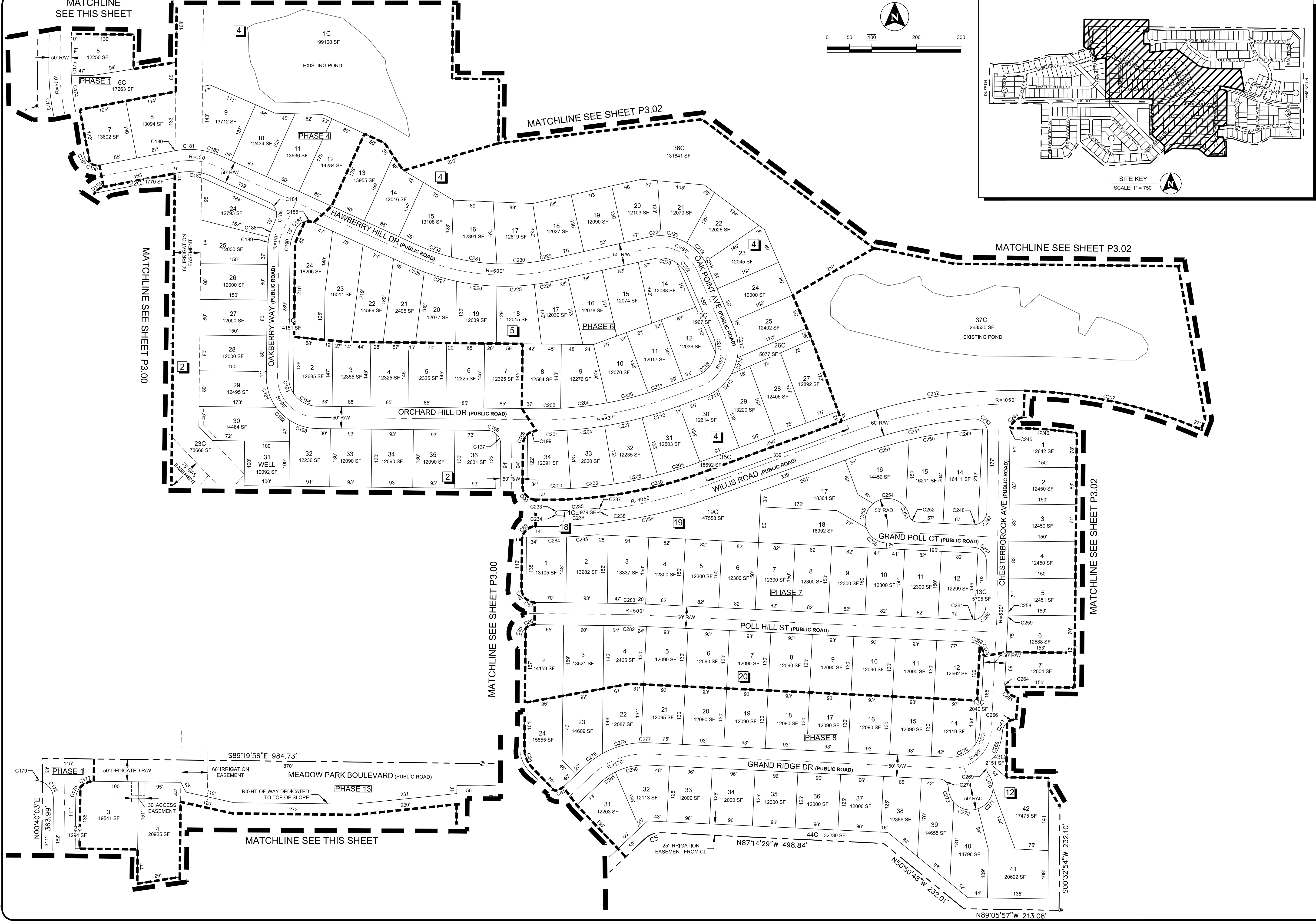
ATTENTION:  
1/2" = 1' ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210098  
SHEET: P3.00



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PROFESSIONAL ENGINEER  
LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

BORDER SIZE	22"x34"
DESIGNED	J. LYLE
DRAWN	J. LYLE
CHECKED	Z. CRADIC
APPROVED	Z. CRADIC

REVISIONS

NO.	DATE	DESCRIPTION

T-O ENGINEERS

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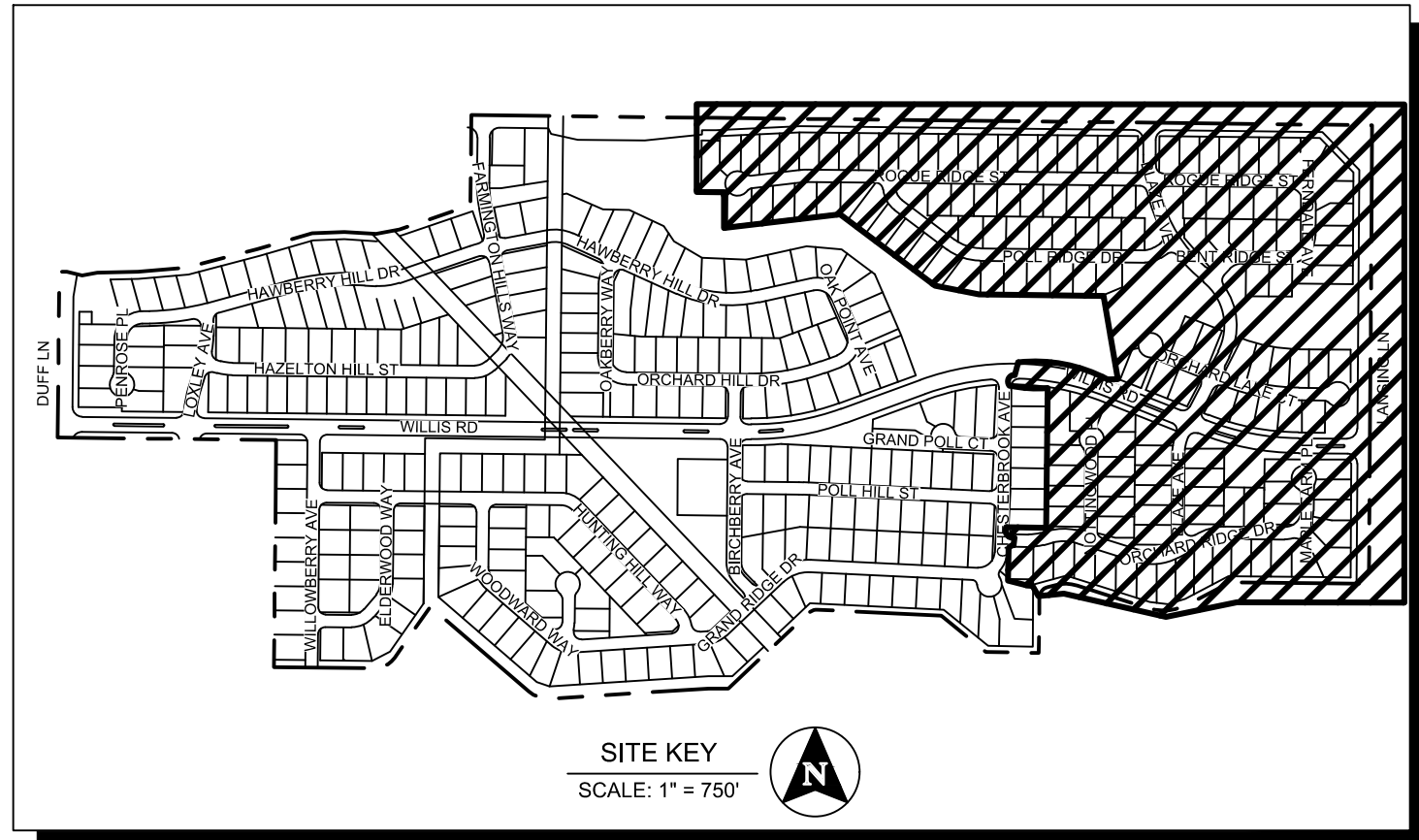
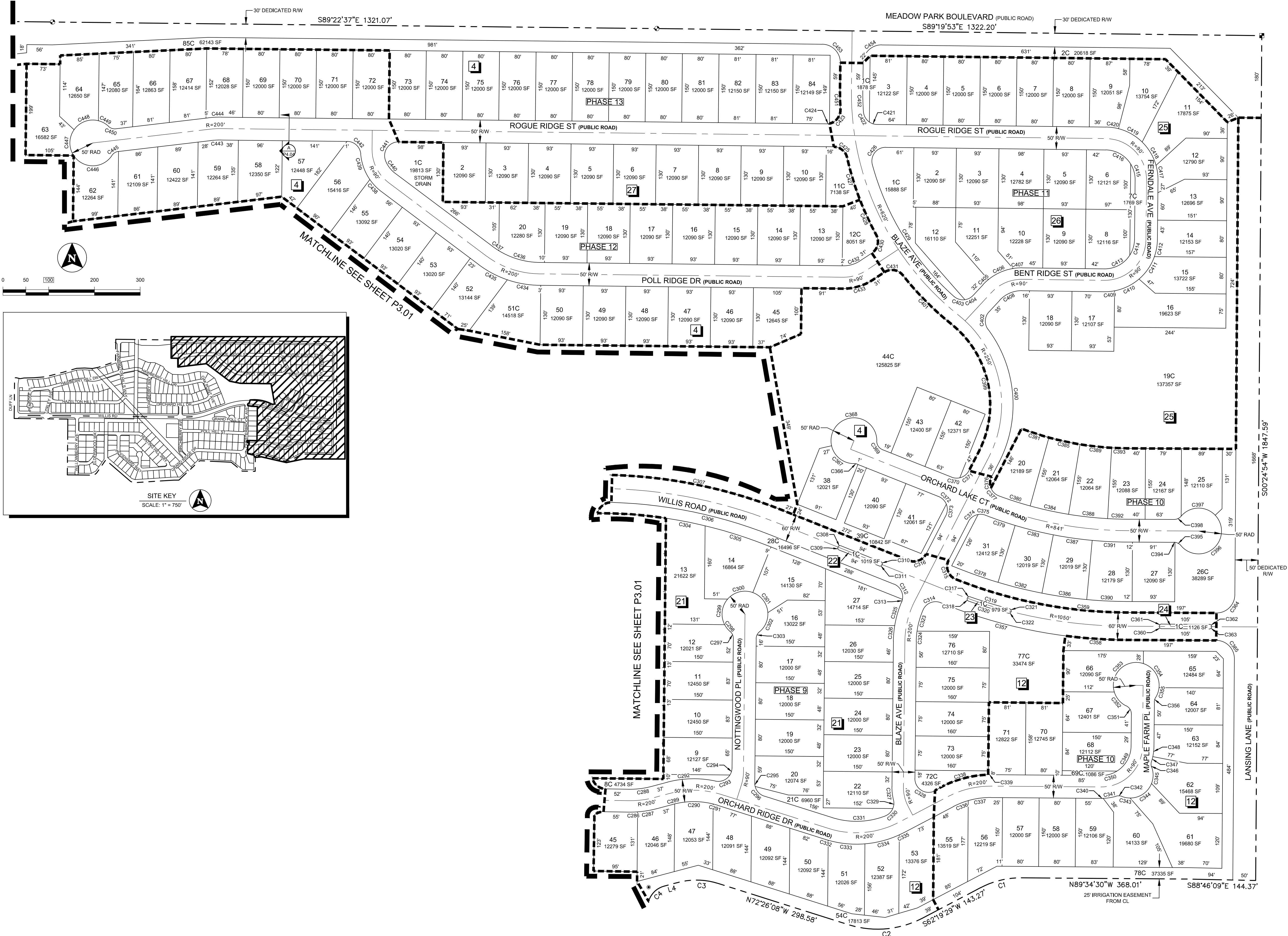
PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
LOT DIMENSIONS

ATTENTION:  
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NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210098  
SHEET: P3.01



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LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

BORDER SIZE	DESIGNED					DRAWN					CHECKED					APPROVED				
	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.					
22'x34'																				

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PRELIMINARY PLAT FOR:

FARMINGTON HILLS SUBDIVISION

LOT DIMENSIONS

ATTENTION:  
1/2" 1"

IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210098  
SHEET: P3.02



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	188.50'	92.53'	28°07'25"	N76°22'31"E	91.60'
C2	211.50'	167.00'	45°14'25"	N84°56'41"E	162.69'
C3	158.50'	89.71'	32°25'49"	S88°39'02"E	88.52'
C4	48.50'	49.61'	58°36'30"	N45°50'05"E	47.48'
C5	50.00'	40.23'	46°05'49"	N69°42'36"E	39.15'
C6	120.00'	93.31'	44°33'14"	S71°25'11"E	90.98'
C7	100.00'	97.00'	55°34'34"	N62°47'59"E	93.24'
C8	40.00'	62.78'	89°55'12"	S44°23'59"E	56.53'
C9	40.00'	46.37'	66°25'19"	N57°25'45"E	43.82'
C10	5.00'	7.85'	90°00'00"	S44°21'35"E	7.07'
C11	5.00'	7.85'	90°00'00"	N44°21'35"W	7.07'
C12	5.00'	7.85'	90°00'00"	N44°21'35"W	7.07'
C13	5.00'	7.85'	90°00'00"	N45°38'25"E	7.07'
C14	300.00'	41.08'	78°27'47"	S50°07'42"E	37.95'
C15	300.00'	50.35'	96°08'18"	N41°16'56"W	44.64'
C16	300.00'	41.08'	78°27'47"	S50°07'42"E	37.95'
C17	300.00'	41.08'	78°27'47"	S50°07'42"E	37.95'
C18	5.00'	7.85'	90°00'00"	N45°38'25"E	7.07'
C19	5.00'	7.85'	90°00'00"	N44°21'35"W	7.07'
C20	5.00'	7.85'	90°00'00"	S44°21'35"E	7.07'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	50.00'	72.56'	83°08'39"	N10°24'02"E	66.36'
C62	50.00'	64.35'	73°44'23"	N88°50'33"E	60.00'
C63	50.00'	86.63'	99°16'12"	S4°39'10"E	76.19'
C64	20.00'	15.50'	44°24'55"	S22°46'28"W	15.12'
C65	115.00'	28.66'	14°16'50"	S74°42'26"W	28.59'
C66	300.00'	2.98'	5°41'38"	S12°00'02"W	2.98'
C67	300.00'	53.85'	102°51'01"	S42°16'17"E	46.91'
C68	300.00'	49.36'	94°15'44"	N39°10'20"E	43.97'
C69	300.00'	7.20'	13°44'34"	N14°49'49"W	7.18'
C70	65.00'	24.76'	21°49'42"	N32°36'58"W	24.61'
C71	115.00'	40.13'	19°59'41"	S33°31'58"E	39.93'
C72	115.00'	31.23'	15°33'36"	S15°45'20"E	31.14'
C73	300.00'	44.88'	85°43'16"	S50°50'10"E	40.81'
C74	65.00'	8.44'	7°26'15"	N82°35'05"E	8.43'
C75	65.00'	36.53'	32°12'15"	N62°45'50"E	36.06'
C76	115.00'	5.36'	2°40'18"	S84°58'03"W	5.36'
C77	115.00'	65.23'	32°30'03"	S67°22'52"W	64.36'
C78	115.00'	8.97'	4°28'08"	S48°53'46"W	8.97'
C79	300.00'	47.60'	90°54'51"	N11°21'16"E	42.76'
C80	300.00'	25.23'	48°11'23"	N68°20'51"W	24.49'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C121	300.00'	30.92'	59°03'37"	S22°26'38"W	29.57'
C122	300.00'	11.86'	22°39'11"	S63°18'02"W	11.78'
C123	300.00'	49.72'	94°57'11"	N53°08'41"W	44.22'
C124	1004.00'	92.27'	5°15'57"	N77°55'20"E	92.24'
C125	1004.00'	89.48'	5°06'24"	N83°06'30"E	89.45'
C126	1054.00'	172.61'	9°23'00"	S84°04'14"W	172.42'
C127	1004.00'	54.33'	3°06'02"	N87°12'43"E	54.33'
C128	115.00'	7.32'	3°38'43"	N86°56'23"E	7.32'
C129	115.00'	85.94'	42°48'58"	N63°42'32"E	83.95'
C130	65.00'	36.53'	32°12'15"	S72°39'36"W	36.06'
C131	65.00'	63.53'	55°59'52"	S28°33'33"W	61.03'
C132	1064.00'	56.92'	3°03'55"	S87°13'47"W	56.92'
C133	115.00'	19.90'	9°54'44"	N37°20'41"E	19.87'
C134	115.00'	63.88'	31°49'42"	N16°28'28"E	63.07'
C135	20.00'	20.28'	58°05'28"	S28°29'07"E	19.42'
C136	50.00'	69.23'	79°20'10"	S17°51'46"E	63.83'
C137	50.00'	60.00'	68°45'18"	S56°10'58"W	56.46'
C138	50.00'	62.53'	71°39'18"	N53°36'45"W	58.53'
C139	50.00'	51.60'	59°07'56"	N11°46'52"E	49.34'
C140	20.00'	14.24'	40°47'13"	N20°57'13"E	13.94'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	5.00'	7.85'	90°00'00"	S45°38'25"W	7.07'
C22	30.00'	41.08'	78°27'47"	S50°07'42"E	37.95'
C23	30.00'	6.00'	11°27'49"	S5°09'54"E	5.99'
C24	30.00'	47.16'	90°04'24"	S45°36'13"W	42.45'
C25	5.00'	7.85'	90°00'00"	N45°38'25"E	7.07'
C26	5.00'	7.85'	90°00'00"	N44°21'35"W	7.07'
C27	5.00'	7.85'	90°00'00"	S44°21'35"E	7.07'
C28	5.00'	7.85'	90°00'00"	S45°38'25"W	7.07'
C29	30.00'	23.86'	45°34'23"	S22°13'10"E	23.24'
C30	30.00'	23.22'	44°21'13"	S67°10'59"E	22.65'
C31	30.00'	25.23'	48°11'23"	S66°32'43"W	24.49'
C32	30.00'	21.93'	41°53'01"	S21°30'31"W	21.45'
C33	30.00'	21.94'	41°53'59"	S20°22'59"E	21.45'
C34	30.00'	25.17'	48°04'45"	S65°22'21"E	24.44'
C35	30.00'	25.23'	48°11'23"	S24°39'42"W	24.49'
C36	30.00'	21.90'	41°49'52"	S69°40'20"W	21.42'
C37	65.00'	36.46'	32°08'09"	N74°31'12"E	35.98'
C38	65.00'	20.65'	18°11'56"	N49°21'09"E	20.56'
C39	115.00'	50.79'	25°18'24"	S7°56'04"W	50.38'
C40	115.00'	50.23'	25°01'41"	S52°46'02"W	49.84'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C81	300.00'	21.41'	40°53'46"	S67°06'35"W	20.96'
C82	125.00'	97.78'	44°49'10"	N21°50'34"W	95.31'
C83	75.00'	58.67'	44°49'10"	N21°50'34"W	57.18'
C84	65.00'	50.85'	44°49'10"	N21°50'34"W	49.56'
C85	300.00'	25.23'	48°11'23"	N24°39'42"E	24.49'
C86	300.00'	21.94'	41°54'40"	N69°42'44"E	21.46'
C87	300.00'	21.84'	41°42'34"	N68°28'39"W	21.36'
C88	300.00'	25.23'	48°11'23"	N23°31'41"W	24.49'
C89	300.00'	47.16'	90°04'24"	N45°36'13"E	42.45'
C90	300.00'	47.09'	89°55'36"	S44°23'47"E	42.40'
C91	300.00'	47.16'	90°04'24"	S45°36'13"W	42.45'
C92	300.00'	47.09'	89°55'36"	S15°45'20"E	42.40'
C93	5.00'	7.85'	90°00'00"	N45°38'25"E	7.07'
C94	5.00'	7.85'	90°00'00"	N44°21'35"W	7.07'
C95	5.00'	7.85'	90°00'00"	S45°38'25"W	7.07'
C96	5.00'	7.85'	90°00'00"	S44°21'35"E	7.07'
C97	5.00'	7.85'	90°00'00"	N44°21'35"W	7.07'
C98	5.00'	7.85'	90°00'00"	N45°38'25"E	7.07'
C99	5.00'	7.85'	90°00'00"	S44°21'35"E	7.07'
C100	5.00'	7.85'	90°00'00"	S45°38'25"W	7.07'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C141	225.00'	42.86'	10°54'51"	S79°16'51"E	42.80'
C142	225.00'	18.15'	4°37'19"	S87°02'56"E	18.15'
C143	175.00'	47.45'	15°32'10"	S81°35'30"E	47.31'
C144	115.00'	46.40'	23°07'10"	N79°04'50"E	46.09'
C145	115.00'	42.25'	21°03'04"	N56°59'43"E	42.02'
C146	65.00'	50.11'	44°10'14"	N68°33'18"E	48.88'
C147	115.00'	26.72'	13°18'45"	N39°48'49"E	26.66'
C148	115.00'	69.73'	3°44'42"	N15°47'14"E	68.66'
C149	115.00'	18.40'	9°10'04"	N61°01'01"W	18.38'
C150	65.00'	64.91'	57°13'14"	N17°51'34"E	62.25'
C151	300.00'	24.11'	46°02'37"	N37°46'21"W	23.46'
C152	300.00'	25.67'	49°01'49"	N81°18'35"W	24.90'
C153	475.00'	24.03'	2°53'54"	S72°43'34"W	24.02'
C154	300.00'	21.89'	41°48'37"	N10°09'16"E	21.41'
C155	300.00'	25.23'	48°11'23"	N55°09'16"E	24.49'
C156	300.00'	21.89'	41°48'37"	S79°50'44"E	21.41'
C157	300.00'	25.23'	48°11'23"	S34°50'44"E	24.49'
C158	300.00'	25.49'	48°40'46"	N13°35'20"E	24.73'
C159	300.00'	19.51'	37°15'15"	N56°33'20"E	19.16'
C160	525.00'	35.79'	3°54'21"	N73°13'48"E	35.78'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	65.00'	45.02'	39°41'10"	N20°24'36"E	44.13'
C42	115.00'	26.04'	12°58'20"	S33°46'01"W	25.98'
C43	115.00'	53.62'	26°42'50"	S13°55'26"W	53.13'
C44	300.00'	25.23'	48°11'23"	N65°15'54"W	24.49'
C45	30.00'	21.85'	41°44'13"	N20°18'06"W	21.37'
C46	30.00'	25.65'	48°59'11"	S66°08'49"W	24.88'
C47	30.00'	21.51'	41°05'13"	S21°06'37"W	21.06'
C48	30.00'	25.23'	48°11'26"	N65°15'52"W	24.50'
C49	30.00'	21.85'	41°44'10"	N20°18'04"W	21.37'
C50	30.00'	25.23'	48°11'27"	S66°32'41"W	24.50'
C51	30.00'	21.93'	41°52'57"	S21°30'30"W	21.44'
C52	115.00'	49.89'	24°51'17"	N11°51'38"W	49.50'
C53	65.00'	12.99'	11°27'12"	S5°09'35"E	12.97'
C54	65.00'	63.41'	38°15'23"	S30°00'53"W	42.60'
C55	115.00'	49.89'	24°51'17"	N36°42'55"W	49.50'
C56	115.00'	44.71'	22°16'35"	N60°16'51"W	44.43'
C57	115.00'	44.71'	22°16'39"	N82°33'28"W	44.43'
C58	300.00'	68.22'	130°17'25"	N65°48'43"E	54.44'
C59	20.00'	19.25'	55°09'00"	N27°00'29"W	18.52'
C60	50.00'	20.43'	23°24'42"	N42°52'39"W	20.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C101	5.00'	7.85'	90°00'00"	S44°21'35"E	7.07'
C102	5.00'	7.85'	90°00'00"	S45°38'25"W	7.07'
C103	5.00'	7.85'	90°00'00"	N44°21'35"W	7.07'
C104	5.00'	7.85'	90°00'00"	N45°38'25"E	7.07'
C105	65.00'	51.99'	45°49'46"	N66°26'42"W	50.62'
C106	115.00'	11.36'	5°39'41"	S46°21'40"E	11.36'
C107	115.00'	60.68'	30°13'53"	S64°18'27"E	59.98'
C108	115.00'	19.94'	9°56'12"	S84°23'29"E	19.92'
C109	300.00'	3.46'	6°36'19"	N85°22'28"E	3.46'
C110	525.00'	101.16'	11°02'26"	N11°05'31"E	101.01'
C111	475.00'	81.39'	9°49'02"	N11°42'13"E	81.29'
C112	300.00'	25.23'	48°11'23"	N40°42'26"E	24.49'
C113	300.00'	21.66'	41°22'28"	N85°29'21"E	21.20'
C114	300.00'	5.75'	10°58'40"	S68°20'05"E	5.74'
C115	300.00'	38.98'	74°26'47"	S25°37'22"E	36.30'
C116	325.00'	62.62'	11°02'25"	S64°20'15"E	62.53'
C117	275.00'	38.03'	7°55'24"	N12°39'02"E	38.00'
C118	275.00'	39.01'	8°07'43"	N4°37'28"E	38.98'
C119	300.00'	3.26'	6°13'42"	N2°33'14"W	3.26'
C120	115.00'	15.35'	7°38'47"	S31°54'7"E	15.34'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C161	250.00'	60.24'	13°48'25"	S78°13'32"W	60.10'



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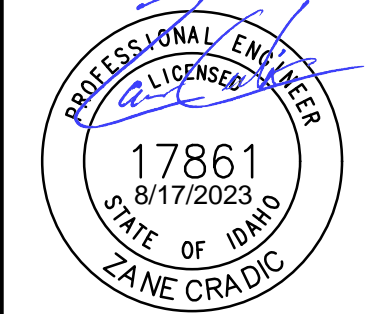
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C361	5.00'	7.85'	90°00'00"	N45°18'08"E	7.07'
C362	5.00'	7.85'	90°00'00"	S44°41'52"E	7.07'
C363	5.00'	7.85'	90°00'00"	S45°18'08"W	7.07'
C364	40.00'	62.75'	89°53'14"	N45°21'31"E	56.51'
C365	40.00'	62.91'	90°06'46"	N44°38'29"W	56.62'
C366	20.00'	7.61'	21°47'12"	N79°10'38"W	7.56'
C367	50.00'	67.55'	77°24'25"	N51°22'02"W	62.53'
C368	50.00'	168.82'	193°27'18"	N84°03'49"E	99.31'
C369	20.00'	24.11'	69°04'31"	S33°44'47"E	22.68'
C370	30.00'	18.07'	34°30'15"	S85°32'10"E	17.79'
C371	30.00'	26.17'	49°58'18"	N52°13'34"E	25.34'
C372	30.00'	24.21'	46°14'11"	N45°09'57"W	23.56'
C373	30.00'	25.81'	49°17'16"	N2°35'47"E	25.02'
C374	30.00'	27.30'	52°08'19"	S53°18'35"W	26.37'
C375	30.00'	16.67'	31°50'05"	N84°42'13"W	16.46'
C376	30.00'	25.23'	48°11'23"	S3°08'44"W	24.49'
C377	30.00'	25.49'	48°41'03"	S45°17'29"E	24.73'
C378	996.00'	87.32'	5°01'24"	N70°47'44"W	87.30'
C379	866.00'	68.33'	4°31'15"	N71°02'49"W	68.31'
C380	816.00'	71.51'	5°01'16"	S72°08'39"E	71.49'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C421	30.00'	17.88'	34°08'46"	S72°15'30"E	17.62'
C422	30.00'	26.86'	51°18'20"	S29°31'57"E	25.98'
C423	30.00'	42.79'	81°42'55"	N37°43'32"E	39.25'
C424	30.00'	6.31'	12°02'46"	N84°36'22"E	6.30'
C425	30.00'	40.21'	76°47'15"	S50°58'37"E	37.26'
C426	30.00'	55.45'	105°54'06"	N37°43'04"E	47.89'
C427	645.00'	96.62'	8°34'58"	S16°52'29"E	96.53'
C428	645.00'	85.22'	7°34'11"	S24°57'04"E	85.15'
C429	595.00'	343.17'	33°02'45"	N31°45'22"W	338.44'
C430	30.00'	44.68'	85°19'35"	S13°55'38"W	40.66'
C431	30.00'	44.68'	85°19'35"	N80°44'47"W	40.66'
C432	65.00'	38.62'	34°02'20"	S73°36'35"W	38.05'
C433	115.00'	68.32'	34°02'20"	S73°36'35"W	67.32'
C434	225.00'	71.66'	18°14'53"	N80°14'49"W	71.36'
C435	225.00'	70.83'	18°02'12"	N62°06'16"W	70.54'
C436	175.00'	94.30'	30°52'26"	N73°56'02"W	93.16'
C437	175.00'	16.53'	5°24'39"	N55°47'29"W	16.52'
C438	115.00'	37.22'	18°32'29"	N43°48'55"W	37.05'
C439	115.00'	59.79'	29°47'17"	N19°39'02"W	59.12'
C440	65.00'	34.98'	30°49'56"	N37°40'12"W	34.56'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C381	661.00'	63.00'	5°27'39"	N71°55'27"W	62.98'
C382	996.00'	98.91'	5°41'24"	N76°09'08"W	98.87'
C383	866.00'	86.00'	5°41'24"	N76°09'08"W	85.96'
C384	816.00'	86.00'	6°02'19"	S77°40'26"E	85.96'
C385	661.00'	69.66'	6°02'19"	N77°40'26"W	69.63'
C386	996.00'	98.91'	5°41'24"	N81°50'32"W	98.87'
C387	866.00'	86.00'	5°41'24"	N81°50'32"W	85.96'
C388	816.00'	86.00'	6°02'19"	S83°42'45"E	85.96'
C389	661.00'	69.66'	6°02'19"	N83°42'45"W	69.63'
C390	996.00'	87.11'	5°00'39"	N87°11'33"W	87.08'
C391	866.00'	75.74'	5°00'39"	N87°11'33"W	75.71'
C392	816.00'	42.24'	2°57'58"	S88°12'53"E	42.24'
C393	661.00'	34.22'	2°57'58"	N88°12'53"W	34.22'
C394	20.00'	2.12'	6°03'58"	N86°39'53"W	2.12'
C395	20.00'	15.33'	4°35'43"	N61°40'03"W	14.96'
C396	50.00'	160.41'	183°49'12"	S48°23'13"W	99.94'
C397	50.00'	83.92'	96°10'11"	N88°23'32"E	74.41'
C398	20.00'	17.45'	49°59'41"	N65°18'17"E	16.90'
C399	225.00'	309.18'	78°44'00"	N12°07'35"W	285.43'
C400	275.00'	306.96'	63°57'15"	S4°44'13"E	291.27'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C401	645.00'	150.96'	13°24'35"	N44°47'17"W	150.61'
C402	30.00'	41.68'	79°36'40"	S3°05'30"W	38.41'
C403	30.00'	25.82'	49°18'49"	N72°56'09"W	25.03'
C404	30.00'	20.69'	39°30'36"	S62°39'08"W	20.28'
C405	115.00'	15.90'	7°55'26"	S46°51'33"W	15.89'
C406	115.00'	60.00'	29°53'36"	S65°46'04"W	59.32'
C407	115.00'	19.98'	9°57'15"	S85°41'30"W	19.95'
C408	65.00'	54.19'	47°46'17"	S66°46'59"W	52.64'
C409	115.00'	22.87'	11°23'41"	S84°58'17"W	22.83'
C410	115.00'	60.00'	29°53'36"	S64°19'38"W	59.32'
C411	115.00'	60.00'	29°53'36"	S34°26'02"W	59.32'
C412	115.00'	37.99'	18°55'37"	S10°01'25"W	37.82'
C413	65.00'	65.69'	57°54'16"	S61°43'00"W	62.93'
C414	65.00'	36.53'	32°12'15"	S16°39'44"W	36.06'
C415	65.00'	36.53'	32°12'15"	S15°32'31"E	36.06'
C416	65.00'	65.44'	57°41'14"	S60°29'16"E	62.71'
C417	115.00'	32.82'	16°21'10"	S7°36'59"E	32.71'
C418	115.00'	60.00'	29°53'36"	S30°44'22"E	59.32'
C419	115.00'	60.00'	29°53'36"	S60°37'59"E	59.32'
C420	115.00'	27.60'	13°45'06"	S82°27'20"E	27.54'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°30'11"E	30.10'
L2	S76°26'50"E	63.06'
L3	N79°12'52"E	63.39'
L4	N75°08'05"E	30.57'



BORDER SIZE		DESIGNED		DRAWN		CHECKED		APPROVED	
22"x34"									
DATE									
NO.									

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NAMPÁ, IDAHO 83887

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PRELIMINARY PLAT FOR:

FARMINGTON HILLS SUBDIVISION

LINE AND CURVE TABLES

ATTENTION:  
1/2"  
1"

IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

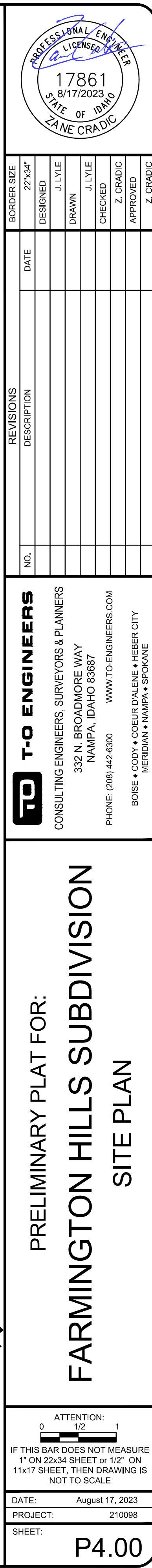
DATE: August 17, 2023

PROJECT: 210098

SHEET:

P3.04

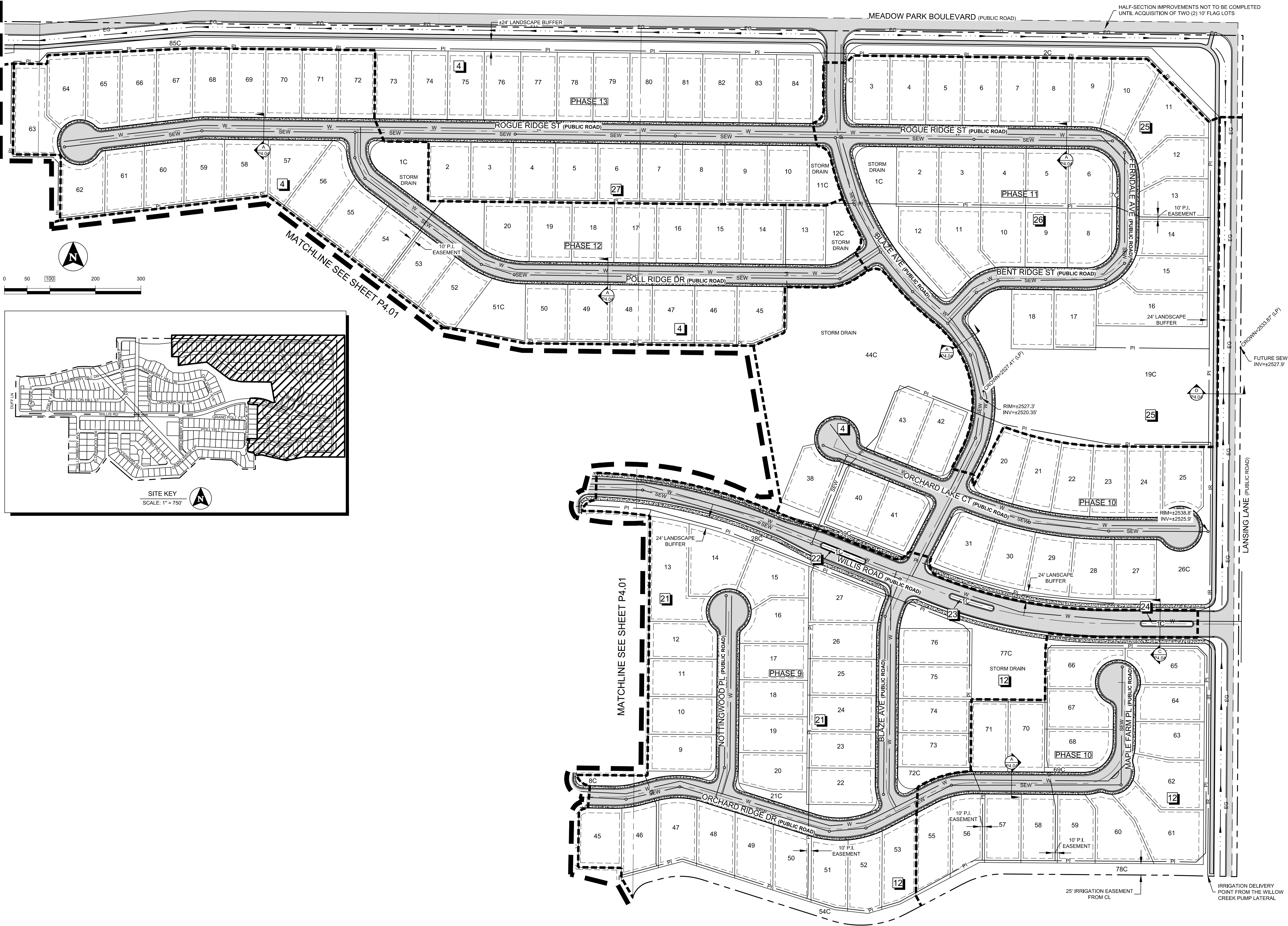












PROFESSIONAL ENGINEER  
LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

BORDER SIZE	22"x34"
DESIGNED	J. LYLE
DRAWN	J. LYLE
CHECKED	Z. CRADIC
APPROVED	Z. CRADIC

T-O ENGINEERS  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
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PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
SITE PLAN

ATTENTION:  
1/2"  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210098  
SHEET: P4.02





- NOTES**
1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES AND PIPE CROSSINGS. CONTRACTOR TO COORDINATE RELOCATION OF ANY UTILITIES EFFECTED BY CONSTRUCTION.
  2. CONTRACTOR TO REPLACE ANY DAMAGED LANDSCAPING TO ORIGINAL CONDITION OR BETTER.
  3. ALL TRENCH BACKFILL TO BE "TYPE A" PER ISPPWC 306.3.3. ALL FILL MATERIAL TO BE PER ISPPWC 306.2.

LEGEND	
	SECTION LINE
	EASEMENT LINE
	WATER MAIN
	FORCE SEWER MAIN
	EXISTING EDGE OF PAVEMENT
	FORCE MAIN AIR RELEASE VALVE
	EXISTING FENCE
	EXISTING TOP OF BANK
	WATERWAY FLOW DIRECTION
	EXISTING WATER VALVE
	EXISTING BLOWOFF
	EXISTING HYDRANT
	EXISTING GRAVITY SEWER MANHOLE

PROFESSIONAL ENGINEER  
LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

BOILER SIZE	27"x34"
DESIGNED	J. LYLE
DRAWN	J. LYLE
CHECKED	Z. CRADIC
APPROVED	Z. CRADIC

NO.	DATE	REVISIONS DESCRIPTION

T-O ENGINEERS

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PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
OFFSITE UTILITY PLAN

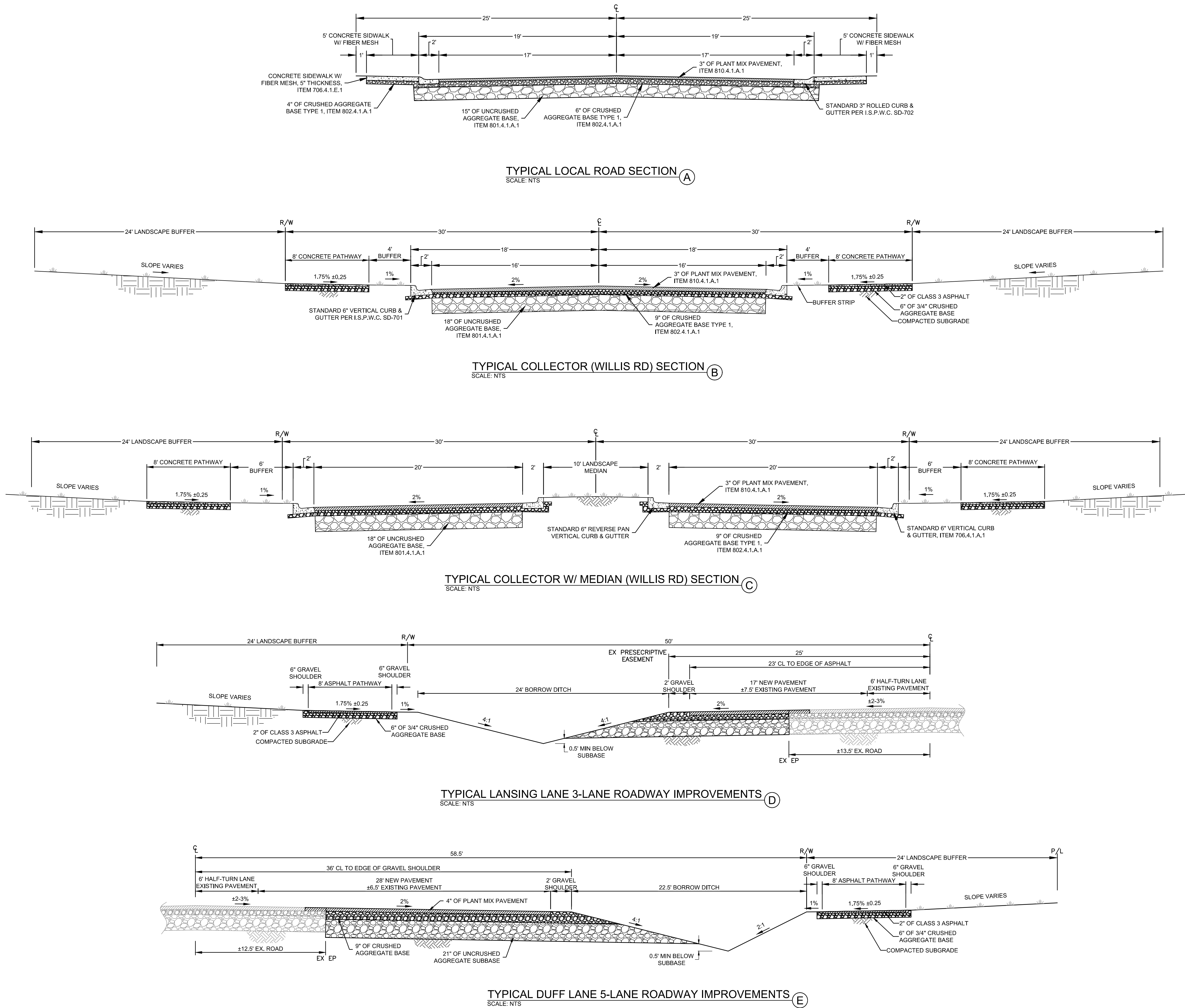
ATTENTION:  
1/2"  
IF THIS BAR DOES NOT MEASURE  
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DATE: August 17, 2023  
PROJECT: 210098  
SHEET: P4.03



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PROFESSIONAL ENGINEER  
LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

BORDER SIZE  
22"x34"

DESIGNED  
J. LYLE

DRAWN  
J. LYLE

CHECKED  
Z. CRADIC

APPROVED  
Z. CRADIC

NO.

DATE

REVISIONS  
DESCRIPTION

T-O ENGINEERS

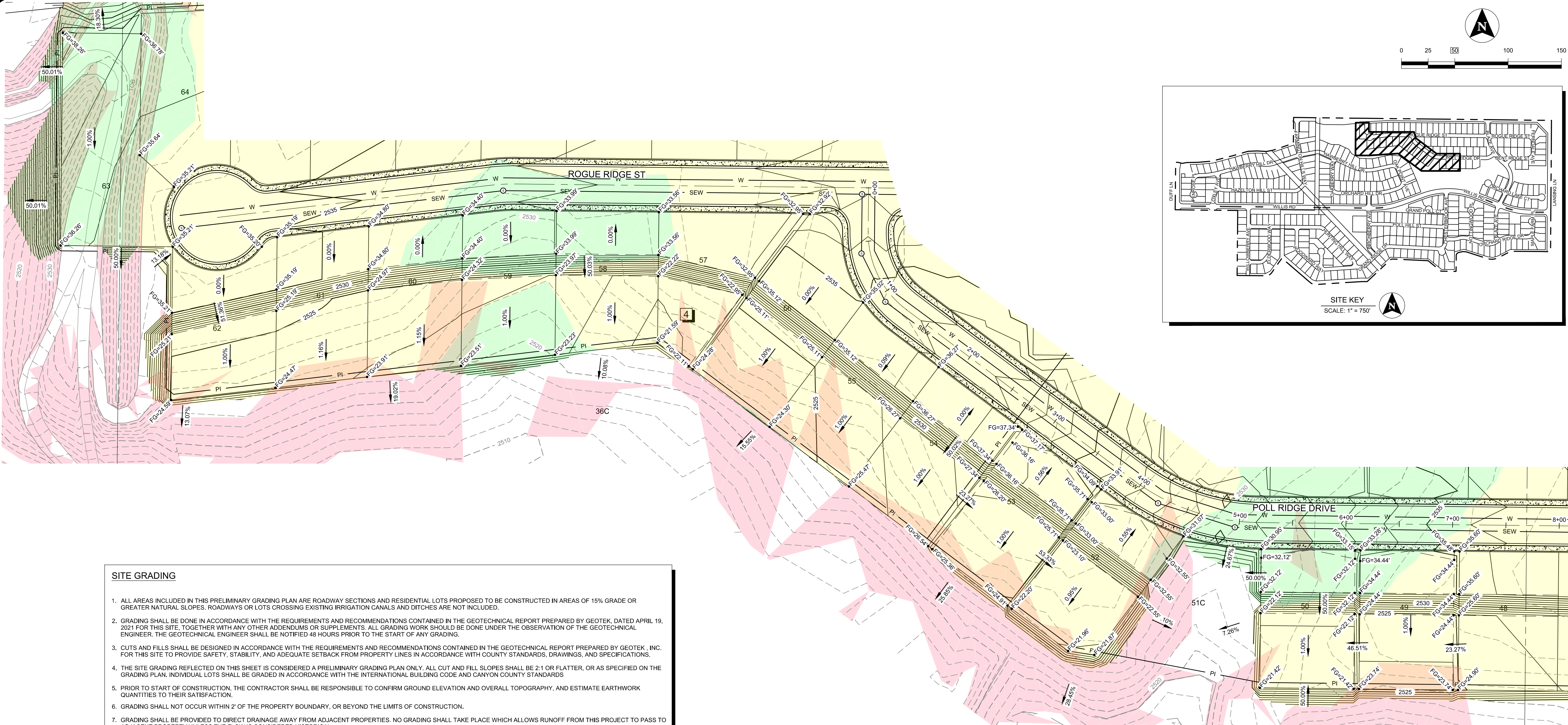
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PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
SITE PLAN DETAILS

ATTENTION:  
0 1/2 1  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210098  
SHEET: P4.04

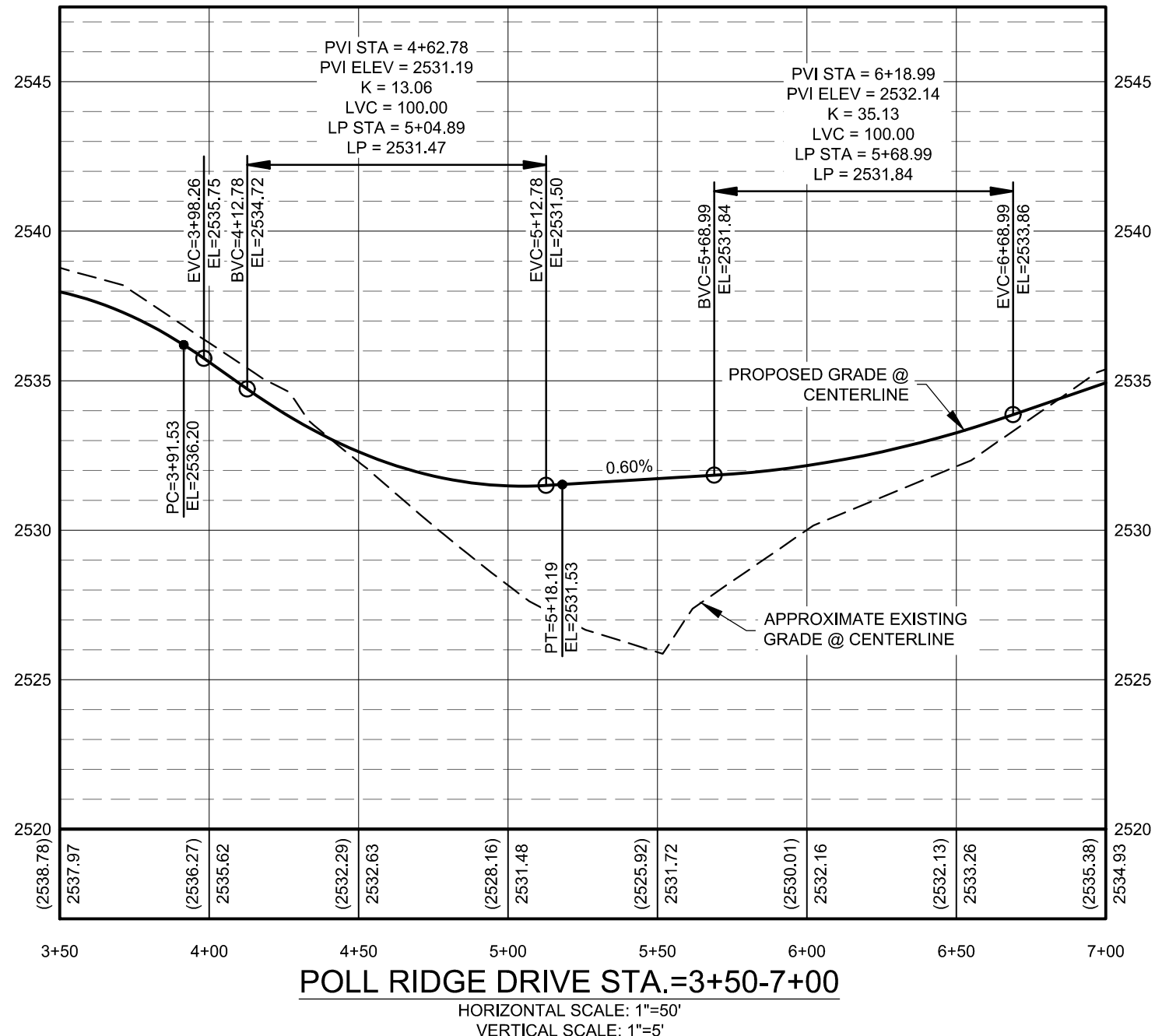




SITE GRADING

1. ALL AREAS INCLUDED IN THIS PRELIMINARY GRADING PLAN ARE ROADWAY SECTIONS AND RESIDENTIAL LOTS PROPOSED TO BE CONSTRUCTED IN AREAS OF 15% GRADE OR GREATER NATURAL SLOPES. ROADWAYS OR LOTS CROSSING EXISTING IRRIGATION CANALS AND DITCHES ARE NOT INCLUDED.
2. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY GEOTEK, DATED APRIL 19, 2021 FOR THIS SITE, TOGETHER WITH ANY OTHER ADDENDUMS OR SUPPLEMENTS. ALL GRADING WORK SHOULD BE DONE UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE START OF ANY GRADING.
3. CUTS AND FILLS SHALL BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY GEOTEK, INC. FOR THIS SITE TO PROVIDE SAFETY, STABILITY, AND ADEQUATE SETBACK FROM PROPERTY LINES IN ACCORDANCE WITH COUNTY STANDARDS, DRAWINGS, AND SPECIFICATIONS.
4. THE SITE GRADING REFLECTED ON THIS SHEET IS CONSIDERED A PRELIMINARY GRADING PLAN ONLY. ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER, OR AS SPECIFIED ON THE GRADING PLAN. INDIVIDUAL LOTS SHALL BE GRADED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE AND CANYON COUNTY STANDARDS
5. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO CONFIRM GROUND ELEVATION AND OVERALL TOPOGRAPHY, AND ESTIMATE EARTHWORK QUANTITIES TO THEIR SATISFACTION.
6. GRADING SHALL NOT OCCUR WITHIN 2' OF THE PROPERTY BOUNDARY, OR BEYOND THE LIMITS OF CONSTRUCTION.
7. GRADING SHALL BE PROVIDED TO DIRECT DRAINAGE AWAY FROM ADJACENT PROPERTIES. NO GRADING SHALL TAKE PLACE WHICH ALLOWS RUNOFF FROM THIS PROJECT TO PASS TO ADJACENT PROPERTY UNLESS THE FLOW IS CONSIDERED HISTORICAL.
8. ELEVATIONS REFLECTED ON THIS PLAN ARE TRUNCATED BY 2500'  
EXAMPLE: 2540.50' = 40.50'

LEGEND	
	PROPOSED FILL AREA
	PROPOSED CUT AREA
	AREA OF >=15% SLOPE (NO BUILD AREA UNLESS A GRADING PLAN IS PROVIDED)
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED GRADE CHANGE



PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
**PRELIMINARY GRADING PLAN**

ATTENTION:  
1/2"  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210098  
SHEET:

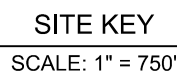
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PHONE: (208) 442-6300 WWW.TO-ENGINEERS.COM  
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REVISIONS		NO.	DATE	DESCRIPTION
BORDER SIZE	DESIGNED			
22"x34"	J. LYLE			
	DRAWN			
	CHECKED			
	Z. CRADIC			
	APPROVED			
	Z. CRADIC			

PROFESSIONAL ENGINEER  
LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC

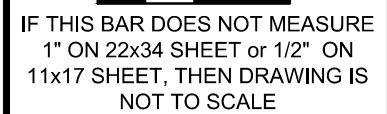




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PRELIMINARY PLAT FOR:

FARMINGTON HILLS SUBDIVISION  
PRELIMINARY GRADING PLAN



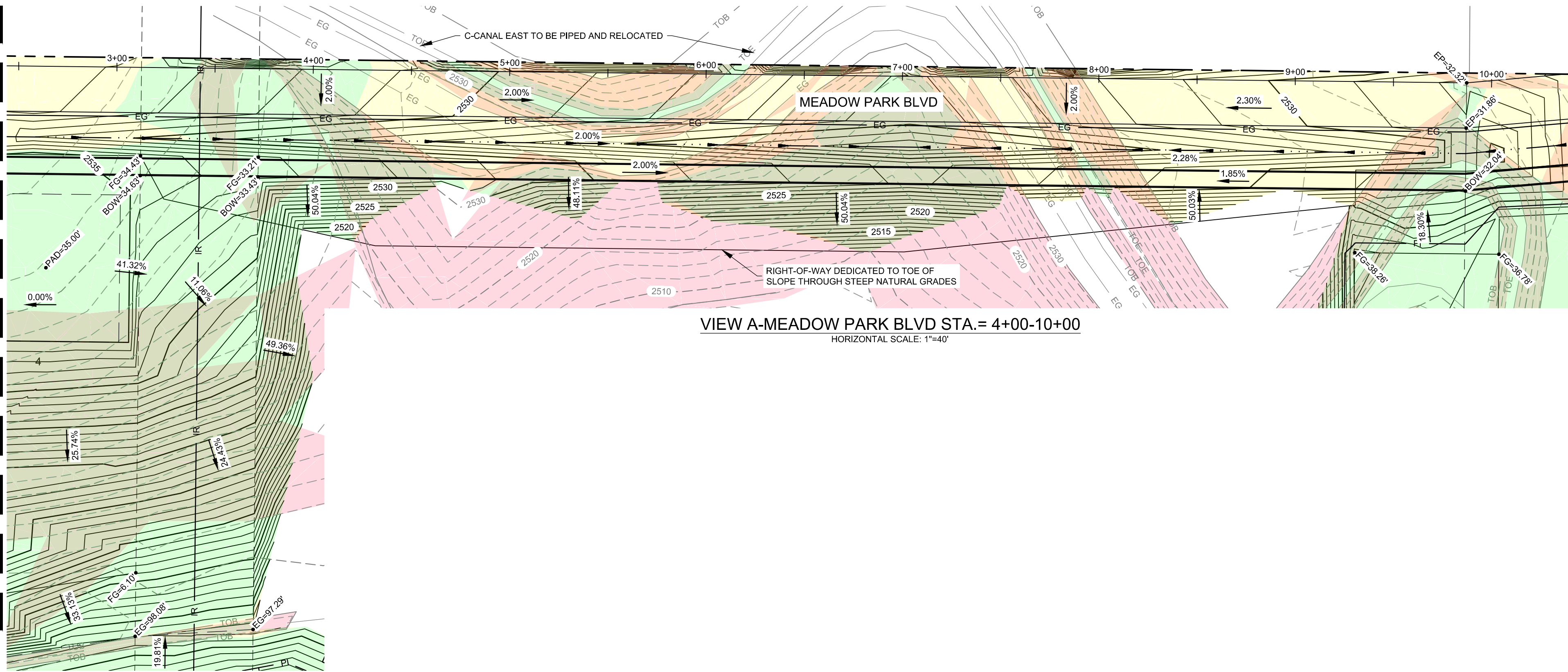
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PROJECT:	210098
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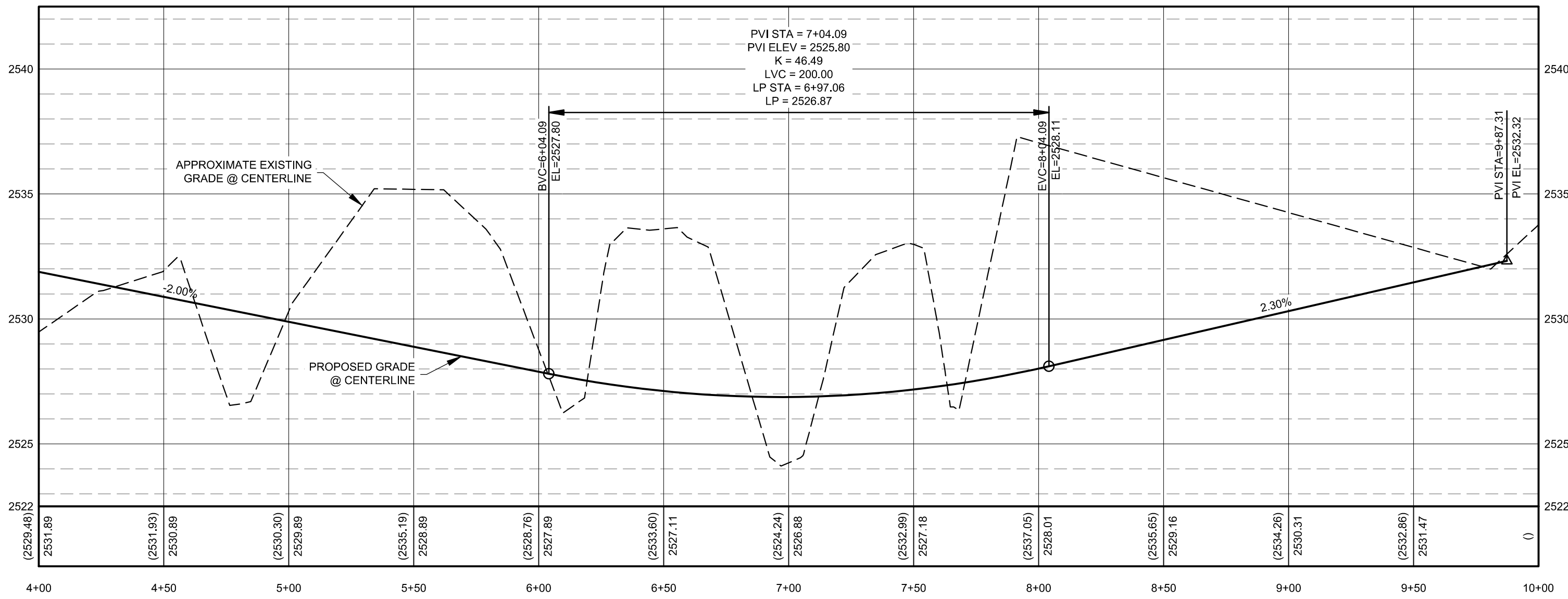
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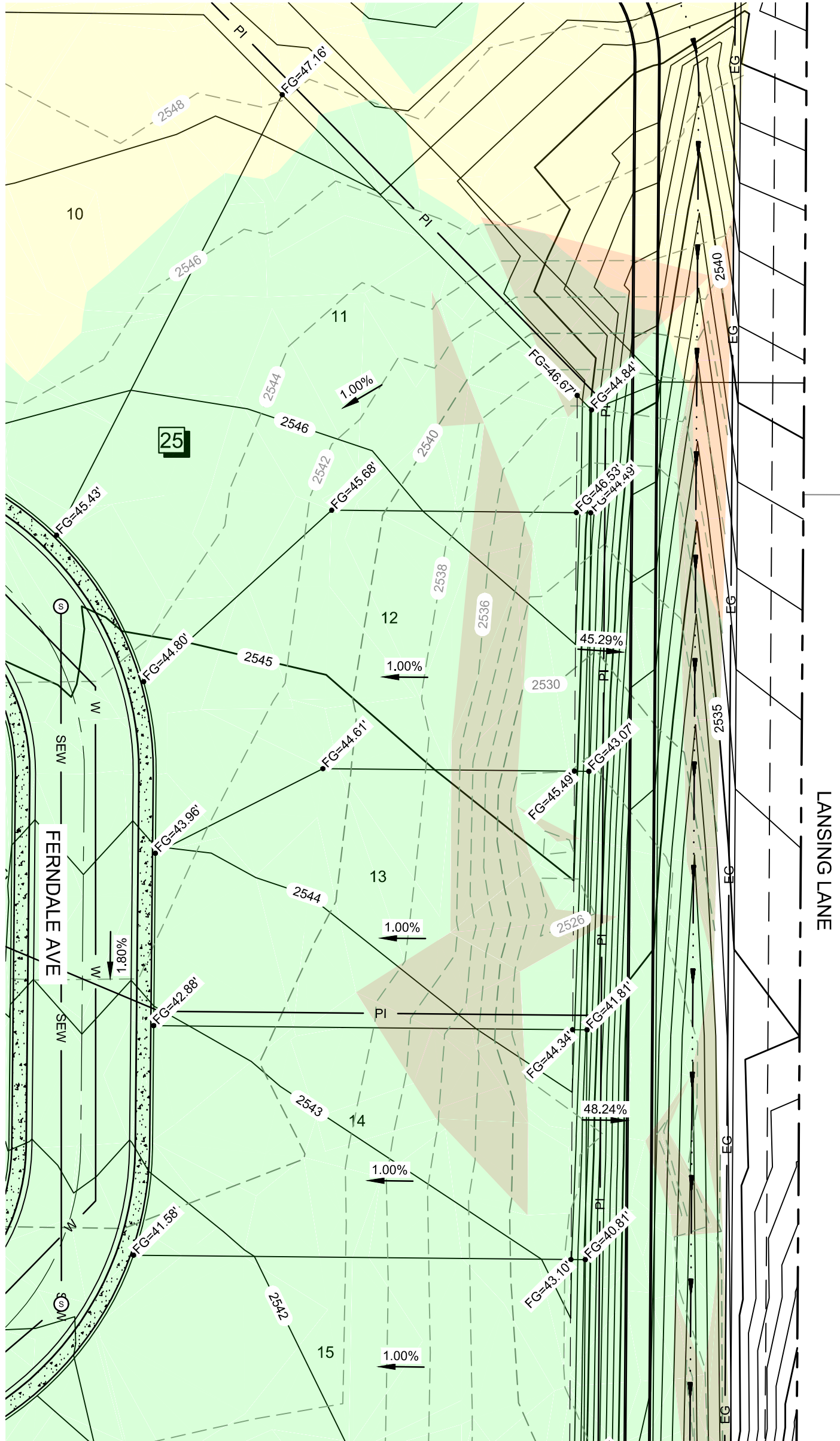
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SEE SHEET P5.01



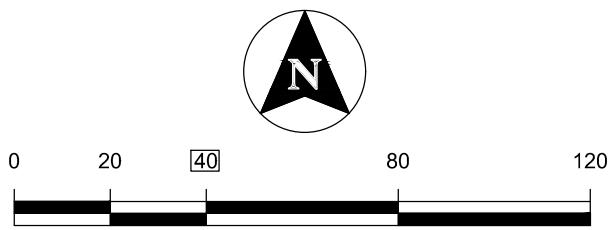
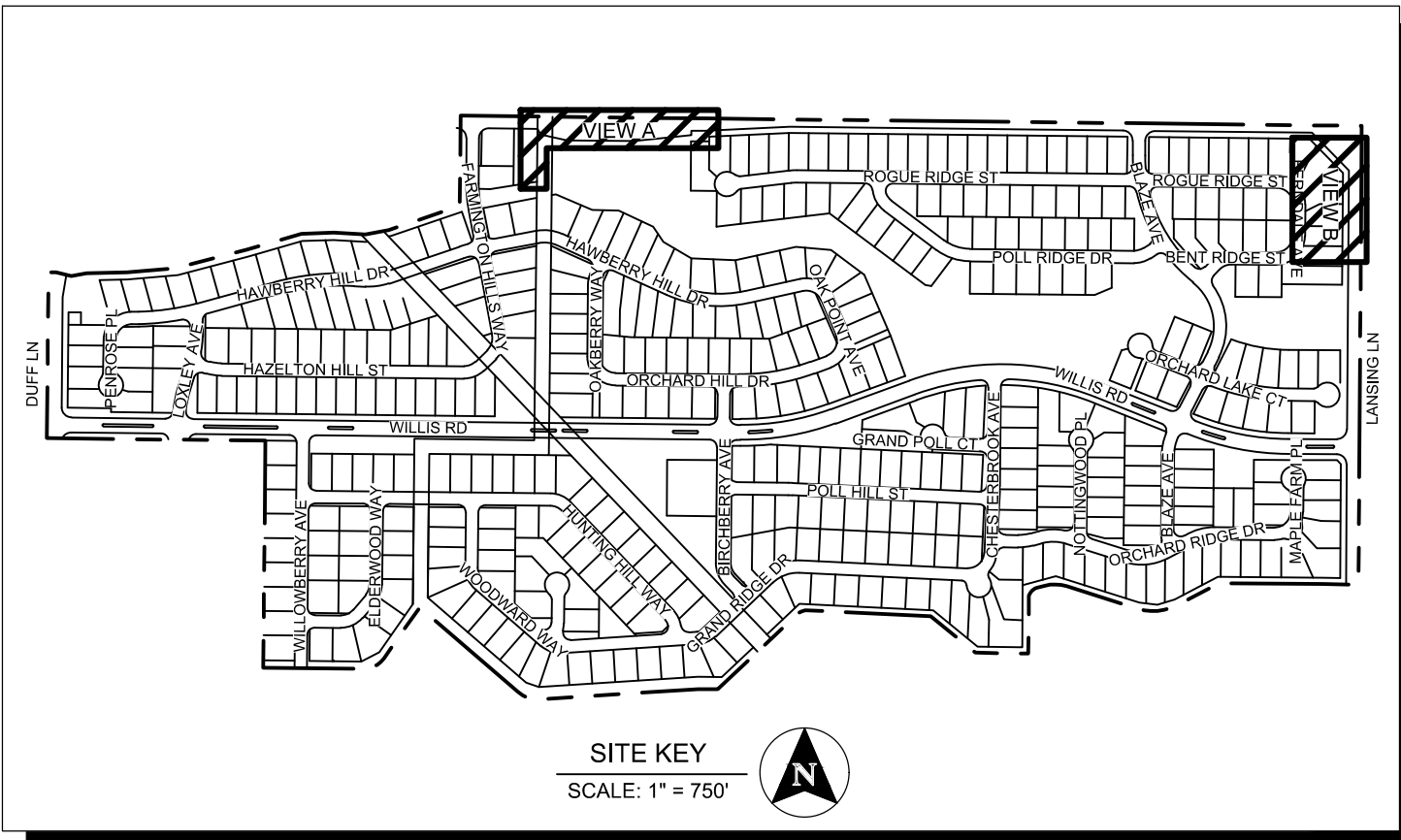
VIEW A-MEADOW PARK BLVD STA.= 4+00-10+00  
HORIZONTAL SCALE: 1"=40'



VIEW B-MEADOW PARK BLVD STA.= 4+00-10+00  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: 1"=4'



VIEW-B  
HORIZONTAL SCALE: 1"=40'



**T-O ENGINEERS**  
CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83887  
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BOISE • CODY • COEUR D'ALENE • HEBER CITY  
MERIDIAN • NAMPA • SPOKANE

PRELIMINARY PLAT FOR:  
**FARMINGTON HILLS SUBDIVISION**  
PRELIMINARY GRADING PLAN

ATTENTION:  
1/2" 1"  
IF THIS BAR DOES NOT MEASURE  
1" ON 22x34 SHEET or 1/2" ON  
11x17 SHEET, THEN DRAWING IS  
NOT TO SCALE

DATE: August 17, 2023  
PROJECT: 210098  
SHEET:

NO.	REVISIONS DESCRIPTION	DATE	BORDER SIZE 22"x34"				
			DESIGNED	DRAWN	CHECKED	APPROVED	Z. CRADIC
			J. LYLE	J. LYLE	J. LYLE	Z. CRADIC	Z. CRADIC

PROFESSIONAL ENGINEER  
LICENSED  
17861  
8/17/2023  
STATE OF IDAHO  
ZANE CRADIC



January 11, 2023

Canyon County  
Development Services Department  
111 N 11<sup>th</sup> Ave  
Caldwell, ID 83605

**RE: Farmington Hills Subdivision | Hillside Development, Conditional Zoning Amendment & Preliminary Plat**

Dear Canyon County Development Services Department, Planning & Zoning Commission, and Board of County Commissioners,

This letter is to accommodate and describe the intent of Farmington Hills Subdivision, preliminary plat, and conditional rezone. Canyon Highway District No. 4 has provided comments with an initial review of the preliminary plat, and the design team is resubmitting to address such comments. Along with this letter, applications & materials have been submitted for hillside development, revegetation plan, zoning amendment & preliminary plat.

### **Project Overview**

- Project Size: ±216.65
- Location: between Duff Ln and Lansing Ln, north of Foothill Rd, & south of Meadow Park Blvd.
- Total Number of Lots: 492
  - 421 buildable, 71 Common
- Average lot size: 12,978 Sf.
- Density: 1.96 DUA
- Open Space: 22% or ±47.67 acres
- 13 Phases
- Parcel(s): R3759700000, R3760500000, R3760201000, & R3760501000

### **Current Zoning**

- On site: Agricultural
- East: County zoned R-1 developments
- North: County zoned R-1 developments, Ag parcels
- West: County zoned Ag parcels
- South and Southwest: County R-R, Ag parcels & City of Middleton R-3 (med density residential)

### **Proposed Zoning**

- R-1; Low Density Residential





## Applicable Canyon County 2020 Comprehensive Plan Policies for Rezone

### 9. Transportation Component

*Policy 7. Work with existing neighborhoods and highway district to manage traffic on local, neighborhood streets to promote safety through use of traffic calming and other measures.*

The project team has worked closely with the City of Middleton, Canyon Highway District, Idaho Department of Transportation, and surrounding neighbors to create a site layout that best manages local traffic conditions. Willis Rd, the main east-west corridor on site, will have landscaped medians as a traffic calming measures, along with landscape buffers on either side. Landscape buffers will also be provided along Duff Ln and Lansing Ln adjacent to the project.

*Policy 9. Promote the design of continuous collector streets that minimize impacts of traffic on local streets but aids internal circulation for new developments.*

Willis Rd is a master planned continuous collector to provide access and circulation for all internal lots on site. Willis will connect the internal access streets to Duff Ln and Lansing Ln, which are major north-south corridors.

*Policy 11. Promote connectivity through design of well-connected local street systems and pathways.*

With the multi-jurisdictional aid in the design of Farmington Hills, several pathways and local street systems are provided to promote local & greater community connectivity as shown in the Landscape Plan.

*Policy 12. Work with the highway districts and local jurisdictions to develop, implement, and apply minimum connectivity requirements to improve traffic flow, pedestrian connectivity, bicycle access, transit access and to minimize projected vehicle miles traveled from new development.*

Farmington Hills is designed beyond minimum connectivity requirements as depicted on the site and landscape plans. The implemented design will improve traffic flow, pedestrian connectivity, bicycle access, and transit access to ultimately minimize projected vehicle miles in the local and greater community.

### 10. Special Areas, Sites, and Recreation Component

*Policy 1. Encourage the continuation of existing and encourage the creation of new recreational areas and the opportunity for outdoor public recreation areas and activities.*

The design team has created a product with ample, connective pathways throughout the entirety of the project to connect the public and residents to outdoor recreational activities. These are to include landscaped pathways, natural ponds, play field areas, sporting courts, and a private pool.

*Policy 2. Encourage the development of new and the connection between parks, greenbelts, and walking paths.*

Again, Farmington Hills provides and encourages connection between its walking paths, outdoor activities, and ponds, as highlighted in the Landscape Plan. These will be easily accessed from the greater community system.

## **12. Community Design Component**

***Policy 1. Consider community design features that promote the health, safety, and welfare of the citizens of the county.***

Farmington Hills is designed with easy, safe access to outdoor activities and open space via on-foot, bike, or car. The overall design of roadways and roadway orientation of development will provide efficient and safe access for residents and emergency services.

***Policy 4. Encourage innovation and excellence in design for all development.***

This product goes above and beyond design minimums and will provide housing with family-oriented amenities. Landscaping and focal points on site will distinguish this community from others.

***Policy 5. Encourage each development to address concerns regarding roads, lighting, drainage, stormwater runoff, landscaping, re-vegetation of disturbed areas, underground utilities, and weed control.***

The design team has worked and continues to work & communicate closely with neighbors, the City of Middleton, Canyon County, Canyon Highway District, Idaho Department of Transportation, Black Canyon Irrigation District to address all listed concerns.

***Policy 6. Encourage new or expanding subdivision to consider stub roads, pathways connecting to adjacent subdivision, and pathway connecting to schools.***

A stub road has been provided to an adjacent property due to a lack of direct roadway access. Pathways and roadways of Farmington Hills connect the internal sites to the greater City of Middleton and Canyon County pathway, bikeway, and roadway systems.

***Policy 9. Encourage pressurized irrigation systems using non-potable water where reasonably possible.***

All landscaping on site is to be irrigated with a pressurized irrigation system from existing water rights on site.

## **Utilities**

Water: Individual services provided by the City of Middleton. A municipal well will be provided in Lot 1, Block 2.

Sewer: Individual services provided by the City of Middleton. Lot 13, Block 1 will be the location for a new sewer lift station.



Irrigation: Individual services are provided with pressure irrigation from an irrigation pump located in Lot 1, Block 4.

### **Roadways**

Internal roadways on site are to be dedicated to the public and designed per City of Middleton standards with 50' ROW. Willis Rd will be a west-east corridor through the site connecting Lansing Ln & Duff Ln, major north-south corridors, as proposed in the City's Master Transportation Plan. Willis is to be constructed at 60' ROW with 24' landscape buffers and 8' detached walkways on either side with access to all internal streets. Landscaped islands will be strategically placed along this corridor for traffic calming & visual appeal. A local, north-south corridor, Blaze Ave, will be provided for connection and internal access between Willis Rd & Meadow Park Blvd, which forms the northern property boundary. Meadow Park Blvd is a proposed east-west corridor on Middleton's Master Transportation Plan. A 50' and 30' ROW has been given along Meadow Park Blvd for future build-out. The 30' ROW is adjacent to the two 20' flag lots between Farmington Hills Subdivision and Cascade Hills Subdivision. Beyond these flag lots, the full, 50' half-width ROW is provided. No residential lots are to the front, Willis Rd, Lansing Ln, and Duff Ln. Lansing and Duff have been given 50' ROW per request of Canyon Highway District with 8' detached, paved pathways once improved.

Local roadway spacing along Willis Rd was not in compliance with Canyon Highway District standards on the initially submitted preliminary plat. Also, internal local roadway alignments, intersections, and turning radii were also substandard per highway district and City of Middleton standards. The revised preliminary plat addresses comment provided by CHD and has brought all roadways to highway district standard. An additional approach off Meadow Park has been provided at Farmington Hills Way,

### **Traffic**

Expected traffic counts & patterns are determined in the included Traffic Impact Study (TIS). The study has been performed and is under review with Canyon Highway District, City of Middleton, and Idaho Department of Transportation. Impacts of this study are to be assessed by each agency for proposed impacts and to inform any improvements and/or mitigation required.

### **Landscaping**

Landscaping, park space, and other amenities have been provided within the development's open space areas as shown in the provided Landscape Plan. Lot 24 & 25, Block 10 will be the focal point of outdoor amenities, centrally located in the development with two 120' x 180' sports fields, a 75' x 125', and a tot lot. A private pool house will be in Lot 23, Block 10. Also, Lots 1, 36, 37, and 44, Block 4 are open spaces, park areas with ponds, pathways, and landscaping. Landscaped pathways are located throughout the entire project to provide pedestrian connectivity to the open space and amenities, homes, natural features, and the greater pathway system of Middleton. These will be publicly available. Trees and shrubs will line Willis Rd in a 24' landscape buffer throughout the entire project and an 8-foot planting median. Landscaping will be provided in a 25' landscape buffer along Duff, Lansing, Willis and most of Meadow Park Blvd.

Two entryway monuments are also proposed at the two main entrance points into the project at Willis Rd/Lansing Ln and Willis Rd/Duff Ln.

### Stormwater

Internal site stormwater will be routed to future infiltration facilities, as well as to the existing ponds located in common areas. Storm drainage will be designed in accordance with the Catalog of Storm Water Best Management Practices for Idaho Cities and Counties and the City of Middleton.

### Hillside Development

Where development is to impact areas with slopes at or greater than 15%, a preliminary grading plan has been included for the Hillside Development Application. Two specific areas of roadway development are applicable with included lots that are affected. A required revegetation plan has also been included in the landscape plan for areas impacted by the hillside development. Additionally, a preliminary hydrology report and geotechnical reports have been provided, as requested by Canyon County Engineering.

### Easements

An existing 75' gas pipeline easement runs through the central portion of the site with a no build restriction. A landscaped concrete pathway travels with this easement, as shown in the Landscape Plan. Also, a 60' irrigation easement will run through the development for the current and future realignment and piping of the C-Line Canal East. This same irrigation line will run along the southwest property line with a 30' irrigation easement. The Willow Creek Pump Lateral currently runs along the southern boundary of the site and travels north to the C-Line Canal. The north-flowing portion will be realigned to run west along the south property line to meet the C-Line. The unaffected alignment along the property line will be in a 25' easement, while the realigned portion will be contained in a 50' easement per discussion with Black Canyon Irrigation District.

### Fencing

Perimeter 6-foot vinyl fencing will be provided for the development. View lots will have 6-foot wrought-iron fencing to protect views and open space. See the Landscape plan.

### Housing

The homes will be designed & constructed by Todd Campbell Custom Homes, LLC who is also the owner of the development. These custom homes feature high end finishes and customizations and will range from 1,800 square feet to 3,500 square feet in size. The customization of homes will provide to a range of homeowners and be visually appealing with façade variability. See the following examples:





**T-O ENGINEERS**







**T-O ENGINEERS**







### Conclusion

Thank you for your consideration for this project. We believe this will be a great, collaborative project for Canyon County, the City of Middleton, Canyon Highway District, and all other pertinent agencies. Our design team has worked diligently on this project to create a distinguishable, well-planned product. If you have any questions and/or comments pertaining to Farmington Hills, please contact me with the information below.

Sincerely,

T-O Engineers

Becky Yzaguirre  
Land Use Planner  
[BYzaguirre@to-engineers.com](mailto:BYzaguirre@to-engineers.com)  
(208) 323-2288





**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
111 North 11<sup>th</sup> Avenue, #140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458  
Fax: (208) 454-6633 • www.canyoncounty.org/dsd

**APPLICATION FOR HILLSIDE DEVELOPMENT**  
(Canyon County Zoning Ordinance § 07-17-33)

Applicant(s): Alec Eguirrola - T-O Engineers (208) 442-6300  
Name Daytime Telephone Number  
332 N Broadmore Way Nampa, ID 83687  
Street Address City, State Zip

Location of Subject Property: SW Lansing Ln & Meadow Park Ave Middleton  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 3760201000, Section 33 Township 5N Range 2W  
3760501000,  
3760500000

**Hillside development** is defined by the Canyon County Code of Ordinances 07-17-33 (1) as any subdivision or that portion of a subdivision located in terrain having an average slope exceeding fifteen percent (15%).

In order to preserve, enhance, and promote the existing and future appearance and resources of hillsides, maximum retention of natural topographic features and qualities of the following shall be considered during the subdivision review process:

- Skyline and ridge tops;
- Rolling grassy land forms, including knolls, ridges, and meadows;
- Tree and shrub masses, grass, wild flowers and topsoil;
- Rock outcroppings;
- Stream beds, draws and drainage swails, especially where tree and plant formations occur; and
- Characteristic vistas and scenic panoramas.

All hillside development proposals shall take into account current application of desirable land use planning, soil mechanics, engineering geology, hydrology, civil engineering, environmental and civic design, architecture and landscape architecture.

**Please answer the following questions:**

1. Is any portion of your property within a flood way or flood zone? ☒ No ☐ Yes
2. Does any portion of your property have slopes of more than fifteen percent (15%)?  
☐ No ☒ Yes If Yes, what percentage 5.1%
3. What is the proposed name of your subdivision? Farmington Hills Subdivision
4. How many total nonresidential and residential lots is your proposing?  
Residential 420 Non-residential 62

EXHIBIT  
5

5. Of the total lots you are requesting, how many lots are affected by the proposed hillside development?  
Residential 20 Non-residential 3 Road(s) 2

## REQUIRED SUBMISSION INFORMATION

The subdivider shall retain professional expertise to obtain the following information:

### C. Grading and Drainage Plan (CCZO 07-17-33 (1)(C))

**Preliminary Grading Plan and Drainage Plan** shall be submitted with each hillside preliminary plat proposal and shall include the following information (CCZO 07-17-33(1)(C)):

- A. Approximately limiting dimensions, elevations or finish contours to be achieved by the grading, including all cut and fill slopes, proposed drainage channels and related construction;
- B. Preliminary plans and approximate locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;
- C. A description of methods to be employed in disposing of soil and other material that is removed from the grading site, including the location of the disposal site.

**Final Grading Plan** shall be submitted with each final plat and include the following information (CCZO 07-17-33(1)(C)(2)):

- A. Limiting dimensions, elevations or finish contours to be achieved by the grading, including all proposed cut and fill slopes and proposed drainage channels and related construction;
- B. Detailed plans and locations of all surface and subsurface drainage devices, walls, dams, sediment basins, storage reservoirs and other protective devices to be constructed;
- C. A schedule showing when each stage of the project will be completed, including the total area of soil surface which is to be disturbed during each stage together with estimated starting and completion dates.

**NOTE:** *In no event shall existing "natural" vegetative ground cover be destroyed, removed or disturbed more than fifteen (15) days prior to the grading.*

### D. Development Standards (CCZO 07-17-33(1)(D))

#### 1. Soils:

- A. Fill areas shall be prepared by removing organic material, such as vegetation and rubbish and any other material which is determined by the soils engineer to be detrimental to proper compaction or otherwise not conducive to stability.
- B. Cuts and fills shall be designed to provide safety, stability, and adequate setback from

property lines in accordance with county standards drawings and specifications.

## 2. Roadways:

- A. Road alignments shall reasonably follow natural terrain and no unnecessary cuts or fills shall be allowed.
- B. One-way streets, in interior subdivision roads only, shall be permitted and encouraged where appropriate for terrain and when public safety would not be jeopardized. When approved by the county the one-way street may have a thirty foot (30') right-of-way instead of a sixty foot (60') right-of-way.
- C. The width of the graded section shall extend three feet (3') beyond the curb back or edge of pavement on both the cut and fill sides of the roadway. If sidewalks are to be installed parallel to the roadway, the graded section shall be increased by the width of the sidewalk plus one foot (1') beyond the curb back.
- D. Ribbon curbing and swales or concrete curb and gutter shall be installed along both sides of paved roadways, when required by the Board.
- E. A pedestrian walkway plan may be required.

3. **Driveways and Parking Areas:** Combinations of collective private driveways, cluster parking areas and on-street, parallel parking ways may be used to attempt to optimize the objectives of minimum soil disturbance, minimum impervious cover, and enhance the excellence of design and aesthetic sensitivity.

## E. Vegetation and Revegetation Plan (CCCO 07-17-33(1)(E)(1-3))

The **Slope Stabilization and Re-Vegetation Plan** shall be submitted with the hillside application and include the following:

- 1. A complete description of the existing vegetation, the description of the vegetation to be removed and the method of disposal, the vegetation to be planted and slope stabilization measures to be installed. The plan shall include an analysis of the environmental effects of such operations, including the effects it may have on slope stability, soil erosion, water quality and fish and wildlife.
- 2. Vegetation sufficient to stabilize the soils shall be established on all disturbed areas as each stage of grading is completed. Areas not contained within lot boundaries shall be protected with perennial vegetal cover after all construction is completed. Efforts shall be made to plant those species that tend to recover from fire damage and do not contribute to a rapid rate of fire spread.
- 3. The developer shall be fully responsible for any destruction of native vegetation proposed and approved for retention. He shall carry the responsibility both for his own employees and for all subcontractors from the first day of construction until the notice of completion is filed. The developer shall be responsible for replacing such destroyed vegetation in kind or its equivalent.

## F. Maintenance Plan (CCZO 07-17-33(1)(F))

The owner of any private property on which grading or other work has been performed pursuant to a grading plan approved or a building permit granted under the provisions of this ordinance shall continually maintain and repair all graded surfaces and erosion prevention devices, retaining walls, drainage structures or means, and other protective devices, plantings and ground cover installed or completed.

### Hillside Development Requirements

The following checklist may be utilized by the Subdivision Review Team when reviewing your Hillside Development application to determine if you comply with Canyon County standards and ordinances. As the applicant, we welcome you to copy this form and use it for your own checklist.

YES	NO	Standard Assessed
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Planning of development to fit the topography, soils, geology, hydrology and other conditions existing on the proposed site.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Orienting development to the site so that grading and other site preparation is kept to a minimum.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shaping essential grading to complement the natural landforms and to minimize padding and terracing of building sites.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Division of land tracts into smaller workable units on which construction can be completed within one construction season so that large areas are not left bare and exposed during the winter-spring runoff period.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completion of paving as rapidly as possible after grading.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Allocation of areas not well suited for development because of soil, geology or hydrology limitations for open space and recreation uses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consideration of view from and of the hills.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Areas having soil, geology or hydrology hazards shall not be developed unless it is shown that their limitation can be overcome.

===== Applicant Acknowledgement and Signature =====

I, the undersigned acknowledge that the required hillside development plans have been submitted according to the requirements outlined in Canyon County Code 07-17-33.

I acknowledge that the Development Services Department may uphold the processing of my plat until all appropriate paperwork has been submitted and approvals obtained.

Signed: Alec Esquivel Date: 10 / 26 / 21  
Applicant/Property Owner (Application Submitted)

ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT

Signed: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Director / Staff

# *Farmington Hills Subdivision*

*Canyon County, Idaho*

## *Slope Stabilization & Re-vegetation Report*

Prepared by:



**T-O ENGINEERS**

Jaime Snyder, LA

332 N. Broadmore Way

Nampa, ID 83687

P: 208-442-6300



**October 21, 2021**



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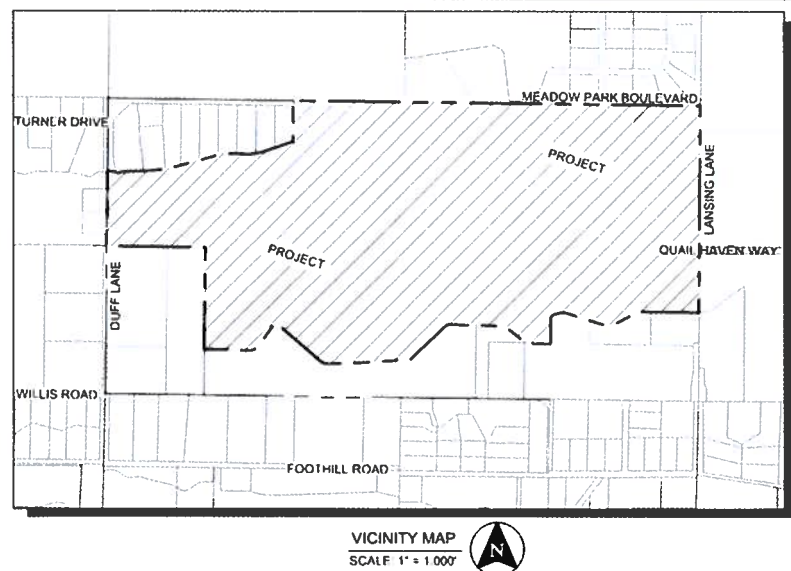
*Maintenance* .....6

This report outlines the recommended slope stabilization and re-vegetation procedures for disturbed slopes within the Extent of Disturbance, as defined on the accompanying plan. The recommendations in this report are meant to prevent short and long term soil erosion, as well as to provide an aesthetic re-vegetation. The measures include applying Best Management Practices (BMP) for slope stabilization and re-vegetation with treatments tailored to the site's unique physical and land-use characteristics. The specific areas identified for re-vegetation consist of disturbed areas related to grading for road construction, isolated lots, and any immediately adjacent areas that have been disturbed during the construction process.

The objectives of the plan and subsequent work are to a) achieve at least 80% vegetative cover at the end of the first growing season; b) maintain public health safety and welfare; c) enhance the immediate environmental quality. Work prescribed in this report includes all necessary materials and workmanship to execute the following work: fine grading, soil preparation, seeding, mulching, soil stabilization, and all related landscape operations to satisfactorily stabilize and re-vegetate the areas designated.

### **Overall Site Description**

The Farmington Hills Subdivision (Project Site) is being proposed on a +/- 216 acre parcel that is bordered by Meadow Park Blvd to the north, Duff Lane to the west and Lansing Lane to the east in Canyon County, Idaho. See Vicinity Map. County zoned R-1 developments lie to the East and North of the Project Site. Agricultural zoned county parcels lie to the West. The South and Southwest border of the Project Site is adjacent to County R-R, Ag parcels, and City of Middleton R-3.



Recently, the Project Site has been used as agricultural land and farmed with row crops (mainly corn). Non native grasses and forbs also exist throughout the site.

Some spread fills are present and observed along the perimeter and throughout some internal areas of the site, and are generally associated with the construction of the adjacent roadways and irrigation laterals. This spread fill is identified as artificial fill in the Geotechnical Evaluation prepared on October 11, 2021 (GeoTek Report). The majority of the interior of the Project Site has been used as cultivated farmland, and the upper 12 inches of material has been consistently disturbed. This material is made up of silts with sand and clays with a moderate amount of organics and roots present. This soil profile is identified as artificial fill in the GeoTek Report.

Underlying soils generally consist of silts and lays with varying amounts of sand underlain by sandy silts, silty sands, poorly graded sand, poorly graded gravels and sand, and partially cemented sands, silts, and gravels. These soils are identified as Native Alluvial Soils by the GeoTek Report.

## **Area Revegetation and Slope Stabilization Treatments**

Re-vegetation and slope stabilization techniques listed below have been tailored to the following site conditions:

1. Proposed Land Use: Naturalized Open Space
2. Soil Types: Sandy silts and silt with sand
3. Irrigation: Non or lightly irrigated
4. Slope Aspect: Largely south facing
5. Cut/Fill Slope Extents: As shown on accompanying plan
6. Existing Vegetation: Largely row crops with non native grasses and forbs

Erosion control methods shall be completed prior to seeding to prevent disturbance to the seed bed. Fiber wattles shall be installed per the provided plan detail at proposed grading changes within the disturbed area before re-vegetation occurs. See recommended location of straw wattles on the accompanying plan.

The recommended re-vegetation treatment is designed to establish a cover of drought tolerant, regionally appropriate grasses with dense, fibrous root systems to minimize soil erosion and increase slope stability. In addition, a sterile cover crop will be used to establish quickly and reduce erosion while protecting young seedlings from wind and temperature extremes. This cover crop will also aid in restoring soil health and provide forage for wildlife and pollinators. See accompanying plan.

Because the disturbed areas will not be irrigated, spring seeding followed by hydro-mulching is recommended technique for vegetation establishment and slope stabilization. The grass species will germinate relatively well with spring precipitation and will withstand summer heat and sparse precipitation. The hydro-mulch will temporarily limit sediment movement until roots are established. The hydro-mulch should be a moderate-term mulch, consisting of at least two layers, to aid in soil moisture retention and to provide soil stabilization into the second growing season. Dozer-tracking will also be employed on steeper slopes to create a firm sediment trap and a rough surface texture.

### **AREA SPECIFIC SUMMARY OF SLOPE STABILIZATION AND REVEGETATION TECHNIQUES:**

1. Slopes Greater Than 4:1, Non-Irrigated
  - a. Slope Stabilization – Dozer tracking, drill seeding, hydro-mulching, and fiber wattle.
  - b. Re-vegetation – Restoration seeding with drought tolerant, regionally appropriate grass seed mix and sterile cover crop.
2. Slopes Flatter Than 4:1, Non-Irrigated
  - a. Slope Stabilization – Drill seeding and hydro-mulching.
  - b. Re-vegetation – Restoration seeding with drought tolerant, regionally appropriate grass seed mix and sterile cover crop.

## **Site Preparation and Vegetation Removal**

Vegetation removal for the scope of this work shall be limited to the extent of disturbance. Minimal, if any, disturbance to the surrounding natural slope or vegetation. Woody stems and branches may be chipped on site to provide soil texture improvement or removed and legally disposed of. Associated topsoil shall be excavated

and stockpiled at designated storage areas prior to the proposed rough grading. In accordance with the GeoTek Report, it is recommended that this work occurs during dry weather seasons.

**Materials**

**Amendments**

If amendments are to be added to the surface soils to increase nutrients, amendments shall be tilled into the soil prior to seed application.

**Fertilizer**

Fertilizer is not recommended for use in reclamation seeding due to its promotion of weed competition.

**Seed**

All seed shall be furnished in sealed bags or containers showing the name and address of the supplier, the seed name, the lot number, net weight, the percent of weed seed content, and the guaranteed percentage of purity and germination. Use certified seed that meets or exceeds 85% germination. All seed furnished shall be free from such noxious weeds as Russian or Canadian Thistle, Bindweed, Johnson Grass, Knapweeds, and Leafy Spurge. Seed which has become wet, moldy, or otherwise damaged will not be accepted. The seed shall include a signed certification that the seed is from a lot that has been tested by a recognized laboratory within six (6) months of date of delivery to the job.

Seed Mix shall be *Intermountain West Wildfire Resistant Blend* by Nature’s Seed, Lehi UT (or approved similar), *applied at the manufacturer’s suggested 20 lbs./acre.*

<b>SPECIES</b>	<b>SLOPE / SOIL/WATER/WILDLIFE/ECOLOGICAL BENEFIT</b>
<i>Sandberg Bluegrass</i>	<i>Early spring forage for wildlife</i>
<i>Western Wheatgrass</i>	<i>Strong, dense rhizomes for slope stabilization</i>
<i>Streambank Wheatgrass</i>	<i>Strong, dense rhizomes for slope stabilization</i>
<i>Indian Ricegrass</i>	<i>Highly palatable and nutritious for wildlife</i>
<i>Bottlebrush Squirreltail</i>	<i>Easy to establish, extremely fire tolerant</i>

Sterile Cover Crop shall be *Quick Guard* by Granite Seed, Lehi UT, *applied at the manufacturer’s suggested 15 lbs. / acre.*

<b>SPECIES</b>	<b>SLOPE / SOIL/WATER/WILDLIFE/ECOLOGICAL BENEFIT</b>
<i>Sterile Triticale (Triticum aestivum x Secale cereal)</i>	<i>Annual, non- reseeding, fast germinating, dense fibrous root system, builds organic matter, aerates soil</i>

**Hydro-mulch (or Hydraulically Applied Erosion Control Products (HECPs))**

All hydro-mulches shall be biodegradable and delivered in a dry condition, free of noxious weeds, seeds, chemical printing ink, germination inhibitors, herbicide residue, chlorine bleach, rock, metal, plastic, and other materials detrimental to plant life. Up to 5 percent by weight may be photodegradable material.

1. The HECP shall be suitable for spreading with a hydroseeder.

2. All HECs shall be furnished premixed by the manufacturer with organic tackifier (ASTM D 2364).
3. Under no circumstances will field mixing of additives or components be acceptable.
4. The Contractor shall provide test results, dated within 3 years prior to the date of application, from an independent, accredited laboratory, as approved by the Engineer, showing that the product meets the standard requirements for a "Moderate Term Mulch"

Hydro-mulch will be a "Moderate Term Mulch" consisting of organic tackifier, slurry of dried organic fibrous material fiber, and water. Fibrous material may be any combination of wood paper, straw, hay cotton, coconut, jute, hemp and may contain poly fibers. Material must have 99.5% minimum slope protection effectiveness and 900% water holding capacity. Material must be premixed with manufacturer's labels. The advertised longevity of the product must exceed 12 months.

## **Execution**

### ***Site Preparation and Topsoiling***

Once rough grading has been accomplished, stockpiled topsoil shall be redistributed over the extent of disturbance site to a minimum depth of 4 inches. Establish a reasonably even, loose, seed bed that is free of weeds, rocks over 4" diameter, clods, construction debris, and other foreign and/or deleterious matter. Fine grade all areas to eliminate all visible surface undulations, provide smooth transitions at tops and bottoms of all slopes, and provide positive drainage for all potential surface water runoff. Once topsoil has been distributed and graded, revegetation seeding shall immediately follow. To facilitate better root penetration, topsoil shall be tracked again prior to seeding if signs of surface crusting occur.

### ***Seeding***

On slopes steeper than 4:1, the surface shall be dozer-tracked up and down the side slope prior to seeding to create depressions to help hold seed and moisture.

For all slopes flatter than 4:1 (areas accessible by machinery), drill seed to ½" depth at the rates indicated for each seed mix. Any remaining area shall be seeded by hand broadcasting. Hand broadcasting using portable, hand operated mechanical spreaders or "by hand" is acceptable provided that the application rate is 150% of the PLS seeding rate and a minimum of two passes at 90 degrees to one another to ensure uniform coverage.

Optimal seeding time shall be early in the spring, as soon as soil is workable and non-muddy, typically mid-March to End of May. This planting time provides the optimum weather conditions for seed germination and seedling survival rate. Seeding shall not occur during windy conditions, during or after rainy conditions where there is visible puddling, when the ground surface is covered with snow/ice, or during otherwise unfavorable climatic conditions that would hinder correct placement or proper seed germination.

If seeding is delayed, the process shall take place between mid-November to mid-December. This 'dormant seeding' helps to ensure that the seed does not germinate prior to freezing winter temperatures and seed will be in place for germination during early spring rains.

### ***Hydro-mulching***

Mulch and water will be applied by hydraulic methods. Equipment must be capable of maintaining continuous agitation so that a homogeneous mixture can be sprayed through a nozzle. Pump pressure and hose length must be sufficient to extend from the roadbed.

Mulching shall occur within 48 hours of placing seed. If seeded area is disturbed prior to mulching, it shall be reseeded before the mulch is placed. Mulching activities shall not occur during windy weather or if the soil is frozen. Moderate Term Mulch needs to be applied in more than one layer, in addition to the seeding layer that is specified.

### ***Erosion Control***

See Fiber Wattle detail provided on accompanying plan. Under normal circumstances, adherence to the revegetation and construction practices herewithin shall provide a stabilized slope condition. To avoid breakthrough erosion, it is necessary that once seed and hydro-mulch are applied, the slopes remain undisturbed until adequate root growth is established.

### ***Irrigation / Water***

This project will rely primarily upon natural precipitation for seed germination and establishment. The natural precipitation shall provide the necessary moisture for successful germination. If site observations deem necessary, the contractor can provide supplemental water with water trucks to encourage germination.

### **Maintenance**

Areas that are showing bare spots shall be reseeded immediately. A minimum of 80% coverage after one growing season shall be established. Quality checks for germination and establishment shall continue through the maintenance period. Typically, the seed will require approximately 90 days of favorable growing conditions to germinate and survive a normal summer with minimal precipitation.

Slope stabilization and revegetation areas shall be maintained for a period of 6 months after seeding.

Maintenance procedures include:

1. Wattles shall be inspected on a regular basis and any split, torn, unraveling, dislodged, or slumping wattles shall be repaired or replaced.
2. Wattles shall be inspected following large precipitation events and maintenance shall be performed as needed. If water flows around wattle and creates rill or feeds gully erosion, fill and compact cuts, extend with additional wattle or rock mulch with slight uphill grade. If wattles must be removed, all stakes and plastic debris shall be removed, and trenches shall be filled and supplementary erosion control treatments shall be installed.
3. Remulching and reseeding disturbed hydro-mulch areas as necessary to establish 80% cover by end of growing season. If work is delayed and a Fall seeding is necessary, then remulching and reseeding shall be extended through June 15th of the following season.

If seeding occurs during an atypical season with excessive rainfall and runoff, the following procedures should occur:

1. Surface conditions should be monitored daily.



2. If erosion to the slope and / or seeded areas is occurring or anticipated to occur and above mentioned measures are not producing satisfactory results, other methods shall be explored, as recommended by a Geotechnical Engineer.

# IRRIGATION PLAN APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Applicant(s) Middleton 187 LLC (208) 941-8607  
Name Daytime Telephone Number  
PO Box 140298 Boise, ID 83714  
Street Address City, State Zip

Representative Name Alec Egurrola (208) 442-6300 / aegurrola@to-engineers.com  
Daytime Telephone Number / E-mail Address  
332 N. Broadmore Way Nampa, ID 83687  
Street Address City, State Zip

Location of Subject Property: Between Duff Ln & Lansing Ln, North of Foothill Rd Middleton  
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 3759700000, 3760201000, Section 33 Township 5N Range 2W  
3760501000, 3760500000

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

**Idaho Code 31-3805** states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

EXHIBIT  
7

Revised 1/7/2021

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

1. Are you within an area of negotiated City Impact? ☒ Yes ☐ No  
If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: Black Canyon Irrigation District

Drainage: Black Canyon Irrigation District

3. How many acres is the property being subdivided? ±216.65

4. What percentage of this property has water? 88.9%

5. How many inches of water are available to the property? 60 in

6. How is the land currently irrigated? ☒ Sprinkler ☒ Surface ☐ Irrigation Well  
☒ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after it is subdivided? ☒ Sprinkler ☒ Surface ☐ Irrigation Well  
☐ Above Ground Pipe ☒ Underground Pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or pipes go.

C-Canal East enters site from North & siphoned across site before flowing South & West offsite.  
Willow Creek Pump Lateral enters in SE corner & generally flows along southern property line  
before splitting and flowing N & S offsite. Several headgates located on C-Line East & Willow  
Creek Pump Lateral that release into concrete v-ditches, which drains 2 ponds & ditch to NW.

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Lots will be graded to facilitate drainage to a roadway, which will then convey storm water to a  
storage facility, or directly to a common lot containing a facility.

11. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Storm water & excess irrigation water will be treated by sand & grease traps and/or retention ponds  
w/ grassy or sand bottoms

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed: \_\_\_\_\_

Property Owner

Date: 10 / 26 / 21

(Application Submitted)

Signed: Alex Egunola

Applicant/Representative (If not property owner)

Date: 10 / 26 / 21

(Application Submitted)

Accepted By: \_\_\_\_\_

Director / Staff

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Middleton 187, LLC
	MAILING ADDRESS: PO Box 140298 Boise, ID 83714
	PHONE: (208) 941-8607 EMAIL: pm.tccinc@gmail.com

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

Signature: \_\_\_\_\_

Date: 10/26/21

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Alec Egurrola
	COMPANY NAME: T-O Engineers
	MAILING ADDRESS: 332 N. Broadmore Way Nampa, ID 83687
	PHONE: (208) 442-6300 EMAIL: aegurrola@to-engineers.com

<b>SITE INFO</b>	STREET ADDRESS:			
	PARCEL #: R3759700000, R3760500000, R3760201000, R3760501000	LOT SIZE/AREA: +/- 217 acres		
	LOT:	BLOCK:	SUBDIVISION:	
	QUARTER: North 1/2	SECTION: 33	TOWNSHIP: 5N	RANGE: 2W
	ZONING DISTRICT: AG	FLOODZONE (YES/NO): NO		

<b>HEARING LEVEL APPS</b>	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input checked="" type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input checked="" type="checkbox"/> OTHER Hillside Development		

CASE NUMBER: R22021-0056

DATE RECEIVED: 11-10-21

RECEIVED BY: SD2021-0059

APPLICATION FEE:

CK MO CC CA

EXHIBIT  
8

Revised to  
Conditional Rezone

Jan 11, 2023 & R1 zone

\$ 850.00  
\$ 100.00 Impact  
\$ 4,820.00 Lots  
\$ 1,440.00 Sub

Revised 1/3/21

\$ 6360.00

dr - See Letter of intent Jan 11, 2023

July 23<sup>rd</sup>, 2021

RE: Notice of Neighborhood Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

I am writing to inform you of a proposed rezone and preliminary plat application for Farmington Hills Subdivision. There will be an in-person meeting for neighbors to present any questions or feedback upon presentation. This meeting will be held on site at the SW corner of Lansing Ln & Meadow Park St (see attached) on **Tuesday, August 3<sup>rd</sup>, 2021, at 5:30 PM**. Formal hearings will follow at the Canyon County Planning & Zoning Commission with such notices sent to you from Canyon County when the hearing date approaches.

**Project Summary:**

The preliminary plat application concerns parcels: R3759700000, R3760201000, R3760500000, and R376050100 (+/- 217 acres) in Middleton, Idaho located north of Foothill Rd, between Duff Ln & Lansing Ln. Zoning is proposed to change from agricultural (AG) to R-2 (medium-density residential). A preliminary plat is required for the development of the parcel, along with a rezone application.

The ±217-acre development is planned to be split into 434 buildable lots with ±20 common lots, providing open space. The average single-family lot size will be ±1/3 (one-third) acre in size, with each lot supplied with pressure irrigation service and city sewer and water. Future annexation into City of Middleton is planned. A public park with the existing pond may be included with the development.

Please see the attached neighborhood meeting location and site plan for your reference. We look forward to your comments and questions at our meeting. Please feel free to contact me for additional information.

Sincerely,

T-O Engineers



Alec Egurrola

Land Use Planner

(208) 442-6300

[aegurrola@to-engineers.com](mailto:aegurrola@to-engineers.com)



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

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

#### SITE INFORMATION

Site Address:	Parcel Number: R3759700000, R3760201000, R3760501000, R3760500000
City: Middleton	State: ID ZIP Code: 83644
Notices Mailed Date: 07/23/2021	Number of Acres: ± 217 Current Zoning: AG
Description of the Request: subdivision pre plat & zoning map amendment	

#### APPLICANT / REPRESENTATIVE INFORMATION

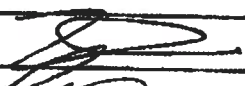

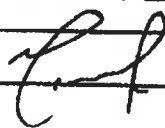
Contact Name: Alec Egurrola	
Company Name: T-O Engineers	
Current address: 332 N. Broadmore Way	
City: Nampa	State: ID ZIP Code: 83687
Phone: (208) 442-6300	Cell:
Email: aegurrola@to-engineers.com	Fax:

#### MEETING INFORMATION

DATE OF MEETING: 08/03/2021	MEETING LOCATION: On site: SW of Meadow Park & Lansing
MEETING START TIME: 5:30 PM	MEETING END TIME:

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Peggy Bayne	<i>Peggy Bayne</i>	23936 ViewCrest Middleton
2. Bruce Bayne	<i>Bruce Bayne</i>	"
3. A Resident in the Area		
4. Brady Simon	<i>Brady Simon</i>	
5. Jackie Grayson	<i>Jackie Grayson</i>	24503 Lansing
6. Bart Grayson	<i>Bart Grayson</i>	24503 Lansing
7. Josh Z. Smith	<i>Josh Z. Smith</i>	Middleton Rd
8. FOOTBALL RD RESIDENT		
9. TERRI HILL	<i>Terri Hill</i>	24199 Lansing

10.	Todd Campbell		13064 W. Meadowdale St
11.	Dean Waite		4882 Boise, ID 83711 Boise, ID 83713
12.	Mark Graviet		Porsuit Lane, CASCADE Falls, ID
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):**

Alex Eguirrola T O Engineers

**APPLICANT/REPRESENTATIVE (Signature):** 

**DATE:** 10 / 07 / 21

July 23<sup>rd</sup>, 2021

RE: Notice of Neighborhood Meeting - Zoning Amendment and Preliminary Plat

Dear Neighbor,

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Please see the attached neighborhood meeting location and site plan for your reference. We look forward to your comments and questions at our meeting. Please feel free to contact me for additional information.

Sincerely,

T-O Engineers



Alec Egurrola

Land Use Planner

(208) 442-6300

[aegurrola@to-engineers.com](mailto:aegurrola@to-engineers.com)



# FARMINGTON HILLS SUBDIVISION

## SITE PLAN



FARMINGTON HILLS SUBDIVISION



**T-O ENGINEERS**

327 N. BROADWAY, WYOMING, WY 84002

PHONE (307) 424-2300

WWW.TOENGINEERS.COM

DATE: 08/14/2014

BY: T.O.



MEETING  
LOCATION



Farmington Hills Neighborhood Meeting  
Location: SW Corner of Lansing Ln. and Meadow Park St.  
Tuesday, September 28, 2021, 5:30 p.m.



T-O ENGINEERS

## Neighborhood Meeting Sign-In Sheet

**Project:** Farmington Hills Subdivision

**Date:** September 28<sup>th</sup>, 2021

**Start Time:** 5:30 PM

**Location:** On site: SW Corner of Meadow Park Ave & Lansing Ln

**End Time:** 7:00 PM

First & Last Name	Address	Email
1. Karen + Duane Berry	Tyler Ln	
2. Lynda Cavallo	24590 Blaze Ave,	DAIRYSMARTINC@gmail.com
3.		
4.		
5.		
6.		
7.		
8.		
9.		



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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):

Alec Egurrola

APPLICANT/REPRESENTATIVE (Signature): Alec Egurrola

DATE: 10 / 07 / 21

## Debbie Root

---

**Subject:** FW: [External] RE: Farmington Ridge pp

**From:** Zane Cradic <zcradic@ardurra.com>  
**Sent:** Friday, June 9, 2023 8:58 AM  
**To:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Subject:** [External] RE: Farmington Ridge pp

Deb,

The highway district only wanted access to the one on the left parcel because it doesn't have any other access. The topography on this site yields only a small portion of it buildable in the future. The 2 parcels in red have access from Foothill road according to the Highway District there is a stub at just about the common lot line on the south side. Also the main buildable area on the red parcels is encumbered with the gas line easement. Both the CHD4 and us concluded that 1 access point would be enough for any future development.

Thanks



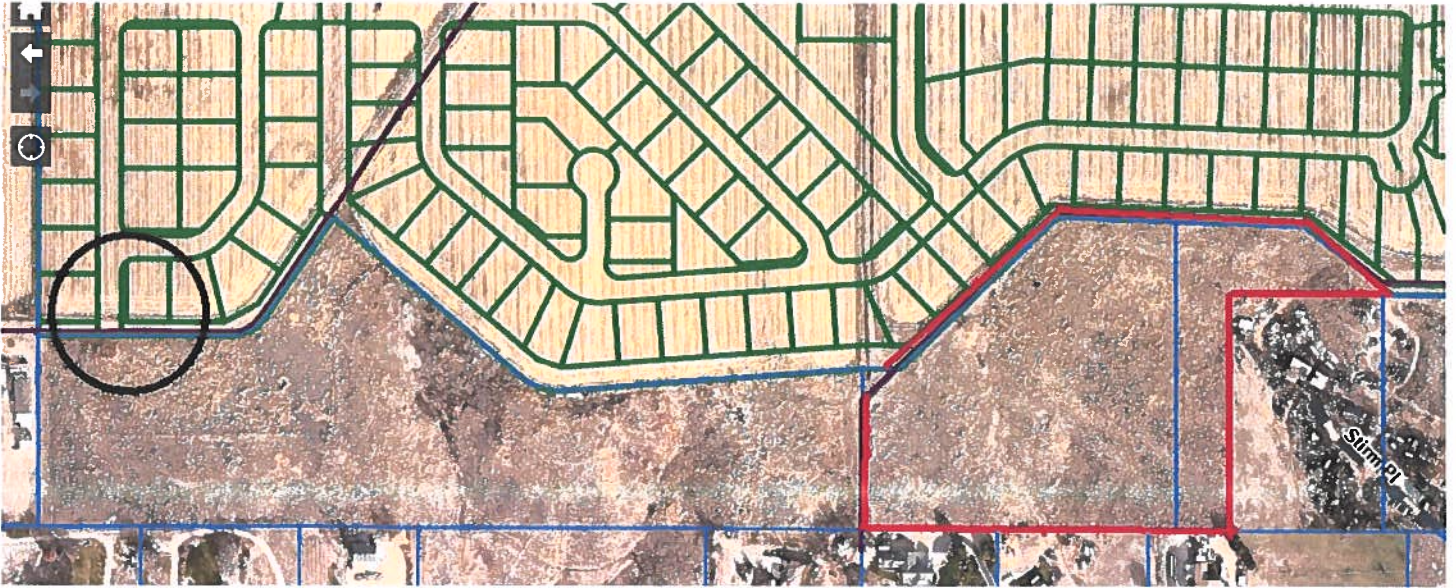
**Zane Cradic, PE (ID)**  
*Project Manager*  
O: 208.442.6300 | M: 602.456.ZANE

**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Sent:** Thursday, June 8, 2023 4:54 PM  
**To:** Zane Cradic <[zcradic@ardurra.com](mailto:zcradic@ardurra.com)>  
**Subject:** Farmington Ridge pp

Zane,

Was there any thought given to providing an additional access to the Smyser property to the south of Farmington? Possibly there has been discussion on this and determined that it wasn't warranted? It seems that access to the two parcels in red maybe very inhibited by topography and development?





Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
**NEW** public office hours  
**Effective Jan. 3, 2023**  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*

## Debbie Root

---

**From:** Zane Cradic <ZCradic@ardurra.com>  
**Sent:** Tuesday, December 12, 2023 8:53 AM  
**To:** Debbie Root  
**Subject:** [External] RE: Farmington phasing/fire access

Correct, the connection to Meadow Park will be in Phase 1 on the west side. Meadow Park does not connect Duff to Lansing yet and there are 2 proposed accesses to Meadow Park. The west connection will loop back to Duff in Phase 1.



**ARDURRA**

**Zane Cradic, PE (ID)**

*Project Manager*

**O:** 208.442.6300 | **M:** 602.456.ZANE

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Tuesday, December 12, 2023 8:50 AM  
**To:** Zane Cradic <ZCradic@ardurra.com>  
**Subject:** Farmington phasing/fire access

Zane,

Working through the staff report—Just clarifying so that I know that the fire district requirements are met--the intent is to build a connection to Meadow Park Blvd in Phase 1?

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
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Monday, Tuesday, Thursday and Friday  
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\*\*We will not be closed during lunch hour \*\*



**FARMINGTON HILLS SUBDIVISION  
TRAFFIC IMPACT STUDY**

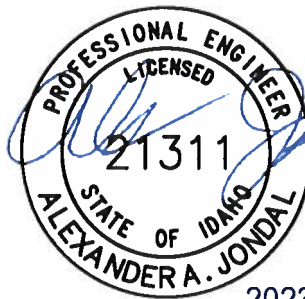
SUBMITTED TO:

**City of Middleton  
Idaho Transportation Department**

November 2023

**PREPARED BY:**

William (Bill) White, Senior Transportation Planner  
Alex Jondal, P.E., Transportation Engineer



2023.11.07



**T-O ENGINEERS**

332 N. Broadmore Way  
Nampa, Idaho 83687  
Phone: 208-442-6300

T-O PROJECT #: 210098

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Technical Appendix B: Summary Traffic Counts

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## 1 INTRODUCTION

This document summarizes the Traffic Impact Study (TIS) prepared for the Farmington Hills Subdivision proposed in Middleton, Idaho. The scope of this study was established in coordination with the City of Middleton, Canyon County Highway District No. 4 (CCHD 4), and the Idaho Transportation Department (ITD).

The City of Middleton is the lead review agency for this TIS as the project is to be annexed into the City and is within an urban growth area of the City. The roadways within the TIS study area are maintained by the City of Middleton, CCHD 4, and ITD. The TIS will be submitted to the City, ITD, and CCHD 4 for review, and other agencies can review the TIS per invite of the City.

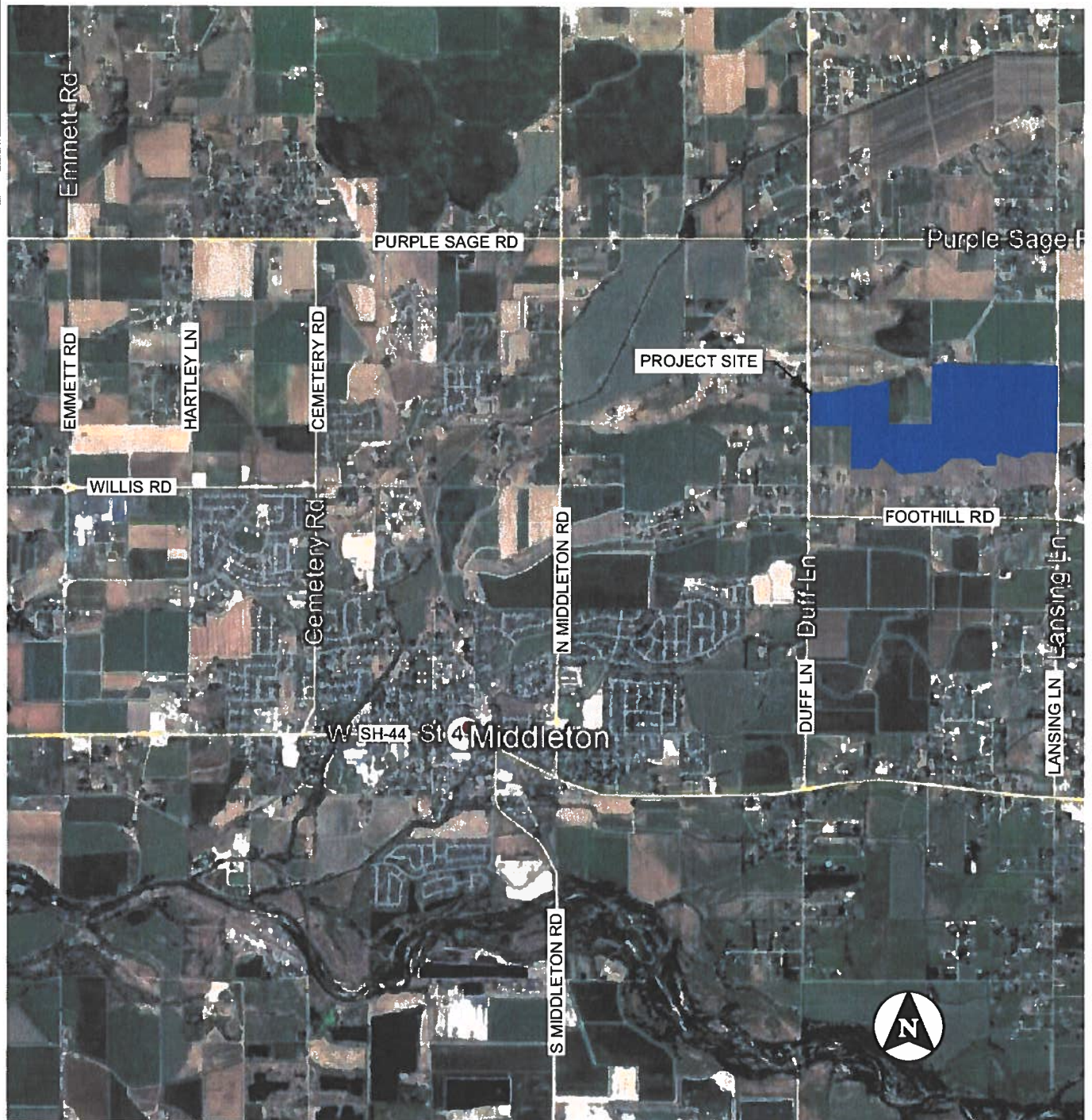
### 1.1 PROJECT DESCRIPTION

The Farmington Hills Subdivision is proposed on approximately 186.6 acres between Duff Lane and Lansing Lane and about 0.5 miles south of Purple Sage Road. The site is currently in unincorporated Canyon County but lies within the City of Middleton impact area boundary. The property will be developed as a residential subdivision with 414 single family homes with primary access provided by a collector roadway (Willis Road) extending between Duff Lane and Lansing Lane. The site would be developed in phases over 5 years with completion and full occupancy forecasted by year 2026.

The development will be accessed by a local street network that fronts individual lots. Access to the site is proposed via Duff Lane from the west and Lansing Lane from the east. The site is currently located within Canyon County, zoned AG (Agriculture). The project proponent will submit an annexation request to the City and seek R1 residential zoning, a designation that supports the land use proposal. This zoning is consistent with existing developments within the expanding urban growth area of the City.

**Figure 1** shows the site vicinity and **Figure 2** provides a preliminary site plan. Note the site plan may evolve during design. The conclusions presented in this TIS should be sufficient so long as proposed land use densities and the access proposal do not vary substantially during the design process. Trip generation variations of approximately 10-percent is a typical threshold for readdressing the conclusion of a TIS.





PAGE 2

1 SITE VICINITY  
NOT TO SCALE

FARMINGTON HILLS SUBDIVISION  
TRAFFIC IMPACT STUDY



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## 1.2 SCOPE AND METHODOLOGY

A TIS reviews the transportation impacts of development on roadways located within reasonable proximity (of a site) and recommends improvements to mitigate unacceptable impacts, as needed. This section describes the scope and methodologies used to evaluate transportation conditions and establish potential recommendations for the Farmington Hills Subdivision. The TIS was prepared in compliance with the Traffic Impact Study Requirements of City of Middleton, as shown with Middleton Supplement to the Idaho Standards for Public Works Construction (ISPWC) (Adopted December 4, 2019). The study was also developed per the “best” industry practices highlighted by resources such as *Traffic Impact Analyses for Site Development* (ITE, 2010).

### Project Scope

A TIS evaluates capacity primarily through an examination of intersection operations. Congestion and vehicle delay are experienced more quickly at intersections versus road segments (between intersections) due to the frequency of vehicle conflicts (e.g., turning, slowing, and/or stopping vehicles). The study reviews traffic conditions for the AM and PM peak hours, the confirmed hours of peak traffic congestion for the weekday. These are typically known as the morning and evening “rush” hours of the work commute.

Scope details for this TIS were coordinated with engineers and planners from the City of Middleton, ITD, and CCHD 4. A year 2026 analysis horizon was used for this TIS, which addresses traffic activities following project construction and full occupancy. A year 2031 analysis horizon was also reviewed per the City’s TIS requirements, a buildout plus 5-year condition. Through coordination with agencies, it was agreed that this TIS would address traffic operations and capacities for the project approach intersections on Duff Lane and Lansing Lane plus the offsite intersections of:

- Emmett Rd at Purple Sage Rd<sup>1</sup>
- Hartley Ln at Purple Sage Rd<sup>1</sup>
- Cemetery Rd at Purple Sage Rd<sup>1</sup>
- Middleton Rd at Purple Sage Rd<sup>1</sup>
- Duff Ln at Purple Sage Rd<sup>1</sup>
- Lansing Ln at Purple Sage Rd<sup>1</sup>
- Lansing Ln at Quail Haven Way<sup>1</sup>
- Cemetery Rd at SH-44<sup>1</sup>
- S Middleton Rd at SH-44<sup>2</sup>
- N Middleton Rd at SH-44<sup>1</sup>
- Duff Ln at SH-44<sup>1</sup>
- Lansing Lane at SH-44<sup>1</sup>

1. Turn movement counts were collected in January, March, June, and July 2021 by L2 Data Collection and TO Engineers.
2. Turn movement counts were adapted from ITD historical data resource.

### Methodology, Intersection Capacity/Operations

Intersection delay, capacity, and traffic operations were evaluated using the level-of-service (LOS) procedures of the Highway Capacity Manual, Sixth Edition (TRB, 2016). The Highway Capacity Manual (HCM) is a nationally recognized and locally accepted method of measuring traffic flow and congestion. Criteria range from LOS A, indicating free-flow with minimal vehicle delay, to LOS F, indicating congestion with significant vehicle delays.

LOS for a signalized intersection is defined in terms of the average control delay experienced by all vehicles at the intersection, as measured over a specific timeframe such as a peak hour. LOS for a one or two-way stop-controlled intersection or driveway is the function of average control delays experienced by vehicles in an approach or approach movement over a specific timeframe. Typically, the stopped approach or movement experiencing the worst LOS is reported. Finally, LOS at an all-way stop is defined by the average control delays experienced by all vehicles at an intersection, as with signalized intersections, but the LOS thresholds are associated with delays for unsignalized intersections. All-way stop LOS can also be reported for the worse approach as well, depending on local agency requirements.

**Table 1** outlines the LOS criteria for signalized and unsignalized intersections from the Highway Capacity Manual. LOS delay thresholds vary between signalized and unsignalized intersections. This is because driver tolerances for delay have been documented to be higher at traffic signals.

Table 1. Intersection Level of Service Criteria		
Level of Service	Signalized Control Delay (sec/veh)	Unsignalized Control Delay (sec/veh)
A	≤10	≤10
B	>10 – 20	>10 - 15
C	>20 – 35	>15 - 25
D	>35 – 55	>25 - 35
E	>55 – 80	>35 - 50
F	> 80	>50

Source: Highway Capacity Manual (TRB, 2016)

LOS was determined using Synchro Version 11 (Trafficware, 2020), a software tool that applies the methods of HCM 2016. The City of Middleton uses a LOS D standard as the capacity threshold for intersections in the City. CCHD 4 uses LOS C for rural roadways and intersections, and LOS D for suburban roadways and intersections. Street or intersection improvements may be necessary when existing or forecast LOS do not meet these standards.

### Street Capacity

A secondary analysis was performed to quantify the overall capacity of adjacent street segments following the development of the proposed Farmington Hills Subdivision. Street capacity was adapted from the Quality/Level of Service Handbook (Florida DOT, 2020). This method predicts ADT capacity thresholds for various LOS categories, as based on daily traffic volume measures of the HCM versus roadway cross sections.

A LOS C capacity standard is typically used for local streets and LOS D for arterials. The higher standard was used for arterials because drivers expect increased traffic densities and delay along more primary commute/travel routes versus local streets. The thresholds for collectors are typically taken as the average threshold calculated between



the local and arterial street limits, as drivers expect a higher degree of congestion from these streets, but not to the level of an arterial.

Capacity thresholds were identified from generalized LOS-volume tables shown with the appendix of the above referenced Handbook, and then modified to reflect suburban routes with posted speeds of less than 35-mph and higher than 40 mph. The resulting capacity volume thresholds for locals, collectors, and arterials is shown with **Table 2** for two-way streets. These are the upper limits in daily traffic a street can support theoretically prior to experiencing an unsatisfactory LOS. These thresholds are not finite; rather, just an approximation of capacity limitations.

A volume-to-capacity (V/C) ratio is a metric used to represent capacity versus volume standards numerically. When a V/C of 1.0 is surpassed for a LOS standard, the practical capacity of the roadway is exceeded. A general practice is to start planning for roadway improvements when a V/C exceeds 0.80, as traffic is “approaching” standard.

Table 2. Street Capacity Thresholds						
Class I (35-MPH or Slower)						
Road Class	2-Lanes	3-Lanes	4-Lanes	5-Lanes	6-Lanes	7-Lanes
Local	5,500	5,900	10,900	11,800	17,500	18,900
Collector	8,300	9,000	17,600	19,000	27,500	29,700
Arterial	11,100	12,000	24,300	26,200	37,500	40,500
Class II (40-MPH or Higher)						
Road Class	2-Lanes	3-Lanes	4-Lanes	5-Lanes	6-Lanes	7-Lanes
Local	12,600	13,600	28,400	30,700	43,800	47,300
Collector	13,000	14,000	29,200	31,500	44,400	47,900
Arterial	13,300	14,400	29,900	32,300	44,900	48,500

Source: Adapted from Quality/Level of Service Handbook (Florida DOT, 2020)

The City does not formally review arterial capacity in assessing development impacts to the transportation network, but this analysis is provided as a planning tool to help the City and other agencies understand the overall performance of study roadways.

## Collision Analysis

The purpose of collision analysis is to determine whether safety issues occur due to operational or design issues. Signal phase issues, sight distance limitation, channelization misalignment, etc. are examples of operations/design issues that could cause higher collision potentials. A location where numerous incidents occur could indicate a high collision location (HCL). A high number of collisions occurring along a street or street section may indicate a high collision corridor (HCC).

Collisions are reviewed based on severity rates to help determine whether some form of remediation may be needed to address persistent, reoccurring collision issues within the context of traffic densities. An intersection or corridor section may have a high number of collisions/incidents, but this is not as statistically significant if the high traffic volumes

are also significant. Collision rates are calculated to provide a statistical means for quantifying collision density.

An intersection (or driveway) collision rate (ICR) quantifies severity based on the number of average collisions occurring per year, as compared with average daily traffic (ADT) entering the intersection per the following equation:

$$\begin{array}{lcl} \text{Intersection Collision Rate (ICR)} & = & \frac{\text{Average Collisions per Year} * 1,000,000}{365 * \text{Total Entering Intersection ADT}} \\ \text{(Collisions per million entering vehicles)} & & \end{array}$$

Typically, jurisdictions such as City of Middleton has no set thresholds for identifying an HCL or HCC. However, a typical industry practice is that further evaluation/analysis should be considered if crash rates exceed 1.0 collisions per million entering vehicles for an intersection (or driveway).

Similarly, the corridor collision rate (CCR) for a street or street section is based on the number of average crashes occurring per year compared with average daily traffic AND the length of the corridor, per the following equation:

$$\begin{array}{lcl} \text{Corridor Collision Rate (CCR)} & = & \frac{\text{Average Collisions per Year} * 1,000,000}{365 * \text{Section ADT} * \text{Section Length}} \\ \text{(Collisions per million miles of vehicle travel)} & & \end{array}$$

The Idaho Transportation Department provides collision statistics within annual summary reports. The "Idaho Traffic Crashes 2017", the most current report available, indicates that State Highways such as SH-44 experienced a collision rate of between 134.4 to 210.9 collisions per 100 million miles of travel between 2013 and 2017. This is averaged to 168.6 collisions per 100 million miles of travel or a CCR of 1.69 per million miles of travel. At the least, it is not desirable to have collisions experience a rate that surpasses the State average. However, as with intersections, a typical industry practice is to consider further evaluations for a corridor section with a CCR that surpasses 1.0.



## 2 EXISTING CONDITIONS

This section describes the study street network, traffic volumes, and capacity for TIS intersections. Existing conditions provide a basis for comparing forecast traffic conditions.

### 2.1 ROADWAY NETWORK

The TIS addresses traffic operations for intersections located in reasonable proximity of the site, per scope direction of agencies. A description of primary study streets is below.

- **State Highway 44.** A *state highway* that runs east to west extending from Boise to Caldwell. This is a two-lane roadway with turn pockets at major junctions. The arterial has various speed limits as it goes through the city. Working from west to east: west of Hartley Lane, the posted speed limit is 55 mph. At Hartley Lane, the speed limit changes to 40 mph. At Whiffin Lane, it changes to 35 mph. It then changes to 25 mph just west of Cemetery Road. The speed limit raises back up to 35 mph just east of S. Middleton Road, and to 45 mph east of N. Middleton Road/Murphy Road.
- **Purple Sage Road.** An east-west *minor arterial* that extends from Blessinger Road to Highway 26. This is a two-lane roadway with a posted speed limit of 50 mph between Freezeout Road and Blessinger Road.
- **Emmett Road.** This is a *minor arterial* from SH-44 to Willis Road and a *major collector* north of Willis Road running north from SH-44 to the county line. This is a two-lane street with a posted speed limit is 50 mph north of Purple Sage Road. The posted speed limit is 50 mph south of Purple Sage Road, 40 mph south Savary Lane, and 45 mph south of Greenwell Lane.
- **Hartley Lane.** A *major collector* that runs south to north and extends from SH-44 to Purple Sage Road. This is a two-lane street with turn lanes at major intersections. The posted speed limit is 35 mph south of Willis Road and 50 mph north of Willis Road.
- **Cemetery Road.** A north-south *major collector street* that extends from State Highway 44 to the north, where it dead ends shortly after C-Line Canal East. This two-lane roadway has turn lanes and at primary intersections. A posted speed limit of 25 mph is signed between SH-44 and Willis Road. 35 mph from Willis Road to Purple Sage Road and 45 mph north of Purple Sage Road.
- **Middleton Road.** A north-south *minor arterial* that extends from SH-44 to Goodson Road. This is two-lane roadway from Triumph Drive to Goodson Road, and three-lane roadway from State Highway 44 to Triumph Drive. The posted speed limit is 50 mph north of Old Middleton Road, 35 mph from Triumph Drive to Old Middleton Road, and 25 mph from SH-44 to Triumph Drive.
- **Duff Lane.** A *major collector* that extends from Landruff Lane to Galloway Road. This is a two-lane street with a posted speed limit of 35 mph south of SH-44, 50 mph north of SH-44 to 650 feet south of Foothill Road, 35 mph from south of Foothill Road to 400 feet north of Willis Road, 45 mph from

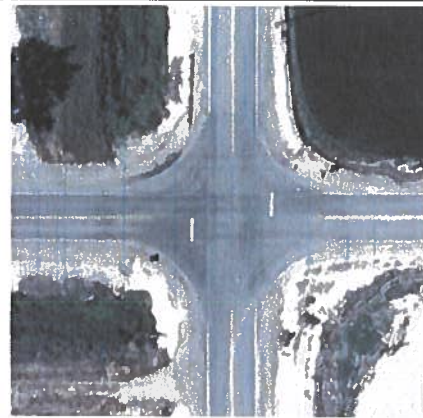
north of Willis Road to 200 feet north of Turner Drive, and 50 mph from north of Turner Drive to the T-intersection at Galloway Road.

- **Lansing Lane.** A *major collector* that runs south to north and extends from Landruff Lane and dead ends north of Galloway Road. This is a two-lane street a posted speed limit of 35 mph south of SH-44, 45 mph north of SH-44 to about 925 feet after New Castle Drive, 35 mph from north of New Castle Drive to 400 feet south of Quail Haven Way, 50 mph from south of Quail Haven Way to about 325 feet north of My Way, and 35 mph from north of My Way to the end of pavement.

Twelve existing intersections are addressed by this TIS. A description of the existing intersection geometrics and traffic controls are provided for these locations as follows.

#### **Emmett Road at Purple Sage Road**

This intersection is unsignalized with Purple Sage Road having stop-controls as the minor street of the intersection. Both Emmett Road and Purple Sage Road have a single, shared lane for through, left, and right-turn movements on each approach. This intersection does not have curb, gutter, or pedestrian crossings.



#### **Harley Lane at Purple Sage Road**

This is an unsignalized "T" intersection. The southbound approach is stop-controlled with left and right-turn movements shared within one lane. The eastbound approach has a single, shared lane for through and right-turn movements, and the westbound approach has a single, shared lane for through and left-turn movements. There is an unpaved driveway accessing private residential properties on north leg of the intersection. This intersection does not have curb, gutter, or pedestrian crossings.





**Cemetery Road at Purple Sage Road**

This intersection is unsignalized with Purple Sage Road having stop-controls as the minor street of the intersection. Both Cemetery Road and Purple Sage Road have a single, shared lane for through, left, and right-turn movements on each approach. This intersection does not have curb, gutter, or pedestrian crossings.



**Middleton Road at Purple Sage Road**

This intersection is unsignalized with Purple Sage Road having stop-controls as the minor street of the intersection. Both Middleton Road and Purple Sage Road have a single, shared lane for through, left, and right-turn movements on each approach. This intersection does not have curb, gutter, or pedestrian crossings.



**Duff Lane at Purple Sage Road**

This intersection is unsignalized with Duff Lane having stop-controls at the north and south legs of the intersection. Both Duff Lane Road and Purple Sage Road have a single, shared lane for through, left, and right-turn movements on each approach. This intersection does not have curb, gutter, or pedestrian crossings.



#### **Lansing Lane at Purple Sage Road**

This intersection is unsignalized with Lansing Lane having stop-controls as the minor street of the intersection. Both Lansing Lane and Purple Sage Road have a single, shared lane for through, left, and right-turn movements on each approach. This intersection does not have curb, gutter, or pedestrian crossings.



#### **Lansing Lane at Quail Haven Way**

This is an unsignalized "T" intersection. The westbound approach of Quail Haven Way is stop-controlled with left and right-turn movements shared with one lane. The northbound approach has a single, shared lane for through and right-turn movements, and the southbound approach has a single, shared lane for through and left-turn movements. This intersection does not have curb, gutter, or sidewalks on the approaches.



#### **Lansing Lane at SH-44**

This intersection is unsignalized with stop-controls on northbound and southbound approaches of Lansing Lane. The eastbound approach of SH-44 has a left-turn lane and a shared through/right-turn lane. The westbound approach has a left-turn lane, through lane, and right-turn lane. The northbound and southbound approaches have single lanes with shared left-turn, through, and right-turn movements. This intersection does not have curb, gutter, or sidewalks on the approaches. There are no bike lanes at the intersection.





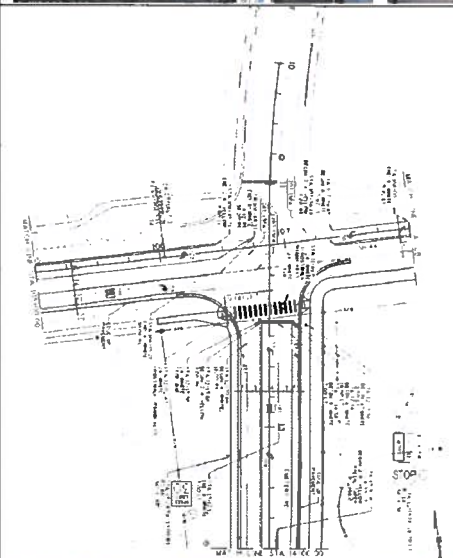
### **Duff Lane at SH-44**

This intersection is unsignalized with stop-controls on northbound and southbound approaches of Duff Lane. The eastbound approach has a left-turn lane and a shared through/right-turn lane. The westbound approach has a left-turn lane, through lane, and right-turn lane. The northbound and southbound approaches have single lanes with shared left-turn, through, and right-turn movements. This intersection does not have curb, gutter, or sidewalks on the approaches. There are no bike lanes at the intersection.



### **Cemetery Road at SH-44**

This is an unsignalized "T" intersection with Cemetery Road having stop control as the minor street. The south leg of the intersection is currently under construction and the exhibit of the intersection shown to the right is from the final plan. The northbound and southbound approaches are planned to have one left-turn lane and one through/right-turn shared lane. The eastbound and westbound approaches are planned to have one left-turn lane (via the two-way left-turn lane), one through lane, and one right-turn lane. The intersection has curb, gutter, sidewalk, and pedestrian crossings on the north and south legs.



### **S Middleton Road at SH-44**

This is a signalized "T" intersection. The eastbound approach has one through/right-turn shared lane, while the westbound approach has one left-turn lane and one through lane. The northbound leg of S Middleton Road has one left-turn lane and one right-turn lane. The intersection has curbs, gutters, and pedestrian crossings on all three legs.



### **N Middleton Road/Murphy Street at SH-44**

This intersection is unsignalized with stop-controls on the northbound and southbound approaches of Middleton Road / Murphy Street. The eastbound approach has one left-turn lane and one through/right-turn shared lane. The westbound approach includes one right-turn lane and one through/left-turn shared lane. The southbound approach has one left-turn lane, one through lane, and a channelized, yield-controlled right turn lane. The northbound approach has a single lane with shared left-turn, through, and right-turn movements. This intersection has curb, gutter, and sidewalk on the north leg of the intersection. Additionally, there is a marked crosswalk across the channelized southbound right-turn lane.



## **2.2 TRAFFIC COUNTS**

Average daily traffic (ADT) and intersection turning movement traffic counts were secured to support this traffic study. Counts were used to help assess project trip distributions and to support the capacity analysis. Most ADT counts were secured from COMPASS through the Regional Traffic Volume GIS map. However, supplemental ADT counts were collected in June 2021 by T-O Engineers and L2 Data Collection to support this study. A summary of ADT volumes on study roadways is shown below with **Table 3**.

Table 3. Average Daily Traffic Volumes			
Roadway Segment	Average Daily Traffic		
	Volume	Source	Year
Purple Sage Rd, W/of Middleton Rd	2,072 vpd	COMPASS	2017
Purple Sage Rd, W/of Duff Ln	1,650 vpd	COMPASS	2017
Duff Ln, S/of Purple Sage Rd	2,066 vpd	T-O / L2	2021
Duff Ln, N/of SH-44	2,788 vpd	COMPASS	2018
SH-44, W/of Duff Ln	9,482 vpd	COMPASS	2018
SH-44, E/of Lansing Ln	9,531 vpd	COMPASS	2018
Lansing Ln, N/of SH-44	2,434 vpd	COMPASS	2018

Turning movement counts for nearly all study intersections were collected specifically in June and July 2021. For the intersection of N Middleton Road at SH-44, counts acquired through the ITD data resource from February 2020 for both the AM and the PM peak hours was utilized; however, no growth was applied. Counts were performed on a typical weekday between 7:00 and 9:00 AM in the morning and between 4:00 PM to 6:00 PM in the afternoon/evening. The peak "rush" hour of each intersection was

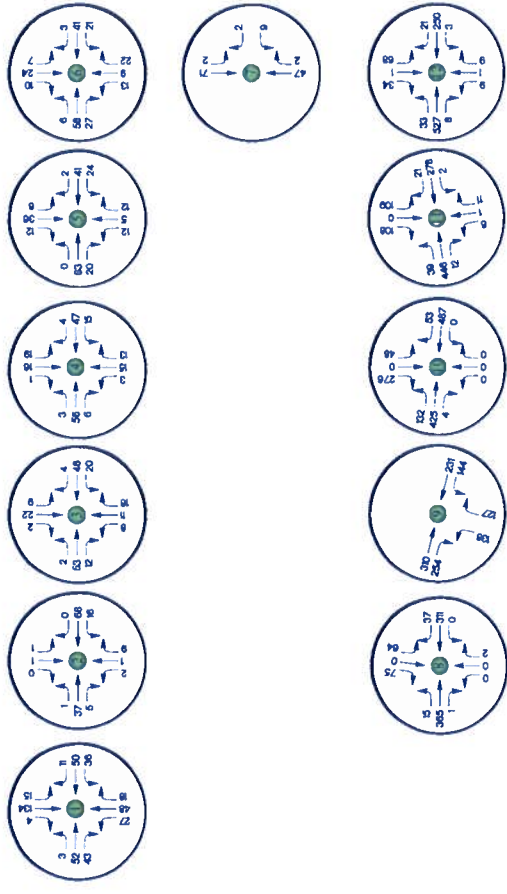


reviewed, as opposed to a universal peak, to assure a conservative analysis of forecast capacity conditions.

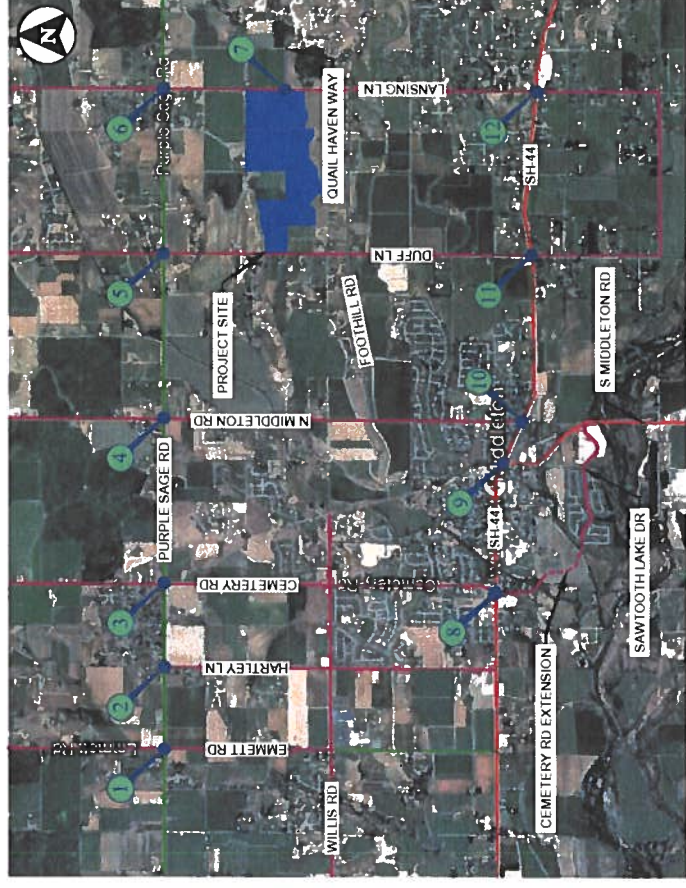
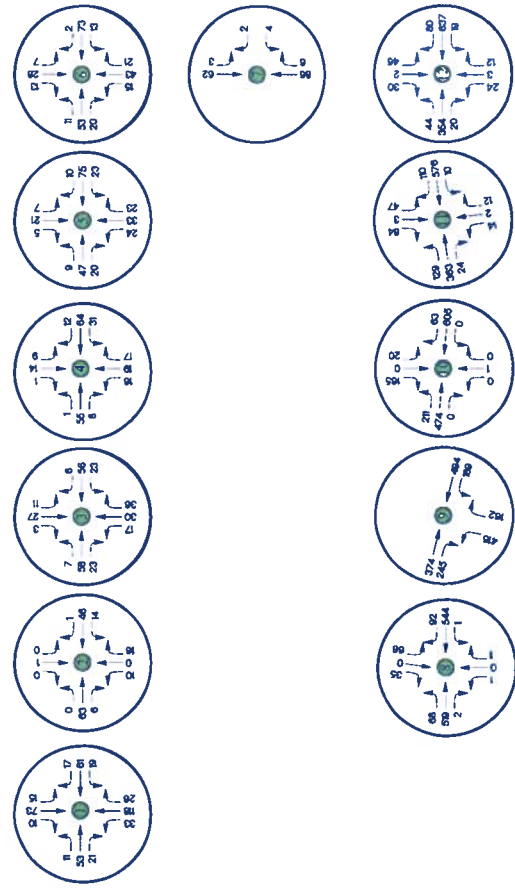
COVID-19 has had an impact on travel demand within the region. With that said, counts were collected during a time when traffic volumes have nearly normalized. A review of the nearest automatic traffic recorder (ATR) sites (on I-84 between the SH-44 and US 20/26 interchanges and on SH-44 east of SH 16) indicate ADT volumes are 20-percent more from what was counted in May 2020. Given this information, no COVID-19 adjustment was applied. This study does use a 3-percent background growth rate and pipeline project trips to forecast traffic volumes, resulting in higher end future traffic volumes. This conservative growth more than addresses any minor discrepancies that remain from pandemic volume decreases.

Existing turning movement volumes are shown on **Figure 3** for the AM and PM peak hours. Unadjusted traffic count worksheets are provided with **Appendix B**.

### AM PEAK HOUR



### PM PEAK HOUR



PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
MAJOR COLLECTOR  
LOCAL STREET

INTERSECTION TURNING  
MOVEMENTS



### 3 EXISTING TRAFFIC VOLUMES AM & PM PEAK HOUR

FARMINGTON HILLS SUBDIVISION  
TRAFFIC IMPACT STUDY

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## 2.3 TRAFFIC CAPACITY & OPERATIONS

This section summarizes existing traffic capacities and operations for the study area. A review of existing intersection and arterial capacities is discussed.

### Intersection Capacity/Operations

The LOS analysis was performed for study intersections based on a review of the traffic volumes summarized in Section 2.2 versus the geometric conditions described in Section 2.1. **Table 4** provides a summary of LOS for the AM and PM peak hours. Also shown are average control vehicle delays for each intersection. Again, LOS is the function of average control delay for the worse approach or movement for an unsignalized intersection.

Table 4. Year 2021 Existing Intersection Operations – AM and PM Peak Hour				
Signalized	AM Peak Hour		PM Peak Hour	
	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>
SH-44 at S. Middleton Road	B	18.7	C	32.7
One or Two-Way Stop	AM Peak Hour		PM Peak Hour	
	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>
Purple Sage Road at Emmet Road	B	14.3	B	13.3
Purple Sage Road at Burton Lane / Hartley Lane	A	9.9	B	10.0
Purple Sage Road at Cemetery Road	B	10.0	B	10.6
Purple Sage Road at Middleton Road	B	10.2	B	10.4
Purple Sage Road at Duff Lane	B	10.4	B	10.6
Purple Sage Road at Lansing Lane	B	10.3	B	10.5
SH-44 at Lansing Lane	D	27.4	D	34.5
SH-44 at Duff Lane	E	35.5	E	38.2
SH-44 at N. Middleton Road	F	73.5	F	74.2
SH-44 at Cemetery Road	C	18.9	F	68.6
Lansing Lane at Quail Haven Way	A	9.2	A	9.3
1. LOS = level of service				
2. Average control delay				

All intersections except for Duff Lane/SH-44, SH-44/N Middleton Road, and SH-44/Cemetery Road are currently functioning within the LOS A to D range, which is acceptable per local standards. However, the Duff Lane/SH-44 and N Middleton Road/SH-44 intersections currently function below the desirable LOS standard during both peak hours. Additionally, the SH-44/Cemetery Road intersection functions below LOS D standard during the PM peak hour. This is the result of high travel demands occurring along SH-44 throughout the weekday. LOS summary sheets are attached in **Technical Appendix C**.

## Street Capacity

The street capacity analysis was performed using a comparison of current ADT versus the volume thresholds discussed in Section 1.2. A summary of the capacity analysis is shown in **Table 5** below. For average daily traffic volumes collected from COMPASS, a 3-percent annual growth rate was applied to approximate current 2021 volumes. Provided are the number of lanes, the volume capacity threshold, ADT volume, the V/C comparison, and an indication of whether the LOS volume threshold is exceeded. The notation of "No" means criteria is not exceeded and the street still falls within the capacity standard, whereas "yes" presents the opposite (a deficiency occurs). The V/C is provided to numerically represent capacity in relation to LOS volume standard.

Table 5. Existing Street Capacity Analysis, ADT Counts				
Arterial Street Segment	Number of Lanes	Capacity Threshold	ADT Volume	Deficiency, V/C
Purple Sage Rd, W/of Middleton Rd	2	13,300	2,332	No, 0.18
Purple Sage Rd, W/of Duff Ln	2	13,300	1,857	No, 0.14
Duff Ln, S/of Purple Sage Rd	2	13,300	2,066	No, 0.16
Duff Ln, N/of SH-44	2	13,300	3,047	No, 0.23
SH-44, W/of Duff Ln	2	13,300	10,361	No, 0.78
SH-44, E/of Lansing Ln	2	13,300	10,415	No, 0.78
Collector Street Segment	Number of Lanes	Capacity Threshold	ADT Volume	Deficiency, V/C
Lansing Ln, N/of SH-44	2	13,000	2,660	No, 0.20

As shown, most streets have ADT counts that fall below LOS volume thresholds. It should be noted that the segments of SH-44, to the west of Duff Lane and to the east of Lansing Lane, are just below a V/C ratio of 0.8, which denotes the "approaching capacity" threshold. However, this analysis suggests that capacity is holistically available to accommodate increased traffic growth for all approaches of the intersections.

## 2.4 TRANSIT, PEDESTRIANS, AND BICYCLES

The Treasure Valley region is currently served by Valley Regional Transit (VRT). However, there currently is no fixed-route public transit service provided within Middleton. The typical scenario is that services would be extended by an agency such as VRT when the City of Middleton hits specific densities. Until then, alternative mobilities are provided in the City by private shuttles, rideshare, and web-based services such as Lyft and Uber.

The area is transitioning from rural/agricultural to suburban densities. As such, pedestrian and bicycle facilities are currently underdeveloped within the project area. However, bicycle facilities are developed along Cemetery Road between SH-44 and Huckleberry Street, and sidewalks are developed from SH-44 to Meadow Park Blvd. S Middleton Road, N Middleton Road from SH-44 to Triumph Dr, and SH-44 from Eaton Rd to S Skyline Dr have sidewalks along streets. The provision of additional sidewalk,



bike, and other multimodal facilities will occur as the area transitions into City suburbs, extended as frontage improvements of private development. Eventually there will be contiguous pedestrian and bike access to/from the City after developments are constructed.

## 2.5 COLLISION HISTORIES

The Local Highway Technical Assistance Council (LHTAC) maintains a GIS platform that provides visual and downloadable collision data for roads in Idaho. Collision histories were reviewed for Duff Lane, Lansing Lane, Middleton Road, Purple Sage Road, and SH-44. Both intersections and corridor segments (between intersections) were reviewed in this study. Histories were reviewed for 5-years ranging from January 1, 2015 to December 31, 2019, the most timeframe available from LHTAC.

Total collisions, collision averages, rates, and severities were determined for the study intersection summaries shown by **Table 6** on the following page. The final bolded row shows overall collision data for all four intersections. Other factors to note from this table include:

- 5-Year refers to total collisions collected for the 3-year analysis time frame.
- Average annual is the average yearly collisions over 3 years.
- ADT refers to entering intersection traffic.
- PDO is a property damage only collision without injuries. These were reviewed based on each incident, as to compare with other severity incidents. Each incident may have two or more vehicles with property damage.
- Inj. is an injury-incident. Property damage is likely and implied with this data, but the injury is noted as the prevailing statistic of the incident. Each incident may have two or more persons with injuries, as with PDO noted above, but it is only reported as one occurrence.
- Fat. refers to a fatality occurring within the TIS study area. Fatalities are long remembered by a community, which is often highlighted when a fatality seems absent from the TIS. This is typically due to timeframe emphases of the study, which in this case is again 2015 to 2019. Other fatalities may have occurred prior to this timeframe which are not noted.

Table 6. Summary of Collision on Purple Sage Road & SH-44

Intersection	5 Year Totals	Traffic Control			Severity		
		Average Annual	ADT <sup>1</sup>	ICR <sup>2</sup>	PDO <sup>4</sup>	Inj. <sup>5</sup>	Fat. <sup>6</sup>
Purple Sage Rd/Middleton Rd	13	2.6	3,012	2.36	38%	62%	0%
Purple Sage Rd/Duff Ln	7	1.4	3,247	1.34	71%	29%	0%
Purple Sage Rd/Lansing Ln	3	0.6	2,903	0.57	100%	0%	0%
SH-44/Lansing Ln	15	3	8,655	0.95	60%	33%	7%
SH-44/Duff Ln	8	1.6	8,718	0.50	37%	63%	0%
Corridor	5 Year Totals	Traffic Control			Severity		
		Average Annual	ADT <sup>1</sup>	CCR <sup>3</sup>	PDO <sup>4</sup>	Inj. <sup>5</sup>	Fat. <sup>6</sup>
Purple Sage Rd from: W/of N Middleton Rd, 1-mi	1	0.2	2,072	0.26	67%	33%	0%
Purple Sage Rd from: Duff Ln to N Middleton Rd, 1-mi	2	0.4	2,056	0.53	50%	50%	0%
Duff Ln from: Purple Sage Rd to SH-44, 1-mi	1	0.2	2,066	0.27	100%	0%	0%
Duff Ln from: SH-44 to Purple Sage Rd, 1-mi	1	0.2	2,788	0.79	75%	25%	0%
Lansing Ln from: SH-44 to Purple Sage Rd, 1-mi	6	1.2	2,434	0.23	67%	33%	0%
SH-44 from: E/of Lansing Ln, 1-mi	4	0.8	9,482	0.34	67%	33%	0%
SH-44 from: Duff Ln to N Middleton Rd, 1-mi	4	0.8	2,788	0.23	100%	0%	0%
Study Area Totals	5 Year Totals	Traffic Control			Severity		
		Average Annual			PDO <sup>4</sup>	Inj. <sup>5</sup>	Fat. <sup>6</sup>
Total Collisions	65	13			58%	40%	2%
1. ADT = Entering from Duff Lane, Lansing Lane, Middleton Road, Purple Sage Road, and SH-44 2. ICR = Intersection Collision Rate 3. CCR = Collision Corridor Rate 4. PDO = Property Damage Only 5. Inj. = Injury Incident 6. Fat. = Fatality							

As shown, 65 recorded collisions occurred at study intersections and corridors between the beginning of 2015 and end of 2019. Overall, 58% of collisions involved property damage while 24% involved injuries. One fatal accident occurred in the study timeframe. Contributing factors to the fatal accident were alcohol and the failure to yield right of way.

The prevailing collision types are as follows:

- **52% Angle Turning Collisions.** A crash where two vehicles impact at an angle.
- **12% Rear End Collisions.** A traffic collision where a vehicle crashes into the one in front of it.
- **11% Overturns.** An accident where a car rolls over.
- **25% Varied.** The remaining 25% collision types varied between head-on turning, backed into, side swipe, another fixed object, utility/light pole, ditch, animal, bridge/parapet end, and vehicle failure.

Most intersections noted by Table 6 have collision/severity rates that fall below the 1.0 threshold for potential HCL review. However, the Purple Sage Road/Middleton Road and Purple Sage Road/Duff Lane intersections experience rates of 2.36 and 1.34 collisions per million entering vehicles, respectively, which exceeds the desired





threshold. Traffic volumes are low at the intersection, which can result in inflated collision rates; however, these two intersections experience a similar number of total collisions as the intersections of SH-44 at Lansing Lane and SH-44 at Duff Lane, which have more than twice the average daily traffic volume. The conclusion is this intersection should be monitored to affirm whether collision potentials persist or even increase with time. If the rate persists, then improvements would likely be warranted to address design issues.

Note the histories/data reviewed reflects recorded collisions, as identified through evidentiary reports provided by LHTAC. Unreported collisions do occur throughout a community on roadways such as Purple Sage Road. However, safety studies can be performed only based on recorded data. Most typically, unreported collisions would involve minor property damage only (typically non-injury).

### 3 FUTURE TRAFFIC CONDITIONS

This section summarizes forecast year 2026 and year 2031 traffic conditions. Described are forecast network changes, traffic volumes, and operations/capacity for study area streets. Without and with project conditions are provided for gauging project impacts.

#### 3.1 ROADWAY NETWORK

The City of Middleton, CCHD 4, COMPASS, and ITD capital programming documents were reviewed to help determine whether transportation improvements are planned or programmed throughout the project study area. The conclusion from the review of Comprehensive Plans, Transportation Plans, and improvement programs is there appears to be long-range improvements planned within the area, but only one identified project has yet been funded (in due-diligence phases).

Highlights include corridor improvements along State Highway 44 extending from Interstate-84 in Caldwell to the City of Eagle, Idaho. This project is being promoted by the Idaho Transportation Department. The project includes widening along the Highway with improvements to major intersections (<https://itdprojects.org/projects/idaho44corridor/>). ITD is currently working to complete improvements between Linder Road and Start Road, within a couple miles of either direction along State Highway 16. ITD will then work to improvement other sections of the Highway based on a priority program they are currently working to establish.

Improvements through Middleton are planned to include constructing an alternate route with a four-lane section, and with roundabouts or signals at major intersections such as Emmett Road, Cemetery Road, and Murphy Street. The timing for these improvements is relatively far into the future. As such, no alternate routing or widening was assumed for SH-44. Note ITD plans show the current corridor would be maintained to provide access to the City, just providing a bypass for commuter (cut-through) traffic.

The City noted signal improvements are currently planned for the Hartley Lane, Cemetery Road, and Middleton Road intersections with SH-44. These projects are also included in the current traffic impact fee (TIF) program for Middleton and staff indicates need will occur, with warrants met, even with alternative routes planned by ITD (described above). The TIF project list indicates the improvements would likely be developed by year 2026. However, the City requested this TIS review traffic conditions and affirm warrants for these controls. Thus, base future without and with-project traffic conditions assume existing geometrics and stop controls at these intersections, as compared with forecasts. An improvement analysis was then presented to support the need and timeline for these signals with Section 4.0. Hartley Lane/SH-44 intersection is funded to be signalized and will be built in 2022.

Sawtooth Lake Drive connection to S Cemetery Road is currently under construction for phase 1. The construction will be done by summer, 2021. Phase 1 is extending Cemetery Road from SH-44 to south of Middleton Middle School. This extension will have limited use as it will not fully extend to connect Sawtooth Lake Drive. This project





will add a stop-controlled south approach to Cemetery Rd/SH-44 intersection with a 98-foot dedicated left turn lane and a through lane with a shared right turn movement. The posted speed limit is 30 mph. Phase 2 is also planned to be built in summer 2021. Therefore, the future intersection configurations are coded in Synchro with a few trips on the south approach on Cemetery Rd/SH-44 due to limited usage of the partial extension.

### 3.2 TRAFFIC FORECASTS

Year 2026 and 2031 traffic forecasts are comprised of baseline growth, the trips generated by concurrent “pipeline” developments, and trips generated by the proposed Farmington Hills Subdivision development. This section describes the year 2026 and year 2031 traffic forecasts developed for streets and intersections in the study area.

#### Background Traffic Growth

Baseline growth refers to the increase of traffic not typically related to land use development within a TIS study area. Baseline traffic is forecast using annual growth rates established based upon a review of historical count data, or as identified from a regional travel demand model.

From available City data, previous TIS documents, and COMPASS ADT data, an annual growth rate is documented in the 3-percent range in the study area. As such, a 3-percent growth rate was selected for this analysis to forecast baseline traffic, a 15.9-percent total adjustment by year 2026 and 34.4-percent adjustment by year 2031.

#### Pipeline Projects

The trips generated by five vested developments, known as pipeline projects, were addressed with this study. A pipeline project is one approved for development by the land use jurisdiction but has yet been constructed or is in the process of development. As such, the trips generated by the project are not yet recorded in counts and need to be addressed since roadway improvements will be designed based on cumulative traffic forecasts. The pipeline project is addressed because site-generated trips can impact turning forecasts differently than the application of a straight-line growth rate. The pipeline projects addressed with this TIS are described as follows.

**West Highlands Subdivision.** This pipeline project includes the development of 953 single-family dwelling units situated along Willis Road from Emmett Road to Cemetery Road in Middleton based on City approved Plat Plan on June 17, 2020. The trip assignments from this project were identified from the West Highlands Subdivision TIS (Six Mile Engineering, 2015). The TIS was based on 747 single family homes, with a 7.5-acre park and 600 student elementary school. This project was forecast to generate 7,728 weekday trips with 830 AM peak hour trips and 909 PM peak hour trips.

At the time of this study, 543 lots have been built in the West Highlands development, 314 lots are planned to be constructed by year 2026, and 96 lots are being built between year 2026 and year 2031. Through a proportionality review of the development TIS (Six Mile Engineering, 2015), the trip generation for the 314 lots is forecast at 2,964 weekday trips with 232 AM peak hour trips

(28-percent of total West Highlands Subdivision AM peak hour trips) and 311 PM peak hour trips (34-percent of total West Highlands Subdivision PM peak hour trips), assessed by year 2026. The balance of the development (314 lots + 96 lots) would include 3,870 weekday trips with 303 AM peak hour trips (37-percent of West Highlands Subdivision AM peak hour trips) and 406 PM peak hour trips (45-percent of West Highlands Subdivision PM peak hour trips), assessed by year 2031 for a total of 410 lots. These trips access Emmett Road, Hartley Lane, Purple Road, Willis Road, Cemetery Road, and SH-44 to travel within the study area of this TIS.

**Estates at West Highlands.** This project includes development of 81 single-family dwelling units with direct access to Cemetery Road and indirect access to Middleton Road via Meadow Creek Way and Meadow Park Drive. Build out of the project is anticipated by 2021. The trip assignments from this project were identified from the Estates at West Highlands TIS (JUB Engineers, 2020). The study indicates this project is forecast to generate 857 weekday trips with 63 AM peak hour trips and 83 PM peak hour trips. These trips also access N Middleton Road, Purple Road, Cemetery Road, and SH-44.

**Creekside Terrace Subdivision.** This project was mentioned being a pipeline project by the City Engineer. The project is planned to include 127 lots with single-family developments. This project is situated on north of SH-44, between Cemetery Road and N Middleton Road. The Traffic Impact Study is currently not available. Therefore, trips generated by project were assumed based on ITE Trip Generation Report for 127 single-family dwelling units. This development will generate a total of 1,199 weekday trips with 94 AM peak hour trips and 126 PM peak hour trips. Trips from this project were distributed to South Cemetery Road, South Middleton Road, East SH-44, and West SH-44.

**Bridger Creek Subdivision.** This project includes development of 44 single-family dwelling units with direct access to City streets through approach extending from the West Highland Ranch Subdivision aligned south of proposed site, ultimately connecting to Emmett Road (through the development). An emergency only access road would extend to Emmett Road. Build out of the project is anticipated by 2026. The trip assignments from this project were identified from the Bridger Creek Subdivision TIS (T-O Engineers, 2021). The study indicates this project is forecast to generate 415 weekday trips with 33 AM peak hour trips and 44 PM peak hour trips. These trips also access Purple Sage Road, Emmett Road, Willis Road, Hartley Lane, and SH-44.

**River Ranch Crossing.** This project is planned to include 80 single-family dwelling units anticipated to be completed in 2025 for Phase 1. Phase 2 includes 140-dwelling unit retirement community, 120-room hotel, 4,400 square-foot medical/dental office, approximately 44,000 square feet of commercial space, approximately 139,000 square feet of office space, and a convenience store with four pumps anticipated to be completed by 2030. The trip assignments from this project were identified from the River Ranch Crossing TIS (CR Engineering,



2020). Phase 1 will create 847 weekday trips with 62 AM peak hour trips and 82 PM peak hour trips. Phase 2 will create 5,795 weekday trips with 454 AM peak hour and 414 PM peak hour trips.

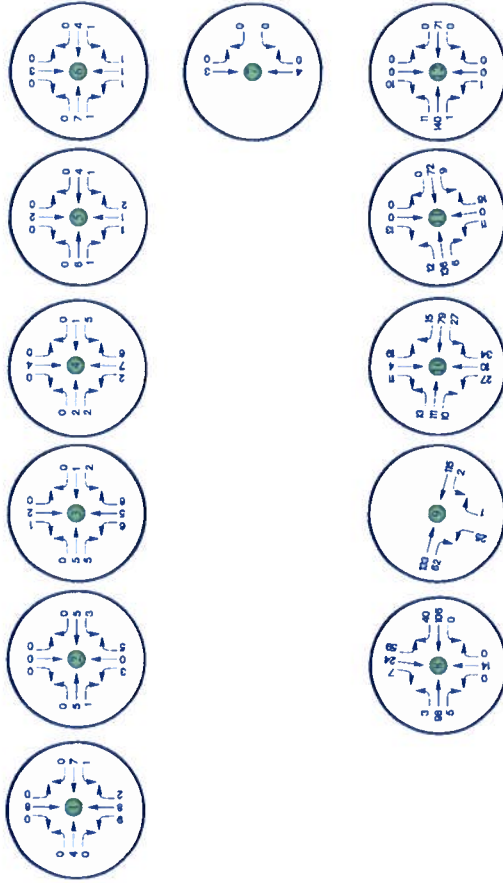
**River Pointe Subdivision.** This project includes 92 single-family houses, 115 townhouses, 67 senior adult housing units, and 80,000 square-foot commercial stores. This project will generate 6,433 weekday trips with 342 AM peak hour trips and 379 PM peak hour trips. The trip assignments from this project were identified from the River Pointe Subdivision Trip Generation Update (CR Engineering, 2021).

**Quarry Residential Development.** This project is developing a 779-unit active senior living residential development and an RV storage for approximately 300 storage units. The development is located directly west of Middleton Road and north of Lincoln Road. The development is planned to be fully built-out by the year 2030. The project will generate 3,526 weekday trips with 214 AM peak hour trips and 268 PM peak hour trips.

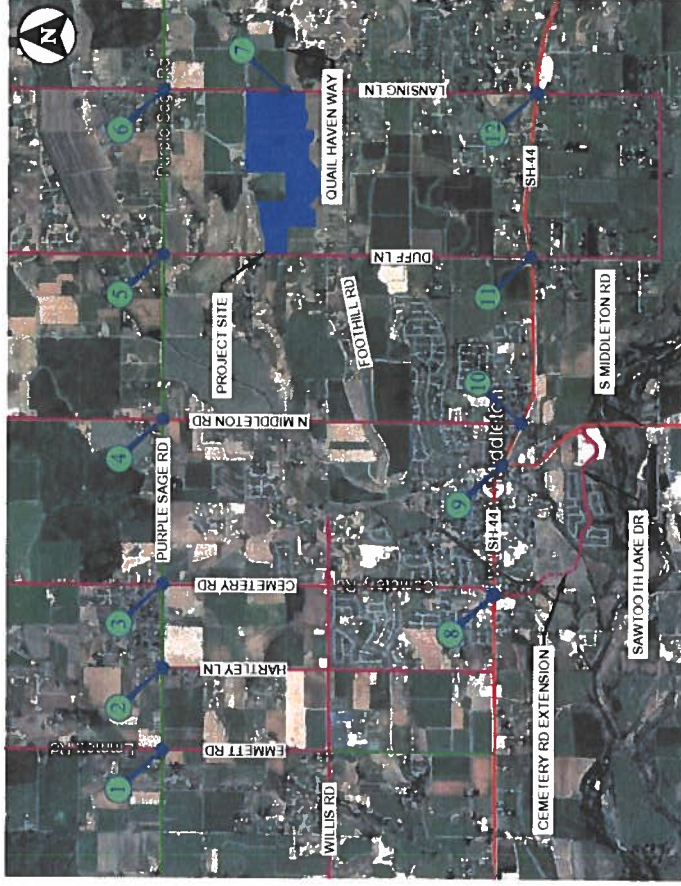
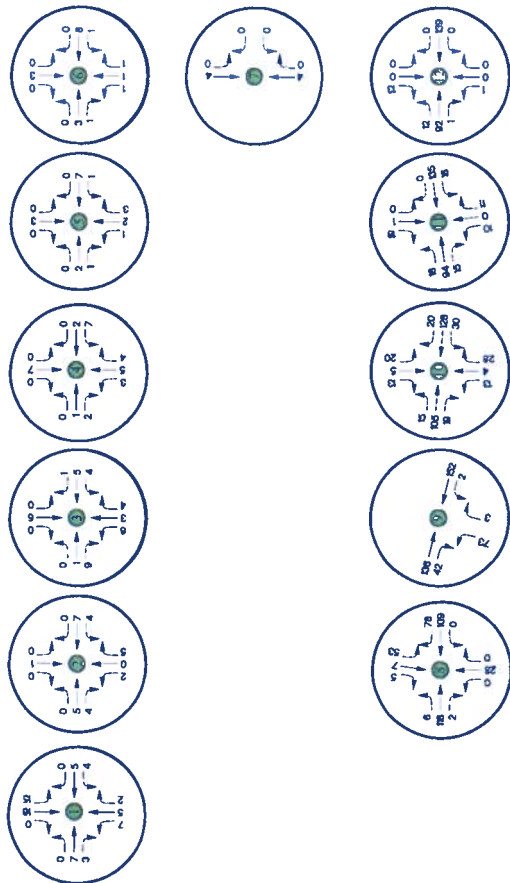
**Sawtooth Lake Drive Connection to S Cemetery Road.** This project is split into two phases. Phase 1, which connects Cemetery Road from SH-44 south to Willow Creek, has been completed as of summer 2021. Phase 2 will extend Cemetery Road from Willow Creek to Sawtooth Lake Drive and construction is currently underway. Therefore, the future intersection configuration of SH-44 at Cemetery Road has been coded in Synchro with the south leg of the intersection.

Project trip assignments and distributions from these pipeline projects were assigned to the study area for the Farmington Hills TIS. **Figures 4 and 5** provides a summary of resulting pipeline project trip assignments for the AM and PM peak hours by year 2026 and year 2031. These trips were combined with baseline forecasts to generate year 2026 and year 2031 without project traffic volumes, shown with **Figures 6 and 7** for the peak hours.

# AM PEAK HOUR



# PM PEAK HOUR



PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
MAJOR COLLECTOR  
LOCAL STREET

INTERSECTION TURNING  
MOVEMENTS



## 4 PIPELINE PROJECT TRIP ASSIGNMENTS YEAR 2026 AM & PM PEAK HOUR

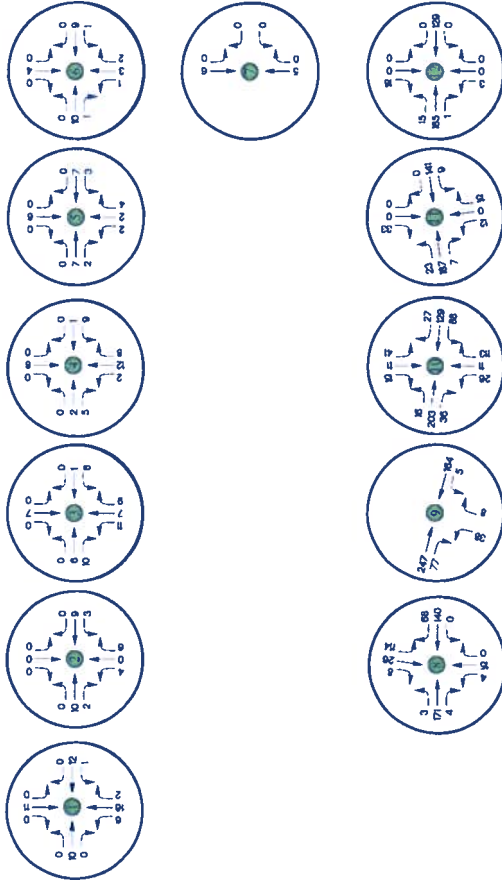
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**T-O ENGINEERS**

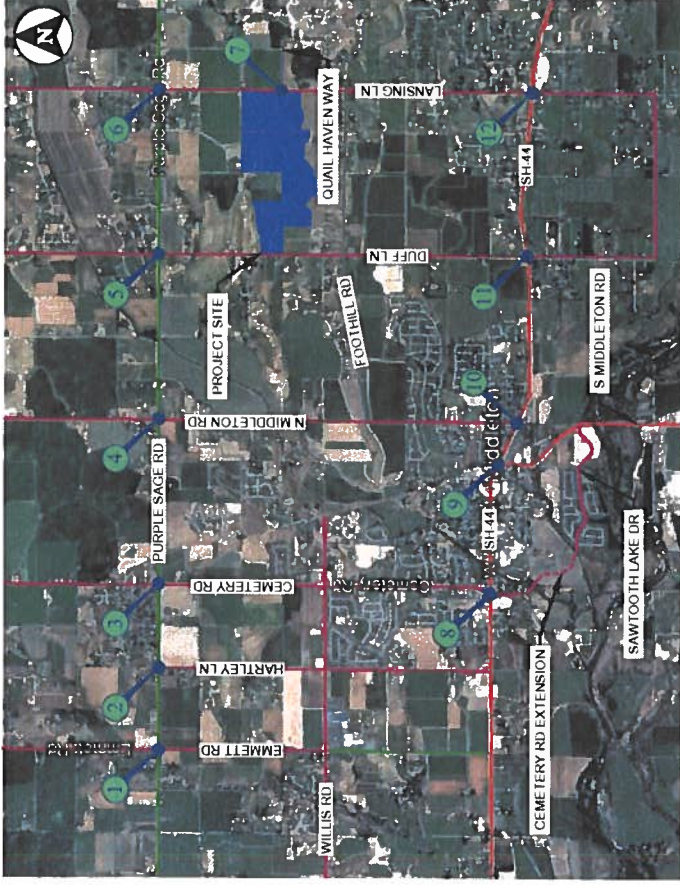
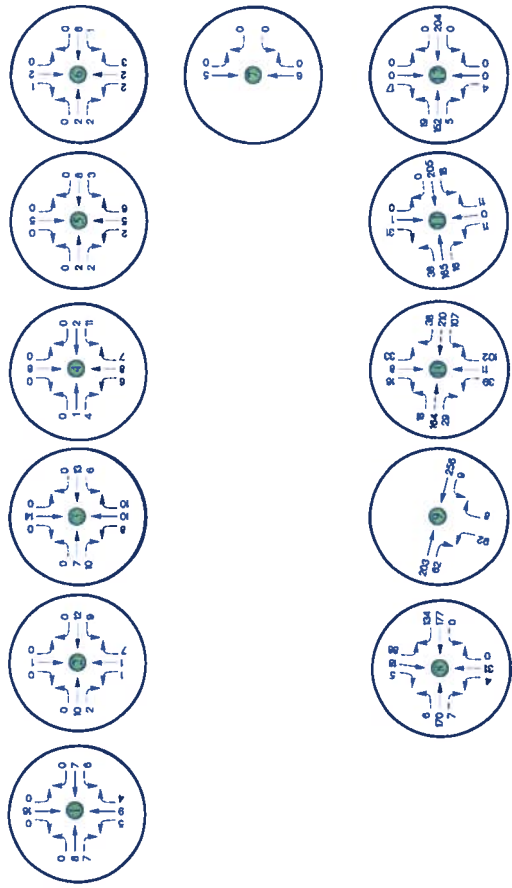
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E-MAIL: 2008@T-O-ENGINEERS.COM DATE: 06/01/2021



### AM PEAK HOUR



### PM PEAK HOUR



PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
MAJOR COLLECTOR  
LOCAL STREET

INTERSECTION TURNING  
MOVEMENTS



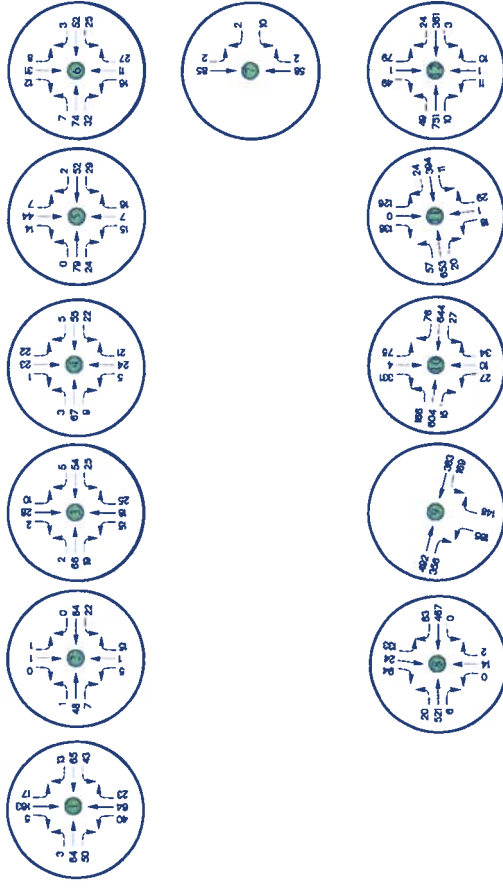
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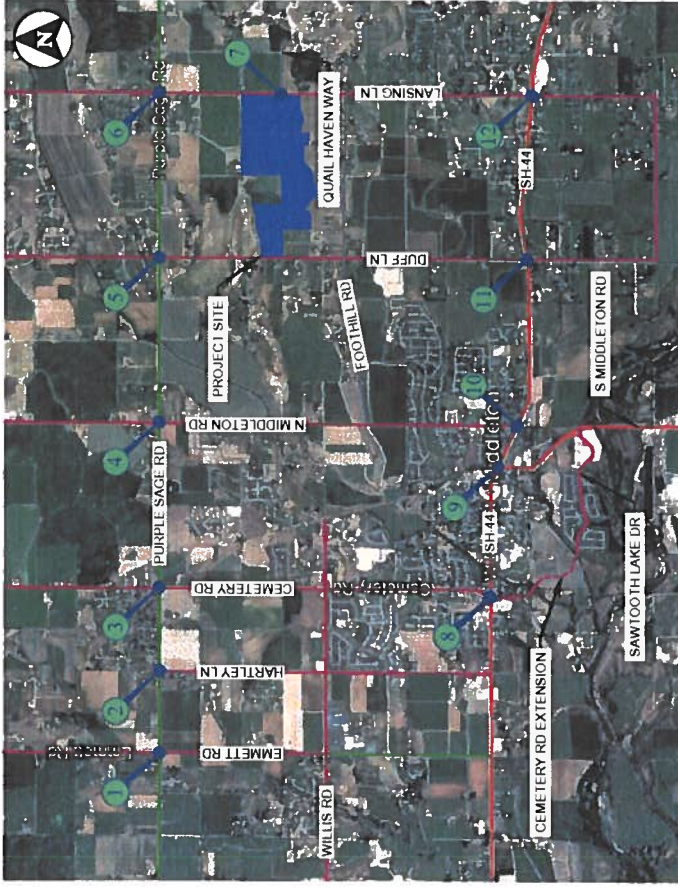
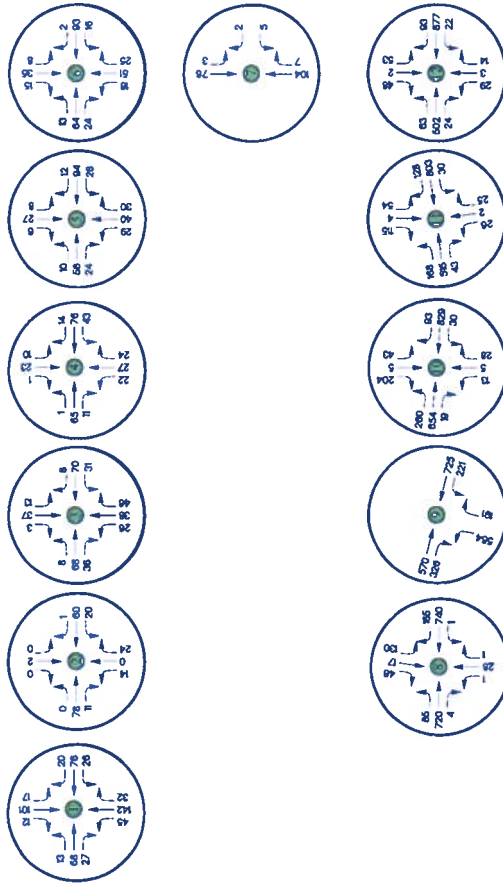


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AM PEAK HOUR



PM PEAK HOUR



PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
MAJOR COLLECTOR  
LOCAL STREET

INTERSECTION TURNING  
MOVEMENTS



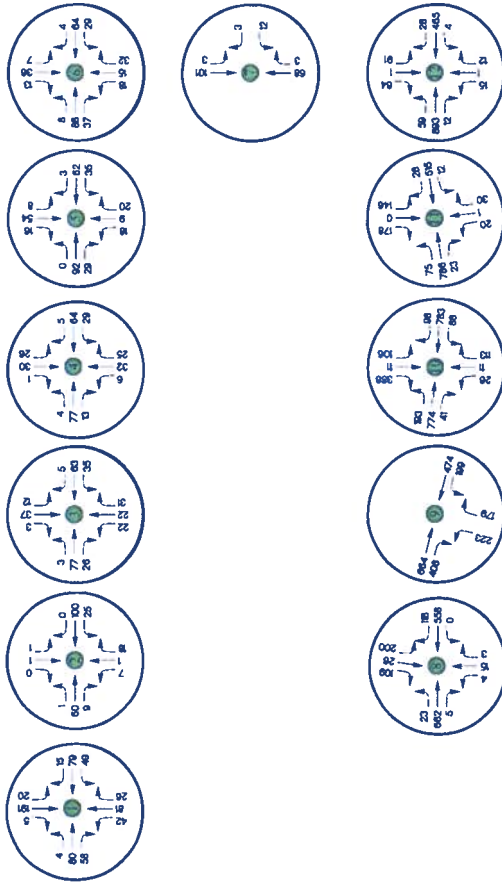
2026 FUTURE WITHOUT PROJECT  
AM & PM PEAK HOUR

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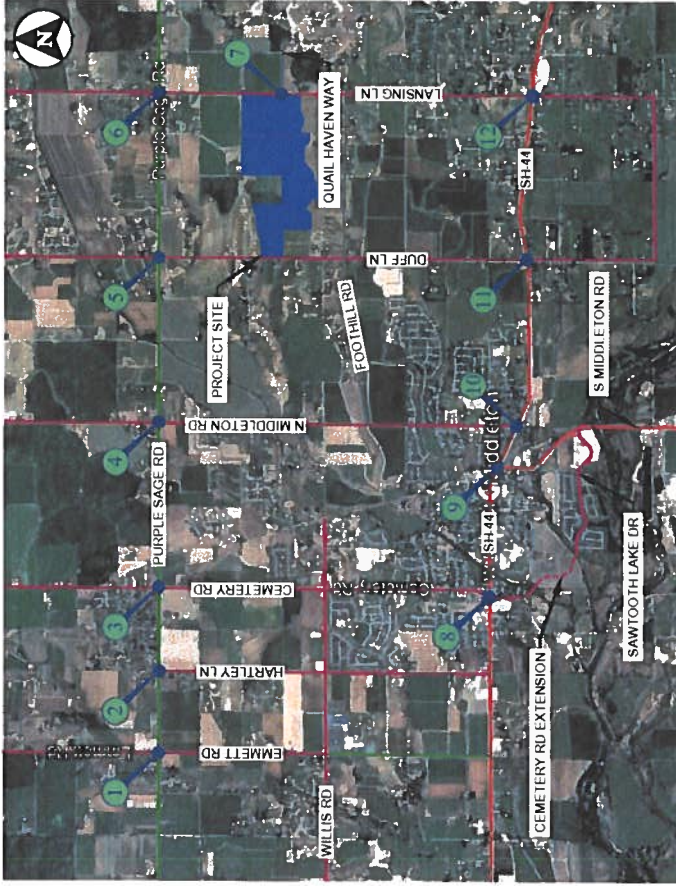
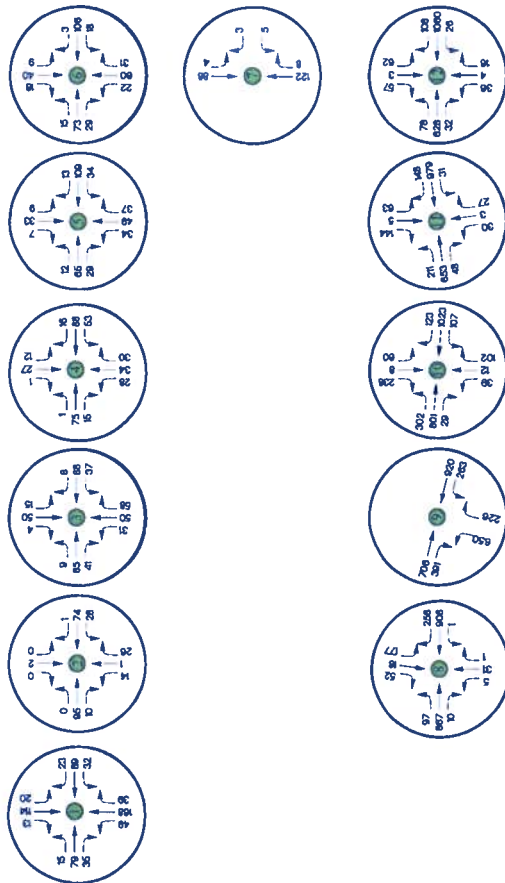
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TRAFFIC IMPACT STUDY



AM PEAK HOUR



PM PEAK HOUR



PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
MAJOR COLLECTOR  
LOCAL STREET

INTERSECTION TURNING  
MOVEMENTS



7 2031 FUTURE WITHOUT PROJECT  
AM & PM PEAK HOUR

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## Trip Generation

Trip generation for the Farmington Hills Subdivision was forecast using the methods outlined by the Trip Generation Manual (ITE, 10th Edition, 2017). The Manual is a nationally recognized and locally accepted method for forecasting trip generation for a range of commercial, retail, and residential land uses. The forecasting methods were developed based on the survey of other land use developments located throughout the United States. This nationally practiced methodology is accepted by ITD and local agencies.

Trip generation was forecast using ITE Land Use Code 210 for Single-Family Detached Housing. A description of these uses/codes is as follows:

- **Single-Family Detached Housing (ITE Code 210).** Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

These trip types do not apply to a stand-alone residential development. Thus, total trips in this case equate to net new trips. Thus, the resulting trip totals for this project are shown with **Table 7** for the weekday and peak hours.

Table 7. Summary of Project Trip Generation								
Land Use	Size	Weekday	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family (ITE 210)	414 Dwellings	3,908	77	229	306	258	152	410
Source: ITE Trip Generation Manual (10th Edition)								

## Trip Distribution and Assignment

Trip distribution and assignment is the process of identifying the probable destinations, directions, and traffic routes that development related traffic will likely affect. The estimated traffic generated by the development must be distributed and assigned to analyze impacts on the roadway system within the study area. Various methods for estimating trip distribution include the analogy, trip distribution model, area of influence, origin-destination (O-D), and surrogate data methods.

A COMPASS Area of Influence Report was used initially to determine off-site distributions for the project, per standard regional practice. This report provides conclusions derived from the regional travel demand model. The trip distribution assumptions from the COMPASS Area of Influence Report were compared with the existing distribution of traffic entering and exiting the study network based on existing intersection turning movement counts. A summary of the resulting trip distribution for traffic generated by the Farmington Hills development is summarized in **Table 8** on the following page.

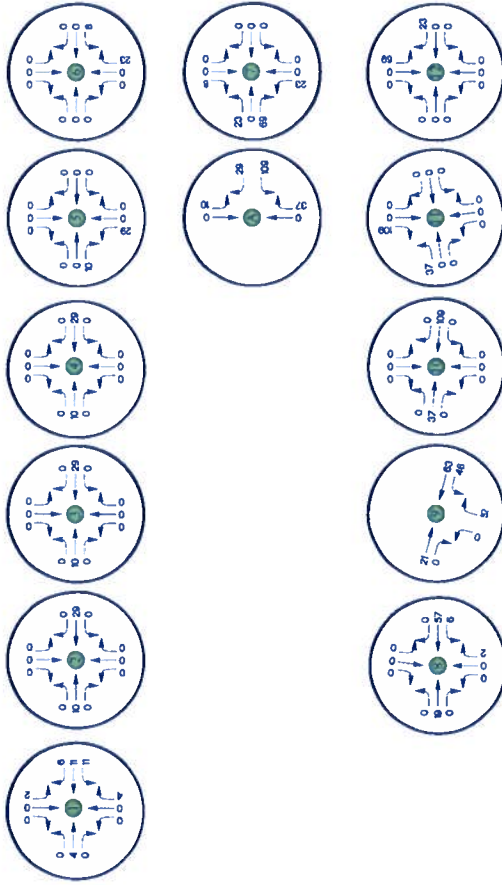


**Table 8. Trip Distribution and Assignment**

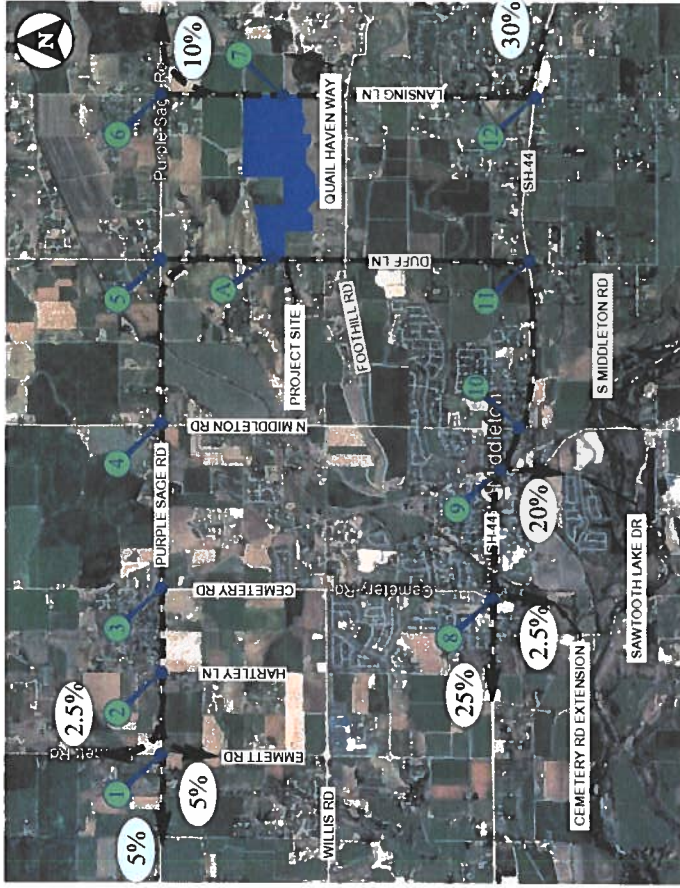
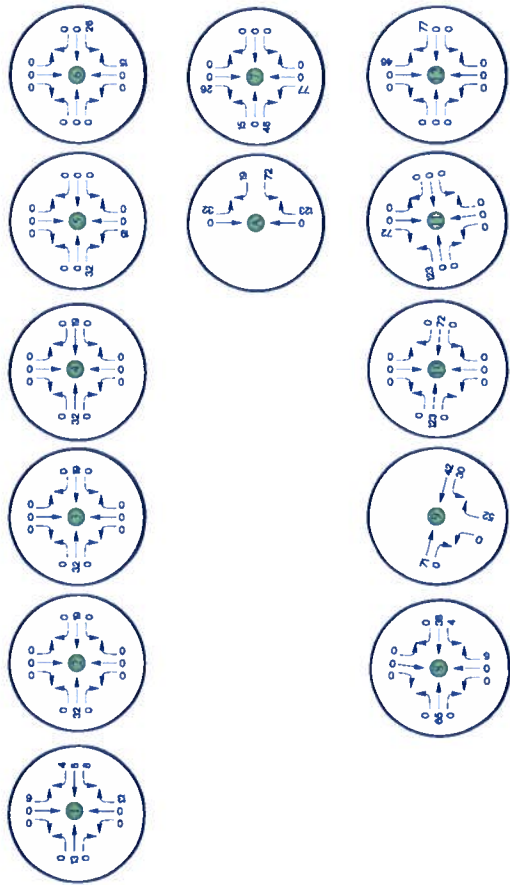
Location	Distribution	Weekday Assignments
North Emmett Road	2.5%	98
South Emmett Road	5%	195
South Cemetery Road	2.5%	98
South S Middleton Road	20%	782
East Purple Sage Road	10%	391
East SH-44	30%	1,172
West Purple Sage Road	5%	195
West SH-44	25%	977
<b>Total</b>	<b>100%</b>	<b>3,908</b>
Source: ITE Trip Generation Manual (10 <sup>th</sup> Edition)		

Intersection trip assignments are shown in **Figure 8** for both the AM and PM peak hours. Note that non-project forecasts will change between years 2026 and 2031, but project trip assignments will remain the same between the two analysis years. Trip assignments and future without project traffic volumes are combined to generate year 2026 and year 2031 future with-project forecasts. These forecasts are shown with **Figures 9 and 10** for the 2026 and 2031 analysis years, respectively.

AM PEAK HOUR



PM PEAK HOUR



PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
MAJOR COLLECTOR  
LOCAL STREET

INTERSECTION TURNING  
MOVEMENTS



8 TRIP ASSIGNMENT & DISTRIBUTION  
AM & PM PEAK HOUR

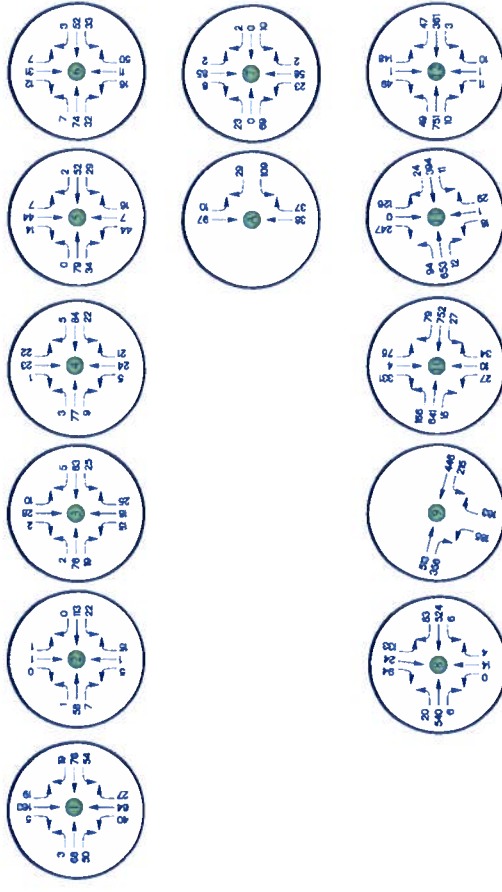
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TRAFFIC IMPACT STUDY



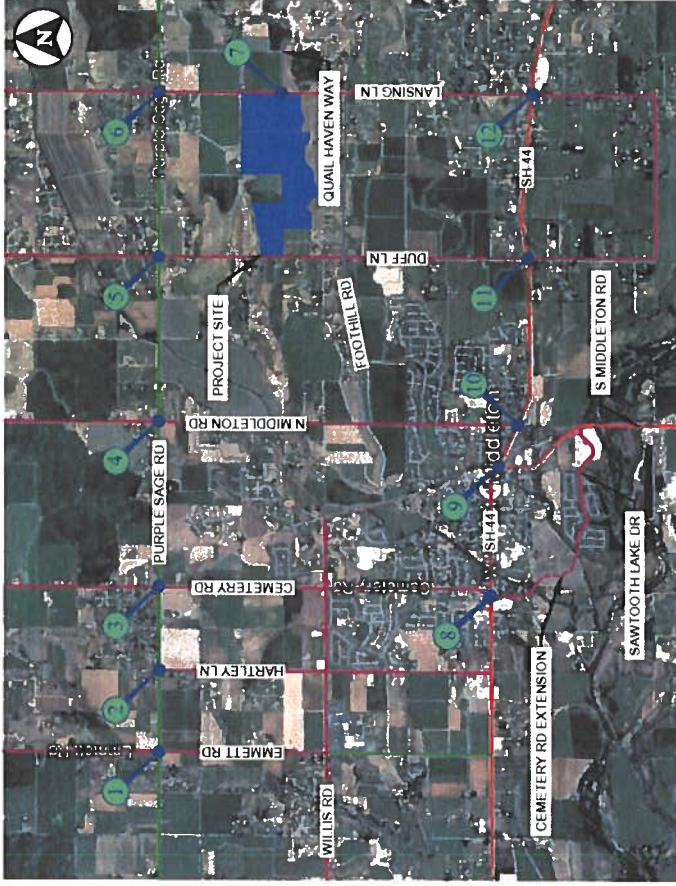
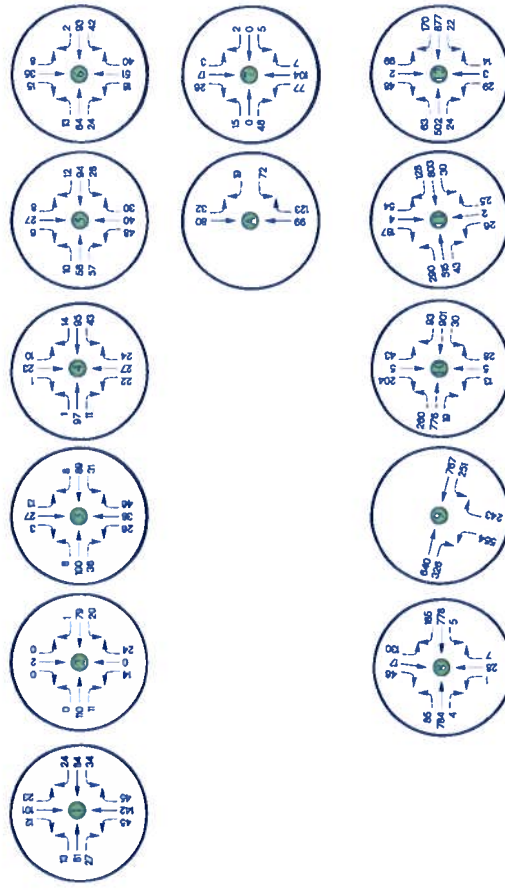
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FIRE: 208-675-8111 DATE: 06/01 JOB: 21008



# AM PEAK HOUR



# PM PEAK HOUR



PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
MAJOR COLLECTOR  
LOCAL STREET

INTERSECTION TURNING  
MOVEMENTS



## 2026 FUTURE WITH PROJECT AM & PM PEAK HOUR

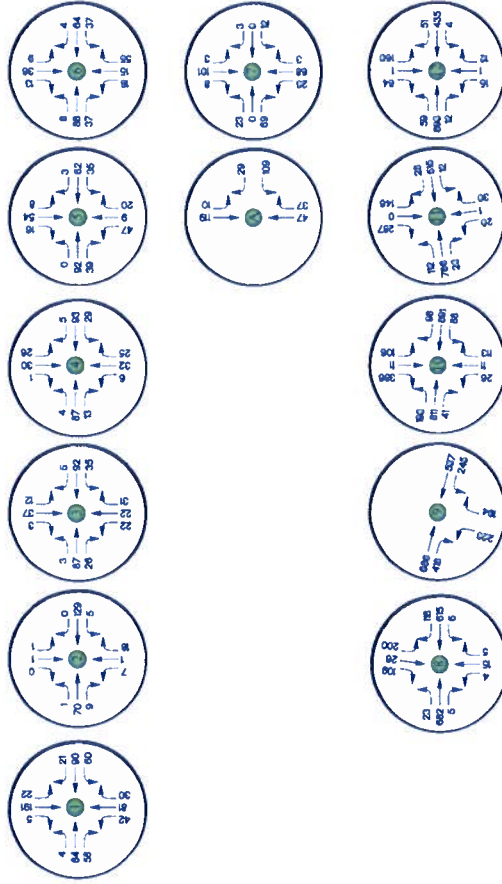
9

**T-O ENGINEERS**

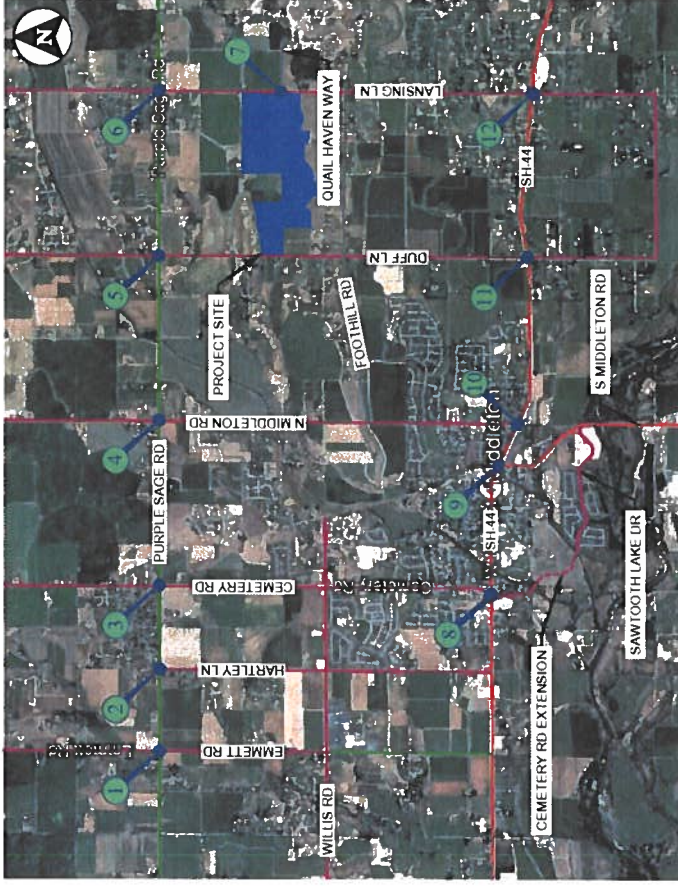
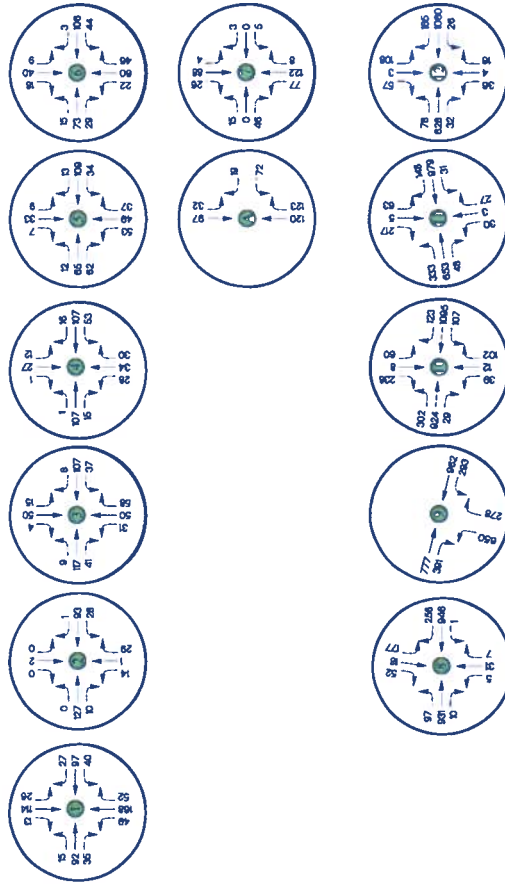
332 N. BROADMORE WAY  
NAMPA, IDAHO 83887  
PHONE (208) 442-6300 WWW.T-OENGINEERS.COM  
FIRE 2008-19 Building DATE 08/27 JES 2008

FARMINGTON HILLS SUBDIVISION  
TRAFFIC IMPACT STUDY

AM PEAK HOUR



PM PEAK HOUR



PRINCIPAL ARTERIAL  
MINOR ARTERIAL  
MAJOR COLLECTOR  
LOCAL STREET

INTERSECTION TURNING  
MOVEMENTS



10 2031 FUTURE WITH PROJECT  
AM & PM PEAK HOUR

FARMINGTON HILLS SUBDIVISION  
TRAFFIC IMPACT STUDY



332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
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EPC 2008-2010 Building DATE 09/21 JSE 2008



### 3.3 TRAFFIC OPERATIONS & CAPACITY

This section summarizes forecast traffic capacities and operations. Provided are a review of year 2026 and year 2031 LOS and control delays for study intersections and arterial capacity for adjacent streets.

#### Intersection Capacity/Operations

LOS were forecast for study intersections based on future without and with-project traffic volumes. LOS were modeled based on existing geometrics and traffic controls as there are no funded improvements in the area, even though there are agency plans to improve travel quality for this region. Timings were optimized in Synchro in response to changing demands. This sometime can result in performances that are improved between conditions given the rebalancing of phase splits.

A summary of year 2026 and year 2031 forecast LOS is provided in **Table 9** for the AM and PM peak hours. Without and with-project conditions are shown for the purpose of measuring project impacts.



Table 9. Year 2026 & Year 2031 Intersection LOS – AM and PM Peak Hours

	Without-Project				With-Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
Signalized	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>
SH-44 at S. Middleton Road	D	35.1	F	100.9	D	41.5	F	111.5
	Without-Project				With-Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
One or Two-Way	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>
Purple Sage Road at Emmet Road	C	18.4	C	16.3	C	20.9	C	18.4
Purple Sage Road at Burton Lane / Hartley Lane	B	10.3	B	10.4	B	10.6	B	10.8
Purple Sage Road at Cemetery Road	B	10.5	B	11.5	B	10.8	B	11.9
Purple Sage Road at Middleton Road	B	10.8	B	11.1	B	11.2	B	11.6
Purple Sage Road at Duff Lane	B	10.9	B	11.3	B	11.2	B	11.9
Purple Sage Road at Lansing Lane	B	10.8	B	11.0	B	11.0	B	11.4
SH-44 at Lansing Lane	F	126.1	F	161.9	F	>250	F	>250
SH-44 at Duff Lane	F	>250	F	>250	F	>250	F	>250
SH-44 at N. Middleton Road	F	>250	F	>250	F	>250	F	>250
SH-44 at Cemetery Road	F	76.6	F	>250	F	117.6	F	>250
Lansing Lane at Quail Haven Way <sup>3</sup>	A	9.4	A	9.5	B	10.6	B	11.5
Duff Lane at Willis Road					A	10.3	B	11.2
	Without-Project				With-Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
Signalized	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>
SH-44 at S. Middleton Road	F	96.6	F	164.3	F	105.4	F	177.2
	Without-Project				With-Project			
	AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour	
One or Two-Way	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>
Purple Sage Road at Emmet Road	D	25.2	C	20.3	D	31.3	C	24.2
Purple Sage Road at Burton Lane / Hartley Lane	B	10.6	B	10.8	B	11.0	B	11.3
Purple Sage Road at Cemetery Road	B	11.3	B	12.7	B	11.7	B	13.2
Purple Sage Road at Middleton Road	B	11.6	B	12.0	B	12.0	B	12.6
Purple Sage Road at Duff Lane	B	11.6	B	12.1	B	12.0	B	13.0
Purple Sage Road at Lansing Lane	B	11.4	B	11.6	B	11.7	B	12.1
SH-44 at Lansing Lane	F	>250	F	>250	F	>250	F	>250
SH-44 at Duff Lane	F	>250	F	>250	F	>250	F	>250
SH-44 at N. Middleton Road	F	>250	F	>250	F	>250	F	>250
SH-44 at Cemetery Road	F	>250	F	>250	F	>250	F	>250
Lansing Lane at Quail Haven Way <sup>3</sup>	A	9.6	A	9.7	B	10.9	B	11.6
Duff Lane at Willis Road					B	10.5	B	11.6

1. LOS = level of service
2. Average control delay
3. A fourth (eastbound) approach is added to this intersection under "with project" conditions





A summary of conclusions from the LOS analysis is provided with the following bullets:

- **S Middleton Rd/SH-44.** This signalized intersection operates at LOS F during PM peak hour for year 2026 and LOS F during both peak hours for year 2031, without consideration of the Farmington Hills site. Project impacts are measured in terms of the average delay changes during the buildout year and five years after the project, a differential of 6.4-12.9 seconds between the future without and with-project conditions. This represents marginal impact upon the intersection.
- **Lansing Ln/SH-44.** As shown with Section 2.3, the stop-controlled approaches of the intersection currently operate at LOS D during both peak hours, which is acceptable. However, under 2026 without project conditions, operations will degrade to LOS F during both peak hours. Operations worsen by the 2031 analysis year, as well as with the addition of site traffic from Farmington Hills.
- **Duff Ln/SH-44.** A shown with Section 2.3, the stop-controlled approaches of the intersection currently operate at LOS E during both peak hours, which is unacceptable. Traffic operations are expected to degrade by year 2026 to LOS F during both peak hours and continue to worsen by year 2031 and with the addition of site traffic from the Farmington Hills site.
- **N Middleton Rd/SH-44.** As shown with Section 2.3, the stop-controlled approaches of the intersection currently operate at LOS F during both peak hours, which is unacceptable. Traffic operations are expected to degrade by year 2026 to LOS F during both peak hours and continue to worsen by year 2031 and with the addition of site traffic from the Farmington Hills site.
- **SH-44/Cemetery Rd.** A shown with Section 2.3, the stop-controlled approach of the intersection currently operates at LOS F during PM peak hour but operates acceptably during the AM peak hour. However, operates are expected to degrade to LOS F during both peak hours under 2026 without project conditions. Operations worsen by the 2031 analysis year, as well as with the addition of trips from the Farmington Hills site.

All other study intersections continue to operate within acceptable LOS standards through the year 2031, with and without consideration of the Farmington Hills site. Project impacts are measured in terms of the average delay changes during the buildout year and five years after the project, a differential of 0.2-6.1 seconds between the future without and with-project conditions. This represents marginal impact upon study area intersections.

### Street Capacity

A street capacity analysis was performed based on a comparison of year 2026 and 2031 with-project ADT versus the LOS street capacity volume thresholds defined in Section 1.2. Forecast ADT were developed as previously described. A 3-percent annual growth rate was applied to counts to obtain baseline growth. Weekday pipeline trip assignments were estimated using the TIS studies referenced prior. The Farmington Hills Subdivision project trips were then combined with baseline forecasts and pipeline project trips to generate year with-project forecasts. Only with-project forecasts were reviewed for street capacity as project impact analyses is measured based on a review of the intersection LOS conditions shown in the prior section.

A summary of the forecast street capacity analysis is provided in **Table 10**. This table shows the number of lanes, post speed limit, applicable volume threshold, existing ADT volume, baseline growth in ADT, pipeline project ADT, and Farmington Hills project volumes. Also shown is the forecast V/C ratio. Volumes exceeding the threshold and a V/C of greater than 1.0 indicates a deficiency, with a V/C exceeding 0.80 indicates “approaching standard”.

Table 10. Year 2026 and 2031 Street Capacity Analysis, Forecast ADT

	Arterial Street Segment	Speed Limit	Number Lanes	Capacity Threshold	Exist.	Forecast ADT			Yr. 26	Deficiency, V/C
						Base.	Pipe	Project		
Year 2026	Purple Sage Rd, W/of Middleton Rd	50	2-Lanes	13,300	2,332	371	44	489	3,236	No, 0.24
	Purple Sage Rd, W/of Duff Ln	50	2-Lanes	13,300	1,857	296	77	489	2,718	No, 0.20
	Duff Ln, S/of Purple Sage Rd	50	2-Lanes	13,300	2,066	329	65	489	2,949	No, 0.22
	Duff Ln, N/of SH-44	50	2-Lanes	13,300	3,047	485	200	1,856	5,588	No, 0.42
	SH-44, W/of Duff Ln	55	2-Lanes	13,300	10,361	1,650	1,589	1,856	15,457	Yes, 1.16
	SH-44, E/of Lansing Ln	55	2-Lanes	13,300	10,415	1,659	1,271	1,172	14,517	Yes, 1.09
Year 2031	Collector Street Segment	Speed Limit	Number Lanes	Capacity Threshold	Exist.	Base.	Pipe	Project	Yr. 26	Deficiency, V/C
	Lansing Ln, N/of SH-44	45	2-Lanes	13,000	2,660	424	138	1,172	4,394	No, 0.34
	Arterial Street Segment	Speed Limit	Number Lanes	Capacity Threshold	Exist.	Base.	Pipe	Project	Yr. 31	Deficiency, V/C
	Purple Sage Rd, W/of Middleton Rd	50	2-Lanes	13,300	2,332	802	72	489	3,695	No, 0.28
	Purple Sage Rd, W/of Duff Ln	50	2-Lanes	13,300	1,857	639	116	489	3,100	No, 0.23
	Duff Ln, S/of Purple Sage Rd	50	2-Lanes	13,300	2,066	711	129	489	3,394	No, 0.26
	Duff Ln, N/of SH-44	50	2-Lanes	13,300	3,047	1,048	386	1,856	6,337	No, 0.48
	SH-44, W/of Duff Ln	55	2-Lanes	13,300	10,361	3,563	2,563	1,856	18,344	Yes, 1.38
	SH-44, E/of Lansing Ln	55	2-Lanes	13,300	10,415	3,582	1,956	1,172	17,125	Yes, 1.29
	Collector Street Segment	Speed Limit	Number Lanes	Capacity Threshold	Exist.	Base.	Pipe	Project	Yr. 31	Deficiency, V/C
	Lansing Ln, N/of SH-44	45	2-Lanes	13,000	2,660	915	195	1,172	4,942	No, 0.38

As shown, all study streets segments except SH-44 to the west of Duff Lane and to the east of Lansing Lane are anticipated to support the forecast ADT under year 2026 and 2031 with project conditions. This suggests that capacity is holistically available to accommodate increased traffic on roadways through most of the TIS study area.

The street segments for SH-44 are forecast to have volumes that exceed the V/C standard by year 2026. It should be noted that even without the trips from the Farmington Hills site, V/C is expected to be greater than 1.0 by year 2026. This combined with the LOS F condition forecasted at study intersections confirms that SH-44 will eventually and holistically operate poorly, with congestion, in the future. This is the rationale behind the improvements noted by the City and ITD (alternate route) for the corridor.



### **3.4 TRANSIT, PEDESTRIANS, AND BICYCLES**

Described by Section 2.4, this area is primarily and established as a rural area with minimal transit, pedestrian, and bicycle accommodations. Sidewalk, bike, and other multimodal facilities will be extended as the area transitions into City suburbs, extended as frontage improvements of private development.

The City's long-range comprehensive plan does identify a goal of supporting Valley Transit service in the future (or some comparable transit agency). Typically transit agencies need to see certain population/housing densities achieved prior to offering service. There is a rather substantial level of housing proposed within the City of Middleton over the next few years. While this TIS cannot assure services, it is surmised that this growth will warrant a review of future transit accommodations.

## 4 IMPROVEMENT ANALYSIS AND RECOMMENDATIONS

The conclusion from the operations/LOS analysis is that capacities do not meet agency standards at the intersections of S Middleton/SH-44, Lansing Ln/SH-44, Duff Ln/SH-44, N Middleton Rd/SH-44, and SH-44/Cemetery Rd intersections, as well as for the arterial sections reviewed along SH-44. Section 4 recommends or affirms improvements to help address these issues.

As indicated, ITD is planning an alternate route for SH-44 through Middleton. As discussed in detail previously, this would establish a new four-lane highway with roundabouts at major intersections. For the existing intersections along the current SH-44 alignment, traffic signals were chosen as the most feasible improvement alternative because they are more cost-effective at these existing intersections than roundabouts given right-of-way issues and restrictions of the built environment. However, it should be noted that two-lane roundabouts would provide a comparable level of mobility if this was the decision of City and ITD officials. A traffic signal warrant analysis is provided subsequently to affirm the need for this improvement.

Additionally, 2031 with project AM and PM peak hour traffic volumes were compared against the turn lane warrants provided in NCHRP Report 457. Traffic volumes are highest under these conditions, therefore, if warrants are not met under these conditions, they will not be met under any other analysis scenarios. Warrants for right- and left-turn lanes along Duff Lane and Lansing Lane at the site access points were examined. Based on this analysis, no turn lanes are warranted at the site approaches. Turn lane warrant worksheets are provided in **Appendix D** at the end of this report.

### 4.1 IMPROVEMENT PERFORMANCES

Intersection improvements were analyzed for the SH-44 intersections with Cemetery Road, S Middleton Rd, N Middleton Rd, Duff Ln, and Lansing Ln. Conditions were reviewed assuming installation of a traffic signal, addressing existing geometrics and affirming future conditions with lane improvements if necessary. Traffic signals were assumed with permitted/protected left-turn phasing along SH-44 and permitted left-turn phasing on the north-south roadways.

**Table 11** on the following page provides summary LOS results for peak hours based on a review of year 2031 with project forecasts. Only the long-range analysis was reviewed as performances would be met in year 2026 given compliance with higher year 2031 volumes.



**Table 11. Summary of LOS & Delay With-Improvements**

Intersection	Mitigation	2031 With Project			
		AM Peak Hour		PM Peak Hour	
		LOS <sup>1</sup>	Delay <sup>2</sup>	LOS <sup>1</sup>	Delay <sup>2</sup>
SH-44 at Lansing Lane	Construct a traffic signal	C	23.3	C	22.9
SH-44 at Duff Lane	Construct a traffic signal	C	30.4	D	35.3
N. Middleton Road at SH-44	Construct a traffic signal, restripe westbound approach to provide a left-turn lane	D	41.5	D	35.1
SH-44 & Cemetery Rd	Construct a traffic signal	B	16.8	C	24.1
S Middleton Rd & SH-44	Construct an eastbound right-turn lane*, restripe northbound approach to provide one left-turn lane and one left-turn/right-turn shared lane, and construct an additional westbound receiving lane on SH-44	B	17.7	D	50.1

1. LOS = level of service

2. Average control delay

\* As of April 2023, this mitigation has been constructed

As shown, all intersections function in the LOS A to D range with the proposed mitigation improvements. This analysis confirms that traffic signals would address intersection LOS performance issues, even given the minimal background improvements assumed through year 2031. For example, intersection operations would likely improve beyond what is shown in Table 11 if the SH-44 alternate route is constructed to the south of the current SH-44 alignment, as is currently planned by ITD.

### Signal Warrants

The signal conclusion was confirmed per a review of signal warrants based on the methodologies outlined by the Manual of Uniform Traffic Control Devices (MUTCD), by the U.S. Department of Transportation, Federal Highway Administration (FHWA). The MUTCD indicates that a signal may be considered when any one of nine warrants is met.

- Warrant 1, Eight-Hour Volume
- Warrant 2, Four-Hour Volume
- Warrant 3, Peak Hour
- Warrant 4, Pedestrian Volume
- Warrant 5, School Crossing
- Warrant 6, Coordinated Signal System
- Warrant 7, Crash Experience
- Warrant 8, Roadway Network
- Warrant 9, Railroad Grade Crossing

MUTCD warrants were reviewed to vet the need for a signal based on the eight-hour and four-hour volumes warrants. Establishing a signal based on the peak hour warrant is typically not good practice unless the device is being confirmed for a specialized trip generator such as a stadium. There currently is minimal pedestrian and bike activity to consider in the area. Signals are spaced such that network warrants are not pertinent and there is no railroad crossing to address. Thus, the two volume-based warrants are most applicable. Those were used to confirm whether the signal would be needed to facilitate safe and effective movements over longer durations of the weekday. A description of the applicable warrants is as follows:



- **Warrant 1.** Eight-Hour Vehicle Volume is intended for applications when a minor roadway approach suffers excessive delays because of consistently high traffic volumes on either the major or minor roadway. The warrant is satisfied when traffic thresholds are met for one out of the three conditions for an eight-hour period. The three conditions are described below.
- **Warrant 2.** Four-Hour Vehicular Volume is intended for application when traffic is very high for four hours of the weekday on intersecting approaches. This is different from Warrant 1 because it assesses high volumes over a shorter period versus lesser, but more consistent, volumes over a longer period. Thus, the thresholds for the four-hour warrant are higher than that of Warrant 1.

Eight and Four-Hour MUTCD warrants were reviewed using hourly traffic counts secured from COMPASS and ITD. ADT counts for SH-44 show a total of 10,000 vehicles per day (vpd) east of Cemetery Road. A count of 1,765 vpd was noted for the southbound approach of Cemetery Road. Counts for SH-44 indicate a total of 13,756 vpd west of N Middleton Road with 2,613 vpd counted on southbound approach on N Middleton Road. SH-44 west of Duff Lane has ADT of 9,482 vpd with 1,394 vpd on southbound approach of Duff Lane. Finally, SH-44 east of Lansing Lane has an ADT volume of 9,531 vpd with 1,217 vpd on southbound approach of Lansing Lane. The southbound approach ADTs were calculated by taking 50% of the bi-directional ADT.

Hourly counts/distributions were available for SH-44, Cemetery Road, N Middleton Road, Duff Lane, and Lansing Lane. As such, the hourly distributions identified from historical counts were used to forecast hourly volumes for current and future hourly traffic volume. Given LOS results, this planning level exercise (using distributions from one count) is sufficient to help establish signal need for the SH-44 intersections. The warrant results can be updated with current counts if more detailed analyses are desired.

The forecasting process described prior was repeated in generating year 2026 hourly volumes. A 3-percent annual growth rate was applied to counts to generate baseline forecasts, which results to total of 15.92% increase. Pipeline and project trips were combined with baseline forecasts to generate year 2026 forecasts. A summary of resulting hourly volumes is shown for the SH-44 intersections with Cemetery Road, N Middleton Road, Duff Lane, and Lansing Lane by **Table 12 through 15** for year 2026. There was no need to affirm year 2031 warrants as they were already met for the lessor volume condition.





Table 12. SH-44/Cemetery Road ADT/Hourly Traffic Counts and Forecasts

Time/Hour	Historical ADT Data				Existing ADT		Year 2026 Forecast ADT	
	SH-44	Hourly%	Cemetery SB	Hourly%	SH-44	Cemetery SB	SH-44	Cemetery SB
12:00 AM	69	1%	0	0%	77	0	101	4
1:00 AM	25	0%	2	0%	28	5	37	7
2:00 AM	19	0%	3	0%	21	7	28	10
3:00 AM	24	0%	1	0%	27	2	35	4
4:00 AM	53	1%	6	1%	59	15	78	20
5:00 AM	181	2%	28	4%	203	68	266	89
6:00 AM	426	5%	63	9%	478	153	626	202
7:00 AM	588	7%	83	11%	660	201	864	267
8:00 AM	498	6%	25	3%	559	61	732	99
9:00 AM	492	6%	31	4%	552	75	723	116
10:00 AM	466	5%	26	4%	523	63	685	100
11:00 AM	487	5%	34	5%	547	82	715	124
12:00 PM	505	6%	29	4%	567	70	742	111
1:00 PM	498	6%	29	4%	559	70	732	110
2:00 PM	520	6%	33	5%	584	80	764	123
3:00 PM	581	7%	55	8%	652	133	854	188
4:00 PM	712	8%	61	8%	799	148	1,046	213
5:00 PM	787	9%	67	9%	883	162	1,156	234
6:00 PM	634	7%	64	9%	712	155	931	216
7:00 PM	444	5%	31	4%	498	75	652	113
8:00 PM	316	4%	30	4%	355	73	464	103
9:00 PM	295	3%	14	2%	331	34	433	56
10:00 PM	201	2%	11	2%	226	27	295	43
11:00 PM	89	1%	2	0%	100	5	131	11
ADT Totals	8,910	100%	728	100%	10,000	1,765	13,089	2,561

**Table 13. SH-44/N Middleton Road ADT/Hourly Traffic Counts and Forecasts**

Time/Hour	Historical ADT Data				Existing ADT		Year 2026 Forecast ADT	
	SH-44	Hourly%	Middleton SB	Hourly%	SH-44	Middleton SB	SH-44	Middleton SB
12:00 AM	92	0%	6	0%	47	8	60	10
1:00 AM	58	0%	0	0%	29	0	38	1
2:00 AM	75	0%	3	0%	38	4	49	5
3:00 AM	54	0%	4	0%	27	5	35	7
4:00 AM	100	0%	18	1%	51	24	66	29
5:00 AM	456	2%	65	3%	231	88	300	106
6:00 AM	1,221	4%	148	8%	618	199	802	242
7:00 AM	1,966	7%	159	8%	996	214	1,292	266
8:00 AM	1,608	6%	151	8%	814	203	1,057	250
9:00 AM	1,383	5%	85	4%	700	114	909	145
10:00 AM	1,326	5%	81	4%	671	109	871	138
11:00 AM	1,455	5%	107	6%	737	144	956	180
12:00 PM	1,573	6%	81	4%	797	109	1,034	140
1:00 PM	1,516	6%	112	6%	768	151	996	188
2:00 PM	1,728	6%	129	7%	875	174	1,135	217
3:00 PM	1,944	7%	133	7%	984	179	1,277	225
4:00 PM	2,085	8%	117	6%	1,056	158	1,370	201
5:00 PM	2,292	8%	109	6%	1,161	147	1,506	190
6:00 PM	2,119	8%	144	7%	1,073	194	1,392	1,244
7:00 PM	1,359	5%	149	8%	688	201	893	245
8:00 PM	1,149	4%	74	4%	582	100	755	126
9:00 PM	865	3%	32	2%	438	43	568	58
10:00 PM	509	2%	22	1%	258	30	334	39
11:00 PM	232	1%	11	1%	117	15	152	19
<b>ADT Totals</b>	<b>27,165</b>	<b>100%</b>	<b>1,940</b>	<b>100%</b>	<b>13,756</b>	<b>2,613</b>	<b>17,849</b>	<b>3,269</b>



Table 14. SH-44/Duff Lane ADT/Hourly Traffic Counts and Forecasts

Time/Hour	Historical ADT Data				Existing ADT		Year 2026 Forecast ADT	
	SH-44	Hourly%	Duff Lane SB	Hourly%	SH-44	Duff Lane SB	SH-44	Duff Lane SB
12:00 AM	26	1%	2	0%	49	4	66	7
1:00 AM	12	0%	0	0%	23	0	30	1
2:00 AM	10	0%	1	0%	19	2	25	3
3:00 AM	7	0%	4	1%	13	8	18	10
4:00 AM	33	1%	2	0%	62	4	84	7
5:00 AM	124	2%	22	3%	233	44	315	60
6:00 AM	377	7%	55	8%	709	110	958	156
7:00 AM	429	9%	91	13%	807	182	1,090	244
8:00 AM	311	6%	55	8%	585	110	790	151
9:00 AM	280	6%	33	5%	526	66	711	98
10:00 AM	234	5%	37	5%	440	74	595	104
11:00 AM	305	6%	39	6%	573	78	775	114
12:00 PM	323	6%	29	4%	607	58	821	92
1:00 PM	296	6%	39	6%	557	78	852	113
2:00 PM	284	6%	35	5%	534	70	722	103
3:00 PM	316	6%	32	5%	594	64	803	98
4:00 PM	334	7%	47	7%	628	94	849	134
5:00 PM	362	7%	43	6%	981	86	920	127
6:00 PM	313	+	43	6%	589	86	795	124
7:00 PM	229	6%	32	5%	431	64	582	92
8:00 PM	160	3%	25	4%	301	50	407	70
9:00 PM	148	3%	17	2%	278	34	376	51
10:00 PM	87	2%	10	1%	164	20	221	30
11:00 PM	43	1%	3	0%	81	6	109	10
ADT Totals	5,043	100%	696	100%	9,482	1,394	12,814	1,999

Table 15. SH-44/Lansing Lane ADT/Hourly Traffic Counts and Forecasts

Time/Hour	Historical ADT Data				Existing ADT		Year 2026 Forecast ADT	
	SH-44	Hourly%	Lansing Lane SB	Hourly%	SH-44	Lansing Lane SB	SH-44	Lansing Lane SB
12:00 AM	47	0%	1	0%	47	1	64	4
1:00 AM	29	0%	1	0%	29	1	39	3
2:00 AM	19	0%	1	0%	19	1	26	2
3:00 AM	22	0%	1	0%	22	1	30	2
4:00 AM	57	1%	12	1%	57	14	77	19
5:00 AM	220	2%	32	3%	221	37	297	54
6:00 AM	569	6%	71	7%	571	82	769	125
7:00 AM	710	7%	119	11%	712	138	960	197
8:00 AM	565	6%	87	8%	567	101	764	146
9:00 AM	509	5%	76	7%	511	88	688	129
10:00 AM	462	5%	56	5%	464	65	625	99
11:00 AM	518	5%	62	6%	520	72	700	110
12:00 PM	522	5%	55	5%	524	64	706	101
1:00 PM	503	5%	51	5%	505	59	680	95
2:00 PM	515	5%	70	7%	517	81	696	121
3:00 PM	615	6%	58	6%	617	67	832	110
4:00 PM	729	8%	62	6%	731	72	986	121
5:00 PM	840	9%	54	5%	843	63	1,136	116
6:00 PM	758	8%	57	5%	761	66	1,025	116
7:00 PM	418	4%	47	4%	419	55	565	82
8:00 PM	287	3%	35	3%	288	41	388	62
9:00 PM	300	3%	21	2%	301	24	406	44
10:00 PM	199	2%	17	2%	200	20	269	33
11:00 PM	86	1%	3	0%	86	3	116	8
<b>ADT Totals</b>	<b>9,499</b>	<b>100%</b>	<b>1,049</b>	<b>100%</b>	<b>9,531</b>	<b>1,217</b>	<b>12,844</b>	<b>1,904</b>

#### Warrant 1, Eight-Hour Vehicle Volume

The MUTCD Eight-Hour Vehicular Volume Warrant uses three sets of volume thresholds for evaluations, as dictated by basic geometry conditions (the number of approach lanes). Condition A is for Minimum Vehicular Volumes, Condition B for Interruption of Continuous Traffic, and Condition C includes a combined review of Condition A and Condition B. Because Middleton has a population of less 10,000, the MUTCD supports use of reduced, 70%-factor warrant thresholds. Thresholds need be met for any of these conditions for eight hours of the weekday for the warrant to be met overall. The thresholds were then reconciled to derive the conclusions provided after **Table 16** on the following page.



Table 16. Eight-Hour Vehicular Warrant Analysis, Year 2026

Condition A - Minimum Vehicular Volume										
SH-44/Cemetery Rd (25 mph)	Number of Lanes (Approach)		Major Volume (Both Directions)				Minor Volume (One Direction Only)			
	Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
	2 or more	2 or more	600 (14)	480 (14)	420 (16)	336 (16)	200 (5)	160 (6)	140 (6)	112 (10)
Condition B - Interruption of Continuous Traffic										
SH-44/Cemetery Rd (25 mph)	Number of Lanes (Approach)		Major Volume (Both Directions)				Minor Volume (One Direction Only)			
	Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
	2 or more	2 or more	900 (3)	720 (10)	630 (13)	504 (14)	100 (13)	80 (16)	70 (16)	56 (17)
Condition A - Minimum Vehicular Volume										
SH-44/N Middleton Rd (35 mph)	Number of Lanes (Approach)		Major Volume (Both Directions)				Minor Volume (One Direction Only)			
	Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
	2 or more	2 or more	600 (15)	480 (16)	420 (16)	336 (16)	200 (8)	160 (11)	140 (13)	112 (15)
Condition B - Interruption of Continuous Traffic										
SH-44/N Middleton Rd (35 mph)	Number of Lanes (Approach)		Major Volume (Both Directions)				Minor Volume (One Direction Only)			
	Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
	2 or more	2 or more	900 (11)	720 (15)	630 (15)	504 (16)	100 (16)	80 (16)	70 (16)	56 (17)
Condition A - Minimum Vehicular Volume										
SH-44/Duff Ln (55 mph)	Number of Lanes (Approach)		Major Volume (Both Directions)				Minor Volume (One Direction Only)			
	Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
	2 or more	1	600 (12)	480 (14)	420 (14)	336 (16)	150 (3)	120 (6)	105 (8)	84 (14)
Condition B - Interruption of Continuous Traffic										
SH-44/Duff Ln (55 mph)	Number of Lanes (Approach)		Major Volume (Both Directions)				Minor Volume (One Direction Only)			
	Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
	2 or more	1	900 (3)	720 (11)	630 (12)	504 (14)	75 (14)	60 (21)	53 (21)	42 (21)
Condition A - Minimum Vehicular Volume										
SH-44/Duff Ln (65 mph)	Number of Lanes (Approach)		Major Volume (Both Directions)				Minor Volume (One Direction Only)			
	Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
	2 or more	1	600 (12)	480 (14)	420 (14)	336 (16)	150 (3)	120 (6)	105 (8)	84 (14)
Condition A - Minimum Vehicular Volume										
SH-44/Duff Ln (65 mph)	Number of Lanes (Approach)		Major Volume (Both Directions)				Minor Volume (One Direction Only)			
	Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
	2 or more	1	600 (12)	480 (14)	420 (14)	336 (16)	150 (3)	120 (6)	105 (8)	84 (14)

<sup>a</sup> Basic minimum hourly volume

<sup>b</sup> Used for combination of Conditions A and B with a grade of 4% or greater.

<sup>c</sup> May be used when the major street speed exceeds 40 mph or in an isolated community with a population of less than 10,000.

<sup>d</sup> May be used for combination of Conditions A and B with a grade of 4% or greater, when the major street speed exceeds 40 mph or in an isolated community with a population of less than 10,000.

As shown, the eight-hour warrant is met based on a review of forecast volumes for the SH-44/Cemetery, SH-44/N Middleton Road, SH-44/Duff Lane, and SH-44/Lansing Lane intersections, as described below:

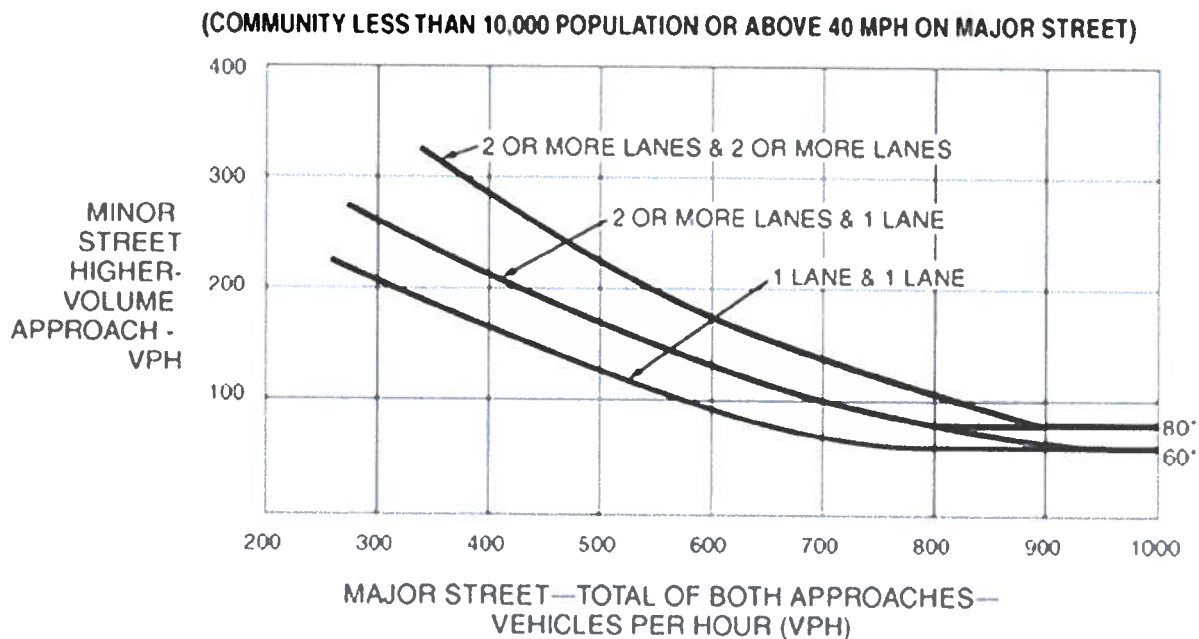
- **SH-44 at Cemetery Road:** met under Conditions B and C at 70% factor
- **SH-44 at N Middleton Road:** met under Conditions A, B, and C at 70% factor
- **SH-44 at Duff Lane:** met under Conditions A, B, and C at 70% factor
- **SH-44 at Lansing Lane:** met under Conditions A, B, and C at 70% factor

The conclusion for traffic signals is confirmed for all study intersections on SH-44. Again, two-lane roundabouts could be comparable improvements to fully signalized intersections, if ITD wanted to depart from the controls that are currently used along the corridor.

### Warrant 2, Four-Hour Vehicle Volume

Criteria for Warrant 2 is met when the plotted volumes of the major road and minor road approach fall above the trend-line/thresholds provided in the MUTCD for four hours of the weekday. The volumes shown in Tables 12 through 15 are again compared with the graphical warrant shown to derive a conclusion for Warrant 2. For the intersections of SH-44 at Cemetery Road and N Middleton Road, volumes were compared against the curve for 2 or more lanes on both the major and minor street approaches. For the intersections of SH-44 at Duff Lane and Lansing Lane, the curve for 2 lanes on the major street and 1 lane on the minor street was used. Additionally, the 70-percent factor applies as this is an area with population less than 10,000 persons.

**Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)**



\*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

### **Warrant 2, Four-Hour Vehicular Volume (70% Factor)**

A comparison of traffic forecasts against the warrant graphic above confirms thresholds would be met at least four times throughout the weekday for all study intersections. Again, the conclusion for traffic signals is confirmed for all intersections on SH-44.



**MIDDLETON RURAL FIRE DISTRICT**



**STAR FIRE PROTECTION DISTRICT**

**FIRE DEPARTMENT PRELIMINARY PLAT APPLICATION**

**PLEASE PRINT**

Date: 03/14/20

Applicant Name: Zane Cradic		Primary Contact: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Representative	
Address: 332 N. Broadmore Way		City: Nampa	Zip: 83687
Phone/Mobile: (208) 323-2288		Email Address: zcradic@ardurra.com	
Owner(s): Middleton 187, LLC			
Address: P.O. Box 140298		City: Boise	Zip: 83714
Phone/Mobile: (208) 631-5052		Email Address: tddcampbell@gmail.com	
Representative: tddcampbell@gmail.com		Contact Name: tddcampbell@gmail.com	
Phone/Mobile: (208) 442-6300		Email Address: zcradic@ardurra.com	
Billing: Name and Email: Zane Cradic - zcradic@ardurra.com			
<b>PROJECT INFORMATION</b>			
Subdivision Name: Farmington Hills Subdivision			
Site Location: Southeast corner of Meadow Park Blvd and Duff Lane			
Approved Zoning Designation of Site: R2		Legal Description: Section 33 Township 5 N, Range 2 W	
Total Acreage of Site: 216.65		Dwelling Units Per Gross Acre: 1.94 UNITS/AC	
Minimum Lot Size: 12,000 SF		Minimum Lot Width: 70 FT	
Total Number of Lots: 492	Residential: 421	Commercial: 0	
Industrial: 0	Common: 71	Other: 0	
Total Number of Units: 0	Single-family: 492	Duplex: 0	
Multi-family: 0	Other: 0	Water Services: City of Middleton	
Streets: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private	# Entrances: 3	Gated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>FIRE CODE OFFICIAL USE ONLY</b>			
<b>REVIEW NOTES:</b> See attached Fire District Development Review		Application & Plans Received: (Date/By) 3/14/2023 Via Email	
		Permit Fee: \$200.00 <u>Paid</u> Cash <u>Credit Card</u> Check #	
		Fire Authority Having Jurisdiction: Middleton Rural Fire District	
		Fire District Permit # 23MS-071	
		City/County Jurisdiction: Canyon County	
		County/City Permit # File SD2021-0059 & RZ2021-0056	
		<b>FIRE DISTRICT APPLICATION STATUS</b>	
		<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
		Fire Code Official: <u>Victoria Bels</u> Date: 04/10/23	

(208) 286-7772  
11665 W. STATE ST., SUITE B  
STAR, IDAHO 83669

EXHIBIT  
11



## FIRE DISTRICT DEVELOPMENT REVIEW

*Based on the 2018 International Fire Code, referenced standards for NFPA, and codes set forth by the City or County.*

Review Date	April 10, 2023
Fire District (AHJ)	Middleton Rural Fire District
Fire Code Official	Victor Islas, Deputy Chief
Fire District Permit #	23MS-071
Development Services	Canyon County
County/City Case #	RZ2021-0056 & SD2021-0059
Project Address	Southeast corner of Meadow Park Blvd and Duff Lane
Description	Farmington Hills Subdivision
Parcel Number	Section 33 Township 5N, Range 2W
Contact	Zane Cradic (Ardura)
Phone Number	(208) 442-6300
Email	<a href="mailto:zcradic@ardura.com">zcradic@ardura.com</a>
Nearest Fire Station	Middleton Rural Fire District / Star Fire Protection District - Station 52
Travel Distance	52, located at 22585 Kingsbury Rd., Middleton, Idaho. Station 52 is 3.7 miles with a travel time of 5 minutes under ideal driving conditions from this development.
Zoning/# of Lots/# of Phases	R2 421 Lots - Single Family 13 Phase(s)
Setbacks	Side setback as per County Code for R2 developments
Fire Department Access	<p>Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.</p> <p>One-or two-family dwellings residential developments: Developments of one-or two-family dwellings where the number of dwellings units exceeds 30 shall be provided with at least two separate and approved fire apparatus access roads.</p> <p>The purposed access entrances to the development meet the intent of the fire code.</p> <p>Emergency access routes shall be protected from illegal entry by a gate or collapsible bollards as set forth in IFC 503.5. An example would be the MaxiForce Collapsible bollards that is <b>hydrant wrench activated</b>. Access to be marked with "No Parking Emergency Vehicles Only" See Exhibit 1</p> <p>Final inspection of the subdivision road and access will be required for final sign off before building permits are issued by Canyon County.</p>
Fire Flow Requirements	1000 GPM for a duration of 1 hour for homes up to 3,600 Sq. Ft. Over 3,600 Sq.Ft. reference IFC 2018 Appendix B
Water Supply	<p>Fire hydrants shall be provided to meet the requirements of the City of Middleton</p> <p>Acceptance of the water supply for fire protection will be by the Fire District and water quality by City of Middleton for bacteria testing.</p> <p>Final Approval of the fire hydrant locations shall be by the Fire Code Official or designee.</p> <p>Fire hydrants shall be located along the public right-of-way or along the emergency apparatus access roads, preferably at intersections or on islands separating parking areas which cannot be obstructed by parked vehicles. Hydrants in areas subject to physical damage shall be protected from collision.</p>





Water Supply Cont.	Hydrants to be marked with temporary fencing creating a 3 ft clearance around the hydrant and shall remain in place until approved by fire district. See exhibit 2 Fire hydrants shall have a locking Storz LDH connection in place of the 4 1/2" outlet. The Storz connection may be integrated into the hydrant, or an approved adapter may be used on the 4 1/2" outlet Developer to review landscape plans to ensure landscaping will not obstruct hydrants.
Street Sign/Address Markings	All buildings need to have a permanently posted address, which will be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address needs to be posted at the beginning of construction and maintained thereafter. The address needs to be visible and legible from the road on which the address is located. Address signs along one-way roads will be visible from both the intended direction of travel and the opposite direction. Where multiple addresses are required at a single driveway, they need to be mounted on a single post, and additional signs will be posted at locations where driveways divide. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
Notice	Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

Exhibit 1

MaxiForce Collapsible bollards

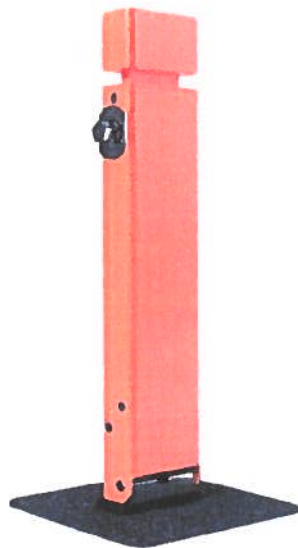




Exhibit 2

Hydrant marking during construction







# Middleton School District #134

*Every Child Learning Every Day*

RECEIVED

▶ DEC 30 2023 ◀

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

### General Response for New Development

Middleton School District is currently experiencing significant growth in its student population. **Currently Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 144% of capacity with five (5) portable units totaling 10 classrooms. Mill Creek Elementary is at 118% of capacity with six (6) portable classroom units totaling 12 classrooms.** We are nearing capacity, but have not superseded at this point, at our high school (91%) and middle school (85%). As it stands now there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level (Middleton Middle School and Middleton High School).

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

The district, while making use of portable classrooms, in the interim, to fulfill its mandate to educate all students in the district, ultimately needs a new elementary school, or permanent facilities. The primary method for obtaining the needed funding is through the bonding process that must be passed by a supermajority vote of district patrons.

### Farmington Hills, Canyon County

Elementary students living in the subdivision as planned would be in the attendance zone for Mill Creek Elementary School, which, as stated previously, is above capacity, as well as Middleton Middle School and Middleton High School. With the 421 proposed lots we anticipate approximately 210-294 students will need educational services provided by our district. This equates to roughly 8-11 new classrooms of students across elementary and secondary as a result of this development.

In addition to the increase in student population and its impact on facilities, bussing would be provided for all students. It is important that the developer include plans for appropriate spacing for bus stops. Typically busses do not enter subdivisions. The developer has met with the school district and has shown their plans to provide safe walking to bus stops for the students in the proposed subdivision which the district feels will meet those expectations.

The developer offered to voluntarily donate \$1500 per lot to the school district to assist with infrastructure costs associated with the increase in students. The district and developer have completed a Memorandum of Understanding (MOU) signed by both parties committing to this agreement. Details of the MOU can be made available by the developer or the school district upon request.

Additionally, we understand that there have been agreements made regarding road and signal improvements at the intersections of Duff and Lansing with Highway 44. While, as a district, we have not been a part of the details of these discussions, if improvements and signaling were added to those intersections we would see that as an improvement to safety of our students.

EXHIBIT  
12

**Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644**

**Phone: 208-585-3027**

Marc C. Gee, Superintendent  
[mgee@msd134.org](mailto:mgee@msd134.org)

Lisa Pennington, Asst. Superintendent  
[lpennington@msd134.org](mailto:lpennington@msd134.org)

Alicia Krantz, Business Manager  
[akrantz@msd134.org](mailto:akrantz@msd134.org)



# Middleton School District #134

*Every Child Learning Every Day*

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

A handwritten signature in blue ink, appearing to read 'Marc C. Gee'.

Marc C. Gee, Superintendent

December 29, 2023





# Middleton School District #134

*Every Child Learning Every Day*

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

### General Response for New Development

Middleton School District is currently experiencing significant growth in its student population. **Currently Middleton School District has 2 of our 3 elementary schools over capacity. Heights Elementary is at 134% of capacity with three portable units. Mill Creek Elementary is at 123% of capacity with 4 portable classroom units totaling 8 classrooms.** We are nearing capacity, but have not superseded at this point, at our high school (91%) and middle school (85%). As it stands now there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level (Middleton Middle School and Middleton High School).

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

### Farmington Hills Subdivision: Case No.: RZ2021-0056 & SD2021-0059

Elementary students living in the subdivision as planned would be in the attendance zone for Mill Creek Elementary School, which, as stated above, is already well above capacity. With the 421 proposed lots we anticipate approximately 210-294 students will need educational services provided by our district. This equates roughly to 8-11 new classrooms of students as a result of this development.

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

Representatives of the developer have made initial contact with the school district. The district has shared our demographic information as well as our evaluations of the impact real estate on the enrollment capacities at our schools. The developer has offered to voluntarily donate \$1500 per lot to the school district to assist with infrastructure costs associated with the increase in students.

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

A handwritten signature in black ink, appearing to read 'Marc C. Gee'.

---

Marc C. Gee, Superintendent

March 13, 2023

Date

**Middleton School District Office: 5 S. Viking Ave, Middleton, ID 83644**

**Phone: 208-585-3027**

Marc C. Gee, Superintendent

Lisa Pennington, Asst. Superintendent

Alicia Krantz, Business Manager

[mgee@msd134.org](mailto:mgee@msd134.org)

[lpennington@msd134.org](mailto:lpennington@msd134.org)

[akrantz@msd134.org](mailto:akrantz@msd134.org)

## Debbie Root

---

**From:** Marc Gee <mgee@msd134.org>  
**Sent:** Thursday, January 4, 2024 4:32 PM  
**To:** Debbie Root  
**Subject:** Re: [External] Re: Clarification--Dec. 30, 2021 Farmington agency response

Debbie,

We are not allowed to use the "potential" builds in our calculations. The capacity is determined by the size of the permanent structures and the use of the rooms in the building. We use that number and then compare it to the total number of students actually enrolled in our schools.

Right now, just based on what is going on in Middleton City, there are 2 to 3 thousand lots that are either approved when their phase comes up, or in the process to be approved. However, we can't use those numbers because they don't yet represent actual students. Recently passed legislation doesn't even let me take that into consideration when it comes to whether we allow out-of-district students enroll in our schools. It is a real concern we have, but as of right now it's a challenge to put the actual numbers to it because those in favor of the development argue that we're projecting and these may not develop for 10 to 15 years. Using that also confuses people because you start getting multiple capacity calculations out there.

I hope that helps. Let me know if you need further clarification.

Marc

On Thu, Jan 4, 2024 at 11:50 AM Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)> wrote:

Marc,

During a discussion with management regarding the Farmington Hills case and other development in the area the question arose:

When you are providing the capacity #'s in the agency response, do those #'s consider/include the other development that is in the "works" -- recently approved but not built out with homes? Essentially we are concerned that there may be multiple applications/developments that have not yet directly affected the school system but are already approved for development both in the City of Middleton and in the county and are these developments considered in your analysis/response? I guess we are looking to understand the cumulative impact as that could be a very different # if you are not tracking the approved developments not yet built out.

Appreciate you insight on this,

Deb Root, MBA



Canyon County Development Services

[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

208-455-6034

Development Services Department (DSD)

**NEW** public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**\*\*We will not be closed during lunch hour \*\***

**From:** Marc Gee <[mgee@msd134.org](mailto:mgee@msd134.org)>

**Sent:** Wednesday, January 3, 2024 4:17 PM

**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>

**Subject:** [External] Re: Clarification--Dec. 30, 2021 Farmington agency response

Debbie,

The capacity of the building is based on the original permanent structure's capacity. We do not include portable classrooms in the base so your statement: "because the school is at 144% capacity you have had to employ 5 portable units to manage the student population" is the accurate interpretation. This stems primarily from the limitations of common areas (ie cafeteria, gymnasiums, restrooms, hallways, etc) which are not alleviated with the addition of a portable classroom.

At one point, prior to the arrival of additional portable classrooms we did have teachers teaching a class in the teacher's lounge, parts of the library, etc.. That is no longer the case with the addition of the portable classrooms, but the pressure on our common areas continue. Of the 11 portable units (22 classrooms) utilized for students between Mill Creek and Heights, only one unit (2 classrooms) has restroom facilities and that is because it was designed to house special education students and was located very near the existing building, making the plumbing costs minimal. For water, we provide drinking water dispensers to each classroom. But the students do have to go into the permanent building to use the restrooms and we do keep the doors locked and so with the younger students we send adults with

them and utilize breaks (lunch, recess, etc) as much as possible. For older students we have temporary badges that allow entrance into the building.

I hope that helps. Let me know if you need additional help.

Also, if the P&Z or commissioners would like, I would be happy to give both groups a short presentation about the state of our district in terms of growth. I have done so with both Middleton and Star city councils and that sometimes allows them to ask questions to firm up their perspective on the impact to schools. If that is something they would like at future meetings, I'd be happy to participate.

Thanks.

Marc

On Wed, Jan 3, 2024 at 10:12 AM Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)> wrote:

Mr. Gee,

Thank you for sending the updated letter regarding the Farmington Hills proposed development.

I am working through my staff report and findings and wanted to clarify information provided in the first paragraph—

You indicate that Heights Elementary is at 144% of capacity with five portable units (10 classrooms). To clarify, because the school is at 144% capacity you have had to employ 5 portable units to manage the student population? Or are you at 144% including the additional classroom space?

I am assuming the portable classrooms provide for the overage but wanted to make sure. Also, at one of the hearings a few people testified that due to overcrowding the student library and staff lounges had been turned into classrooms (essentially reducing services to students/teachers). The other testimony indicated that there are no services (water/restrooms) available to the portable units. The testimony was that of students having to wait for someone to “unlock” the building to access restrooms. Are all school buildings locked during the school hours? Such a challenging world for you and your staff to navigate.



Thank you for any clarity you can provide.

Deb Root, MBA

Canyon County Development Services

[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

208-455-6034

Development Services Department (DSD)

**NEW** public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**\*\*We will not be closed during lunch hour \*\***

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

**Parties:** Middleton 187 LLC, an Idaho limited liability company ("Middleton 187").  
Middleton School District No. 134, a governmental subdivision of the State of Idaho and body politic and corporate ("School District").

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

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

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

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

If to School District: Middleton School District No. 134  
~~10034 W. State Street~~ **5 S. Viking Ave.**  
~~Star, ID 83668~~ **Middleton, ID 83644**  
~~Attn: Kevin Courtney~~ **Marc Gee**

with a copy to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

with a copy to:

Hethe Clark  
Clark Wardle LLP  
251 E. Front Street, Suite 310  
PO Box 639  
Boise, ID 83701



or to such other addresses as either Party hereto may from time to time designate in writing and delivery in a like manner.

Successors. This Memorandum of Understanding shall be construed as a covenant running with the land and shall be binding upon and shall inure to the benefit of the parties hereto and their successors and assigns. Any assignment of this Memorandum of Understanding shall not relieve the assigning party of its obligations hereunder.

Time for Performance. Wherever under the terms and provisions of this Memorandum of Understanding the time for performance falls upon a Saturday, Sunday, or legal holiday, such time for performance shall be extended to the next business day.

Entire Agreement. This Memorandum of Understanding embodies the entire agreement between the parties hereto with respect to the subject matter hereof. No modification or amendment to or of this Memorandum of Understanding of any kind whatsoever shall be made or claimed by a party shall have any force or effect whatsoever unless the same shall be endorsed in writing and be signed by the party against which the enforcement of such modification or amendment is sought, and then only to the extent set forth in such instrument.

Representation. All parties hereto have either been represented by separate legal counsel or have had the opportunity to be so represented. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a party, regardless of which party prepared or caused the preparation of this Memorandum of Understanding.

Captions. The captions at the beginning of the several paragraphs, respectively, are for convenience in locating the context, but are not part of the text.

Governing Law. This Memorandum of Understanding shall be governed by the laws of the State of Idaho.

Prevailing Party. If either party shall default in the full and timely performance of this Memorandum of Understanding and said default is cured with the assistance of an attorney for the non-defaulting party and before the commencement of a suit thereon, as a part of curing said default, the reasonable attorneys' fees incurred by the non-defaulting party shall be reimbursed to the non-defaulting party upon demand. In the event that any party to this Memorandum of Understanding shall file suit or action at law or equity to interpret or enforce this Memorandum of Understanding hereof, the non-prevailing party to such litigation agrees to pay to the prevailing party all costs and expenses, including reasonable attorney's fees, incurred by the prevailing party, including the same with respect to an appeal.

No Third Party Beneficiaries. This Memorandum of Understanding shall not confer any rights or remedies upon any person other than the parties hereto and their respective successors and permitted assigns.

Counterparts. This Memorandum of Understanding may be executed in one or more counterparts each of which shall be deemed an original but all of which together will constitute one and the same instrument.

Interpretation. This Memorandum of Understanding is a binding contract between the parties hereto. In the event any term or provisions of this Memorandum of Understanding shall be held illegal, invalid, unenforceable or inoperative as a matter of law, the remaining terms and provisions of this Memorandum of Understanding shall not be

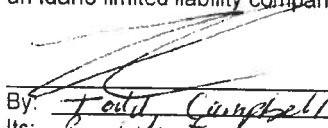
affected thereby but each such term and provision shall be valid and shall remain in full force and effect.

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

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

**MIDDLETON 187:**

MIDDLETON 187 LLC,  
an Idaho limited liability company

By:   
Its: President

Dated: 10-11-23

**SCHOOL DISTRICT:**

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

  
Marc Gee, Superintendent

Dated: 10-10-23

Schedule of Exhibits:

Exhibit A – Legal Description of Property



**Exhibit A**  
**Legal Description of Property**



Project No: 210098  
Date: July 26, 2023  
Page 1 of 2

**CITY OF MIDDLETON  
ANNEXATION DESCRIPTION**

A parcel of land located in the S1/2 of Section 33, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

**BEGINNING** at an aluminum cap monument marking the East 1/4 corner of said Section 33, thence along the east boundary of said Section 33,

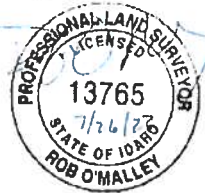
1. S.00°24'52"W., 1323.05 feet to an aluminum cap monument marking the south 1/16 corner between Sections 33 and 34; thence,
2. S.00°24'50"W., 524.54 feet, from which point an aluminum cap monument marking the southeast corner of Section 33 bears S.00°24'50"W., a distance of 798.17 feet; thence leaving the east boundary of said Section 33,
3. N.88°46'09"W., 144.40 feet; thence,
4. N.89°34'30"W., 368.01 feet to a curve to the left; thence,
5. Along said curve to the left, having a radius of 188.50 feet, an arc length of 92.53 feet, through a central angle of 28°07'25" and a long chord which bears S.76°22'31"W., 91.60 feet; thence,
6. S.62°19'29"W., 143.19 feet to a curve to the right; thence,
7. Along said curve to the right, having a radius of 211.50 feet, an arc length of 167.00 feet, through a central angle of 45°14'25" and a long chord which bears S.84°56'41"W., 162.69 feet; thence,
8. N.72°26'08"W., 298.58 feet to a tangent curve to the left; thence,
9. Along said curve to the left, having a radius of 158.50 feet, an arc length of 89.71 feet, through a central angle of 32°25'48" and a long chord which bears N.88°39'02"W., 88.52 feet; thence tangent from said curve,
10. S.75°08'05"W., 30.57 feet to a curve to the left; thence,
11. Along said curve to the left, having a radius of 48.50 feet, an arc length of 49.61 feet, through a central angle of 58°36'30" and a long chord which bears S.45°50'05"W., 47.48 feet; thence tangent from said curve,
12. S.00°32'54"W., 232.10 feet; thence,
13. N.89°05'57"W., 213.08 feet; thence,
14. N.50°50'48"W., 232.01 feet; thence,
15. N.87°14'29"W., 498.84 feet to a curve to the left; thence,
16. Along said curve to the left, having a radius of 50.00 feet, an arc length of 40.23 feet, through a central angle of 46°05'49" and a long chord which bears S.69°42'36"W., 39.15 feet; thence,
17. S.46°39'42"W., 443.51 feet; thence,
18. N.89°17'10"W., 78.50 feet; thence,
19. S.86°18'12"W., 640.13 feet to a tangent curve to the right; thence,



Project No: 210098  
Date: July 26, 2023  
Page 2 of 2

20. Along said curve to the right, having a radius of 120.00 feet, an arc length of 93.31 feet, through a central angle of  $44^{\circ}33'14''$  and a long chord which bears  $N.71^{\circ}25'11''W.$ , 90.98 feet; thence tangent from said curve,
21.  $N.49^{\circ}08'34''W.$ , 523.30 feet; thence,
22.  $S.35^{\circ}00'42''W.$ , 251.95 feet to a curve to the right; thence,
23. Along said curve to the right, having a radius of 100.00 feet, an arc length of 97.00 feet, through a central angle of  $55^{\circ}34'34''$  and a long chord which bears  $S.62^{\circ}47'59''W.$ , 93.24 feet; thence,
24.  $N.89^{\circ}24'44''W.$ , 403.37 feet; thence,
25.  $N.00^{\circ}34'01''E.$ , 915.32 feet; thence,
26.  $N.89^{\circ}21'51''W.$ , 880.05 feet to the South  $1/16$  corner common to Sections 32 and 33, from which an aluminum cap monument marking the southwest corner of Section 33 bears  $S.00^{\circ}34'05''W.$ , a distance of 1319.04 feet; thence along the west boundary of said Section 33,
27.  $N.00^{\circ}33'54''E.$ , 667.94 feet, from which point a  $5/8$  inch rebar with plastic cap marking the west  $1/4$  corner of Section 33 bears  $N.00^{\circ}33'54''E.$ , a distance of 650.50 feet; thence leaving the west boundary of said Section 33,
28.  $S.89^{\circ}30'11''E.$ , 30.04 feet; thence,
29.  $S.76^{\circ}26'50''E.$ , 63.06 feet; thence,
30.  $N.79^{\circ}12'52''E.$ , 63.39 feet; thence,
31.  $N.88^{\circ}44'46''E.$ , 163.32 feet; thence,
32.  $N.85^{\circ}04'11''E.$ , 199.22 feet; thence,
33.  $N.75^{\circ}16'33''E.$ , 292.67 feet; thence,
34.  $N.73^{\circ}49'53''E.$ , 228.37 feet; thence,
35.  $N.88^{\circ}06'15''E.$ , 130.51 feet; thence,
36.  $S.86^{\circ}36'11''E.$ , 127.27 feet; thence,
37.  $N.79^{\circ}01'05''E.$ , 96.40 feet; thence,
38.  $N.71^{\circ}19'14''E.$ , 301.60 feet; thence,
39.  $N.00^{\circ}40'03''E.$ , 363.99 feet to the north boundary of the southwest  $1/4$  of Section 33; thence along said north boundary,
40.  $S.89^{\circ}19'56''E.$ , 984.73 feet to a brass cap monument marking the center  $1/4$  corner of said Section 33; thence,
41.  $S.89^{\circ}22'37''E.$ , 1321.07 feet to the center east  $1/16$  corner of said Section 33; thence,
42.  $S.89^{\circ}19'53''E.$ , 1322.20 feet to the POINT OF BEGINNING.

CONTAINING: 216.65 acres



337 N. Broadview Way | Phone: (208) 389-2222 | Fax: (208) 389-2222 | www.ardura.com



## Debbie Root

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**From:** Amy Woodruff <amy@civildynamics.net>  
**Sent:** Friday, March 24, 2023 3:31 PM  
**To:** Roberta Stewart; Debbie Root  
**Subject:** [External] RE: More City requirements for Farmington Hills

Thank you both for letting me get caught up here!

1. All the roads in the project are slated to have pedestrian facilities. Concrete sidewalk on interior roads, asphalt pedestrian pathway along Duff and Lansing frontage.
2. The City utilities are "preliminary" at this point but getting better defined.
3. Municipal water. The Farmington team will be meeting with the City this upcoming Tuesday afternoon to review the SPF study results and talk through next steps.
  - a. Farmington Hills will construct a booster pump station near the City's existing reservoir located off Foothill. This booster pump station will provide flow and pressure from the existing system to Farmington Hills.
  - b. A municipal well, fully equipped, will be required at a future (not yet identified) phase. Required for redundancy and fire flow.
  - c. A water main will be extended south down Lansing to intersect the City's existing 12" water main that extends east to Kingsbury.
4. Municipal sewer: A municipal lift station will be required near Duff. The sewer shed for the lift station may be expanded past Farmington Hills boundary. The ultimate size of the lift station will be driven by topography.
5. As Roberta noted - the water facilities would be eligible for latecomer fees - tbd. Oversize of the lift station would be eligible for latecomer fees - tbd.

Hope that helps.

Thank you,  
Amy Woodruff  
208-453-2028

**From:** Roberta Stewart <rstewart@middletoncity.com>  
**Sent:** Friday, March 24, 2023 1:40 PM  
**To:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Cc:** Amy Woodruff <amy@civildynamics.net>  
**Subject:** More City requirements for Farmington Hills

Debbie: I just found my notes of additional sewer and water improvements the City will require from Farmington. City will want a new water booster zone, which will be created by at least one new municipal well to be constructed by developer. If the single well proves to be insufficient, City may require a 2<sup>nd</sup> well or other mechanism to help with pressure. City will work on a latecomer fee with developer.

City will also need Developer to extend a water main down Lansing Road to a location Amy can describe in order to create redundancy or a loop. Amy knows more about this.

Finally, Developer will be required to construct a regional lift station near Duff Lane. We will include a latecomer agreement with that.

**WHEN RECORDED, return to**  
City Administrator  
City of Middleton  
1103 W. Main St.  
Middleton, ID 83644

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## **INFRASTRUCTURE CONSTRUCTION AND PRE-ANNEXATION AGREEMENT**

This Amended Infrastructure Construction and Pre-Annexation Agreement (this **“Agreement”**) is entered into and effective as of the date last written below (the **“Effective Date”**) by and between the City of Middleton, an Idaho municipal corporation located at 1103 W Main St., PO Box 487, Middleton, Idaho 83644 (the **“City”**) and Middleton 187 LLC, an Idaho limited liability company located at 13684 Meadowdale Dr., Boise, Idaho 83713, and TBC Land Holding LLC, an Idaho limited liability company located at PO Box 140298, Boise, Idaho 83714 (collectively, the **“Developer”**). The City and the Developer are sometimes individually referred to herein as a **“Party”** and collectively as the **“Parties.”**

### **RECITALS**

WHEREAS, the City is a municipal corporation created pursuant to the laws of the State of Idaho and has the power to enter into contracts and to provide public utilities as provided by Idaho Code Title 50, Chapter 3;

WHEREAS, the Developer owns that certain real property legally described in **Exhibit A** attached hereto and incorporated herein (the **“Property”**), that Developer is subdividing through Canyon County Development Services Department;

WHEREAS, the Property is situated in unincorporated Canyon County, Idaho (the **“County”**), is presently not contiguous to the City's corporate boundary, and is within the City's area of city impact;

WHEREAS, the Developer desires and intends the Property to be annexed into the City as soon as any part of the Property is contiguous to the City's corporate limits;

WHEREAS, the Developer desires and intends to subdivide and develop the Property as generally shown in the preliminary plat attached hereto as Exhibit **“B”** and incorporated herein by this reference (the **“Preliminary Plat”**), which Preliminary Plat includes approximately units at a density of 1.94 units per acre (**“Farmington Hills Subdivision”** or the **“Project”**);

WHEREAS, applications for Farmington Hills Subdivision are currently pending before the County and Developer's obligations herein are subject to and contingent upon such approval;



WHEREAS, subject to approval by Canyon County of the Preliminary Plat and Development Agreement, the City desires and intends to perpetually provide the Property with municipal water and sanitary sewer service. When the Property is contiguous to the City and eligible for annexation, the City will annex the Property pursuant to the commitments and consideration provided herein; and

WHEREAS, the City and Developer have agreed the City will be signatory to Project final plats and have negotiated the mutually acceptable terms and conditions to accomplish the parties' respective desire and intents.

### TERMS AND CONDITIONS

NOW, THEREFORE, pursuant to Idaho Code Section 50-222(4)(A), and for valuable consideration received by the parties, the sufficiency of which is hereby acknowledged, the City and Developer agree as follows.

Section One, Recitals Incorporated. The "Recitals" above are incorporated here as if restated in full.

#### Section Two, The Project.

- A. The Project is to be developed in accordance with that certain concept plan attached hereto as **Exhibit B** (the "**Concept Plan**"). The Concept Plan represents the current concept for completion of the Project; however, it is the intent of this Agreement to allow flexibility in accordance with the eventual approval of the Project by Canyon County. In the event the County denies the Project or if the Project is approved with conditions or requirements unacceptable to Developer, Developer may provide notice that it will not move forward with the Project, in which event this Agreement shall terminate and be of no further force or effect without further action of the Parties.
- B. Except as otherwise set forth below, Developer shall design, submit for City review and approval, and construct the following infrastructure and site improvements according to plans approved by agencies having jurisdiction:
  - 1. Intersection of Duff Lane and Highway 44. The intersection of Duff Lane and Highway 44 (the "**Duff Intersection**") shall be designed (by Developer or others) prior to approval by Canyon Highway District No. 4 ("**CHD4**") of Phase 1 construction drawings and shall be constructed (by Developer or others) prior to CHD4 signature on the final plat for Phase 1 of Farmington Hills Subdivision, with such construction to occur in accordance with that certain Duff Lane & Highway 44 Intersection and Roadway Improvement Agreement, dated April 17, 2023, and recorded in the records of Canyon County as Instrument #2023-012182, by and between Embassy Inc., Developer, and the City (the "**Duff Intersection Agreement**"). In the event Developer constructs the Duff Intersection, the City will contribute to Developer all funds actually collected for development of the Duff Intersection from any source, including City's

“pro-rata traffic fees” collected pursuant to Middleton City Code 5-4-3 (the “**Pro-Rata Traffic Fee**”), except Developer will not be entitled to any such funds collected after the intersection improvement is constructed and accepted by CHD4, the Idaho Transportation Department (“ITD”), or the City, as applicable. Payment of the funds shall be made no later than the acceptance of the Duff Intersection by CHD4, ITD, or the City, as applicable. Such funds may be released to Developer during the course of construction upon receipt of written invoices evidencing completed work. Reimbursement for the cost of designing the intersection improvement will not be reimbursed prior to the start of actual construction of the intersection improvements. Said design costs may be included in the first invoice for completed construction work. To the extent permitted by law, the City shall ensure that any approvals for other properties having an impact on the Duff Intersection shall be subject to the City’s Pro-Rata Traffic Fee in order to ensure a proportionate contribution to the obligations set forth herein. To the extent City, rather than County, issues a building permit to Developer, Developer shall be entitled to additional reimbursement for the Duff Intersection construction costs by way of credits for transportation impact fees under the Mid-Star Traffic Impact Fee program as provided in the Idaho Development Impact Fee Act, specifically §67-8209. Such credits would reimburse Developer for costs over and above the Pro-Rata Traffic Fees City extended to Developer to help construct the Duff Intersection. Any such credits will be limited to only the amount of Duff Intersection construction costs included in the Mid-Star Capital Improvement Plan. Developer acknowledges that the funds released to Developer for reimbursement and any credits issued under the Mid-Star Transportation Impact Program may not cover the entire cost of the completed intersection improvements. In the event Duff Intersection is constructed by others prior to approval of construction drawings for Phase 1 of Farmington Hills Subdivision, the obligations set forth in this Section 2.B.1 shall be deemed satisfied without further action of Developer.

2. Intersection of Lansing Lane and Highway 44. The intersection of Lansing Lane and Highway 44 (the “**Lansing Intersection**”) shall be constructed (by Developer or others) prior to permitting any new street from the Project access onto Lansing Lane. The Lansing Intersection shall be designed prior to CHD4 signature on the final plat containing the 360<sup>th</sup> lot and is anticipated to include a temporary traffic mitigation solution, such as a traffic signal or roundabout, in accordance with the requirements of the Farmington Hills traffic impact study and subject to the review and approval of the agencies having jurisdiction over the Lansing Intersection. In the event Developer constructs the Lansing Intersection, the City will contribute to Developer all funds actually collected for development of the Lansing Intersection from any source, including as a result of the City’s Pro-Rata Traffic Fee, in the same manner, and to the same degree, as described in Section B.1 above. To the extent permitted by law, the City shall ensure that any approvals for other properties having an impact on the Lansing Intersection shall be subject to the City’s Pro-Rata Traffic Fee in order to ensure a proportionate contribution to the obligations set forth herein. Developer shall not be entitled to reimbursement credits under the Mid-Star Traffic Impact Program for the improvements to the Lansing Intersection because no part of the intersection improvement is TIF Eligible under the Mid-Star program. In the event Lansing



Intersection is constructed by others prior to signature on the final plat containing the 360<sup>th</sup> lot, the obligations set forth in this Section 2.B.2 shall be deemed satisfied without further action of Developer.

3. Booster Station and Municipal Well Site.

- a. Prior to recording the Phase 1 final plat, Developer will construct and dedicate to the City a water booster station (a “**Booster Station**”) on property owned by City on Willis Road or, otherwise, in a location to be mutually agreed by the City and Developer. The specifications for the Booster Station shall include capacity adequate to serve Farmington Hills Subdivision, including fire flow protection. Any excess capacity created by the Booster Station, beyond the requirements for the Project, shall be subject to reimbursement in accordance with Section C, below.
- b. The Developer agrees, at its sole expense, to design, construct and install a municipal well to standards and requirements of DEQ and IDAPA pertaining to municipal wells and municipal well sites (the “**Well**”). The Well shall be equipped with necessary controls, equipment, and sequenced with City control system to allow the Well to be monitored and controlled using the City SCADA system. The Developer agrees to dedicate the Well and well site within the project in a location acceptable to the City and the Developer. Said well site shall include a sufficient ingress and egress easement thereto by the City, and such access shall be a public right of way or dedicated easement with an all-weather surface.
  - i. Detailed construction design plans and standards shall be provided to the City Engineer for written concurrence prior to the Developer submitting the design and construction plans to DEQ and Department of Water Resources. Before the City will assume ownership, operation and maintenance of the Well, the Developer must establish that the water quality meets the Primary Drinking Water Standards, as established by EPA. The water must also meet National Secondary Drinking Water Regulations (i.e. hydrogen sulfide, iron, manganese, and iron producing bacteria) and the levels of said secondary contaminants must be at, or below, a level that can be treated.
  - ii. The Well shall be constructed no later than such time as Phase 3 final plat for Farmington Hills Subdivision is recorded.
  - iii. The City shall be responsible for obtaining any and all water rights from the Idaho Department of Water Resources. The City acknowledges this obligation and the fact that it must occur in a manner that does not delay the ongoing construction of the Project and will commence such applications upon written notification by Developer that it has received approvals from Canyon County and is moving forward with the Project. In the event the City for any reason does not provide confirmation of water right permit in order to construct the Well by final plat of Phase 3, the deadline shall be extended six (6) months or such other amount of time agreed upon by

Developer and City and Developer shall be entitled to record Phase 3 and obtain building permits for construction within the same. Developer may continue to plat beyond Phase 3 so long as there is reasonable capacity within the City's system to serve such phases while City continues its efforts to confirm water right permits. However, once City confirms the approval of water right permits, Developer's finalization of the Well construction and dedication of the Well to City will be a condition of approval for the final plat phase under construction at that time of City's confirmation. Developer shall be eligible for reimbursement of any portion of the cost of the Well (including real property associated therewith) that is oversized to service any other properties or that creates capacity in excess of that required to accommodate the Project. Prior to construction and after Developer has received bids to construct the Well, the City and Developer shall document the final amount to be reimbursed. Said reimbursements shall be made in accordance with MCC 1-17-1.

4. Additional Improvements.

- a. Local Street Requirements. External roadways are to be constructed to the requirements of CHD4. Internal, local streets shall be constructed to the requirements of City. The Duff and Lansing Intersections shall be constructed according to the requirements of CHD4 and ITD. All road rights-of-way shall be public and dedicated to CHD4 or ITD.
- b. Water & Sewer Facilities. Design, construction, inspection, and testing of water facilities to be dedicated to the City shall be the responsibility of the Developer and shall be in full conformance with IDAPA, ISPWC and City standards and specifications, including the City's Supplement to the ISPWC. The location of water facilities, sizing of mains, and offsite construction is subject to review and approval by the City's engineer. Construction plans shall be submitted to the City and DEQ and shall be subject to the City's review and approval. Developer shall extend potable water and sewer distribution and carrier lines to and through the Project, including the following:
  - i. 16-inch diameter water pipe from the City's existing storage tank, through the Booster and to the Property using Duff Lane right of way.
  - ii. A 16 inch water main connection from the Project to the City's existing 12inch water main (east pressure zone) located at Lansing Lane, south of Foothill Road (redundant loop). All such pipe is oversized beyond the size needed to serve the Property and the oversize portion is eligible for reimbursement in accordance with Section C, below, with the only exception being 12-inch water main backbone to be installed in Willis Lane right of way that is not eligible for reimbursement.



- iii. Pressure reducing and pressure sustaining valves at the connection in Lansing Lane per sub-section ii, above.
- iv. Pressurized sewer pipe of appropriate diameter, fittings, etc. extended from the City identified existing sewer receiving manhole in Duff Lane south of Foothill Road to the Lift Station (defined below) on the Property. The foregoing shall be installed and accepted by the City prior to recording the Phase 1 final plat. Upsized portions of such sewer pipe shall be eligible for reimbursement in accordance with Middleton City Code. The diameter of such pressurized sewer pipe shall be identified by the City within sixty (60) days of written request by Developer.
- v. Developer agrees, at its sole expense, to construct and install a Lift Station (the “Lift Station”), to standards and requirements of DEQ, IDAPA and City, including the City’s Supplement to the ISPWC, as pertaining to lift station design and construction. The Lift Station shall be equipped with backup generator and necessary control equipment and sequenced with City control system to allow the Lift Station to be monitored and controlled using the City SCADA system. Developer agrees to dedicate the Lift Station and Lift Station site within the Project acceptable to City and Developer. Said Lift Station site shall include a sufficient ingress and egress easement thereto by the City, and such access shall be a public right of way or dedicated easement with an all-weather surface.
- vi. Detailed construction design plans and standards shall be provided to the City Engineer for written concurrence prior to the Developer submitting the design and construction plans to DEQ. The Lift Station shall be considered eligible for reimbursement from sewer connection fees for any other property that takes service from the Lift Station, as further set forth in Middleton City Code. The Lift Station shall be installed and accepted by the City prior to recording the Phase 1 final plat and shall allow for phased construction of the Lift Station (including phased installation of facilities, including pumps) to accommodate future growth outside the Project where possible.
- vii. The Parties agree that the capacity and sizing of the Booster Station, Well, and Lift Station shall be identified by the Parties in good faith and shall be consistent with the actual needs of the City. The capacity and sizing of the Booster Station, Well and Lift Station shall not be less than that required to serve the Project, including peak flows. In the event that capacity and sizing over and above the Project needs are identified by the City that are deemed by Developer to be beyond the requirements of the City or the capacity of Developer to reasonably bear or the proportionate impact of the Project on such systems, the Parties agree to meet and evaluate any other alternatives that might be available, including but not limited to phased construction of improvements or alternative designs, layouts, or systems. In the event the

Parties identify alternative requirements that are mutually acceptable to the City and the Developer, the Parties may modify this Agreement via mutually executed written amendment approved by City Council.

- c. Pressurized Irrigation. Developer to design and construct a pressurized irrigation system in accordance with Black Canyon Irrigation and Boise Project Board of Control, which system must be fully functional at the time Phase 1 final plat is recorded. Lots are prohibited from using the City municipal water system for irrigation of any kind. Language prohibiting irrigation from the municipal system shall be added to CCRs.
- C. If the Project involves constructing off-site infrastructure or oversized infrastructure over and above the Developer's proportionate share of the infrastructure, the Developer shall be entitled to a Latecomer's Agreement and/or Oversize Agreement as provided in Middleton City Code 1-17-1. Given the size and scope of the infrastructure improvements contemplated by this Agreement, the term of such Latecomer's Agreement and/or Oversize Agreement shall be twenty years with no requirement of extension requests as set forth in MCC 1-17-1.K.2.
- D. In light of the contributions offered herein by Developer, so long as Developer's obligations under this Agreement are satisfied, City shall upon recording of the Phase 1 final plat reserve capacity in its water system and sewer collection and sewer treatment systems adequate to complete the build-out of the Project and shall ensure such capacity is not devoted to third-party projects in a manner that would in any way impede the timely completion of the Project. However, if development stops for any reason, or if development stalls to the degree that more than five (5) years pass between final plat approval for any two (2) phases, then City will no longer be required to reserve wastewater treatment plant (WWTP) capacity for the remainder of the Project. The foregoing shall include providing "will serve" confirmation at the approval of construction drawings per phase to agencies with jurisdiction over such facilities, including, without limitation, Idaho Department of Environmental Quality.
- E. Developer shall pay a review fee to cover the review time of the City Engineer. City Engineer will invoice the City for the actual expense of the Engineering review time, and Developer shall reimburse the cost to the City upon receipt of the invoice. Additionally, Developer shall pay any City inspection fees pertaining to facilities to be dedicated to the City.
- F. Final Plat. City Engineer shall be a signatory to the final plat for each phase of the Project. Additionally, notice of the recorded Agreement shall be stated on all final plats using the following language:

"The lots shown on this final plat are subject to an Infrastructure Construction and Pre-Annexation Agreement recorded in the Records of Canyon County on \_\_\_\_\_ as Instrument # \_\_\_\_\_."



- G. The recorded covenant, conditions and restrictions for the Project shall contain the following language to provide notice of the pre-annexation to future purchasers:

*“All lots in the Farmington Hills Subdivision are subject to an Infrastructure Construction and Pre-Annexation Agreement recorded in the Records of Canyon County, #\_\_\_\_\_. When the City of Middleton’s corporate limits extend to the Subdivision boundary, City will annex the entire subdivision into the City of Middleton. By purchasing a lot in the Farmington Hills Subdivision, Purchaser agrees and consents to said annexation of his or her lot.”*

- H. At each lot closing, Developer or its representative shall collect for each lot the current city water connection fee and the current city sewer connection fee. Developer or the title company (\_\_\_\_\_ Title in the City of \_\_\_\_\_) shall be responsible for contacting the City to determine the appropriate fees. All fees shall be mailed to the City of Middleton at P.O. Box 487, Middleton, Idaho 83644.
- I. Upon each lot closing, Developer shall notify the new property owner in writing of the new property owner’s responsibility to call the City within five (5) days of closing to make application for a utility account. The City will install the appropriate utility meter at the water service connection. .

Section Three. Dedicate Public Systems to the Public For Future Maintenance. When construction of infrastructure is complete, as indicated by the City’s delivery to the Developer of a City-signed Notice of Completion, Developer shall dedicate the sewer and water improvements to the City and the transportation improvements to CHD4 or ITD, as applicable, on a signed and recorded final plat, or a separate conveyance instrument as required by the applicable agencies having jurisdiction. An easement to cover the City’s reasonable access to the sewer and water facilities shall be noted on the Preliminary Plat and each final plat. The foregoing dedications and conveyances shall be at no cost to the City.

Upon such dedication, the City shall be the municipal water and sewer provider for the Project. The City shall provide such services at the same usage rates as City residents, subject to normal increases or decreases as may from time to time be set by the City Council. City agrees to provide all necessary groundwater rights to serve the Property in accordance with City standards, as well as all other wells, storage tanks, sewer treatment capacity, and other facilities necessary to serve the development of the Property, except as otherwise set forth herein. The foregoing commitment to serve the Property is a material consideration of this Agreement without which Developer would not have committed to construct the improvements identified herein.

Section Four. Representations. Warranties. The Parties represent and warrant to each other as follows:

- A. Developer will construct Project infrastructure improvements according to approved plans based on the Middleton City Code, Idaho Standards for Public Works

Construction (ISPWC) and Middleton Supplement to the ISPWC. Transportation improvements shall be constructed in accordance with the requirements of CHD4 and ITD, as applicable. Per ISPWC 7.17 Contractor's General Warranty and Guarantee, Developer warrants for the construction for a period of one (1) year following the City's acceptance of infrastructure improvements into the City's system.

- B. When all or any portion of the Property becomes contiguous to City limits, the City will have the right to annex the Property into the City of Middleton.
- C. Time is of the essence for party-performance of each obligation in this Agreement, and the City and the Developer agree to cooperate with each other implementing the provisions of this Agreement.
- D. Developer agrees not to annex into any city other than the City of Middleton. Within thirty (30) calendar days of the Property becoming contiguous to the City's corporate limits, and using the stamped legal description and boundary sketch attached hereto as Exhibit "A", the City may begin the annexation process and adopt an annexation and zoning ordinance that preserves residential zoning and land use and preserves Developer's development rights, including development plans previously approved by Canyon County, Idaho. To the extent that Developer continues to have an ownership interest in the Property, Developer, at its own cost, shall provide the City with a legal description of the Property to be annexed into the City. The City will bear all other costs for the annexation of the Property into the City.

This Agreement and the Developer's construction of municipal infrastructure, as well as connection to the City's municipal sewer and water systems, is deemed consent to annex to the City as described in Idaho Code Section 50-222.

- E. The City represents that its mayor is authorized to sign this Agreement pursuant to Idaho Code Section 50-607, and the Council is authorized to approve the Agreement. Developer represents that meetings and votes required by its organization have occurred and the signor below is authorized to sign for Developer.

Section Five, Binding Effect. This Agreement is binding upon, and benefits, the Parties and their respective successors and assigns and also burdens the Property for the Project.

Section Six, Notices. Unless otherwise notified in writing, all notices, requests and demands shall be in writing and personally delivered or mailed by United States certified mail, postage prepaid and return receipt requested to:

For the City:           City of Middleton  
                              1103 W. Main Street  
                              P.O. Box 487 Middleton ID 83644

For the Developer:    Middleton 187 LLC  
                              13864 Meadowdale Dr.



Boise, Idaho 83713

TBC Land Holdings LLC  
PO Box 140298  
Boise, ID 83713

**Section Seven. No Third-party Beneficiaries.** This Agreement involves only the Parties and shall not be construed to create any rights in any person who is not a signing party. No person or entity may claim the status of a third-party beneficiary of this Agreement.

**Section Eight, Waiver.** Waiver of required performance on one or more occasions by one or more of the Parties shall not constitute a course of dealing to be relied, or a waiver or relinquishment of a Party's right to subsequently enforce the obligation, but the obligation shall continue in full force and effect.

**Section Nine, Headings.** All headings in this Agreement are for organization and not substantive, so they shall not be used to interpret the Agreement's content.

**Section Ten. Recording.** A copy of this Agreement and any amendment to this Agreement shall be recorded in the Recorder's office for Canyon County, Idaho within thirty (30) days of approval by the County of the Preliminary Plat.

**Section Eleven. Entire Agreement and Amendments in Writing.** This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the Developer and the City relative to the subject matter of this Agreement, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than those that are set out in this Agreement. All amendments to or termination of this Agreement must be in writing signed by the parties and filed at the Recorder's Office, Canyon County, Idaho.

**Section Twelve. Curing Default.** The Parties to this Agreement reserve a right to cure any default under this Agreement within thirty (30) calendar days from the date of written notice of the default (the "**Cure Period**"); provided, however, that if the failure or delay is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision hereof, then such party shall have such additional time as may be reasonably necessary to perform or comply so long as such party commences performance or compliance within such thirty (30)-day period and diligently proceeds to complete such performance or fulfill such obligation (the "**Extended Cure Period**").

The written notice provided for above shall specify the nature of the alleged default and the manner in which said default may be satisfactorily cured, if possible. In the event a default of Applicant is not cured within the Cure Period or the Extended Cure Period, if applicable, the zoning of that portion of the Property related to such default shall convert to Agricultural (AG) if the Property is under the jurisdiction of Canyon County and to the R-3 (Single Family Residential) zoning designation if the Property is under the jurisdiction of the City and no future development of the Property shall be permitted unless and until the City and Developer (or Developer's successors or

assigns) enter into a development agreement governing development of the Property in compliance with any and all applicable ordinances then adopted by the City.

Notwithstanding anything to the contrary herein, if an event of default is not cured within the Cure Period or the Extended Cure Period, if applicable, the non-defaulting party may initiate the mediation process by providing written notice initiating the process to the alleged defaulting party. Within fifteen (15) days after delivery of such notice, each party shall appoint one person to act as mediator on behalf of such party and notify the other party. Within fifteen (15) days after delivery of such notice, the persons appointed shall themselves appoint one person to serve as the sole mediator. The mediator shall set the time and place of the mediation hearing and shall give reasonable notice of the mediation to the parties. The parties may agree to hold the mediation session(s) by telephone. Each party shall pay one-half of all fees and costs associated with the mediation process.

Section Thirteen. Prevailing Party. In the event that either party to this Agreement shall file suit or action at law or equity to interpret or enforce this Agreement, the unsuccessful party to such litigation agrees to pay to the prevailing party all costs and expenses including reasonable attorneys' fees incurred by the prevailing party. Similarly, all fees and costs associated with an appeal to any appellate court thereafter, including, without limitation, the prevailing party's attorneys' fees, shall be paid by the non-prevailing party.

Section Fourteen. Severability. If any provision of this Agreement is held invalid by a court of a competent jurisdiction, the provision shall be deemed to be excised from this Agreement and the other provisions remain valid.

Section Fifteen. Termination Upon Sale to Public. Except for the provisions regarding consent to annexation and otherwise provided herein, this Agreement is not intended to and shall not create conditions or exceptions to title or covenants running with the Property beyond the development of the Property. Therefore, in order to alleviate any concern as to the effect of this Agreement on the status of title to any portion of the Property, this Agreement shall terminate without the necessity of any notice, agreement or recording by and/or between the Parties in connection with any lot that has been finally subdivided and individually leased (for a period of longer than one year) or sold to the end-purchasers or end-users thereof (each, an "**End-User Lot**") and thereupon such End-User Lot shall be released from and no longer be subject to or burdened by the provisions of this Agreement.

Section Sixteen. Termination upon Completion of Development and Annexation. The City shall, upon written request of Developer, execute appropriate and recordable evidence of termination of this Agreement if the City has determined reasonably that Developer has fully performed Developer's obligations, including annexation of all properties subject to this Agreement, under this Agreement. Upon City approval and acceptance of improvements for any portion of the Property, upon recordation of the final plat and completion and acceptance of improvements in connection therewith, and upon annexation of all properties subject to this Agreement, City shall, as soon as practicable, execute and record an appropriate instrument of release of the Agreement. Notwithstanding the foregoing, the Termination Upon Completion of Development and/or Termination Upon Sale to Public shall not have any effect on the obligations of City or Developer

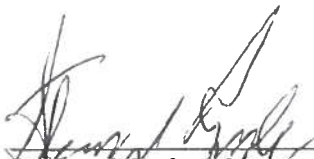


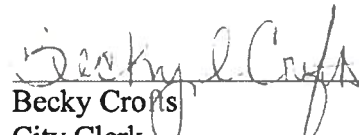
with respect to any Reimbursement Agreements or obligations of City to reimburse any fee or costs to Developer in accordance with this Agreement.

Section Seventeen, Contingent on County Approvals. This Agreement and each of the obligations contained herein is contingent upon County approval of the Preliminary Plat in a manner that substantially conforms to the Concept Plan and is acceptable to the Developer. In the event the Developer does not accept the County approval of the Preliminary Plat and/or does not proceed with the development of Farmington Hills Subdivision (for any reason), Developer shall provide the City with written notice of the same and, in such event, this Agreement: (1) shall be deemed terminated and of no further force or effect; and (2) shall not be recorded in the records of Canyon County, Idaho.

MIDDLETON CITY:

ATTEST

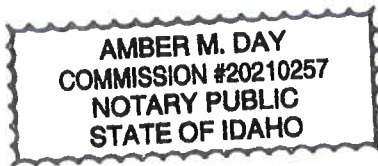
  
\_\_\_\_\_  
Steven J. Rule, Mayor  
Dated: December 29, 2023

  
\_\_\_\_\_  
Becky Crofts  
City Clerk

STATE of IDAHO                    )  
  s.s.  
County of Canyon                )

On the 29 day of December, 2023 before me a Notary Public in and for said County and State personally appeared Steven J. Rule known or identified to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he is the Mayor of the City of Middleton and signed above as Mayor of the City of Middleton.

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



  
\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO

**MIDDLETON 187 LLC,**  
an Idaho limited liability company

**TBC LAND HOLDINGS LLC**  
**An Idaho limited liability company**

## ACKNOWLEDGEMENT

On the 29th day of December, 2023 before me a Notary Public in and for said County and State personally appeared Todd Campbell, known or identified to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he is the manager of Middleton 187 LLC, an Idaho limited liability company, and of TBC Land Holdings LLC, an Idaho limited liability company.

*Amey Clardy*  
NOTARY PUBLIC FOR IDAHO



## Debbie Root

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**From:** Hethe Clark <hclark@clarkwardle.com>  
**Sent:** Friday, December 29, 2023 8:51 AM  
**To:** Roberta Stewart; Debbie Root; Jason VanGilder; 'Amy Woodruff'; Becky Crofts  
**Cc:** Todd Campbell; Dean Waite (pm.tccinc@gmail.com)  
**Subject:** [External] RE: Farmington Hills/Middleton 187 LLC Pre-Annexation Agreement

Hi, everyone. The applicant is comfortable with either approach. We included language in the agreement indicating that it would be ineffective in the event the County doesn't approve our project. We're happy to follow the City's lead and approach it either way.

### Hethe Clark, Partner

251 E Front Street, Suite 310 | PO Box 639 | Boise, Idaho 83701  
[hclark@clarkwardle.com](mailto:hclark@clarkwardle.com) | Direct 208.388.3327 | Fax 208.388.1001

**From:** Roberta Stewart <rstewart@middletoncity.com>  
**Sent:** Friday, December 29, 2023 8:41 AM  
**To:** Debbie Root <Debbie.Root@canyoncounty.id.gov>; Jason VanGilder <jvangilder@middletoncity.com>; 'Amy Woodruff' <amy@civildynamics.net>; Becky Crofts <bcrofts@middletoncity.com>  
**Cc:** Hethe Clark <hclark@clarkwardle.com>; Todd Campbell <tddcampbell@gmail.com>; Dean Waite (pm.tccinc@gmail.com) <pm.tccinc@gmail.com>  
**Subject:** RE: Farmington Hills/Middleton 187 LLC Pre-Annexation Agreement

Hi Debbie: It is true, City Council approved the attached Pre-Annexation and Utility Extension Agreement on December 6, 2023. We were going to wait until the Farmington Project is approved by your Commissioners before signing the Pre-Annexation, mostly because I did not want to "baby-sit" the original signatures for an unknown period of time. 😊 (Just being honest.) The Applicant may also be a little hesitant to sign the Pre-Annexation before the County approves the project. It may be a little uncomfortable for them to have a fully executed document sitting in my office when the ultimate outcome may not be determined for a period of time.

I'm hoping my email combined with the attached document will suffice, but if it does not, I can get the Mayor's signature today or next Tuesday. 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.com](mailto:rstewart@middletoncity.com)

[www.middleton.id.gov](http://www.middleton.id.gov)

## Canyon Highway District No. 4

Staff Report: Duff Lane and Lansing Lane  
Farmington Hills Subdivision  
Preliminary Plat



April 26, 2023

Approved by Board with  
add'l conditions as shown  
in blue

22  
LEANNY RICCIO

### Attachments:

- Vicinity Map
- Preliminary Plat (separate file)

Staff is recommending Board review of preliminary plats for several reasons:

- Provide opportunity for the Board to review and comment on proposed developments prior to final plat approval. Current CHD4 policy requires that any public road improvements be designed, constructed, and approved prior to final plat approval. This preliminary plat review allows the Board opportunity to review compliance with adopted transportation plans and provide input on required public improvements and other public interests before final design.
- Provide the applicant assurance that the preliminary layout and proposed transportation improvements meet the District's standards and requirements prior to funding design and construction.
- Provides staff the opportunity to seek Board approval for certain portions of current policy that use language such as "may require..." or "unless otherwise determined by the District..." related to the adoption of adjacent city standards, or requirements for arterial or collector roadway improvements.

In this specific case, staff is requesting review and consideration of a preliminary plat for Farmington Hills Subdivision said plat is dated 1/26/2023.

### Project Background

The subject parcels, R3759700000, R3760201000, R3760500000, R3760501000, are generally located 1,975' north of Foothill Road and extend for 1 mile (in between Duff Lane and Lansing Lane). More specifically located in SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, of Canyon County and consists of approximately 217 acres. Subject parcels are seeking a zoning designation from Canyon County of CR-R1 (Conditional Rezone to R-1). Per future agreement with Middleton City, the applicant will extend Middleton City sewer and water. As a result, minimum lot sizes of 12,000 SF are allowed by Canyon County.

EXHIBIT  
16  
HD4 BOARD



## **Proposal**

### Land Use

- Requesting CR-R1 Zone from Canyon County
- 421 buildable lots and 71 common lots on 216.65 acres
- Proposed density of 1.94 units/acre
- Average lot size of 12,809 SF minimum allowed of 12,000 SF

### Utilities

- Water and sewer provided from Middleton City
  - Sewer to extend north from the Duff/9<sup>th</sup> Street intersection (3,950' extension)
    - Force main
  - Water extended from City water reservoir located at the west terminus of existing open public right of way Willis Road (3,790' extension)

### Roads

- Willis Road (minor collector)
  - Approach located 1,975' north of Foothill Road onto Duff Lane
    - Intersection sight distance meets standards
    - Road approach at Duff is consistent with the District's neighborhood transportation plan
  - Road extends and connects to Quail Haven Way
  - Road section utilizes curb, gutter, sidewalk, splitter islands, and is generally consistent with Middleton City's local collector road section
- Meadow Park Boulevard (collector)
  - Extends existing Meadow Park Boulevard from stub provided by Meadow Bluff Subdivision
  - Meadow Park Road section to be consistent with the previously constructed rural improvements of Meadow Bluff Subdivision
  - 50' ROW, 22' pavement, 3' gravel shoulder, borrow, and 8' wide pathway located in common lot (where applicable)
  - Subdivision will ultimately connect a full width road to Lansing Lane
  - Development will be required to construct Meadow Park across the Cascade Hills frontage (approximately 760 LF)
    - CHD4 collected a cash deposit of \$73,150.00 for these improvements and will provide to the developer who constructs these improvements after road is accepted for maintenance.
- Duff Lane (minor arterial)
  - Staff recommends cash deposit in lieu of improvements shown in the 5-lane typical section (Existing road grade makes it undesirable to widen at this time)
    - Typical section provided is consistent with staff discussion and asphalt width desired by Middleton City
  - Deposit is due prior to Phase 1 Final Plat signature from CHD4
- Interior Roads
  - Conforms to Middleton Standards
    - Horizontal curvature, curb, gutter, and sidewalk

### Traffic Impacts

Highway 44/Duff Intersection (PM)			Highway 44/Lansing Intersection (PM)		
Peak hour Delay SB Lane in Seconds			Peak hour Delay SB Lane in Seconds		
Background Traffic		Background + Farmington	Background Traffic		Background + Farmington
2021	2026	2026	2021	2026	2026
<b>38.2</b>	<b>353</b>	<b>933.3</b>	<b>34.5</b>	<b>161.9</b>	<b>455.6</b>

A portion of the traffic signal at the Highway 44/Duff intersection is impact fee eligible up to \$742,750. If the applicant constructs the signal, a credit can be applied at time of individual approach permits for a total credit of \$742,750 (equivalent to approximately 147 lots

$\frac{\$742,750}{\$5,050 \text{ (transportation impact fee per lot)}}$ ).

For the Commissioner's information, incremental failure of the [Duff/Highway 44 intersection](#) was caused by City development, the density of Farmington is allowed due to extension of City services, and the City controls a portion of the Highway 44/Duff intersection staff will coordinate with Middleton City to share in the expenditure of the impact fee credit.

Proportionate Share Analysis				
All Vehicles Within Intersection (Lansing and Hwy 44)				
	2026 Sub only Trips		2026 No Build (Existing)	
	AM	PM	AM	PM
	92	123	1349	1730
% Increase	7%	7%		
<b>Average</b>	<b>7%</b>			

Mid-Star CIP Estimated Intersection Cost	\$1,262,500
<b>Farmington proportionate share cost</b>	<b>\$88,375</b>

The Highway 44/Lansing intersection is an existing deficiency and is not impact fee eligible. There are no other means to fund construction of a traffic signal at the Lansing/Highway 44 intersection other than by assessing proportionate impacts. As shown in the above chart, Farmington Hills proportional share of the increased trips is 7%. The Mid-Star CIP Estimated Intersection cost is \$1,262,500. Resultant cost and cash deposit from the applicant is **\$88,375**. Said cash deposit shall be due prior to phase 10 final plat signature.

Staff does not recommend accepting improvement drawings for phase 1 until:

- The Duff Lane/Highway 44 signal/roundabout is funded and ready for construction; or
- An agreement for construction of the signal/roundabout is in place

Final plat will not be considered until the signal is constructed.



Due to the delay increase at Lansing/Highway 44, staff does not recommend accepting improvement drawings for phase 10 until:

- The Lansing Lane/Highway 44 signal is funded and ready for construction; or
- An agreement for construction of the signal is in place

Final plat of phase 10 will not be considered until the signal is constructed

**CHD4 staff recommends the Board approve the preliminary plat dated 1/26/23 including the following conditions:**

1. Prior to acceptance of improvement drawings for phase 1
  - a. The Duff Lane/Highway 44 signal/roundabout is funded and ready for construction; and
  - b. An agreement for construction of the signal/roundabout is in place
2. Phase 1 final plat shall not be signed until the traffic signal is constructed and accepted
3. Prior to acceptance of improvement drawings for phase 10
  - a. The Lansing Lane/Highway 44 signal is funded and ready for construction; and
  - b. An agreement for construction of the signal is in place
4. Phase 10 final plat shall not be signed until the Lansing/Highway 44 traffic signal is constructed and accepted
  - a. Prior to phase 10 final plat signature, applicant shall provide a cash deposit to CHD4 for their proportionate impact at the Lansing/Hwy 44 intersection. Total is \$88,375
    - i. At the developer's option, the developer may construct the signal at Highway 44/Lansing.
      1. This is subject to a reimbursement agreement. The proportionate share amount of \$88,375 is not eligible for reimbursement consideration. The details of agreement will be reviewed at time of improvement drawings phase 10
5. Meadow Park
  - a. 22' pavement, 3' gravel shoulder, borrow, and 8' wide pathway (where applicable)
  - b. ROW 50' when applicable
    - i. Due to flag lots it is acceptable to dedicate 30' ROW from Lansing to center quarter corner (approximately 2,634' from west of Lansing Lane)
      1. 50' half-width (100' full width) where applicable
    - ii. Additional ROW as needed for toe of slope
  - c. Construct full width of Meadow Park Boulevard from Blaze extending 770' west. CHD4 will transfer funds of \$73,150.00 received from Cascade Hills to developer after road acceptance
  - d. At phase 13, if the obstructing 20' strip of land is still in place and CHD4 is unable to acquire, cash in lieu of construction can be considered. This applies for the segment from Lansing Lane extending west approximately 2,634' (to the center quarter corner).
    - i. Cash in lieu of construction due prior to phase 13 final plat signature
6. At time of improvement drawings:
  - a. Review "no parking" signs each side of applicable roads

- i. Willis Road, applies near common lots (24C, 23C, 36C, 37C, 44C)
    - ii. Meadow Park Boulevard near common lot 1C
  - b. Consider adding parking for the park/pathway system.
    - i. Could consider a driveway approach from Willis
- 7. Irrigation Plan
  - a. Realign C-line canal east 21.1 Lateral with Phase 4
  - b. Piping Willow Creek Pump Lateral to be done at each separate phase
- 8. Phasing Plan
  - a. Phase 9--stop Willis Road improvements at east property line of parcel 77C Block 12. Construct this portion and the balance with phase 10.
- 9. Pavement Design
  - a. Meadow Park
    - i. Utilize CHD4 policy
  - b. Willis and Interior Roads
    - i. Utilize Middleton City street sections
- 10. Consider narrowing asphalt width to 16'. Additional pavement is not necessary. See proposed Willis approach, creates 54' lip to lip, narrowing to 16' lip to lip creates (5', 11', 14', 11', 5'=46')← preferred
- 11. Duff Lane
  - a. Existing profile grade is not ideal—defer improvements with cash deposit
    - i. Cash deposit at time of final plat signature for Phase I.
- 12. At time of improvement drawings confirm vertical curves (sag and crest curves) meet AASHTO standards (particularly rate of curvature).
- 13. Construct with Phase 1 a right turn taper for north bound traffic turning onto Willis Road
  - a. Work may be completed within the existing 25' prescriptive easement
    - i. If additional ROW is acquired a right turn lane shall be constructed per the Idaho supplement to the MUTCD



Farmington Hills Subdivision- Vicinity Map



## Debbie Root

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**From:** Lenny Riccio <LRiccio@canyonhd4.org>  
**Sent:** Thursday, June 8, 2023 11:18 AM  
**To:** Debbie Root  
**Subject:** RE: [External] RZ2021-0056 & SD2021-0059  
**Attachments:** FINAL-CHD4 Commissioners Duff.Lansing.Farmington.4.26.23.pdf

Shared access. See attached conditions of approval.

Lenny Riccio, P.E.  
Transportation Planner  
Assistant District Engineer  
Canyon Highway District No. 4  
canyonhd4.org  
15435 Hwy 44  
Caldwell, ID 83607  
Phone: (208) 454-8135  
Fax: (208) 454-2008

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Thursday, June 8, 2023 11:15 AM  
**To:** Lenny Riccio <LRiccio@canyonhd4.org>  
**Subject:** RE: [External] RZ2021-0056 & SD2021-0059

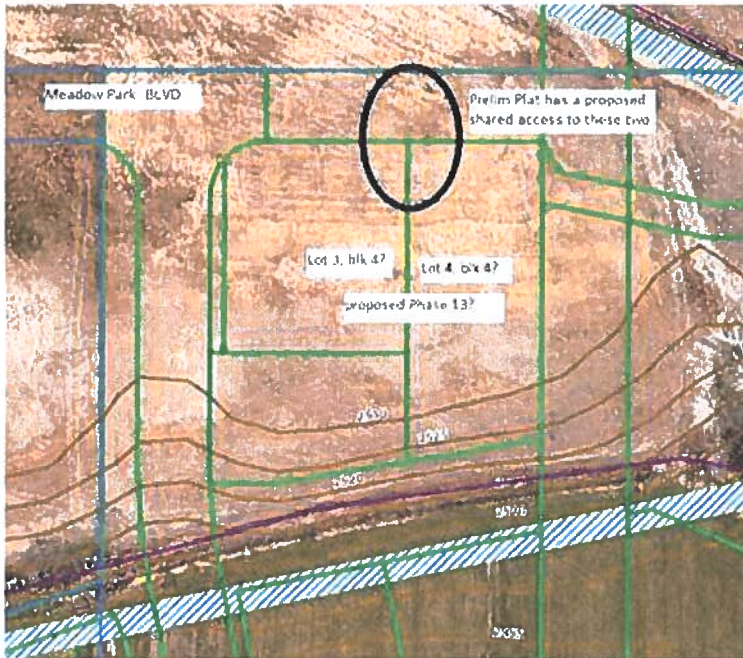
Lenny,

I am working on this file again and wanted to follow up on this question: Did the Highway District give the applicant/engineer approval to have a shared access point to the two proposed residential lots just east of the Farmington Hills Way/Meadow Park intersection? The plat notes indicate NO DIRECT ACCESS consistent with standards but Zane indicated to me that he had worked with you to allow the shared driveway (approx. 160 feet east of the center point of Farmington Hills and Meadow Park).

Please confirm that these lots will be allowed direct access to Meadow Park Boulevard.

*6/8/23: Phone conversation with Lenny Riccio  
specifically confirm that shared access/approach  
to Lots 3 & 4 Block 4 will be permitted direct  
access to Meadow Park Blvd via shared approaches  
consistent with allowances in development to the west,  
Meadow Bluff Estates. dr.*





ASSOCIATION LOT 32, BLOCK 2 TO BE A PRIVATE DRIVEWAY FOR USE BY LOTS 30 AND 31, BLOCK 1 LOT 26, BLOCK 4 TO BE A PRIVATE DRIVEWAY FOR USE BY LOTS 27 AND 28, BLOCK 4

- 4 THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA
- 5 DIRECT LOT ACCESS TO DUFF LANE, LANSING LANE, WILLIS ROAD, AND MEADOW PARK BOULEVARD IS PROHIBITED
- 6 STORM DRAINAGE WILL BE ROUTED TO FUTURE RETENTION FACILITIES, AS WELL AS THE EXISTING PONDS LOCATED IN COMMON AREAS. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH THE CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FOR IDAHO CITIES AND COUNTIES AND THE CITY OF MIDDLETON



Deb Root, MBA  
 Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
 208-455-6034

Development Services Department (DSD)  
 NEW public office hours  
 Effective Jan. 3, 2023  
 Monday, Tuesday, Thursday and Friday  
 8am - 5pm





**CANYON HIGHWAY DISTRICT No. 4**

15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135  
FAX 208/454-2008

March 23, 2023

Canyon County Development Services  
Planning & Zoning Commission  
111 N 11th Ave Suite 140  
Caldwell, Idaho 83605  
Attention: Debbie Root, Planner

T-O Engineers  
332 N. Broadmore Way  
Nampa, Idaho 83687  
Attn: Zane Cradic, P.E.

RE: Farmington Hills Subdivision  
Preliminary Plat Submittal  
RZ2021-0056 & SD2021-0059

Dear Zane:

Canyon Highway District No. 4 (CHD4) has reviewed the preliminary plat application materials for Farmington Hills Subdivision. The subject parcel is located in the SW  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of Section 33, T5N, R2W, BM, of Canyon County. The subject property fronts the east half of Duff Lane and the west half of Lansing Lane. Proposal consists of the following:

1. Approximately 217 acres
2. 421 residential lots
3. Approach onto Duff Lane adjacent to quarter-section line and approach onto Lansing Lane at the Quail Hollow intersection

CHD4 is in receipt of the preliminary plat for Farmington Hills Subdivision, dated January 26, 2023.

CHD4 recommends approval of the preliminary plat subject to the conditions detailed below, and requests the County make these conditions a requirement for approval of the proposed subdivision.

**General**

1. At time of improvement drawings add no parking signs each side of Willis Road.
  - a. Park/Pathway users are likely to park along Willis Road, consider adding parking for the park/pathway system.
    - i. Could consider a driveway approach from Willis

**Phase Plan**

1. Please stipulate when the canal is being piped. This appears to occur at phase 4?
2. Phase 9—stop Willis Road improvements at east property line of parcel 77C Block 12. Construct this portion and the balance with phase 10.

### **Right-of-Way**

1. 50-foot half width dedication for Lansing Lane, Duff Lane, and Meadow Park per City of Middleton standards as shown.
  - a. Meadow Park
    - i. From Lansing to 2,635 west (quarter section line) 30' ROW dedication is acceptable

### **Traffic Impact Study**

For further details please see TIS comment letter dated 2/24/22 (attached). In summary:

CHD4 does not recommend approval of improvement drawings for any phases until the Duff Lane/Highway 44 signal/roundabout is funded and ready for construction or an agreement for construction of the signal/roundabout is in place. Furthermore, CHD4 does not recommend approval of improvement drawings for phase 9 10 nor any subsequent phase until the Lansing Lane/Highway 44 signal is funded and ready for construction or an agreement for construction of the signal is in place.

As an alternative to constructing the Duff Lane/Highway 44 signal, the applicant may consider pausing development until a traffic signal is constructed by others. At this time, this alternative does not appear available for the Lansing/Highway 44 signal.

### **Roadway Improvements**

HSDP 2010.060 frontage improvements for arterial and collector roadways within or adjacent to proposed development.

The following applies:

#### General

1. Please review typical section depths against Middleton standards
  - a. Willis road asphalt depth does not match Middleton standard drawings.
  - b. Check other roads

#### Meadow Park

1. For the typical section on sheet P4.04 include, "Typical Lansing Lane and Meadow Park Boulevard 3-lane Roadway Improvements"

If the obstructing 20' strip of land is in place at time of phase 13 and CHD4 is unable to acquire, cash in lieu of construction can be considered. This applies for the segment from Lansing Lane extending west approximately 2,637' (to the quarter-section line). Half of Meadow Park shall be constructed west of the aforementioned properties.

As an aside, CHD4 received cash in lieu of construction from Cascade Hills. These improvements include road improvements and pathway (north half of the road). These improvements applied from Blaze extending 770' west. CHD4 will transfer these funds to Farmington should constructing Meadow Park become feasible at time of Phase 13. As a result

Farmington will be required to construct the full width of Meadow Park from Blaze extending west 770'.

Willis Road with Median

1. Consider narrowing asphalt width to 16'. Additional pavement is not necessary. See proposed Willis approach, creates 54' lip to lip, narrowing to 16' lip to lip creates (5', 11', 14', 11', 5'=46') ← preferred

Duff Lane

1. Existing profile grade is not ideal—defer improvements with cash deposit.
  - a. This will require Board approval
    - i. Cash deposit at time of final plat signature for Phase 1.

Next Milestone

1. Coordinate reimbursement agreement for the Duff Lane signal (current reimbursement is \$742,750) with CHD4, Middleton, and Middleton 187, LLC.

All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual in effect at the time of improvement drawing submittal.

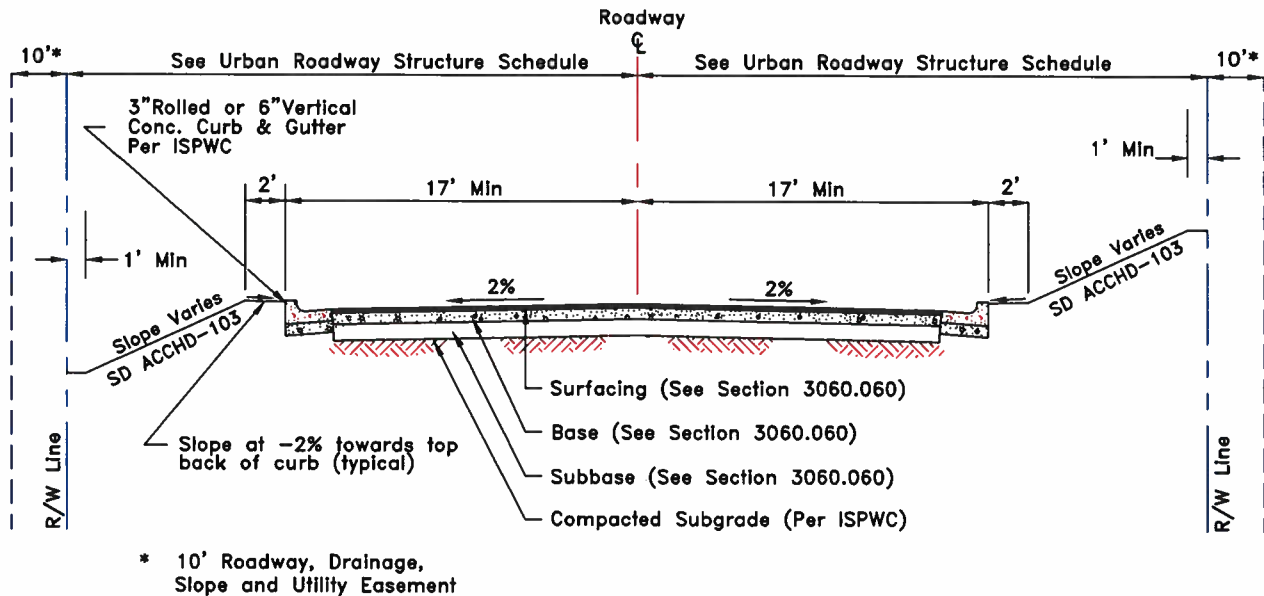
Please feel free to contact me at any time with questions on these comments.

Respectfully,



Lenny Riccio, P.E.  
Assistant Engineer  
Transportation Planner





## TWO LANE URBAN (CURB & GUTTER) ROADWAY SECTION

N.T.S.

### URBAN ROADWAY STRUCTURE SCHEDULE

Class of Road	TI	Minimum Thickness (in)			Right of Way Width (ft)
		Pavement	Base	Subbase	
Collector (under 4,000 ADT)	8	3"	6"	19"	80
Local Road (1,500 or More ADT)	8	3"	6"	19"	56
Local Road (under 1,500 ADT)	7	3"	6"	16"	56
Low Volume Local Road (under 400 ADT)	6	3"	4"	14"	50

#### NOTES:

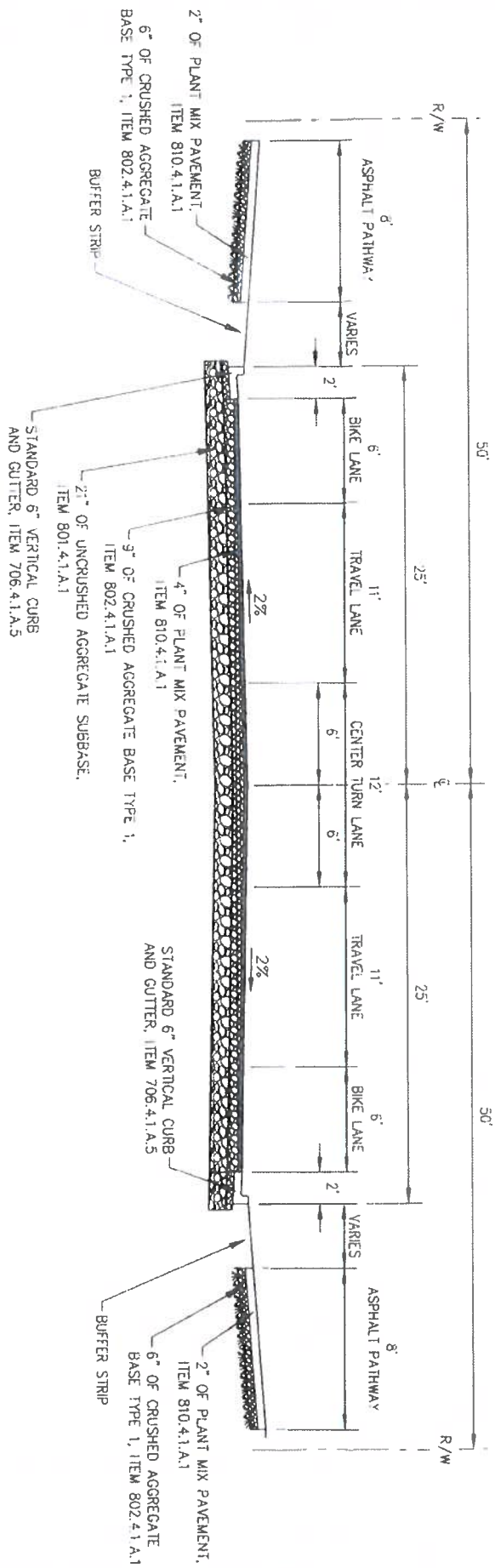
1. District may use City Standards for New Roadways within Area of City Impact, see Section 2100.
2. Above Roadway Structure Sections are based on worst case soil subgrade conditions. Roadway Structure Sections may vary with better soil conditions. Changes to these Section requirements will be based on a Geotechnical Report prepared by a Registered Professional Engineer.
3. Road Structure Schedule is based on ITD Method, as modified in Section 3060.060, using an R-value of 5. If the subgrade has an R-value greater than 5, applicant may submit an alternate section design prepared by a Registered Professional Engineer.
4. For Collector (4,000 ADT or more), Arterial or Expressway, see Sections 3030.010 and 3060.060.

REVISED 01/22

ASSOCIATION OF  
CANYON COUNTY  
HIGHWAY DISTRICTS  
CANYON COUNTY, IDAHO

TWO LANE URBAN  
(CURB AND GUTTER)  
ROADWAY SECTION

STANDARD DRAWING  
ACCHD-102



City of Middleton  
Three-lane Urban Roadway Typical Section - 50' Half Width ROW  
NOT TO SCALE





**CANYON HIGHWAY DISTRICT No. 4**

15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135

FAX 208/454-2008

TO Engineers  
332 N Broadmore Way  
Nampa, ID 83687  
Attention: Garrett Scott, P.E.

Canyon County Development Services  
111 N. 11<sup>th</sup> Ave Suite 140  
Caldwell, Idaho 83605  
Attention: Dan Lister, Planning Official

February 24, 2022

**RE: Farmington Hills—Traffic Impact Study**

Canyon Highway District No. 4 (CHD4) has reviewed the traffic impact study dated October 2021 and the preliminary plat dated November, 16 2021 for the above referenced project, and provides the following comments:

**Transportation Impacts and Access**

The subject property has frontage on Lansing Lane, Duff Lane, and Meadow Park Boulevard. Furthermore, the subdivision is proposing to extend Willis Road east from the revised alignment. The revised alignment as approved by the CHD4 Board locates Willis Road 1,320' north of the current Willis/Duff intersection.

Duff Lane is designated by Middleton as an arterial; Lansing Lane and Meadow Park are designated as collectors, and Willis Road as a Middleton City local collector. All roads are under the jurisdiction of CHD4.

Public road access into the subdivision is proposed via Willis Road. No direct driveway approaches are proposed onto Willis, Lansing, Meadow Park, and Duff, nor are allowed per policy. Driveways will be served by interior subdivision roads. Approaches to the existing road system are proposed at Willis/Duff and Quail Haven (Willis)/Lansing.

Historically, when Middleton City extends City services outside of City Limits, the City has required collection of impact fees for water, sewer, parks, and transportation (see Black Acres Subdivision). Furthermore, per agreement between ITD and Middleton City, traffic mitigation fees are collected by Middleton City on behalf of ITD. CHD4 will request Middleton City as condition of extending City services to collect transportation impact fees and traffic mitigation fees on behalf of ITD.

**Meadow Park Blvd**

Per the neighborhood transportation plan map adopted by Middleton City and CHD4, Meadow Park Boulevard (collector) is to continue along the existing alignment between Lansing/Duff and connect to Kingsbury. The same map shows Willis Road as a collector (Middleton City's Local Collector section appears more applicable) and is shown to align at the existing Quail Haven intersection.



Aligning Willis Road with Quail Haven meets CHD4 urban standards (collector road offset of 1,320'); however, creating a 4-way intersection with Quail Haven may not be desirable.

Quail Haven Road east of Lansing is a local road not designed for pass through traffic. Quail Haven design speeds are 25 mph or less (see Sitting Bull and Hollow Way and other horizontal curves), profile grades greater than 6%, pavement narrower than a collector road, and allows direct driveway access. Due to these constraints, it is not desirable to facilitate Willis Road traffic east; however, if this alignment is approved by the CHD4 Board it is likely this intersection may be converted to a RIRO at a future date.

Meadow Park is planned to extend to at least Kingsbury Road. This extension is desirable, as minimum design speeds are 35 mph and minimal to no direct driveway access is allowed. Due to higher design speeds 35 mph vs 25 mph (Quail Haven), Meadow Park will attract larger traffic volumes and be a safer option for pass through traffic.

The applicant requested CHD4 staff to consider a revision of the neighborhood transportation map to construct only Willis Road. Staff considered the request, but given the above information, staff recommends continuing forward with the adopted plan, construct Willis and Meadow Park, with a minor revision to Willis Road—terminate Willis Road within Farmington Hills Subdivision as opposed to intersect Lansing as suggested in the pre-application meeting..

CHD4 will recommend Middleton City reaffirm the adopted neighborhood transportation and as condition of City services require construction of Meadow Park.

To note, since Willis Road will initially serve the subdivision, construction of Meadow Park can be considered at future phases. If the applicant desires to place a cash deposit in lieu of constructing Meadow Park improvements, this direction requires CHD4 Board review.

While the TIS does not show the Meadow Park connection, there is no need to revise the TIS as the main impacts of the subdivision are located along the Highway 44 corridor.

## **Traffic Impact Study October 2021**

### Willis Road

1. Add auxiliary turn lanes for 35 mph traffic at the intersections of Duff and Lansing
2. Locate interior road intersections a minimum of 500' from Lansing and Duff centerlines.
  - a. Could consider 440' per HSDP 3061.020.C
3. Locate islands on Willis Road a minimum of 75'-100' outside of the centerline of interior roads
  - a. This should allow enough room for turning traffic to vacate the through lane

### Meadow Park

1. Extend and connect on quarter-section line.
2. Road section per Meadow Bluff Subdivision.

Highway 44/Duff

1. Per TIS, 2021 delay in the PM peak hour for SB traffic is 38.2 seconds, in 2026 is 353 seconds and with Farmington in 2026 is 933.3 seconds

Highway 44/Lansing

1. Per TIS, 2021 delay in the PM peak hour for SB traffic is 34.5 seconds, in 2026 is 113 seconds and with Farmington in 2026 is 455.6 seconds

Per the TIS:

There are improvements ultimately programmed by ITD and local agencies to address congestion impacts. Technically, these improvements should normally be in place, or at the least funded, prior to the permitting of new residential projects. With that said, given moderate project impacts combined with the conservative (high-end) nature of the traffic forecasts developed for this project, there really is no need to make provisions prior to approving this project. Project impacts can be addressed with City impact fees or proportionate share contributions towards improvements.

There is no additional capacity at Duff/Highway 44 and Lansing/Highway 44 intersections to serve Farmington Hills.

CHD4 does not recommend approval of improvement drawings for any phases until the Duff Lane/Highway 44 signal is funded and ready for construction or an agreement for construction of the signal is in place. Furthermore, CHD4 does not recommend approval of improvement drawings for phase 9 nor any subsequent phase until the Lansing Lane/Highway 44 signal is funded and ready for construction or an agreement for construction of the signal is in place.

As an alternative to constructing the Duff Lane/Highway 44 signal, the applicant may consider pausing development until a traffic signal is constructed by others. At this time, this alternative does not appear available for the Lansing/Highway 44 signal.

If a development agreement is entered into as part of the rezone process, CHD4 requests the conditions of approval include the traffic mitigation measures as identified in this comment letter.

Please feel free to contact me with any questions on these comments or the recommended conditions of approval.

Sincerely,



Lenny Riccio, E.I.T.  
Assistant Engineer  
Transportation Planner



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

November 17, 2023

Ardurra  
Zane Cradic, PE  
2471 South Titanium Place  
Meridian, ID 83642

**RE: Farmington Hills Traffic Impact Study Staff Report**

Dear Mr. Cradic,

Idaho Transportation Department (ITD) has completed our review of the Farmington Hill's Traffic Impact Study (TIS). The proposed development will be located approximately 1,975 feet north of Foothill Road and extend for one (1) mile between Duff Lane and Lansing Lane in Canyon County, Idaho.

**Development Summary**

- Farmington Hills will consist of approximately 186.6 acres, with a proposed 414 single family residential units located approximately 1,975 feet north of Foothill Road and extend for one (1) mile between Duff Lane and Lansing Lane in Middleton, Idaho. The site is currently in unincorporated Canyon County but lies within the City of Middleton impact area boundary. Primary access will be provided by a collector roadway (Willis Road) extending between Duff Lane and Lansing Lane. The site would be developed in phases over 5 years with completion and full occupancy forecasted by year 2026.

**TIS Mitigation Recommendations**

- Construct a traffic signal at the intersection of SH 44 at Lansing Lane
- Construct a traffic signal at the intersection of SH 44 at Duff Lane
- Construct a traffic signal and restripe the westbound approach to provide a left turn lane at the intersection of SH 44 at N Middleton Road
- Construct a traffic signal at the intersection of SH 44 at Cemetery Road
- Construct an eastbound right-turn lane and restripe the northbound approach to provide one left-turn lane and one left-turn/right-turn shared lane at the intersection of SH 44 at S Middleton Road
- (Ultimately) promote the SH 44 alternate route or develop additional through lanes on SH 44 through Middleton

**Department Recommendations/Requirements**

- Construct a traffic signal at the intersection of SH 44 at Duff Lane
- Lansing Lane/SH-44 signal shall be constructed and operational prior to the construction of phase 10 for the development





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Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

### **Right-of-Way (ROW) Dedications**

- No ROW dedications are required by ITD at this time.

### **Permit Requirements**

- **Access and Utility Permits**
  - Both Access and Utility Permits for work being done in ITD ROW will need to be submitted for reviewed and approved by ITD staff prior to work beginning.

### **Mitigation Funding**

- **Proportionate Share**
  - ITD has determined that the developments proportionate share requirements have been met through the \$88,375 share cost required by CHD4 recommendations and construction costs associated with the future construction of a traffic signal at the intersection of SH 44 at Duff Lane.
  - No additional proportionate share contributions are required by ITD at this time.

### **TIS Expiration**

Recommendations included in ITD's Staff Report are only valid for the period of one year from the date of the TIS report. ITD reserves the right to request an updated TIS to reflect current traffic conditions if an approved encroachment application and/or proportionate share contribution are not obtained/provided within one year.

This report does not supersede or nullify any legal easements, access agreements, deed restrictions or plat restrictions. Removing, modifying, or establishing any easements, agreements, or restrictions is the responsibility of the developer.

ITD Staff Recommendations are intended to assure that the proposed development will not place an undue burden on the existing State Highway system within the vicinity impacted by the proposed development. Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. We appreciate your improvements to livability in Middleton, Idaho as we want all residents to travel safely and efficiently around the Treasure Valley. If you have any questions, feel free to contact me at [Brian.Duran@itd.idaho.gov](mailto:Brian.Duran@itd.idaho.gov) or Niki Benyakhlef, Development Services Coordinator, at [Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov).

Sincerely,

Brian Duran  
Development Services Planning Manager, ITD – District 3

cc: Roberta Stewart, City of Middleton, Planning Official  
Chris Hopper, Highway District 4, District Engineer  
Deb Root, Canyon County Development Services

## Debbie Root

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Friday, November 17, 2023 9:51 AM  
**To:** Zane Cradic  
**Cc:** Debbie Root; Brian Duran; Roberta Stewart; Chris Hopper  
**Subject:** [External] RE: Farmington Hills ITD Staff Report

Hi Zane!

There are always exceptions to that 1-year timeline. This is a huge project and being done in one year is asking a lot. However, we are adding that verbiage to our reports now just in the event that a project goes dormant for a few years and expects to pick back up where they left off. It gives us the ability to request additional traffic generation numbers or trip distributions.

I am confident with the current drive and momentum of this development, that it will not go dormant and work will be continually moving forward. With continued forward progression, the 1 year timeline will not apply to Farmington Hills.



*Niki Benyakhlef*  
Development Services Coordinator

District 3 Development Services  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

**From:** Zane Cradic <ZCradic@ardurra.com>  
**Sent:** Friday, November 17, 2023 8:54 AM  
**To:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Cc:** Debbie Root <Debbie.Root@canyoncounty.id.gov>; Roberta Stewart <rstewart@middletoncity.com>; Chris Hopper <CHopper@canyonhd4.org>  
**Subject:** RE: Farmington Hills ITD Staff Report

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

Niki,

Thanks for sending this letter over. I believe this reflects what Brian, Luke and I discussed.

However, I am concerned about the 1 year expiration requirement and the requirement to construct an entire intersection as our mitigation / proportionate share cost. We have been working on this project for several years already to get everything lined up. IF we were to get approvals in the next 4 months through the county, I don't think we could have plans approved by ITD / CHD4 for the signal in a year from the TIS date, let alone construction completed. Can you explain how this 1 year expiration works with the signal requirement, are there extensions available? Are there alternatives to this 1 year? Could we tie this to the expiration of the preliminary plat or Phase 1 Final plat? I really don't want to be deep in the intersection design and ITD change their requirements on our project.

## Debbie Root

---

**From:** Zane Cradic <ZCradic@ardurra.com>  
**Sent:** Friday, November 17, 2023 8:54 AM  
**To:** Niki Benyakhlef  
**Cc:** Debbie Root; Roberta Stewart; Chris Hopper  
**Subject:** [External] RE: Farmington Hills ITD Staff Report

Niki,

Thanks for sending this letter over. I believe this reflects what Brian, Luke and I discussed.

However, I am concerned about the 1 year expiration requirement and the requirement to construct an entire intersection as our mitigation / proportionate share cost. We have been working on this project for several years already to get everything lined up. IF we were to get approvals in the next 4 months through the county, I don't think we could have plans approved by ITD / CHD4 for the signal in a year from the TIS date, let alone construction completed. Can you explain how this 1 year expiration works with the signal requirement, are there extensions available? Are there alternatives to this 1 year? Could we tie this to the expiration of the preliminary plat or Phase 1 Final plat? I really don't want to be deep in the intersection design and ITD change their requirements on our project.

Thanks,



**Zane Cradic, PE (ID)**

*Project Manager*

O: 208.442.6300 | M: 602.456.ZANE

**ARDURRA**

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Friday, November 17, 2023 7:54 AM  
**To:** Zane Cradic <ZCradic@ardurra.com>  
**Cc:** Debbie Root <Debbie.Root@canyoncounty.id.gov>; Roberta Stewart <rstewart@middletoncity.com>; Chris Hopper <CHopper@canyonhd4.org>  
**Subject:** Farmington Hills ITD Staff Report

Good Morning,

Please see attached document. We have changed the name from Conditions Memo or Acceptance Letter to Staff Report. Please let me know if you have any further questions.



*Niki Benyakhlef*

*Development Services Coordinator*

**District 3 Development Services**

O: 208.334.8337 | C: 208.296.9750

Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)

Website: [itd.idaho.gov](http://itd.idaho.gov)



**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Sent:** Tuesday, November 14, 2023 10:48 AM  
**To:** Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Brian Duran <[Brian.Duran@itd.idaho.gov](mailto:Brian.Duran@itd.idaho.gov)>  
**Subject:** Farmington Hills revised letter

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

ITD,

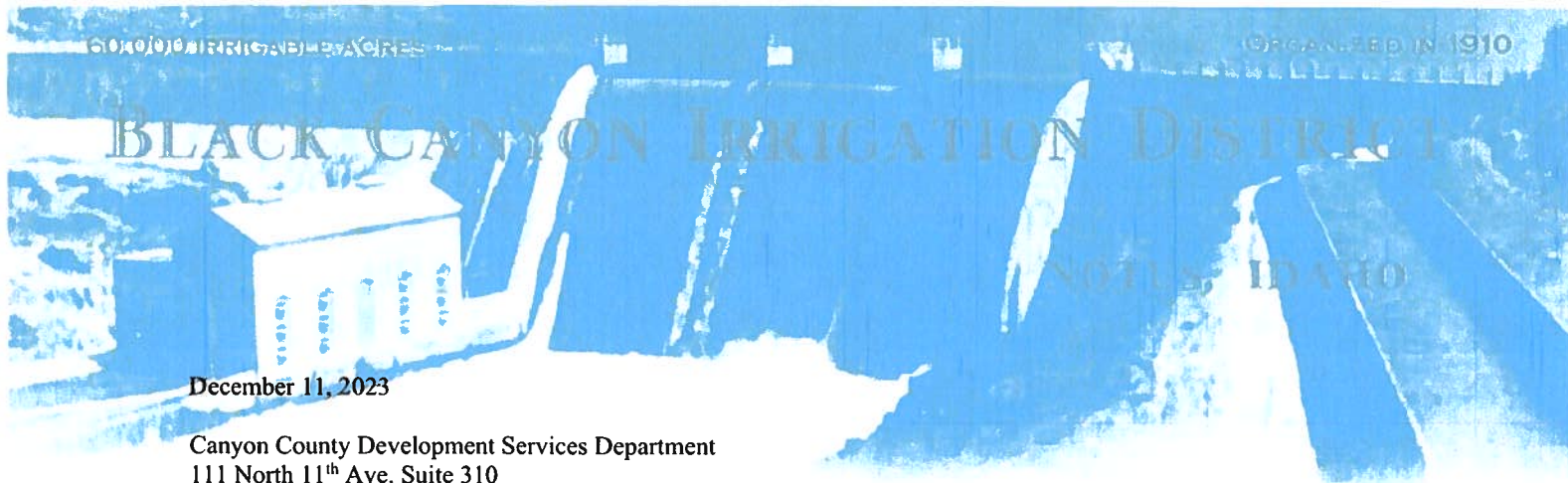
Per our last conversation with Brian Duran we were anticipating receiving a revised letter for Farmington Hills Subdivision required improvements (or agreement for Duff and Lansing intersection participation) resulting from a meeting ITD conducted with Ardurra and applicant. My understanding is that applicant will design/build the Duff Lane intersection at Hwy 44 prior to any building permits being issued to the development and that prior to Phase 10 (hwy district letter) or possibly that got pushed prior to phase 13? in the discussions with applicant. Again, Canyon Highway indicates Phase 10 which is when the development will make connection with Willis Road to Duff Lane. (see attached August 2023 development phasing plan)

We are currently attempting to get this scheduled for hearing on January 4, 2023 and need the updated letter for our hearing documents and staff report construction. Is there an ETA on when we may receive the revised letter from ITD on this project.

Respectfully,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
NEW public office hours  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*



December 11, 2023

Canyon County Development Services Department  
111 North 11<sup>th</sup> Ave. Suite 310  
Caldwell, ID 83605  
(208) 454-7458

RE: Conditional Rezone R37605, R37605010, R37602010, R37597  
Case No. RZ2021-0056 & SD2021-0059  
Applicant: Middleton 187, LLC (Ardurra - Zane Cradic, P.E.)  
Planner: Deb Root

The Black Canyon Irrigation District (District) provided conditional APPROVAL of the pre-plat document for the Farmington Hills Subdivision on August 22, 2023. The pre-plat document reviewed, pages 1-18, by Ardurra (formally T-O Engineers) is stamped and dated 8.17.2023 and is included as an attachment to this letter.

Several supporting documents are included with this letter for additional background and are requested to be attached to this conditional approval and made part of the development's file. Same documents were also included with the conditional approval letter provided on August 22, 2023. Items in red were updated on 8.22.2023. We are providing this letter again to make sure that these comments are received and added to the projects file as significant irrigation improvements are required for this Development.

**Pre-Plat Comments – Site Specific**

1. The proposed District easement along Willis does not appear to be unencumbered per the verbiage on Application sheet 4. A 60' ROW is called out with 24' landscape buffer and 8' detached walkway. Please verify that no encumbrances will be allowed on existing or newly proposed District ROW's. Overlapping easements are considered an encumbrance.

*[Ardurra 5.18.2023] The landscape buffer and 8' detached walkway will not be in an easement. All maintenance will be provided by the HOA within this common lot. Where the realigned lateral runs N-S across Willis, a license agreement will have to be obtained for landscaping and sidewalk within the easement for the crossing.*

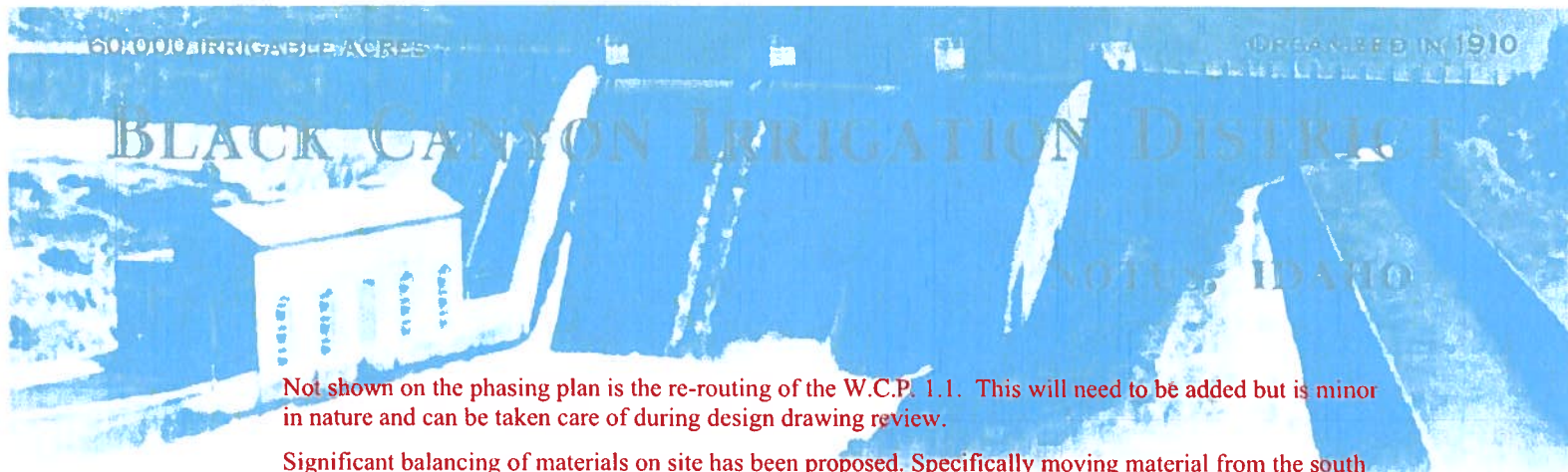
*[RH2 – 8.22.2023] – Developer has clarified this issue with providing additional notation on the pre-plat that the 24' landscape buffer called out will overlap the District's easement. 14' of the buffer will overlap, however the District's easement will supersede the landscape buffer requirements. No trees or other vegetation will be allowed without a licensing agreement.*

2. Phasing does not appear to work as shown for irrigation relocation. A plan needs to be submitted before approval of the pre-plat will be granted by the District showing complete phasing of irrigation relocation.

*[Ardurra 5.18.2023] Portions of the irrigation piping/realignment for the 21.1 Lateral and Willow Creek Pump Lateral will be completed outside of phase boundaries as shown in the preplat. See the attached Sheet P2.01 - Irrigation Phasing Plan.*

*[RH2 – 8.22.2023] - Per discussion on site with the Developer, phasing was discussed and a general overview has been added to the pre-plat plans as sheet P2.01. Specifically required is that the entire revised C.E. 21.1 lateral alignment will be constructed prior to demolition of the existing C.E. 21.1 alignment. The revised C.E. 21.1 will be tested and run successfully through one irrigation season. This is to ensure the successful operation of the new siphon infrastructure. Phase 1 and Phase 2 are the only phases that were assumed to be constructed prior to irrigation infrastructure being installed.*

EXHIBIT  
20



Not shown on the phasing plan is the re-routing of the W.C.P. 1.1. This will need to be added but is minor in nature and can be taken care of during design drawing review.

Significant balancing of materials on site has been proposed. Specifically moving material from the south side of the existing C.E. 21.1 lateral to the north side of the existing C.E. 21.1 lateral. A crossing agreement will need to be in place to cross the lateral with heavy equipment prior to operating heavy equipment over the lateral. Crossing the lateral during irrigation season is not possible without significant infrastructure installation and an agreement. Phasing of the grading work will need to be coordinated with the District prior to approving construction drawings or providing a NTP.

3. Previous pre-plat comments (2-10-2022) required Bureau of Reclamation ROW's to be shown on preliminary plat. These do not appear to be completed as requested. These are important to be shown, as they need to be removed as part of the final platting process.

*[Ardurra 5.18.2023] - The Bureau of Reclamation ROWs have been added to the P1.00 and P1.01 Existing Conditions sheets of the pre-plat.*

**[RH2 – 8.22.2023] No further comments or action needed - thank you.**

4. The applicant needs to provide a proposed irrigation routing plan with a profile shown. The applicant is planning to remove a siphon on the C.E. 21.1 and critical drainage for the W.C.P. 1.1. Prior to approving this pre-plat, it needs to be shown that the proposed irrigation routing will physically flow water as it could greatly affects the layout of this subdivision, including whether a new siphon is being proposed. A pipeline schematic and hydraulic grade line need to be provided prior to the District approving pre-plat.

*[Ardurra 5.18.2023] The proposed irrigation routing sheet and profile are included as Sheets C2.0, C3.0, and C4.0. The hydraulic grade line and flows shown in the profile sheets were generated by model in Autodesk Storm and Sanitary software for a capacity of 21 CFS in the C.E. 21.1. The flow required for a minimum flushing velocity of 2 ft/s is 6.75 cfs for the realigned C.E. 21.1 lateral.*

**[RH2 – 8.22.2023] This has been provided. Further finite tuning of the design including sizing will occur during final design and review of the infrastructure. No further comments or action needed – thank you.**

5. An easement (or pre-approval) to cross the existing gas pipeline easement by the District needs to be provided by the applicant prior to the District's pre-plat approval as this may greatly affect the layout of the subdivision and irrigation routing. It is assumed that all previous conditions held by the District when crossing the gas line easement will be reinstated at the new crossing location.

*[Ardurra 5.18.2023] We are currently working with Williams Pipeline to procure preapproval for an easement for the proposed crossing of the gas line. Initial conversations indicate that this should not be an issue.*

**[RH2 – 8.22.2023] The gas crossing has been relocated to be in the same location as it currently is. No additional action required.**

6. Current rerouting of the C.E. 21.1 at the north edge occurs off the applicant's property. Permission and an easement will be required prior to approving this pre-plat as it could greatly affect the layout of the proposed modifications.

*[Ardurra 5.18.2023] We are currently working with Tamara Sloviaczek, who owns Parcel # 376060000 to obtain a written agreement and easement for the portion of the C.E. 21.1 rerouting within that property. This location was chosen to begin piping outside of the full future right of way of Meadow Park Boulevard. This agreement won't be completed until we are working through final design to make sure it is the proper size and in the correct location.*



## BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

[RH2 – 8.22.2023] Pre-plat approval by the District is conditionally granted on the proponent's ability to secure these easements. The proponent has indicated that these will be secured upon approval. If the proponent is unable to secure these easements, significant redesign will likely be required.

7. Easement on the Southwest portion of the property needs to be the same width as existing which shows as 35'. Verification of this easement width if shown less than 35' will be required prior to pre-plat approval.

[Ardurra 5.18.2023] We are waiting for further discussion of the board on what easement width will be required. We are proposing to continue providing the same width, 30' from property line, as is currently encumbering our parcels.

[RH2 – 8.22.2023] – District is acceptable of the 30' easement width. Piping wall thickness may need to be increased as shown in the District's standards for travelled ways, given the tight corridor and reluctance to provide additional easement.

8. Easement along the Southeastern portion of the property where the W.C.P lateral is proposed to be piped (Lansing Rd. to Phase 5) is currently proposed as a 25' easement. This easement is requested to be 30' to allow for the required buried pipeline and all weather road necessary for maintaining this facility.

[Ardurra 5.18.2023] We are agreeable to the increase from 25' to 30' if we can also reduce the new waste alignment to 30' from the existing 50', as it will be piped.

[RH2 – 8.22.2023] – District is acceptable of the 25', as this is the historic width on this parcel. Piping wall thickness may need to be increased as shown in the District's standards for travelled ways, given the tight corridor and reluctance to provide additional easement.

9. Wastewater from the W.C.P. 1.1 needs to be provided by the developer with a route to drain. By relocating the C.E. 21.1, the developer is eliminating the drainage lateral for the W.C.P. 1.1. This needs to be resolved prior to pre-platting as it may significantly affect the layout of the pre-plat.

[Ardurra 5.18.2023] WCP 1.1 waste will be designed to flow directly into our pond and waste system.

[RH2 – 8.22.2023] No additional action required for pre-plat. A formal easement will need to be shown.

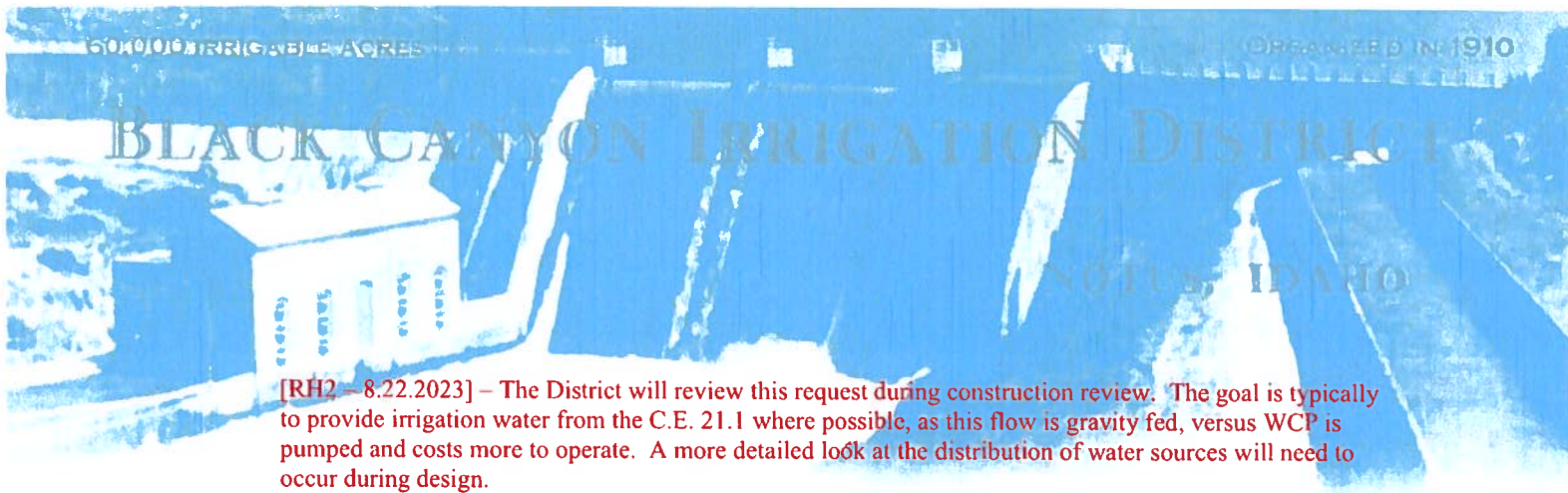
10. Significant fill @ 50% slope is being shown on the proposed easement (see sheet 5.02). This grading and encroachment does not work for the District as it restricts the ability to use over half the width of this easement. A profile of the pipeline needs to be provided prior to approving the preliminary plat that includes existing and proposed finished grades. This area is where a siphon was generally located to the east as discussed above.

[Ardurra 5.18.2023] Grading has been adjusted to provide a maximum cross slope of 10% within the easement. The maximum running slope is 25%. The road near the existing siphon has a maximum running slope of 17%. There will be no structures within this slope and access for daily ditch riding can be maintained on public roads to cross the drain.

[RH2 – 8.22.2023] – As discussed on site, opportunities to bring the siphon low point up may assist with lessening the running slope of 25%. District is reserving the right to request grading changes to allow for typical ditch riding activities once construction plans are being reviewed.

11. An irrigation delivery point for the pump station needs to be shown to verify easements are in place for the proposed delivery.

[Ardurra 5.18.2023] The existing delivery point on the WCP will be maintained for the eastern half of the property. The delivery point for the western half of the property, if not available from the WCP delivery would likely be requested to come off where the siphon starts and delivered to the west pond.



[RH2 – 8.22.2023] – The District will review this request during construction review. The goal is typically to provide irrigation water from the C.E. 21.1 where possible, as this flow is gravity fed, versus WCP is pumped and costs more to operate. A more detailed look at the distribution of water sources will need to occur during design.

#### **Design Plans Comments**

1. The District and Reclamation will require a signed agreement be in place prior to any changes being made to the sections of the W.C.P. Lateral, C.E. 21.1 Lateral, and any appurtenant irrigation facilities that are affected by the proposed land changes not listed in this letter.

*[Ardurra 5.18.2023] Noted.*

[RH2 – 8.22.2023] – Great – Thank you.

2. A crossing agreement with the City or Highway District will be required for any rerouted lateral that crosses a roadway.

*[Ardurra 5.18.2023] This will be procured during the construction phase of the crossing.*

[RH2 – 8.22.2023] – Great – Thank you.

3. A crossing agreement will be needed for any utilities crossing the District's easement. (Pressurized Irrigation, Domestic Water, Sewer, Power, Gas, etc.)

*[Ardurra 5.18.2023] A crossing agreement for all utilities encroaching within the District's easement will be procured during construction document preparation for each phase of the development where applicable.*

[RH2 – 8.22.2023] – Great – Thank you.

4. The WCP Lateral will need to be piped in its entirety along the south edge of the project, and will need to include a 12' all weather roadway.

*[Ardurra 5.18.2023] The W.C.P. will be piped along the entire south edge of the property and include a 12' all weather roadway.*

[RH2 – 8.22.2023] – Great – Thank you.

5. The C.E. 21.1 lateral will need to be piped throughout the entirety of the development.

*[Ardurra 5.18.2023] The C.E. 21.1 will be piped within the entire development with a new alignment.*

[RH2 – 8.22.2023] – Great – Thank you.

6. No trees, shrubs, or landscaping (including irrigation) will be allowed over the relocated pipelines or in any Reclamation easement. Where the pipelines cross medians, no trees or shrubs will be allowed.

*[Ardurra 5.18.2023] We would like to request having grass within the District's easement through a license agreement. This would be maintained by the HOA and irrigation would be kept outside of the easement.*

[RH2 – 8.22.2023] We can work on negotiating a license agreement regarding landscaping during construction document review but provide no guarantees of landscaping approval within the easement at this time.

7. Common spaces, including stormwater facilities shall not be located on District easements.

*[Ardurra 5.18.2023] Stormwater facilities will be kept outside of the District's easements. The irrigation easements will be primarily contained within common lots for the subdivision, owned and maintained by*





*the HOA. Beyond the landscaping mentioned in the above comment, no community features will be included in these spaces.*

[RH2 – 8.22.2023] – Great – Thank you.

8. Recorded easements for all irrigation facilities will need to be provided prior to final plat approval with a recorded instrument number on the final plat.

*[Ardurra 5.18.2023] Easements for each phase will be provided prior to final plat.*

[RH2 – 8.22.2023] – Great – Thank you.

9. Water re-allocation for each phase will need be completed prior to final plat approval by the District and developer.

*[Ardurra 5.18.2023] Noted.*

[RH2 – 8.22.2023] – Great – Thank you.

#### **District General Comments**

1. Any and all **maintenance road right-of ways, lateral right-of ways and drainage right-of ways** will need to be protected (including the restriction of all encroachments). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Reclamation), once approved by the District, to cross over or under any existing lateral, pipe any lateral or encroach in any way the right-of ways of the District or the Reclamation.

*[Ardurra 5.18.2023] Noted.*

[RH2 – 8.22.2023] – Great – Thank you.

2. The District will require that the laterals affected by this proposed land change be piped and structures built to ensure the delivery of irrigation water to our patrons.

*[Ardurra 5.18.2023] The entirety of the C.E. 21.1 and W.C.P. within the subject properties will be piped.*

[RH2 – 8.22.2023] – Great – Thank you.

3. This property has irrigation water attached to it. An irrigation system with an adequate overflow needs to be installed to ensure the delivery of irrigation water to each lot and/or parcel of land entitled to receive irrigation water.

*[Ardurra 5.18.2023] A pump station for the development will be designed to provide irrigation to each lot.*

*Overflow will be discharged to the existing unnamed drain from the ponds, as it has been historically.*

[RH2 – 8.22.2023] – Great – Thank you.

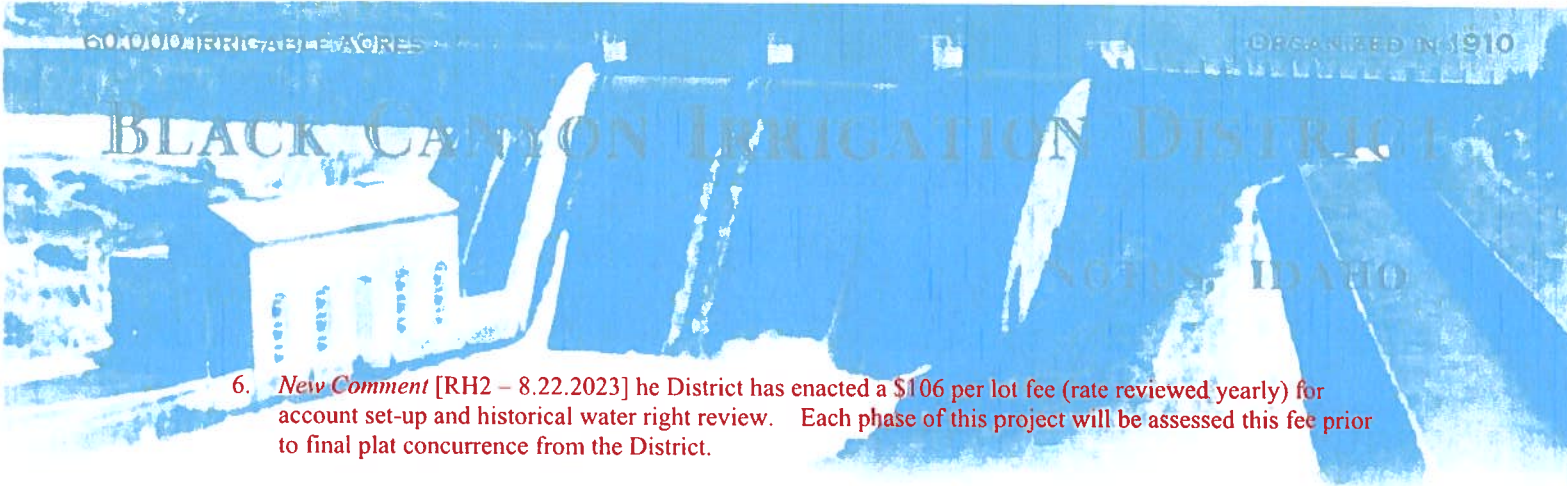
4. Runoff and drainage from the proposed land splits should be addressed as well to ensure downstream users are not adversely affected by the proposed land use changes.

*[Ardurra 5.18.2023] All stormwater will be contained onsite per Canyon County and City of Middleton requirements.*

[RH2 – 8.22.2023] – Great – Thank you.

5. *New Comment* [RH2 – 8.22.2023] – The District has adopted new standard details that will be required to be used for this subdivision. Specifically, please note, the requirement for fencing along the District's laterals. Review of these standards will be completed during construction drawing review.



- 
6. *New Comment* [RH2 – 8.22.2023] he District has enacted a \$106 per lot fee (rate reviewed yearly) for account set-up and historical water right review. Each phase of this project will be assessed this fee prior to final plat concurrence from the District.

All of the above requirements need to be met, including any others that arise during future review.

Thank You

*Donald Popoff*

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

Cc: Carl Hayes – BCID Manager  
Tyler Chamberlain - BCID Asst. Manager  
Roberta Stewart – City of Middleton  
Dean Waite – TCC  
Zane Cradic - Ardurra

Attachment:

- a. Preliminary Plat Document Reviewed (Signed 8.17.2023 – Pages 1-18, Ardurra)
- b. Hydraulic Grade Line Model (1 Sheet - Ardurra)
- c. Preliminary Concept Plans (DRAFT) – Pages C2.0, C3.0, C4.0, Ardurra)







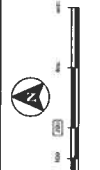
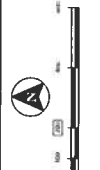
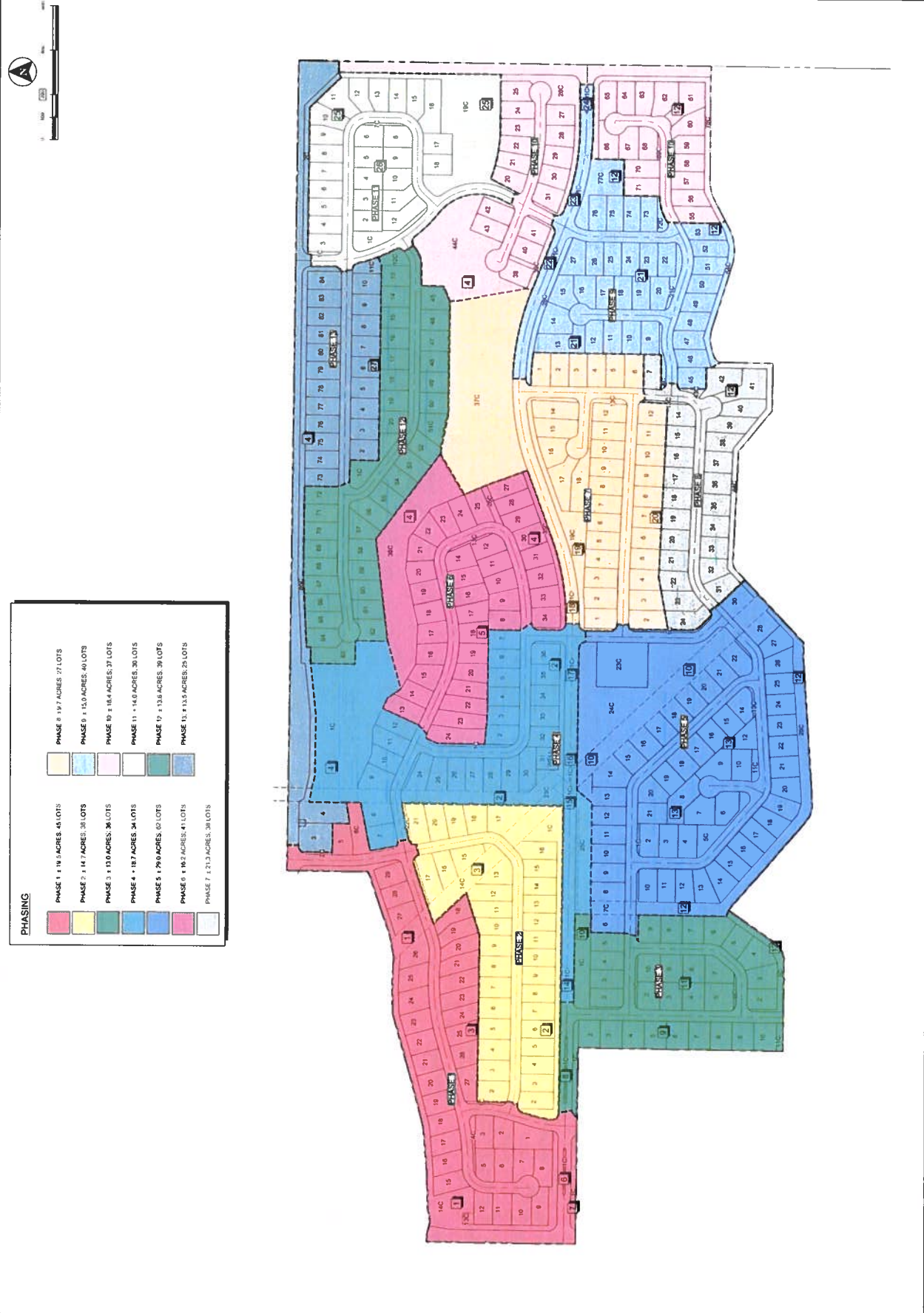


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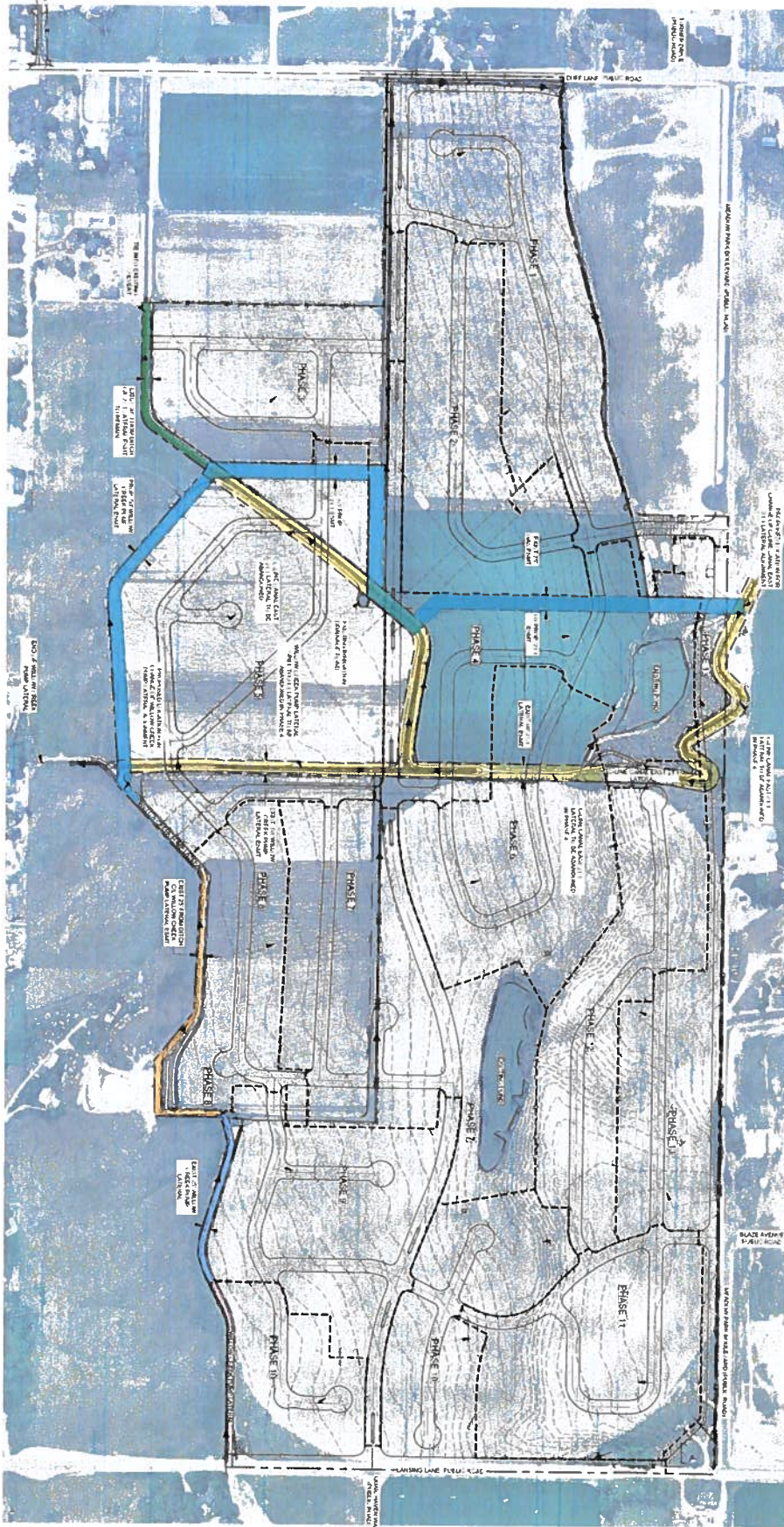
PRELIMINARY PLAN FOR:  
FARMINGTON HILLS SUBDIVISION  
LOT PHASING PLAN

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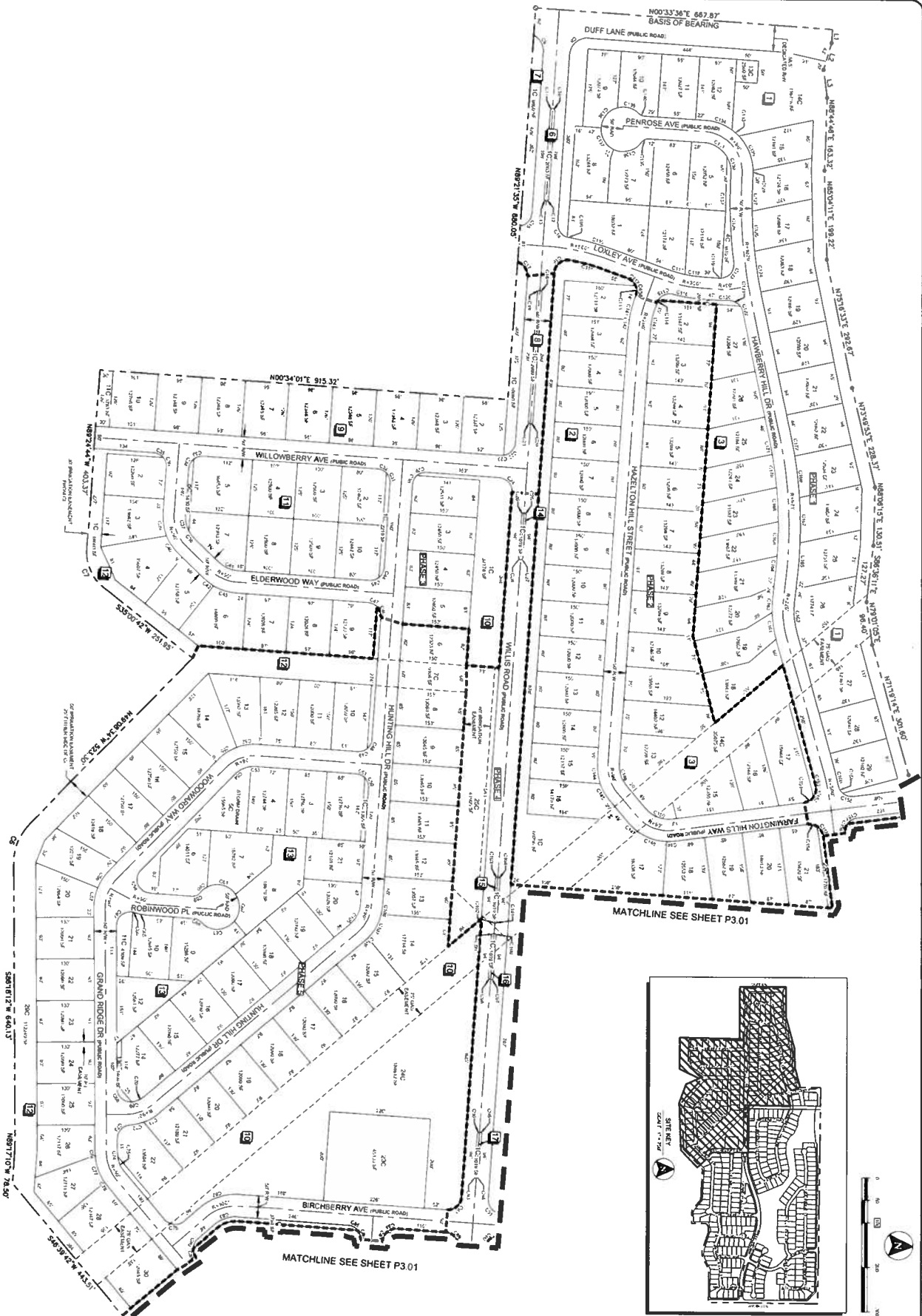
**IRRIGATION CONSTRUCTION PHASING**

PHASE	DESCRIPTION
PHASE 1	SPRING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 LATERAL
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PHASE 3	SPRING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 LATERAL
PHASE 4	SPRING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 LATERAL
PHASE 5	SPRING 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 LATERAL
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EXIST IRRIGATION EQUIPMENT TO BE DEMOLISHED

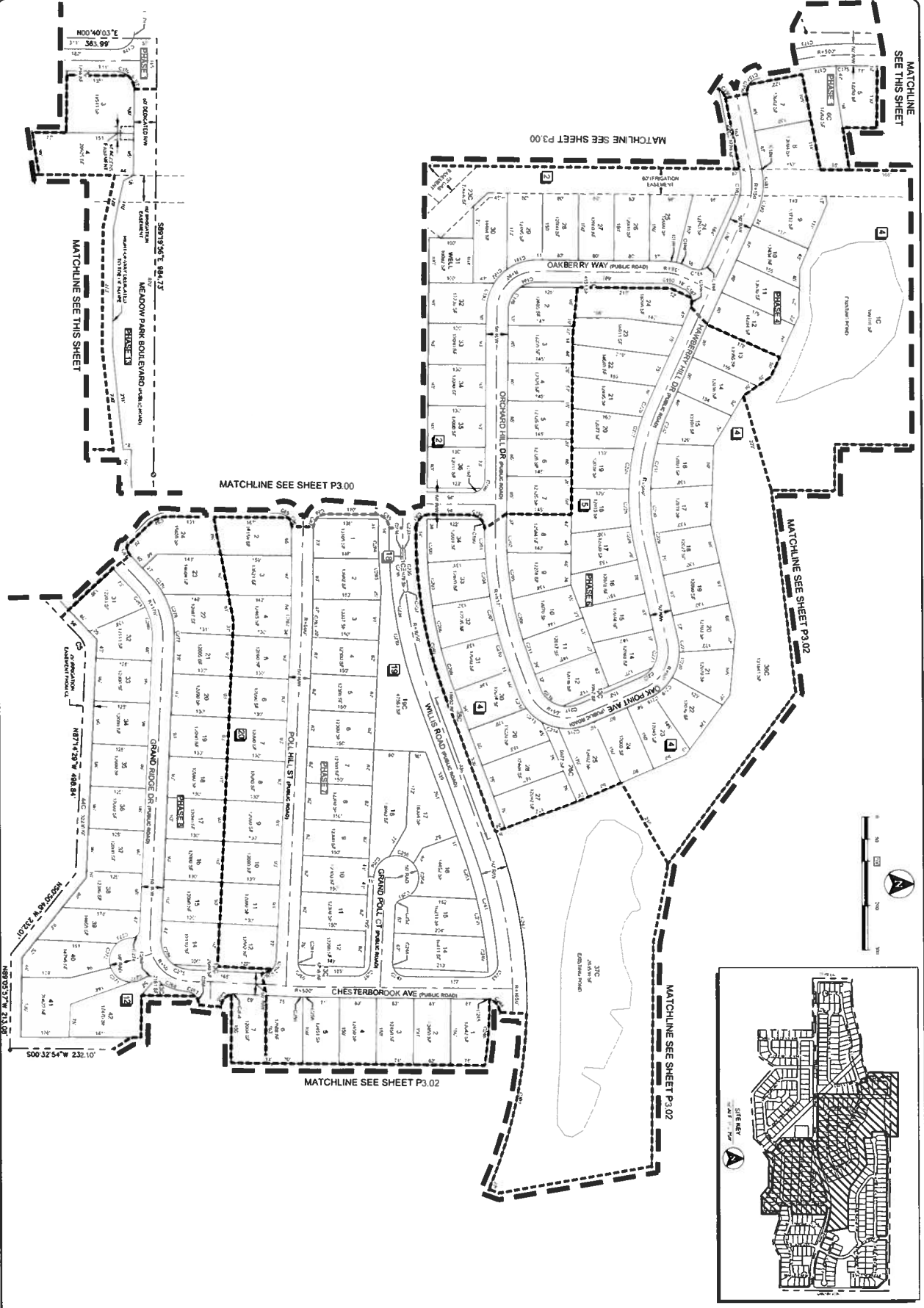
<p><b>T-O ENGINEERS</b> CONSULTING ENGINEERS, SURVEYORS &amp; PLANNERS 312 N. BROADWAY, SUITE 100 NANPA, IDAHO 83421 PHONE: 208.444.1234 FAX: 208.444.1235 WWW.T-O-ENGINEERS.COM</p>		<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> <th>BY</th> <th>CHKD.</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>ISSUED FOR PERMIT</td> <td>01/11/2023</td> <td>JDH</td> <td>JDH</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	BY	CHKD.	1	ISSUED FOR PERMIT	01/11/2023	JDH	JDH
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<p><b>PRELIMINARY PLAT FOR:</b> <b>FARMINGTON HILLS SUBDIVISION</b> <b>IRRIGATION PHASING PLAN</b></p>		<p><b>PROJECT</b> P201</p>											

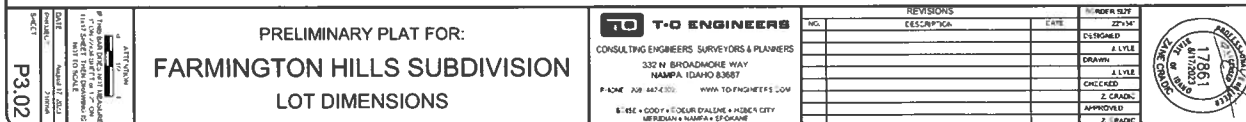




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C4	36.00	40.73	360.0	10.0	1.0
C5	36.00	40.73	465.0	10.0	1.0
C6	116.36	93.31	4433.1	170.75	16.06
C7	116.0	93.31	505.34	1.0	1.0
C8	60.0	62.38	99.553	5.643	1.31
C9	60.0	62.38	99.553	5.643	1.31
C10	60.0	62.38	99.553	5.643	1.31
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C53	36.00	41.66	750.0	1.0	1.0
C54	36.00	41.66	750.0	1.0	1.0
C55	36.00	41.66	750.0	1.0	1.0
C56	36.00	41.66	750.0	1.0	1.0
C57	36.00	41.66	750.0	1.0	1.0
C58	36.00	41.66	750.0	1.0	1.0
C59	36.00	41.66	750.0	1.0	1.0
C60	36.00	41.66	750.0	1.0	1.0
C61	36.00	41.66	750.0	1.0	1.0
C62	36.00	41.66	750.0	1.0	1.0
C63	36.00	41.66	750.0	1.0	1.0
C64	36.00	41.66	750.0	1.0	1.0
C65	36.00	41.66	750.0	1.0	1.0
C66	36.00	41.66	750.0	1.0	1.0
C67	36.00	41.66	750.0	1.0	1.0
C68	36.00	41.66	750.0	1.0	1.0
C69	36.00	41.66	750.0	1.0	1.0
C70	36.00	41.66	750.0	1.0	1.0
C71	36.00	41.66	750.0	1.0	1.0
C72	36.00	41.66	750.0	1.0	1.0
C73	36.00	41.66	750.0	1.0	1.0
C74	36.00	41.66	750.0	1.0	1.0
C75	36.00	41.66	750.0	1.0	1.0
C76	36.00	41.66	750.0	1.0	1.0
C77	36.00	41.66	750.0	1.0	1.0
C78	36.00	41.66	750.0	1.0	1.0
C79	36.00	41.66	750.0	1.0	1.0
C80	36.00	41.66	750.0	1.0	1.0
C81	36.00	41.66	750.0	1.0	1.0
C82	36.00	41.66	750.0	1.0	1.0
C83	36.00	41.66	750.0	1.0	1.0
C84	36.00	41.66	750.0	1.0	1.0
C85	36.00	41.66	750.0	1.0	1.0
C86	36.00	41.66	750.0	1.0	1.0
C87	36.00	41.66	750.0	1.0	1.0
C88	36.00	41.66	750.0	1.0	1.0
C89	36.00	41.66	750.0	1.0	1.0
C90	36.00	41.66	750.0	1.0	1.0
C91	36.00	41.66	750.0	1.0	1.0
C92	36.00	41.66	750.0	1.0	1.0
C93	36.00	41.66	750.0	1.0	1.0
C94	36.00	41.66	750.0	1.0	1.0
C95	36.00	41.66	750.0	1.0	1.0
C96	36.00	41.66	750.0	1.0	1.0
C97	36.00	41.66	750.0	1.0	1.0
C98	36.00	41.66	750.0	1.0	1.0
C99	36.00	41.66	750.0	1.0	1.0
C100	36.00	41.66	750.0	1.0	1.0

[illegible]

Case	Year	Age	Gender	Location	Religion	Occupation
C01	63.00	48.00	M	19.00	19.00	19.00
C02	63.00	48.00	M	19.00	19.00	19.00
C03	63.00	48.00	M	19.00	19.00	19.00
C04	63.00	48.00	M	19.00	19.00	19.00
C05	63.00	48.00	M	19.00	19.00	19.00
C06	63.00	48.00	M	19.00	19.00	19.00
C07	63.00	48.00	M	19.00	19.00	19.00
C08	63.00	48.00	M	19.00	19.00	19.00
C09	63.00	48.00	M	19.00	19.00	19.00
C10	63.00	48.00	M	19.00	19.00	19.00
C11	63.00	48.00	M	19.00	19.00	19.00
C12	63.00	48.00	M	19.00	19.00	19.00
C13	63.00	48.00	M	19.00	19.00	19.00
C14	63.00	48.00	M	19.00	19.00	19.00
C15	63.00	48.00	M	19.00	19.00	19.00
C16	63.00	48.00	M	19.00	19.00	19.00
C17	63.00	48.00	M	19.00	19.00	19.00
C18	63.00	48.00	M	19.00	19.00	19.00
C19	63.00	48.00	M	19.00	19.00	19.00
C20	63.00	48.00	M	19.00	19.00	19.00
C21	63.00	48.00	M	19.00	19.00	19.00
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C23	63.00	48.00	M	19.00	19.00	19.00
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C25	63.00	48.00	M	19.00	19.00	19.00
C26	63.00	48.00	M	19.00	19.00	19.00
C27	63.00	48.00	M	19.00	19.00	19.00
C28	63.00	48.00	M	19.00	19.00	19.00
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C43	63.00	48.00	M	19.00	19.00	19.00
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C55	63.00	48.00	M	19.00	19.00	19.00
C56	63.00	48.00	M	19.00	19.00	19.00
C57	63.00	48.00	M	19.00	19.00	19.00
C58	63.00	48.00	M	19.00	19.00	19.00
C59	63.00	48.00	M	19.00	19.00	19.00
C60	63.00	48.00	M	19.00	19.00	19.00

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C182	175.007	40.321	38.8503
C183	175.007	78.872	35.0681
C184	300.007	27.78	33.9342
C185	300.007	70.33	30.9327
C186	300.007	10.53	30.8518
C187	300.007	78.78	33.6982
C188	115.007	32.86	33.7527
C189	115.007	32.86	32.9303
C190	315.007	42.19	31.9118
C191	115.007	43.03	32.7233
C192	45.007	63.41	34.9064
C193	45.007	63.41	35.9335
C194	30.007	71.65	41.6153
C195	30.007	72.52	41.6153
C196	30.007	72.52	41.6153
C197	30.007	72.52	41.6153
C198	30.007	72.52	41.6153
C199	30.007	72.52	41.6153
C200	908.007	64.50	3.11394

[illegible]

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CARVE TABLE	CARVE TABLE	CARVE TABLE

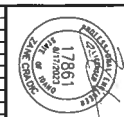
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C415	30.02	19.86°N	106.63°E
C416	30.02	19.86°N	106.63°E
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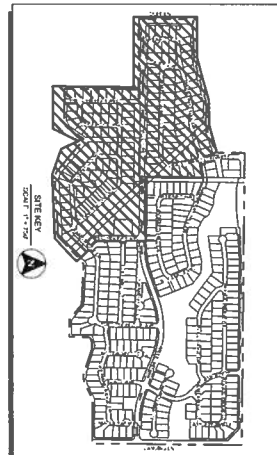
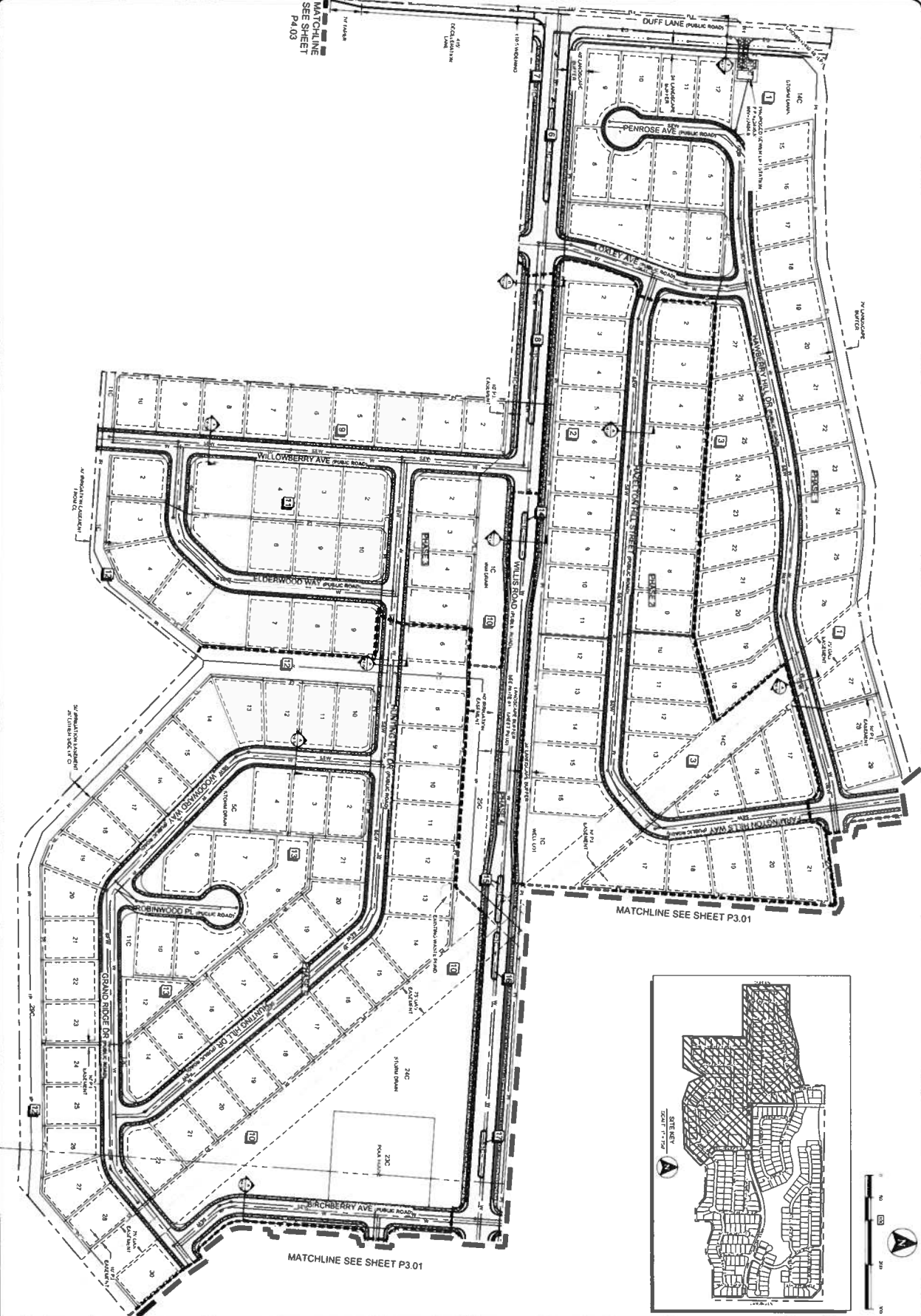
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L2	5:16:28-5:20 E	6:3:06 E
L3	5:27:17-5:32 E	6:5:30 E
L4	5:35:08-5:39 E	5:30:37 E

PRELIMINARY PLAT FOR:  
FARMINGTON HILLS SUBDIVISION  
LINE AND CURVE TABLES

**T-O ENGINEERS**  
CONSULTING ENGINEERS SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83657  
P 408F-239-4474.300 WWW.T-ENGINEERS.COM  
B&B • GODY • COEUR D'ALENE • MEBER CITY

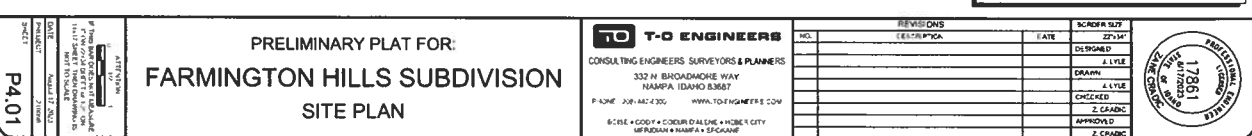
REVISIONS			SCRATCHED
NO.	DESCRIPTION	DATE	22x34"
			DESIGNED
			J. LYLE
			DRAWN
			J. LYLE
			CHECKED
			Z. GRADIC
			APPROVED

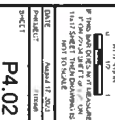




<p><b>PRELIMINARY PLAT FOR:</b>  <b>FARMINGTON HILLS SUBDIVISION</b>  <b>SITE PLAN</b></p>		<p><b>T-O ENGINEERS</b>          CONSULTING ENGINEERS, SURVEYORS &amp; PLANNERS          332 N. BROADMOORE WAY          TAMPA, FL 33607          P: 813.241.1414 FAX: 813.241.1415 WWW.TOENGINEERS.COM</p>		<p><b>REVISIONS</b></p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>DESIGNED</td> <td>11/15/23</td> </tr> <tr> <td>2</td> <td>DRAWN</td> <td>11/15/23</td> </tr> <tr> <td>3</td> <td>CHECKED</td> <td>11/15/23</td> </tr> <tr> <td>4</td> <td>APPROVED</td> <td>11/15/23</td> </tr> <tr> <td>5</td> <td>2. CRACK</td> <td></td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	DESIGNED	11/15/23	2	DRAWN	11/15/23	3	CHECKED	11/15/23	4	APPROVED	11/15/23	5	2. CRACK		<p><b>BORDER SIZE</b></p> <p>DESIGNED: 11/15/23          DRAWN: 11/15/23          CHECKED: 11/15/23          APPROVED: 11/15/23</p>	
NO.	DESCRIPTION	DATE																							
1	DESIGNED	11/15/23																							
2	DRAWN	11/15/23																							
3	CHECKED	11/15/23																							
4	APPROVED	11/15/23																							
5	2. CRACK																								
<p><b>PROJECT</b></p> <p>P4.00</p>		<p><b>DATE</b></p> <p>11/15/23</p>		<p><b>SCALE</b></p> <p>1" = 100'</p>		<p><b>17961</b></p> <p>11/15/23</p>																			

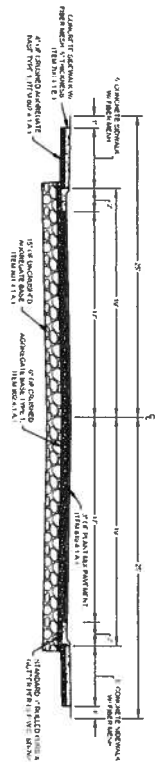




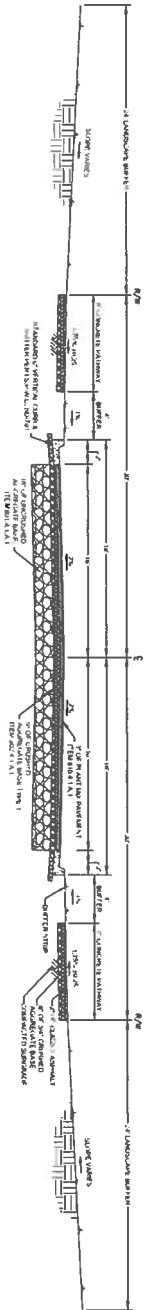




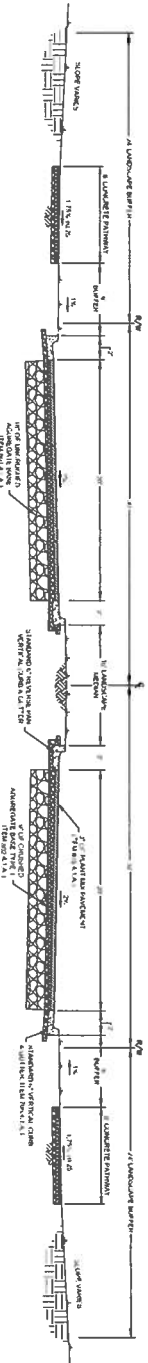




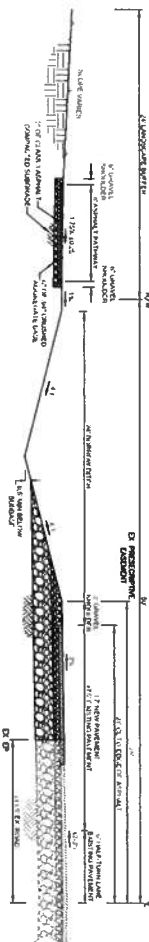
TYPICAL LOCAL ROAD SECTION A



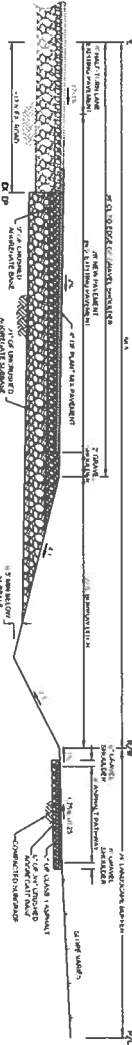
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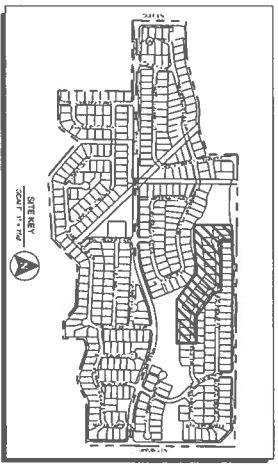
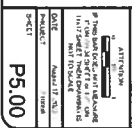
TYPICAL COLLECTOR W/ MEDIAN (WILLIS RD) SECTION C



TYPICAL LANNING LANE 3-LANE ROADWAY IMPROVEMENTS D



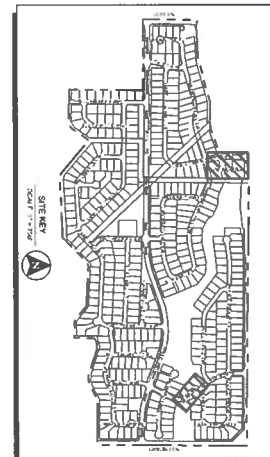
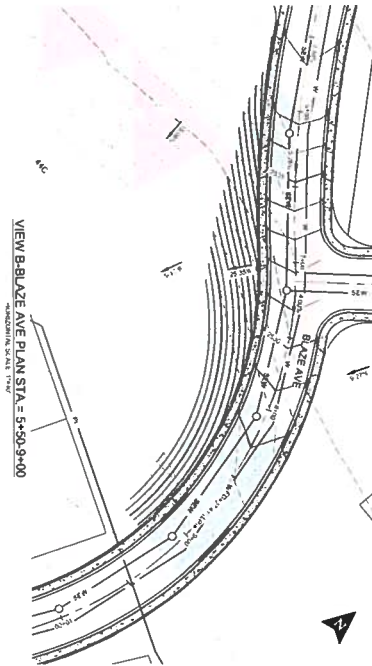
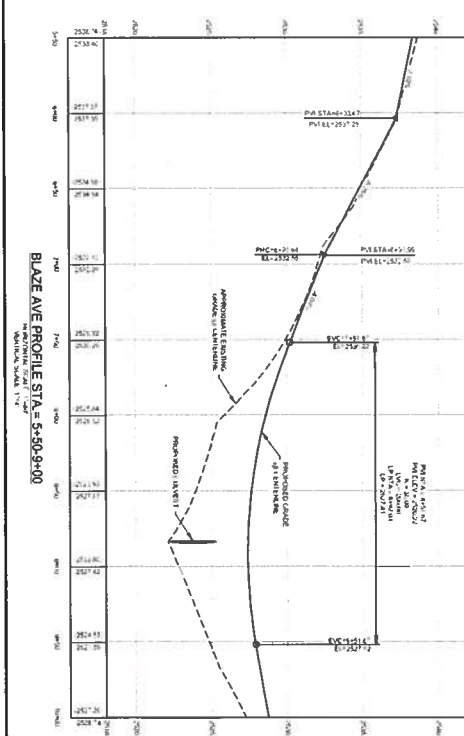
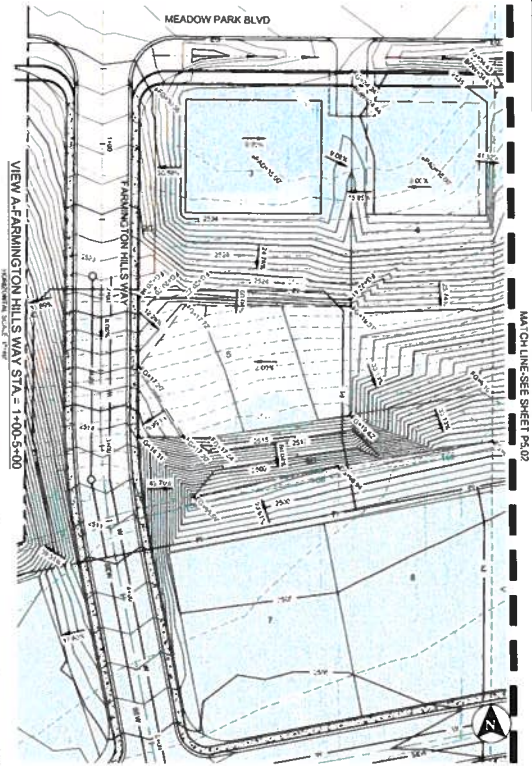
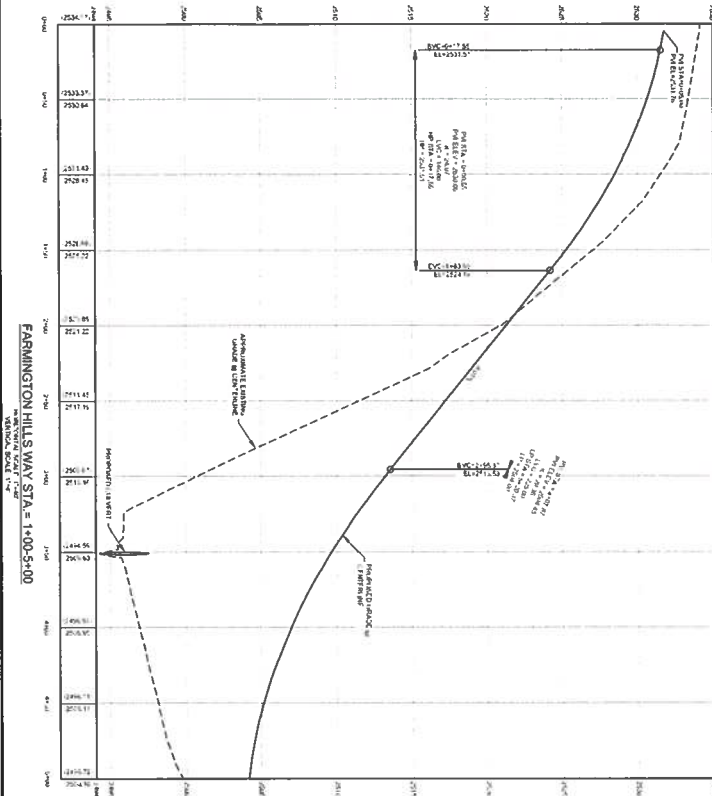
TYPICAL DUFF LANE 5-LANE ROADWAY IMPROVEMENTS E

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**T-O ENGINEERS**  
CONSULTING ENGINEERS SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
PHONE 208-447-4100 WWW.TOENGINEERS.COM  
BOISE • CODY • DEER VALLEY • HELENA CITY  
MERIDIAN • NAMPA • EPHRAIM

REVISIONS			SCORDER BLUF
NO.	DESCRIPTION	DATE	
		27/11	
		1. CIST. GAD.	
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		APPROVALD	
		2. GRADN.	





**P5.01**

DATE: 8/17/2023

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

**PRELIMINARY PLAT FOR:**

**FARMINGTON HILLS SUBDIVISION**

**PRELIMINARY GRADING PLAN**

**T-O ENGINEERS**

CONSULTING ENGINEERS, SURVEYORS & PLANNERS

332 N. BROADMOORE WAY

NAMPA, IDAHO 83857

PHONE: 208.462.1111 WWW.TOENGINEERS.COM

BOBIE • CODY • JORDAN • ALONE • HEBER • CITY

MEMPHIS • NAMPA • SPOKANE

NO.	REVISIONS	DATE
1	DESIGNED	8/17/2023
2	DRAWN	8/17/2023
3	CHECKED	8/17/2023
4	APPROVED	8/17/2023

**17861**

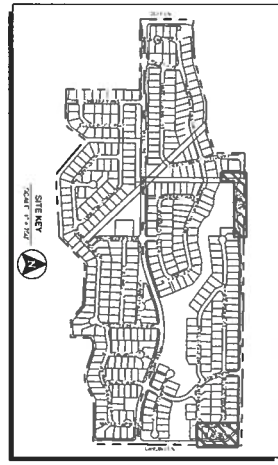
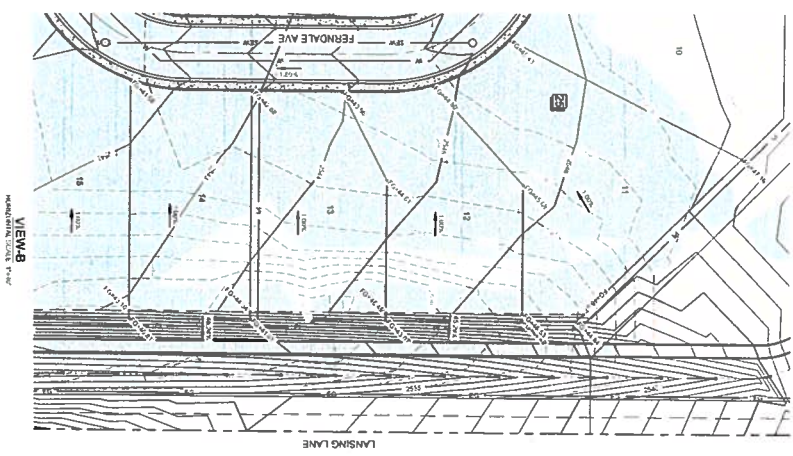
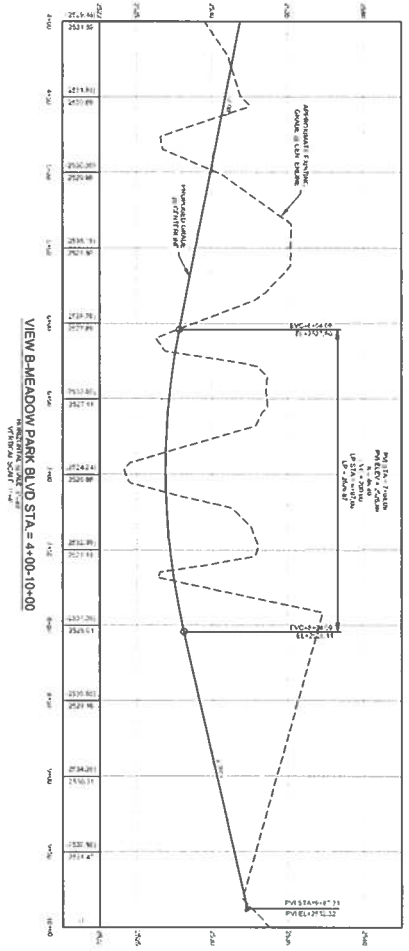
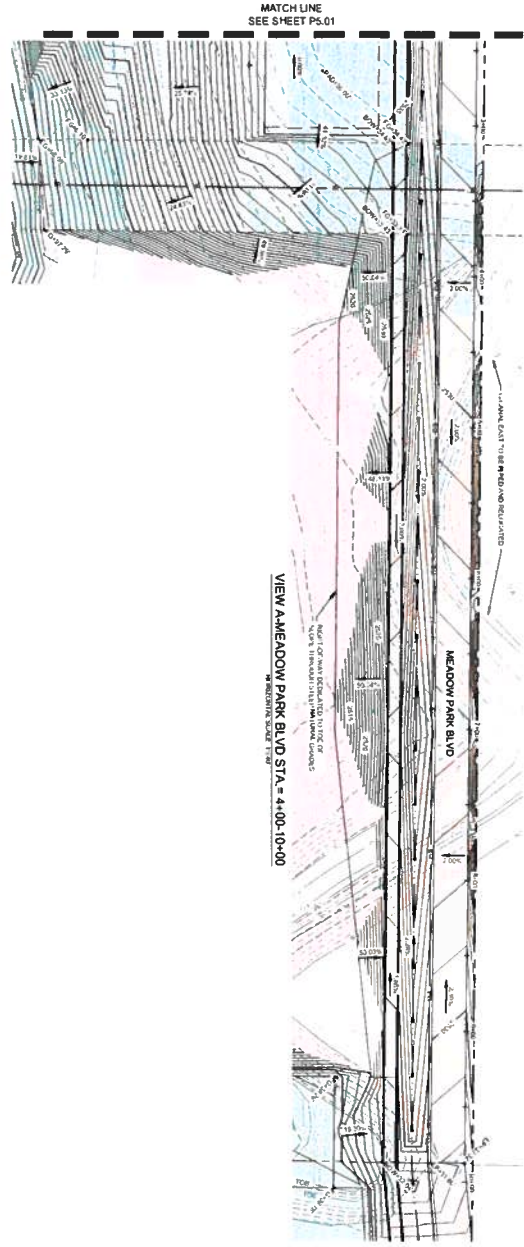
DATE: 8/17/2023

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CHECKED: [Signature]

APPROVED: [Signature]

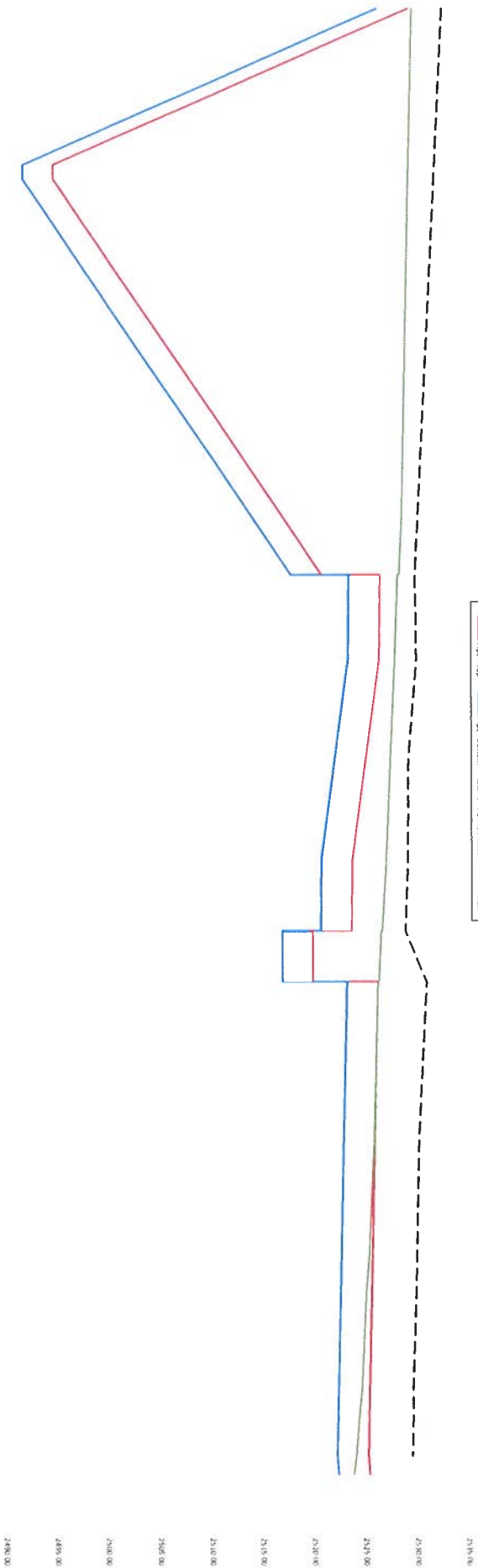


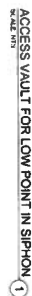


**210098 - ENERGY EQUATION HGL MODEL**

[illegible]

## FARMINGTON - ENERGY EQUATION HGL CALCULATION





### ACCESS VAULT FOR LOW POINT IN SIPHON

1. (NAME) AND I HAVE BEEN AVOIDING PROBLEMS IN MY NEW  
CITY. I DON'T WANT TO BE THE NEXT DISAPPEARING ACTRESS.  
2. I DON'T WANT TO BE THE NEXT DISAPPEARING ACTRESS.  
3. I DON'T WANT TO BE THE NEXT DISAPPEARING ACTRESS.  
4. I DON'T WANT TO BE THE NEXT DISAPPEARING ACTRESS.

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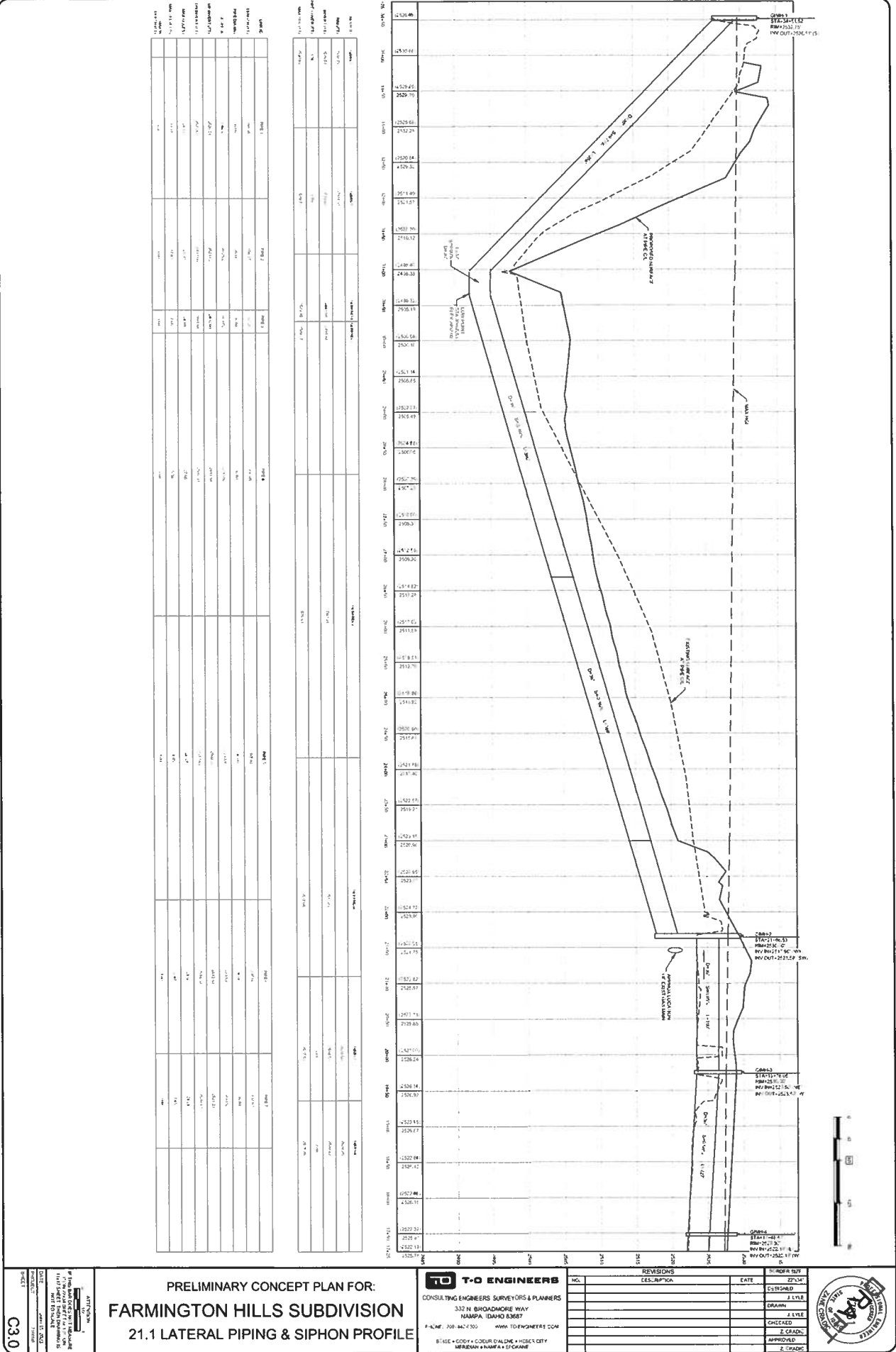
**T-O ENGINEERS**  
CONSULTING ENGINEERS SURVEYORS & PLANNERS  
332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
PHONE: 208.467.3002 WWW.TOENGINEERS.COM  
BOYCE • CODY • COEUR D'ALENE • HELEN • CITY  
MERIDIAN • NAMPA • SPOKANE

REVISIONS			REVISION NO.
NO.	DESCRIPTION	DATE	
			27/04/2017
			DISCARDED
			DRAWN
			CHECKED
			Z. GRADING
			APPROVED
			Z. GRADING



C2.0





**PRELIMINARY CONCEPT PLAN FOR:**

**FARMINGTON HILLS SUBDIVISION**

**21.1 LATERAL PIPING & SIPHON PROFILE**

**T-O ENGINEERS**

CONSULTING ENGINEERS, SURVEYORS & PLANNERS

332 N. BROADMORE WAY

TAMPA, FL 33607

P: 813.241.4200 FAX: 813.241.4201 WWW.TOENGINEERS.COM

813 E. GOLF & COURSE DRIVE, HESPER CITY

UTAH & ARIZONA LICENSES

NO.	REVISIONS	DATE

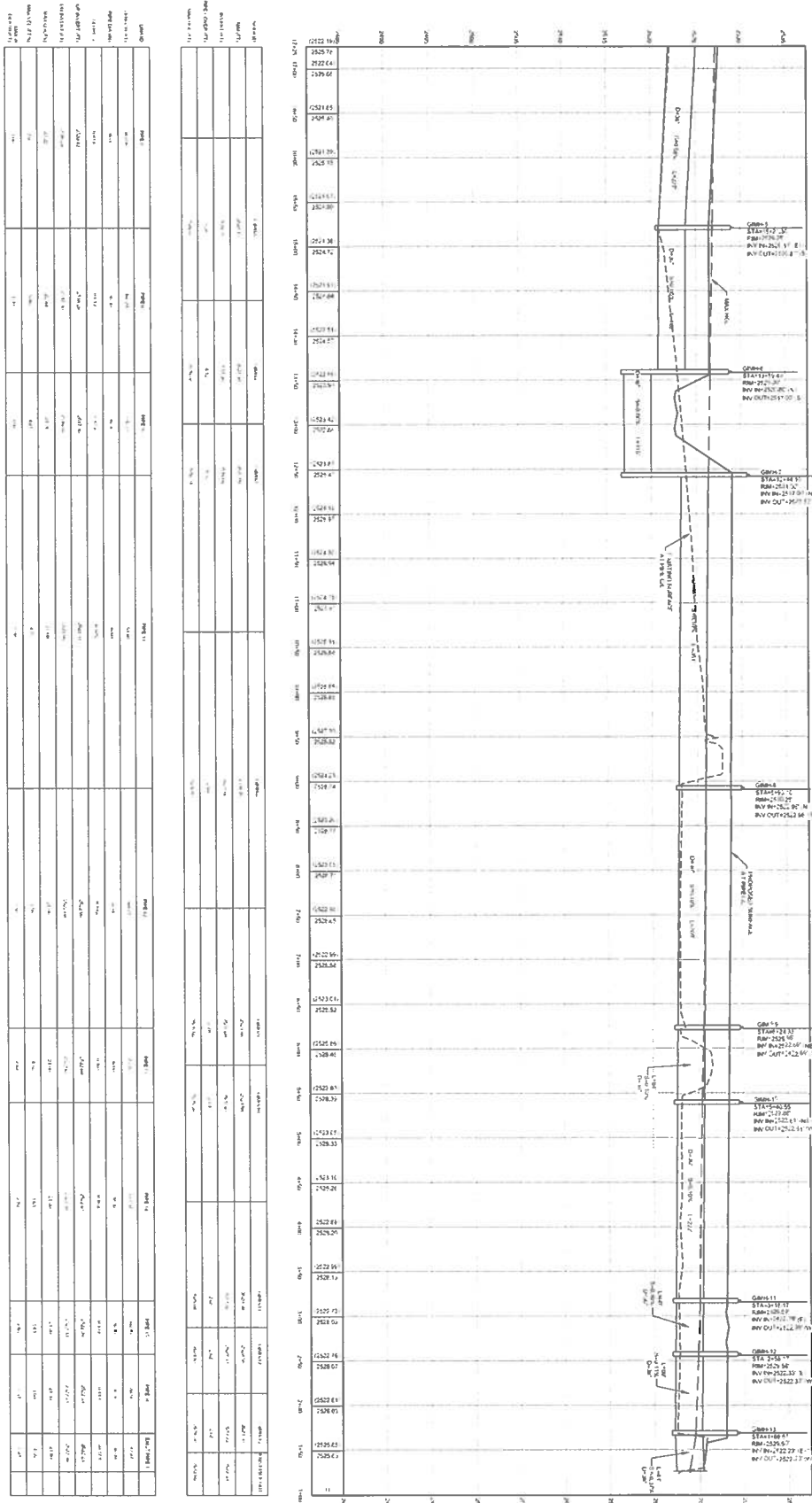
NO.	REVISIONS	DATE

**APPROVED**

**DATE**

**BY**

**FOR**



## Debbie Root

---

**From:** Zane Cradic <ZCradic@ardurra.com>  
**Sent:** Tuesday, July 18, 2023 7:41 AM  
**To:** Debbie Root  
**Cc:** Becky Yzaguirre  
**Subject:** [External] Farmington Subdivision

Deb,

See below from Williams Pipeline. We met onsite and went over the preliminary plat. I believe the last piece to the puzzle is BCID and they should be responding any day now with approval.

Thanks,



**Zane Cradic, PE (ID)**  
*Project Manager*  
O: 208.442.6300 | M: 602.456.ZANE

**From:** Dagley, Tim <Tim.Dagley@Williams.com>  
**Sent:** Tuesday, July 18, 2023 5:16 AM  
**To:** Zane Cradic <ZCradic@ardurra.com>; Brooke Rhodes <BRhodes@ardurra.com>; Encroachments <Encroachments@williams.com>  
**Cc:** JD Lyle <JLyle@ardurra.com>  
**Subject:** Re: Subdivision

Hey Zane. Everything we looked at looks good for acknowledgement to move forward. Official and final approval can be granted once we have the rock solid plan etc.

Get [Outlook for iOS](#)

**From:** Zane Cradic <ZCradic@ardurra.com>  
**Sent:** Monday, July 17, 2023 10:35:38 AM  
**To:** Brooke Rhodes <BRhodes@ardurra.com>; Encroachments <Encroachments@williams.com>; Dagley, Tim <Tim.Dagley@Williams.com>  
**Cc:** JD Lyle <JLyle@ardurra.com>  
**Subject:** [EXTERNAL] RE: Subdivision

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

Tim / Matt,

Can we get an acknowledgement on this plan? The county is requiring us to have some preliminary approval from your team to move forward with our preliminary plat. This is just for preliminary stuff, no final design no final approval.

Thanks,



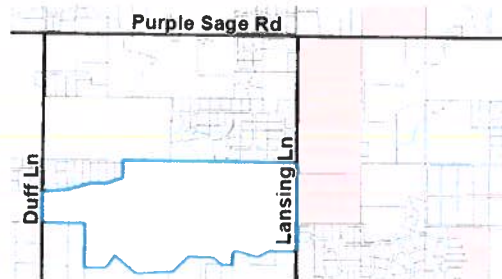
# Communities in Motion (CIM) Development Review Checklist

Development Name: Farmington Hills

CIM Vision Category: Future Neighborhood

Consistent with CIM Vision? YES

New Households: 421 New Jobs: 0



## Safety

How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

N/A

Pedestrian level of stress N/A

Bicycle level of stress N/A



## Economic Vitality

To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access



Impact on Existing Surrounding Farmland



Net Fiscal Impact



## Convenience

What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop



Nearest public school



Nearest public park



## Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation

Public Transportation

Roadway Projects



Improves performance



Does not improve or reduce performance



Reduces performance

## Comments:

This location is still in a predominately farmland area. Nearby services, such as schools, parks, grocery, and other services are likely accessed only by vehicle and there are no plans for public transportation to this location. Consider adding a bike lane along Meadow Park Boulevard as shown in *Middleton Connects*. Since Willis Road is longer than 0.5 miles long, consider adding traffic calming measures to discourage speeding and improve safety.

**Who we are:** The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with *Communities in Motion*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available [online](#). See the [Development Review User Guide](#) for more information on the red, yellow, and green checklist thresholds.



[www.compassidaho.org](http://www.compassidaho.org)



[info@compassidaho.org](mailto:info@compassidaho.org)



**COMPASS**  
COMMUNITY PLANNING ASSOCIATION  
of Southwest Idaho

Sent: 3/22/23

EXHIBIT  
22

## Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the [COMPASS Complete Network Policy \(No. 2022-01\)](#). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network [map](#) for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

**Corridor Name:** N/A

**Primary Use:** N/A

**Secondary Use:** N/A

### Bicycle and Pedestrian Infrastructure

- ✓ Provide sidewalks, crosswalks, and micropaths to connect destinations
- ✓ Apply traffic calming measures to discourage speeding on local roads

## Long-Term Funded and Unfunded Capital Projects

**CIM Priority Corridor:** Purple Sage Road (Old Highway 30 to Can Ada Road)

Widening Purple Sage Road (Old Highway 30 to Can Ada Road) to three lanes is an unfunded state and local project in *Communities in Motion 2050* and is unfunded.

More information on transportation needs and projects based on forecasted future growth is available at:

<https://compassidaho.maps.arcgis.com/apps/instant/portfolio/index.html?appid=6c1eebca233d49c4935825136f338fac>

## ***Fiscal Impact Analysis***


Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

### **Net Fiscal Impact by Agency**

N/A City

 County

 Highway District

N/A School District

Breakeven point across all agencies: 5 years

### **Additional Information:**

- Capital improvements to Purple Sage Road are not included in the fiscal impact analysis as the project is currently unfunded.

Disclaimer: *This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:*

[www.compassidaho.org/prodserv/fiscalimpact.htm](http://www.compassidaho.org/prodserv/fiscalimpact.htm)



## Debbie Root

---

**From:** Flack,Brandon <brandon.flack@idfg.idaho.gov>  
**Sent:** Thursday, March 9, 2023 3:07 PM  
**To:** Debbie Root  
**Subject:** [External] Legal Notice RZ2021-0056 & SD2021-0059 /Farmington Hills

Hi Deb,

The Idaho Department of Fish and Game (IDFG) has received Canyon County's request for information related to a conditional rezone of approximately 217 acres subject to a pre-annexation agreement and development agreement. The proposed development contains 421 residential lots for a single family housing subdivision located north of Foothill Rd. between Lansing lane and Duff Lane in Middleton. This email serves as an IDFG letter addressing fish, wildlife, and plant resources as a component of the natural features of the property, including any sensitive plant and wildlife species recorded in the project vicinity. It also provides recommendations for residential developments for consideration by the County Commission.

IDFG has not conducted specific wildlife surveys on the property. The Idaho Fish and Wildlife Information System (IFWIS) database contains no records of special-status plant or animal species on or within 0.5 miles of the project property. Aerial imagery indicates the parcel is currently disturbed, being used for agricultural production. Considering the footprint of the project overlays an area that has already been disturbed and little intact native habitat exists on the project property or on the adjacent properties, IDFG would not anticipate effects of the proposed activities on native plant or terrestrial wildlife populations. However, the aerial imagery also indicates the presence of large deciduous trees which can provide nesting and perching locations for many bird species. According to the Migratory Bird Treaty Act of 1918 (MBTA), if birds are actively using those trees for nesting and chicks are present, the nests may not be disturbed (i.e., the trees may not be removed) until after the chicks have fledged and permanently left the nest. Questions related to the MBTA and it's rules and regulations should be directed to the Idaho U.S. Fish and Wildlife Service Office at (208) 378-5243.

In addition, IDFG recommends the following practices for residential subdivisions:

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, dramatically increase a residential subdivision's negative effects on wildlife.
- Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, garbage, gardens, etc.) be maintained in a way to reduce wildlife conflicts (skunks, foxes, raccoons, magpies, etc.). Eliminating or minimizing the potential for wildlife depredations is the responsibility of the property owner.
- Native vegetation should be retained to the extent possible during project implementation to support birds, small mammals, and pollinator species.
- Retain buffers of riparian vegetation that surround any wetland resources, including ponds, on the property.
- All fencing within and around the subdivision should be wildlife friendly. IDFG can provide additional details upon request.

Thank you for your interest in the state's fish, wildlife, and plant resources. Please feel free to contact me with additional information needs or other questions.

Regards,

**Brandon Flack**  
Regional Technical Assistance Manager  
Idaho Dept. of Fish and Game

Southwest Region  
15950 N. Gate Blvd.  
Nampa, ID 83687  
Ph: (208) 854-8947



# CANYON SOIL CONSERVATION DISTRICT



2208 E. Chicago, Suite A  
Caldwell, ID 83605  
Phone 208-779-3443  
Fax 1-877-504-6752

SUPERVISORS: Mike Swartz, Chairman; Robert McKellip Vice Chairman;  
Dave Dixon, Secretary/Treasurer; Mike Somerville, Supervisor; & Rex Runkle, Supervisor  
ASSOCIATE SUPERVISORS: Tom Johnston, Rich Sims & Matt Livengood  
SOIL CONSERVATION DISTRICT STAFF: Lori Kent, Administrative Assistant & Stan Haye, Soil Conservation Technician

**March 13, 2023**

**To: Dan Lister Planner of Record  
Canyon County Development Services**

**From: Canyon Soil Conservation District (Canyon SCD)**

**Subject: Notification to Canyon pursuant to the local use Planning Act**

Thank you for sending Canyon Soil Conservation District (SCD) several zoning requests. They are: CR2023-0003/Pruett, CR2022-0027 & SD2022-0043/Dave Hess, CR2022-0029/Gross Trust, RZ2021-0056 & SD2021-0059/Ardurra, CR2022-0025/ Molenaar-Schram, CR2022-0003/LWD Development Inc. , CR2021-0006 & SD2021-0032/Dembi Estates Subdivision, CR2022-0032/Virgil Iovu, OR2022-0010 & CR2022-0031/Werhane.

They are: CR2023-0003/Pruett, CR2022-0027 & SD2022-0043/Dave Hess, CR2022-0029/Gross Trust, RZ2021-0056 & SD2021-0059/Ardurra, CR2022-0025/ Molenaar-Schram, CR2022-0003/LWD Development Inc. , CR2021-0006 & SD2021-0032/Dembi Estates Subdivision, CR2022-0032/Virgil Iovu, OR2022-0010 & CR2022-0031/Werhane

Continued Partnership and Conservation.

Sincerely,

*Rich Sims Acting for*  
Mike Swartz, Canyon SCD Chairman

All programs and services of the Canyon Soil Conservation District are offered on a nondiscriminatory basis without regard to race, color, national origin, religion, sex, age, disability, marital or familial status, and political beliefs.

EXHIBIT  
24





United States  
Department of  
Agriculture

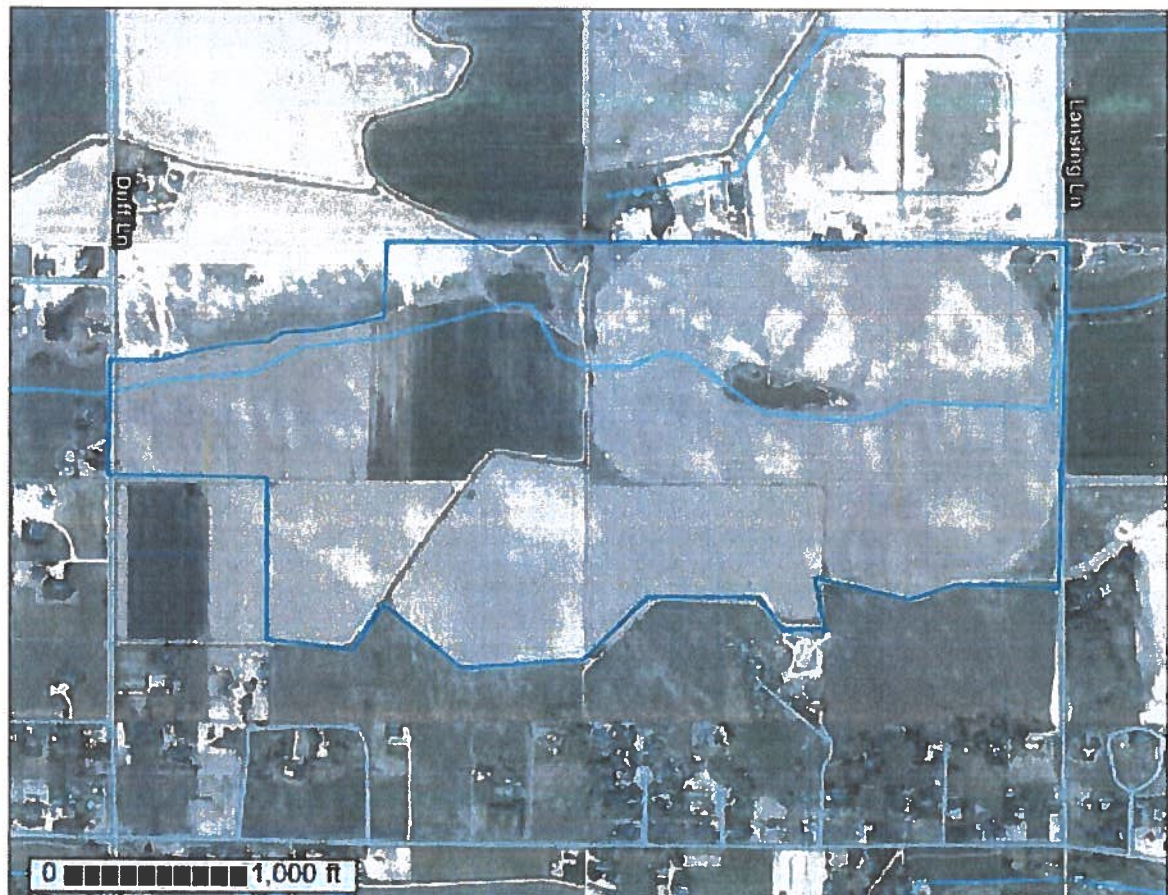
**NRCS**

Natural  
Resources  
Conservation  
Service

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

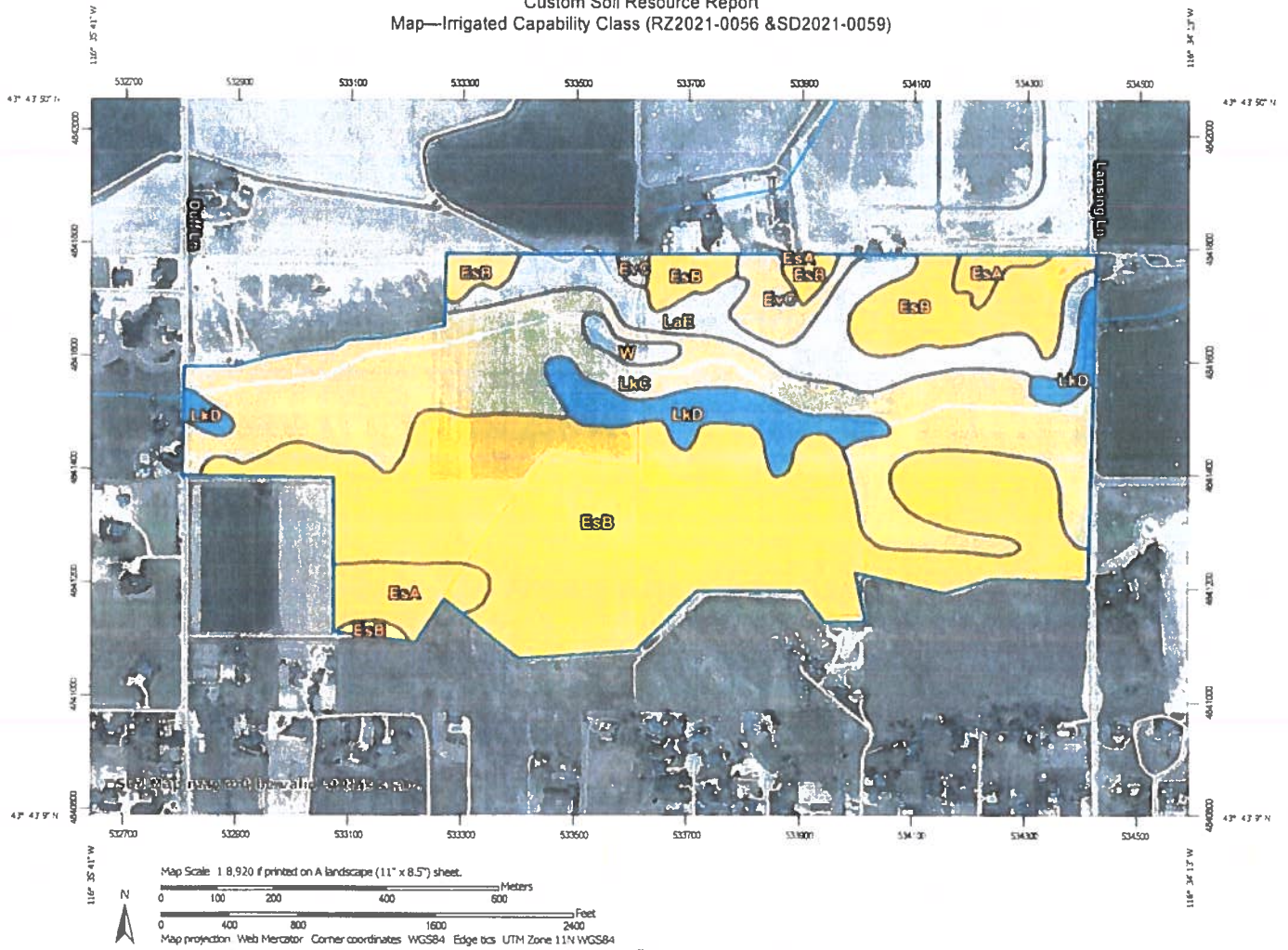
# Custom Soil Resource Report for **Canyon Area, Idaho**

**RZ2021-0056 &SD2021-0059  
Ardurra**



March 8, 2023

Custom Soil Resource Report  
 Map—Irrigated Capability Class (RZ2021-0056 &SD2021-0059)



# Custom Soil Resource Report

**Table—Irrigated Capability Class (RZ2021-0056 &SD2021-0059)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsA	Elijah-Chilcott silt loams, 0 to 1 percent slopes	3	8.7	4.0%
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	108.6	49.8%
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	4	5.3	2.4%
LaE	Lankbush sandy loam, 12 to 30 percent slopes		20.4	9.3%
LkC	Lankbush-Elijah-Vickery silt loams, 3 to 7 percent slopes	4	60.4	27.7%
LkD	Lankbush-Elijah-Vickery silt loams, 7 to 12 percent slopes	6	12.8	5.9%
W	Water		1.8	0.8%
<b>Totals for Area of Interest</b>			<b>217.9</b>	<b>100.0%</b>

## **Rating Options—Irrigated Capability Class (RZ2021-0056 &SD2021-0059)**

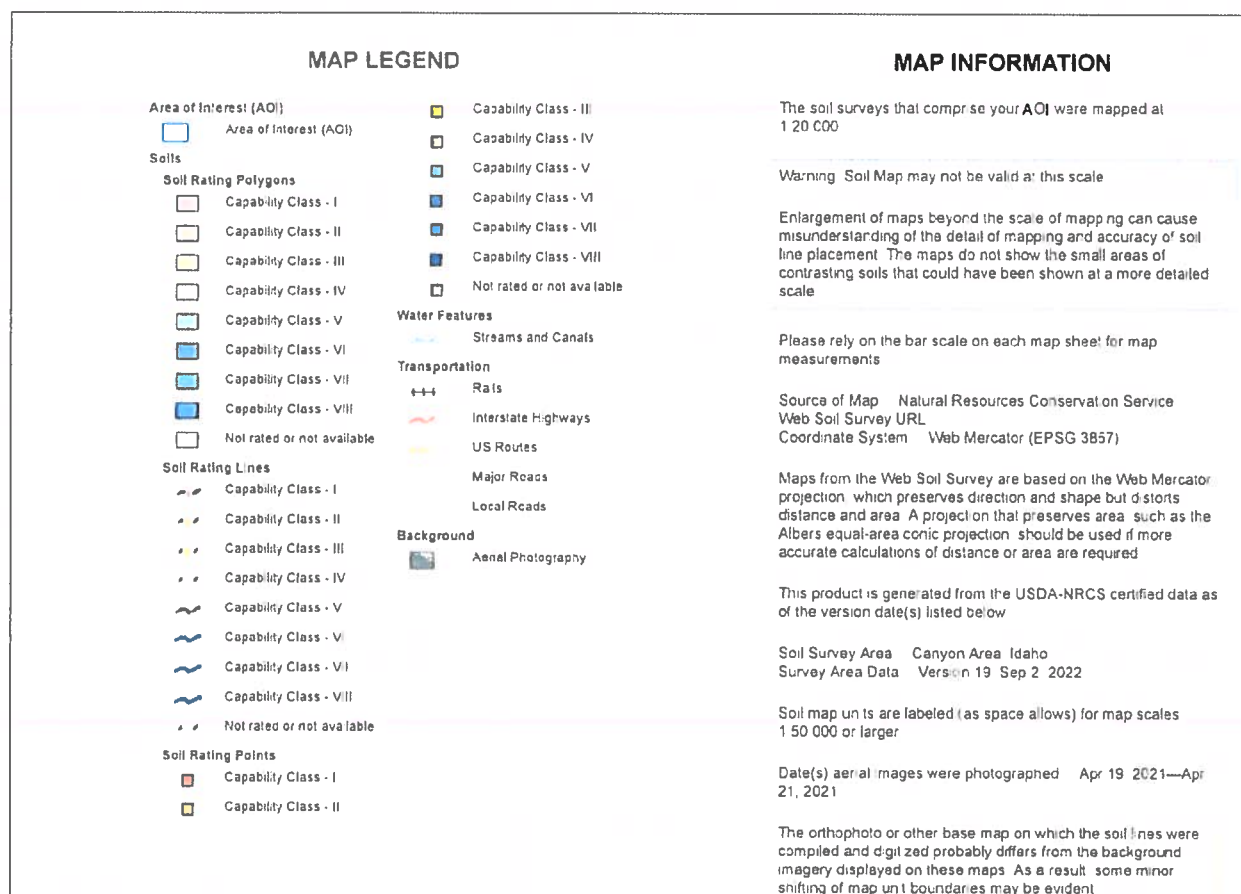
*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*



## Custom Soil Resource Report





December 18, 2023

Debbie Root, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

Subject: RZ2021-0056 & SD2021-0059  
Dear Ms. Root:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects 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://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

**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 district health department.
- 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 ground water.
- 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.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (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.
- 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 ground water 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

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- 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 GROUND WATER 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 Conservation 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 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.
- **Ground Water 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 Rebecca Blankenau, 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, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. 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 conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. 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,



Aaron Scheff  
Regional Administrator

c:

2021AEK



100 E Bower Street, Suite 110  
Meridian, ID 83642  
(208) 288-1992

August 12, 2022

Mr. Devin Krasowski  
Associate Engineer  
Development Services Department  
111 North 11<sup>th</sup> Ave. #140  
Caldwell, Idaho 83605

**Re: Farmington Hills Preliminary Plat Application**

Dear Mr. Krasowski,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Farmington Hills dated June 21, 2022. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17.

1. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
2. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
3. Easements for sewer / water facilities will be required where placed outside of public right of way.
4. Plat shall comply with requirements of the local highway district.
5. Plat shall comply with irrigation district requirements.
6. Plat shall comply with Southwest District Health requirements.

We recommend that the **Preliminary Plat be APPROVED**. Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

**KELLER ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Justin Walker".

Justin Walker, P.E.  
County Engineer

EXHIBIT  
26





100 E Bower Street, Suite 110  
Meridian, ID 83642  
(208) 288-1992

May 31, 2022

Ms. Juli McCoy  
Canyon County Planner  
Development Services Department  
111 North 11<sup>th</sup> Ave. #140  
Caldwell, Idaho 83605

**Re: Farmington Hills Preliminary Plat Application**

Dear Ms. McCoy,

Keller Associates, Inc. has reviewed the Preliminary Plat for the Farmington Hills dated November 9, 2021. We reviewed the applicant's package for conformance with the Canyon County Code Ordinance Article 17. We have the following comments in order for the applicant to satisfy the County's requirements:

1. Please update the year in the title block to 2022.
2. The Residential Area, Right-of-Way Area and Common Area don't equal the Total Property Area in the Area and Lot Summary table. Please update.
3. Update parcel R3759541100 ownership to Michael & Jake Conklin. It appears ownership transferred after the plat was drafted.
4. Update parcel R3759540900 to Jonathan & Kristen Wood.
5. Update parcel R3759540700 to Robert Collins, 24564 Regal Rd, Middleton, ID 83644.
6. Update Parcel R37617010A0 to Callister LLC., 174 S Kestrel Place No. 204, Eagle, ID 83616.
7. It appears parcel R3761500000 'Callister LLC.' Has since been subdivided according to the Canyon County GIS. Please update the plat to depict the parcels and include ownership/addresses.
8. Update parcel R2739900000 'Marilyn A. Branch Trust' to Cheryl A. Wheless.
9. Provide easement dimensions for private driveway ingress/egress to lots 52 & 53. Ultimately, an easement and road users agreement will be required prior to approval of final plat mylar and private driveway will be required to be constructed to County standards.
10. Why isn't Meadow Park Boulevard being constructed all along north property line to be connected on both east and west ends to existing portions of this roadway?
11. Please provide the Geotechnical report that is referenced in the Slope Stabilization & Re-vegetation report.
12. Sheet 3.0 (Preliminary Grading Plan) shows locations that have slopes greater than 15%. It appears these areas extend beyond the view window. Please provide a proposed grading

and drainage plan for all areas shaded with slopes greater than 15% with the proposed lot lines overlayed that includes the information required in the Hillside code (07-17-33).

13. Please provide a Geology and Hydrology report for all areas shaded with slopes greater than 15% that includes the information required in the Hillside code (07-17-33).
14. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained unless approved in writing by the local irrigation district or ditch company.
15. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
16. Easements for sewer / water facilities will be required where placed outside of public right of way.
17. Plat shall comply with requirements of the local highway district.
18. Plat shall comply with irrigation district requirements.
19. Plat shall comply with Southwest District Health requirements.

We recommend that **conditions 1 through 13 listed above be addressed prior to approval of the Preliminary Plat.** Any variance or waivers to the Canyon County standards, ordinances, or policies must be specifically approved in writing by the County. Approval of the above-referenced Preliminary Plat, when granted, does not relieve the Registered Professional Land Surveyor or the Registered Professional Engineer of those responsibilities.

If you have any questions, please do not hesitate to call Keller Associates at (208) 244-5065.

Sincerely,

**KELLER ASSOCIATES, INC.**



Justin Walker, P.E.  
County Engineer

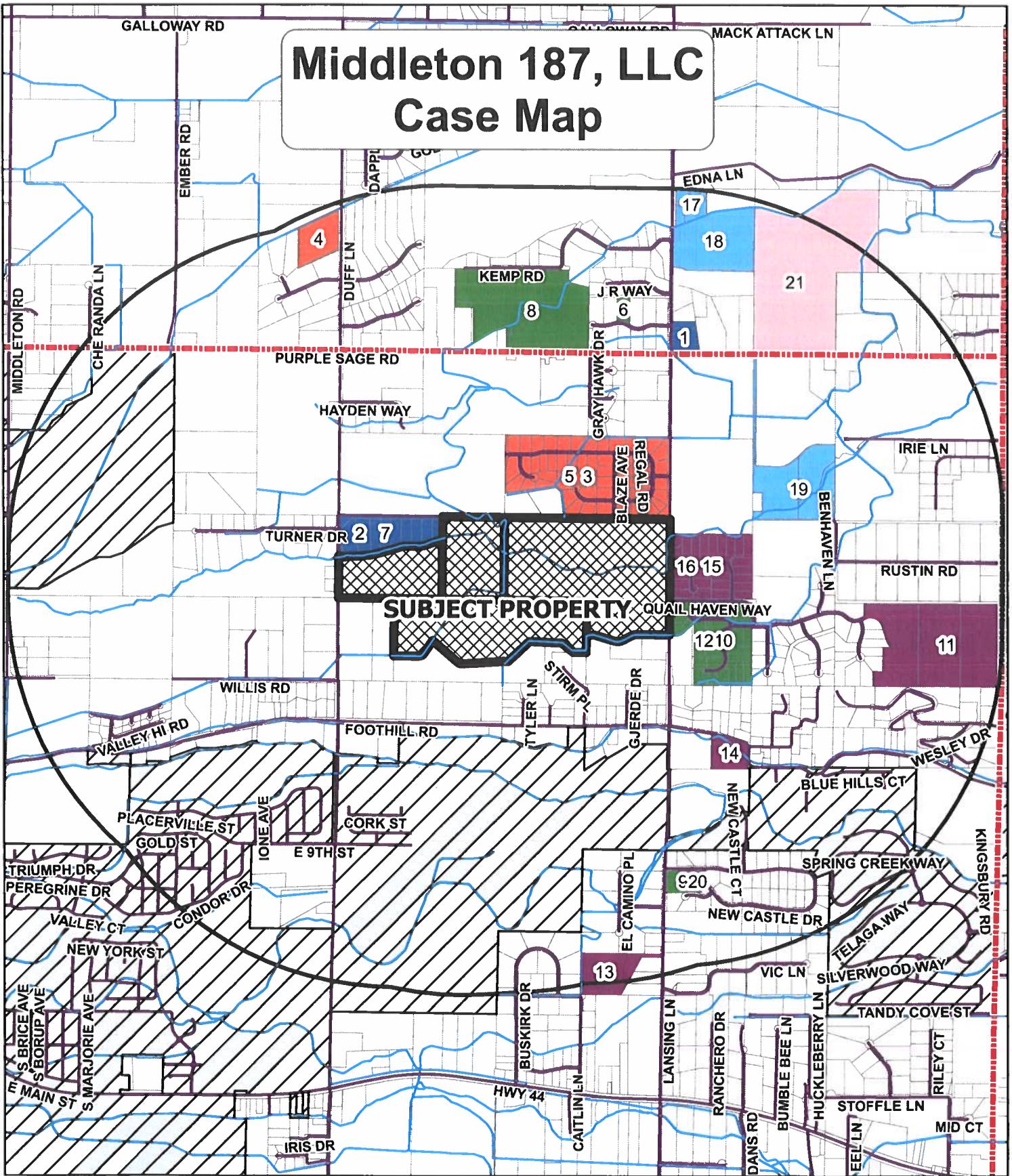
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includes Common Lot.

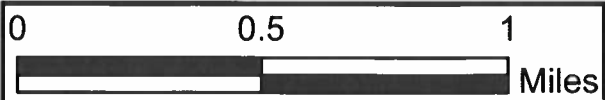


# Middleton 187, LLC Case Map



YEAR	
2023	2020
2022	2019
2021	2018

EXHIBIT  
28



CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2018-0006	AG to RR	Edward Vence	APPROVED
2	RZ2018-0016	AG to R1	Tucker, Julie	APPROVED
3	RZ2018-0026	Rezone RR to R1	Lansing Investments Partners, LLC	APPROVED
4	CR2018-0010	AG to CR-RR	White, Matthew	APPROVED
5	SD2019-0025	Cascade Hill Sub	Cascade Hills Sub	APPROVED
6	CU2019-0025	CUP Special Events Facility	CU2019-0025	APPROVED
7	SD2020-0007	Meadow Bluff Estates	Meadow Bluff Estates	APPROVED
8	SD2020-0003	Oaklee Estates Sub	Oaklee Estates Sub	APPROVED
9	RZ2020-0014	Rezone AG to R1	Biggins	APPROVED
10	SD2020-0011	Preliminary Plat - C3	C3	APPROVED
11	SD2019-0039	Plat - Watt's Hollow Sub	Watt's Hollow Sub	APPROVED
12	RZ0020-0006	Rezone AG to R1	Callister LLC	APPROVED
13	RZ2020-0027	Rezone AG to R1	Schatzel	APPROVED
14	RZ2021-0017	Rezone AG to RR	Terry Bruce	APPROVED
15	SD2021-0008	Plat - C4 sub	C4 Callister, LLC	APPROVED
16	CR2021-0010	Rezone AG to R1	Callister, LLC	APPROVED
17	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
18	RZ2021-0034	Rezone A to RR	Cotner John	APPROVED
19	RZ2021-0036	Rezone AG to CR-R1	Richards/ Larsen	APPROVED
20	SD2021-0046	Short Plat 3 Res Lots - Lansing Lane Sub	Lansing Lane Sub	APPROVED
21	RZ2022-0011	Rezone AG to RR	Sierra Vista Properties	DENIED



# Middleton 187, LLC Subdivision Map

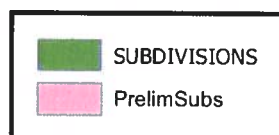
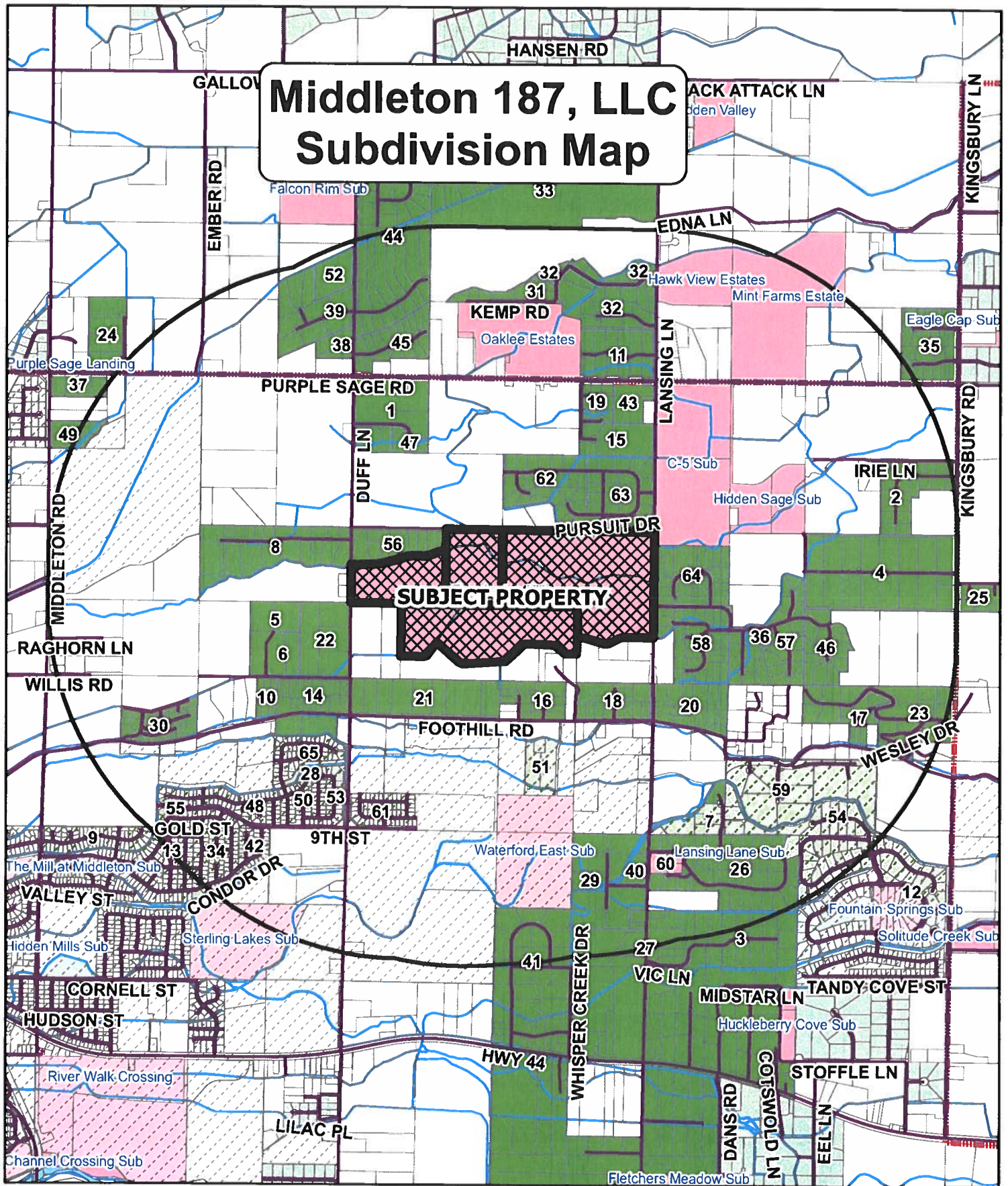
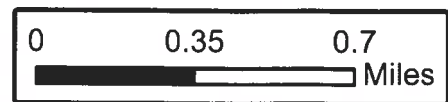


EXHIBIT  
29  
1 MILE





# SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
65	2663.59	1378	1.93
NUMBER OF SUBS IN FLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
9	594.42	777	0.77
NUMBER OF LOTS IN FLATTING	ACRES	NUMBER OF LOTS	AVERAGE LOT SIZE
103	6.04	1.41	0.39
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE
0	0	0	0
		MAXIMUM	
		0	

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	No. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
PORT OF CHANCE SUBDIVISION	1	5N2W33	35.01	6	5.83	COUNTY (Canyon)	2001
SAGE RUN ESTATES	2	5N2W34	26.02	21	1.24	COUNTY (Canyon)	2001
SCHREINER ESTATES	3	4N2W03	49.40	20	2.47	COUNTY (Canyon)	1998
SLOVACZEK SUB	4	5N2W34	80.06	17	4.71	0	1971
SMITH RIDGE ESTATES	5	5N2W32	16.52	4	4.13	0	2002
SMITH RIDGE ESTATES #2	6	5N2W32	10.02	2	5.01	0	2005
SQUIRES SUB	7	4N2W03	13.02	6	2.17	0	2003
TURNER'S SKY LINE SUB	8	5N2W32	47.52	23	2.07	0	1972
VICTORY HEIGHTS (MI)	9	4N2W05	18.90	58	0.33	MIDDLETON (CITY)	2002
VIEW POINTE SUB	10	4N2W05	5.75	3	1.92	0	2002
WILLOW CRK RCH ESTATES #1	11	5N2W28	26.90	16	1.68	COUNTY (Canyon)	1993
LAKES AT TELAGA PHASE 1	12	4N2W03	66.06	149	0.44	0	2006
MIDDLETON HEIGHTS #2	13	4N2W05	17.20	55	0.31	0	2003
BERNICE ESTATES	14	4N2W05	18.82	17	1.11	0	1973
BLACKMON ACRES	15	5N2W33	16.86	5	3.37	COUNTY (Canyon)	2004
COUNTRY FOOTHILLS	16	4N2W04	15.33	14	1.10	0	1994
ELK RIDGE ESTATE	17	4N2W03	9.46	9	1.05	0	1995
GUERDE VIEW SUB	18	4N2W04	18.59	13	1.43	0	1971
GRAY HAWK SUB	19	5N2W33	10.01	9	1.11	COUNTY (Canyon)	2003
HUNTER'S RIDGE SUB	20	4N2W03	23.64	16	1.48	0	1986
J P'S SUNRISE ESTATES	21	4N2W04	39.29	9	4.37	0	1997
KILLDEER MEADOW	22	5N2W32	26.55	3	8.85	0	2000
KINGSBURY ESTATES	23	4N2W03	46.32	17	2.72	0	1972
KY-ODY ACRES	24	5N2W32	19.94	5	3.99	COUNTY (Canyon)	1998
LAKETREE ESTATES	25	5N2W35	15.01	7	2.14	0	1998
LANSING MEADOWS SUB	26	4N2W03	65.02	50	1.30	COUNTY (Canyon)	2002
LEMP PARK URBAN TRACTS	27	4N2W09	916.60	1	916.60	COUNTY (Canyon)	1913
LITTLE CREEK ESTATES	28	4N2W05	57.10	3	19.03	MIDDLETON (CITY)	2000
MEADOW CREEK SUB	29	4N2W04	43.93	9	4.88	COUNTY (Canyon)	2000
NORTH RIDGE ESTATES	30	4N2W05	19.20	34	0.56	0	1973
WILLOW CRK RCH ESTATES #2	31	5N2W28	14.92	8	1.87	COUNTY (Canyon)	1998
WILLOW CRK RCH ESTATES #3	32	5N2W28	39.39	22	1.79	COUNTY (Canyon)	2004
WILLOWVIEW SUB #2	33	5N2W28	113.75	16	7.11	COUNTY (Canyon)	2006
FALCON VALLEY #1	34	4N2W05	25.27	95	0.27	MIDDLETON (CITY)	2007
KINGSBURY MEADOWS SUBDIVISION	35	5N2W27	30.00	25	1.20	COUNTY (Canyon)	2007
RE-PLAT OF LOT 14, THE RIDGE AT QUAIL HOLLOW	36	5N2W34	1.00	1	1.00	0	2019
SUMMERSAGE ESTATES SUBDIVISION	37	5N2W32	9.71	4	2.43	COUNTY (Canyon)	2008
TATONKA BISON SUB	38	5N2W29	6.81	2	3.40	COUNTY (Canyon)	2007
STONY BROOK SUB	39	5N2W29	31.30	9	3.48	COUNTY (Canyon)	2009
PARKERS ADDITION SUB	40	4N2W04	4.83	2	2.41	COUNTY (Canyon)	2005
WHISPER CREEK ESTATES PH 2 AND 3	41	4N2W04	55.74	20	2.79	0	1995
FALCON VALLEY #2	42	4N2W05	8.31	37	0.22	MIDDLETON (CITY)	2014
REPLAT OF PONY MEADOW SUBDIVISION	43	5N2W33	9.26	2	4.63	COUNTY (Canyon)	2021
THOROUGHBRID ESTATES SUBDIVISION	44	5N2W28	91.62	40	2.29	COUNTY (Canyon)	2014
MOON SHADOW ESTATES	45	5N2W33	21.33	18	1.18	COUNTY (Canyon)	2007
WYATT'S HOLLOW SUBDIVISION NO. 1	46	5N2W34	20.77	13	1.60	COUNTY (Canyon)	2014
RE-PLAT OF PORT OF CHANCE SUBDIVISION	47	5N2W33	4.99	2	2.49	COUNTY (Canyon)	2016
FALCON VALLEY SUBDIVISION NO. 3	48	4N2W05	17.13	57	0.30	MIDDLETON	2016
JUBILEE PARADISE SUBDIVISION	49	5N2W32	8.77	2	4.38	COUNTY (Canyon)	2018
FALCON VALLEY SUBDIVISION NO. 4	50	4N2W05	16.49	65	0.25	MIDDLETON	2019
RAW PASTURES ESTATES	51	4N2W04	12.52	4	3.13	MIDDLETON	2019
WHITE RANCH ESTATES	52	5N2W29	9.77	1	9.77	COUNTY (Canyon)	2019
FALCON VALLEY SUBDIVISION NO. 5	53	4N2W05	8.17	25	0.33	MIDDLETON	2020

BLUE MEADOWS SUBDIVISION NO. 1	54	4N2W03	25.81	18	1.43	MIDDLETON	2020
FALCON VALLEY SUBDIVISION NO. 6	55	4N2W05	9.64	33	0.29	MIDDLETON	2020
MEADOW BLUFF ESTATES SUBDIVISION	56	5N2W33	20.62	10	2.06	COUNTY (Canyon)	2021
THE RIDGE AT QUAIL HOLLOW	57	5N2W34	41.58	26	1.60	COUNTY (Canyon)	2007
C-3 SUBDIVISION	58	5N2W34	33.03	30	1.10	COUNTY (Canyon)	2021
BLUE MEADOWS SUBDIVISION NO. 2	59	4N2W03	54.38	12	4.53	MIDDLETON	2022
LANSING LANE SUBDIVISION NO. 1	60	4N2W03	4.73	3	1.58	CANYON COUNTY	2022
WATERFORD SUBDIVISION NO. 1	61	4N2W04	17.53	57	0.31	MIDDLETON	2022
CASCADE HILLS SUBDIVISION NO. 2	62	5N2W33	33.20	26	1.28	COUNTY (Canyon)	2022
CASCADE HILLS SUBDIVISION NO. 1	63	5N2W33	36.67	26	1.41	COUNTY (Canyon)	2021
C-4 SUBDIVISION	64	5N2W34	31.43	25	1.26	COUNTY (Canyon)	2023
FALCON VALLEY SUBDIVISION NO. 7	65	4N2W05	19.08	61	0.31	MIDDLETON	2023

## SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Hawk View Estates	26.75	12	2.23
Sterling Lakes Sub	51.42	114	0.45
Farmington Hills	186.65	339	0.55
Mint Farms Estates	90.57	57	1.59
Lansing Lane Sub	4.76	3	1.59
Oaklee Estates	54.90	36	1.53
C-5 Sub	86.41	34	2.54
Waterford East Sub	61.08	165	0.37
Hidden Sage Sub	31.88	17	1.88

## MOBILE HOME & RV PARKS

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



# Middleton 187, LLC Subdivision Map 0.25 mile buffer

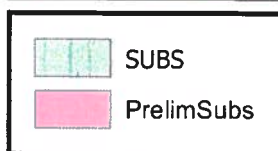
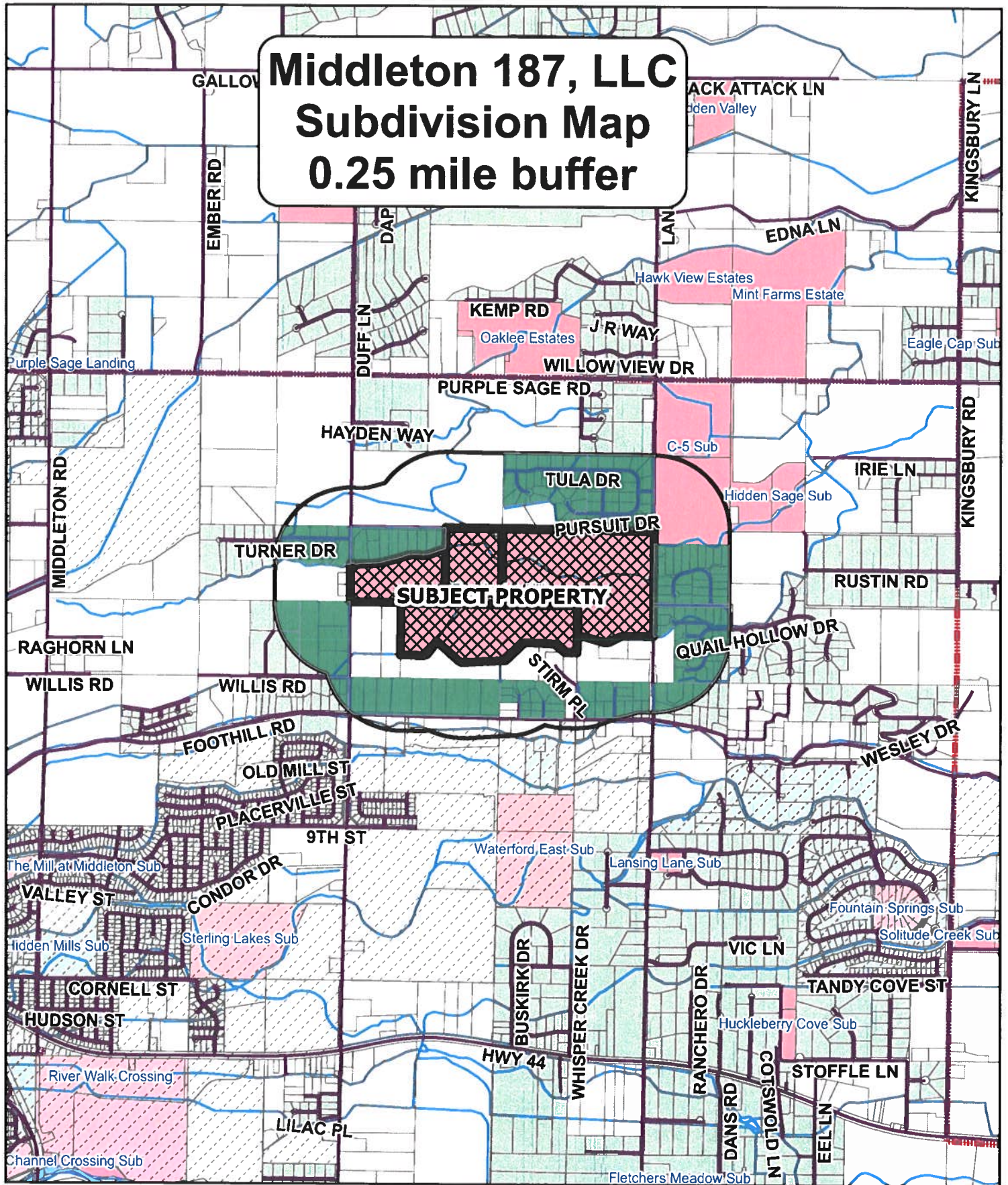


EXHIBIT  
29  
1/4 MILE





## SUBDIVISION & LOT REPORT

NUMBER OF SUBS		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
16		429.65	250	1.72	
NUMBER OF SUBS IN PLATTING		ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
3		86	34	2.54	
NUMBER OF LOTS IN PLATTING		ACRES IN LOT	NUMBER OF LOTS	AVERAGE LOT SIZE	
0		0	0	0	
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0		0	0	0	0

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
SMITH RIDGE ESTATES	5N2W32	16.515282	4	4.13	<Null>	2002
SMITH RIDGE ESTATES #2	5N2W32	10.016446	2	5.01	<Null>	2005
TURNER'S SKY LINE SUB	5N2W32	47.51761	23	2.07		1972
BERNICE ESTATES	4N2W05	18.816171	17	1.11		1973
BLACKMON ACRES	5N2W33	16.857842	5	3.37	COUNTY (Canyon)	2004
COUNTRY FOOTHILLS	4N2W04	15.333818	14	1.10		1994
GIERDE VIEW SUB	4N2W04	18.585944	13	1.43		1971
HUNTER'S RIDGE SUB	4N2W03	23.642614	16	1.48		1986
J P'S SUNRISE ESTATES	4N2W04	39.288615	9	4.37		1997
KILLDEER MEADOW	5N2W32	26.547288	4	6.64		2000
MEADOW BLUFF ESTATES SUBDIVISION	5N2W33	20.623577	10	2.06	COUNTY (Canyon)	2021
THE RIDGE AT QUAIL HOLLOW	5N2W34	41.577332	26	1.60	COUNTY (Canyon)	2007
C-3 SUBDIVISION	5N2W34	33.029178	30	1.10	COUNTY (Canyon)	2021
CASCADE HILLS SUBDIVISION NO. 2	5N2W33	33.19987	26	1.28	COUNTY (Canyon)	2022
CASCADE HILLS SUBDIVISION NO. 1	5N2W33	36.67163	26	1.41	COUNTY (Canyon)	2021
C-4 SUBDIVISION	5N2W34	31.429078	25	1.26	COUNTY (Canyon)	2023

## SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
C-5 Sub	86.41	34.00	2.54

## MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
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# Middleton 187, LLC Subdivision Map 0.5 mile buffer

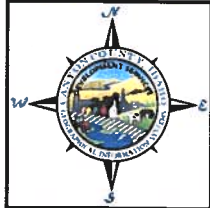
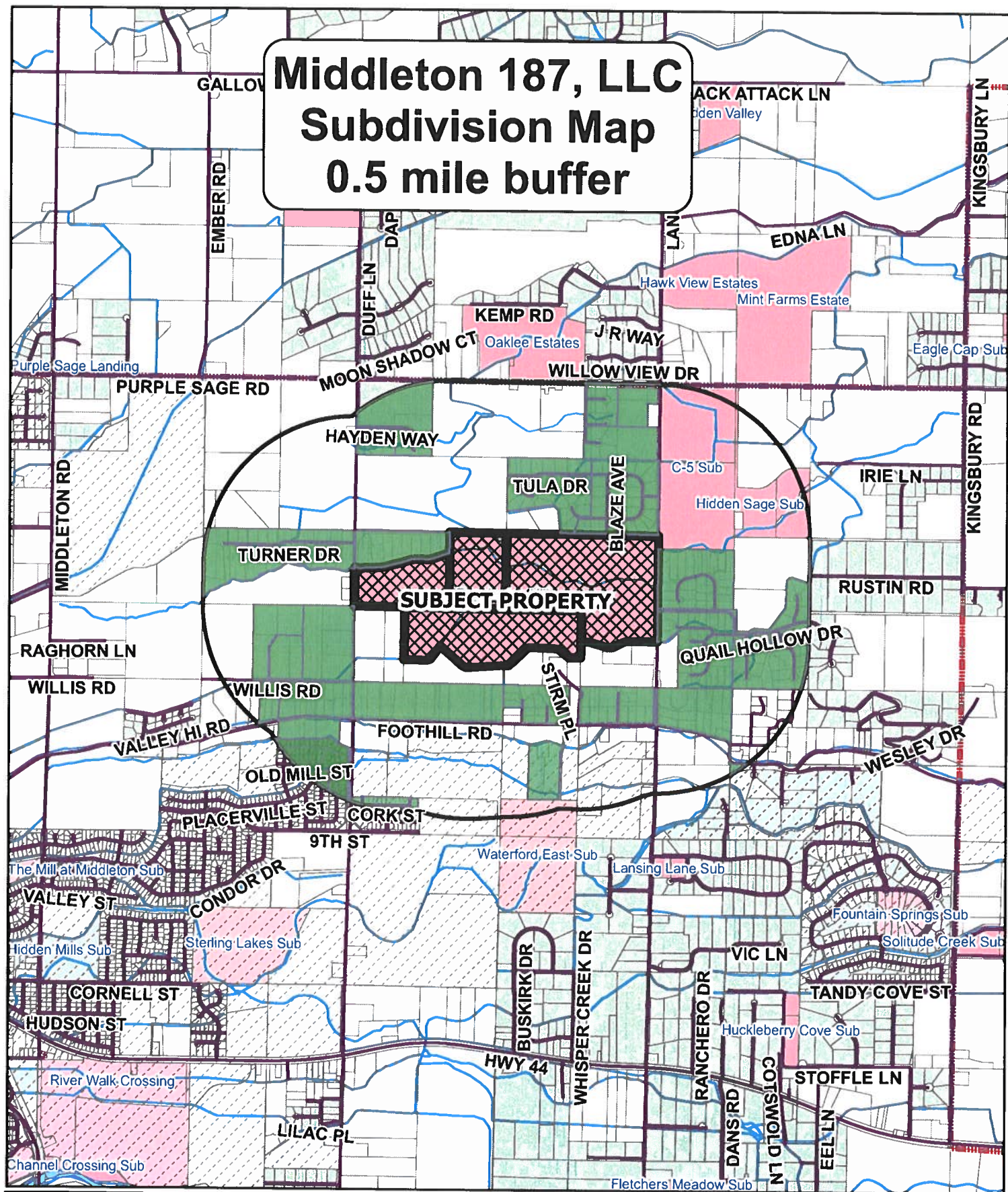
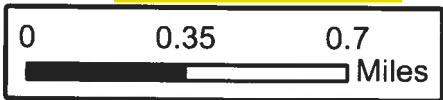


EXHIBIT  
29  
1/2 MILE





## SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
33	863.04	558	1.55
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	179	216	0.83
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE
0	0	0	0
0	0	0	0

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF ...	Year
PORT OF CHANCE SUBDIVISION	SN2W33	35.01	6	5.83	COUNTY (Canyon)	2001
SLOVACZEK SUB	SN2W34	80.06	17	4.71		1971
SMITH RIDGE ESTATES	SN2W32	16.52	4	4.13		2002
SMITH RIDGE ESTATES #2	SN2W32	10.02	2	5.01		2005
TURNER'S SKY LINE SUB	SN2W32	47.52	23	2.07		1972
VIEW POINTE SUB	4N2W05	5.75	3	1.92		2002
WILLOW CRK RCH ESTATES #1	SN2W28	26.90	16	1.68	COUNTY (Canyon)	1993
BERNICE ESTATES	4N2W05	18.82	17	1.11		1973
BLACKMON ACRES	SN2W33	16.86	5	3.37	COUNTY (Canyon)	2004
COUNTRY FOOTHILLS	4N2W04	15.33	14	1.10		1994
GJERDE VIEW SUB	4N2W04	18.59	13	1.43		1971
GRAY HAWK SUB	SN2W33	10.01	9	1.11	COUNTY (Canyon)	2003
HUNTER'S RIDGE SUB	4N2W03	23.64	16	1.48		1986
J P'S SUNRISE ESTATES	4N2W04	39.29	9	4.37		1987
KILLDEER MEADOW	SN2W32	26.55	4	6.64		2000
LITTLE CREEK ESTATES	4N2W05	57.10	3	19.03	MIDDLETON (CITY)	2019
RE-PLAT OF LOT 14, THE RIDGE AT QUAIL HOLLOW	SN2W34	1.00	1	1.00		2021
REPLAT OF PONT MEADOW SUBDIVISION	SN2W33	9.26	2	4.63	COUNTY (Canyon)	2014
WYATT'S HOLLOW SUBDIVISION NO. 1	SN2W34	20.77	13	1.60	COUNTY (Canyon)	2016
RE-PLAT OF PORT OF CHANCE SUBDIVISION	SN2W33	4.99	2	2.49	MIDDLETON	2019
RAW PASTURES ESTATES	4N2W04	12.52	4	3.13	COUNTY (Canyon)	2021
MEADOW BLUFF ESTATES SUBDIVISION	SN2W33	20.62	10	2.06	COUNTY (Canyon)	2007
THE RIDGE AT QUAIL HOLLOW	SN2W34	41.58	26	1.60	COUNTY (Canyon)	2021
C-3 SUBDIVISION	SN2W34	33.03	30	1.10	MIDDLETON	2022
BLUE MEADOWS SUBDIVISION NO. 2	4N2W03	54.38	12	4.53	COUNTY (Canyon)	2022
WATERFORD SUBDIVISION NO. 1	SN2W33	17.53	57	0.31	COUNTY (Canyon)	2021
CASCADE HILLS SUBDIVISION NO. 2	4N2W03	33.20	26	1.28	COUNTY (Canyon)	2023
CASCADE HILLS SUBDIVISION NO. 1	SN2W33	36.67	25	1.41	MIDDLETON	2022
C-4 SUBDIVISION	SN2W34	31.43	61	1.26	COUNTY (Canyon)	2023
FALCON VALLEY SUBDIVISION NO. 7	4N2W05	19.08	12	0.31	MIDDLETON	2019
BLUE MEADOWS SUBDIVISION NO. 2	4N2W03	54.38	12	4.53	MIDDLETON (CITY)	2020
FALCON VALLEY SUBDIVISION NO. 4	4N2W05	16.49	65	0.25	MIDDLETON (CITY)	2020
FALCON VALLEY SUBDIVISION NO. 5	4N2W05	8.17	25	0.33	MIDDLETON (CITY)	2020

## SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Hidden Sage Sub	31.88	17.00	1.88
Waterford East Sub	61.08	165.00	0.37
C-5 Sub	86.41	34.00	2.54

## MOBILE HOME & RV PARKS



**Middleton 187, LLC**  
**Zoning & Classification Map**

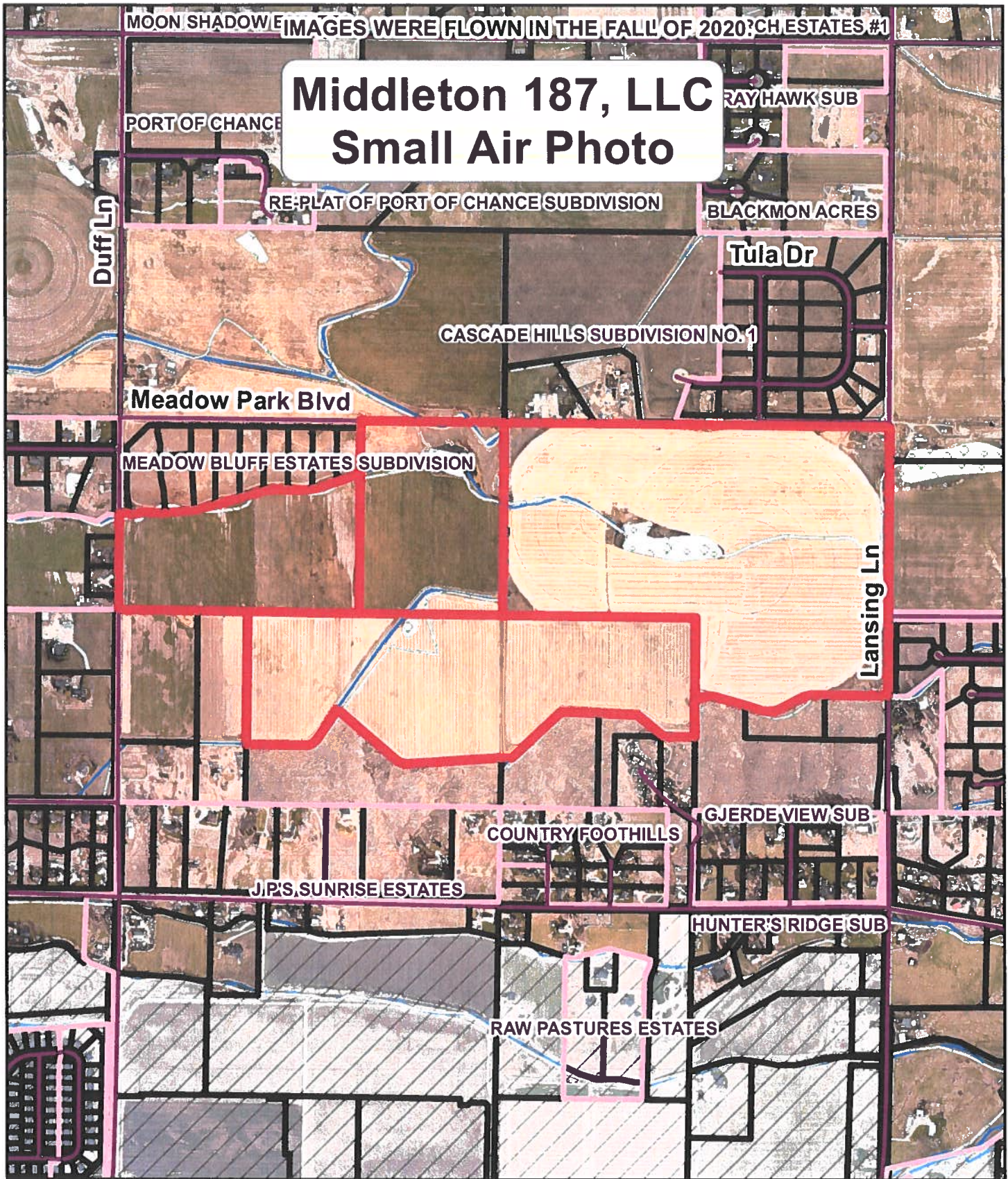
The map displays a network of streets and various zoning classifications indicated by different colors and patterns. The subject property is centrally located and marked with a cross-hatch pattern. Surrounding streets include Galloway Rd, Mack Attack Ln, Edna Ln, Lansing Ln, Rustin Rd, Wesley Dr, Kingsbury Rd, Stoffle Ln, Beehive Ct, Bumble Bee Ln, Honey Bee Ct, Ranchero Dr, Whisper Creek Dr, Buskirk Dr, El Camino Pl, New Castle Dr, Telaga Way, Tandey Cove St, Vic Ln, E 9th St, Foothill Rd, Willis Rd, Turner Dr, Purple Sage Rd, Moon Shadow Ct, Kemp Rd, J R Way, Gray Hawk Dr, Pursuit Dr, Tula Dr, Hayden Way, Irie Ln, Benhaven Ln, Quail Haven Way, Quail Hollow Dr, Stripl, Gjerde Dr, Valley Hi Rd, Plagerville St, Peregrine Dr, Condor Dr, Valley Ct, New York St, Tennessee Dr, Cornell St, E Main St, Iris Dr, and E 9th St. The map also shows a red dashed line running horizontally across the upper portion and a blue line representing a water feature or boundary.



Figure 1: Legend of the symbols used in the diagrams. The legend shows 11 symbols arranged in three rows. Row 1: RR (yellow/black diagonal stripes), R2 (orange horizontal stripes), C2 (pink vertical stripes), M2 (blue diagonal stripes). Row 2: CR-RR (black/white diagonal stripes), C (red horizontal stripes), CR-C2 (purple vertical stripes), AG (white box). Row 3: R1 (yellow horizontal stripes), C1 (red diagonal stripes), M1 (blue horizontal stripes), CR-M1 (dark blue diagonal stripes).

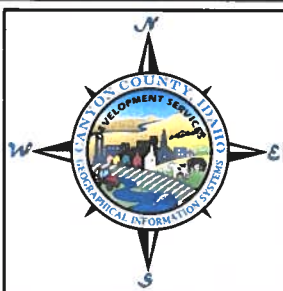
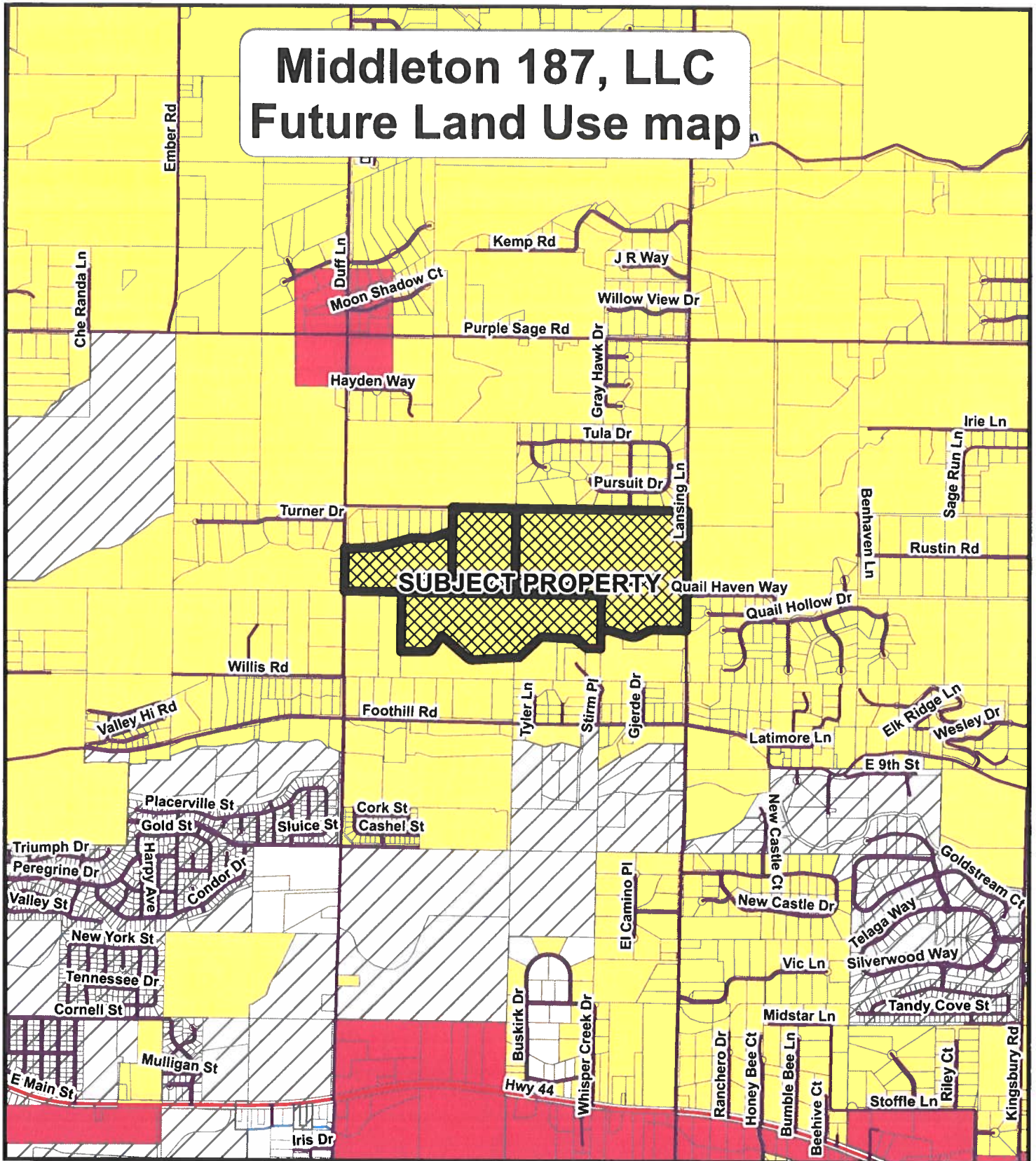
A horizontal scale bar with a black border. It is divided into two equal segments by a vertical line. Above the left segment is the number '0', and above the right segment is the number '1'. In the center of the bar, above the dividing line, is the number '0.5'. To the right of the bar, outside the box, is the word 'Miles'.







# Middleton 187, LLC Future Land Use map

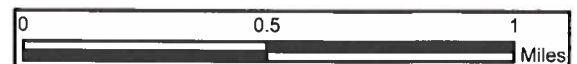


## Legend

Future Land Use 2011\_2022

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

EXHIBIT  
32







A horizontal scale bar with tick marks at 0, 0.4, and 0.8. The word "Miles" is written at the right end of the bar.



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

# Middleton 187, LLC Nitrate Priority & Wells

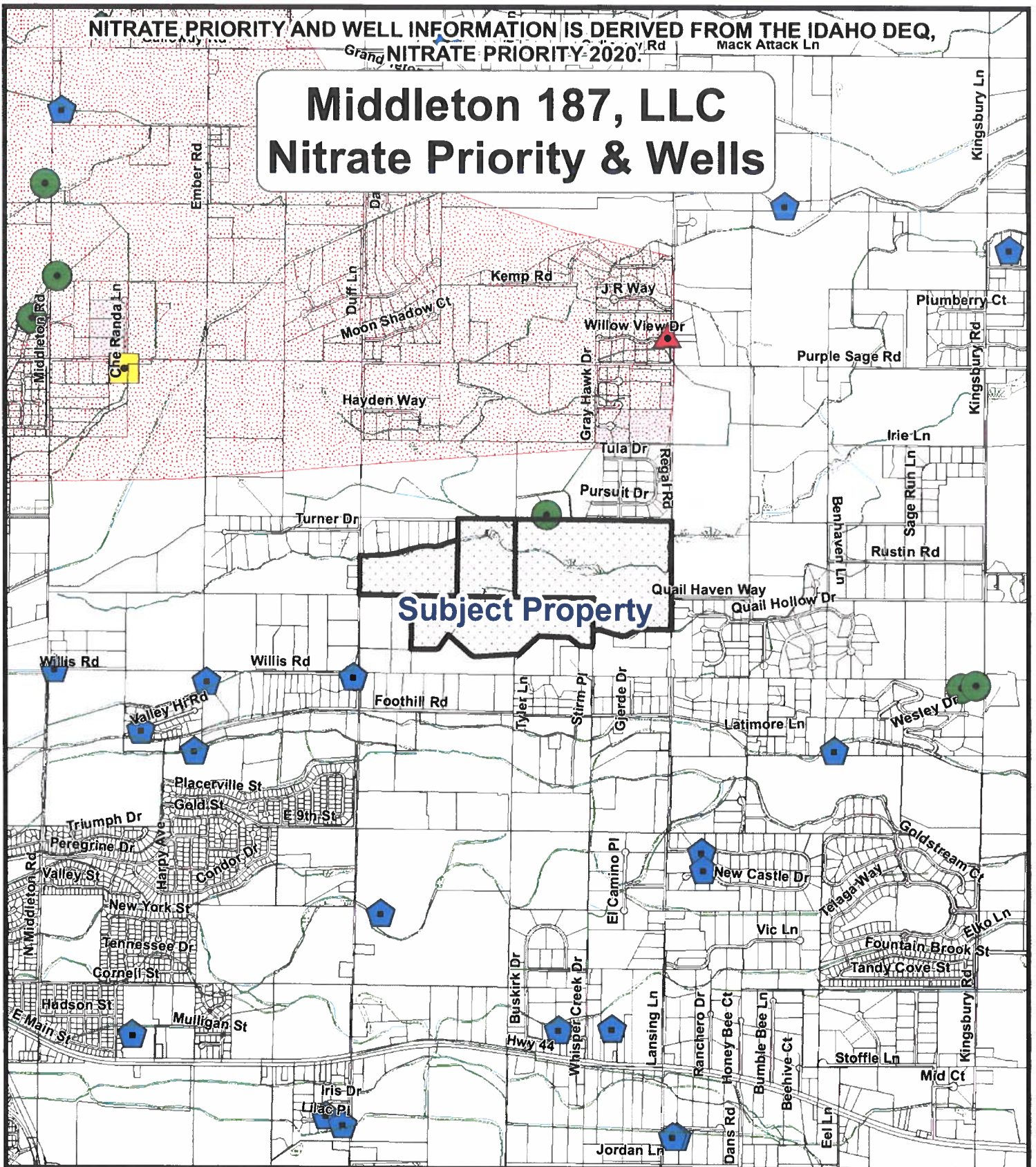
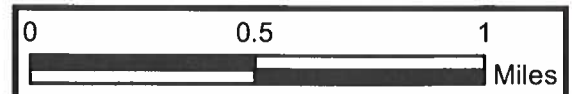


EXHIBIT  
34





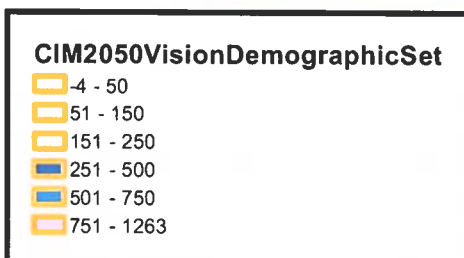
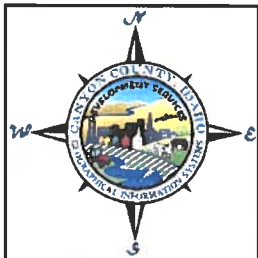
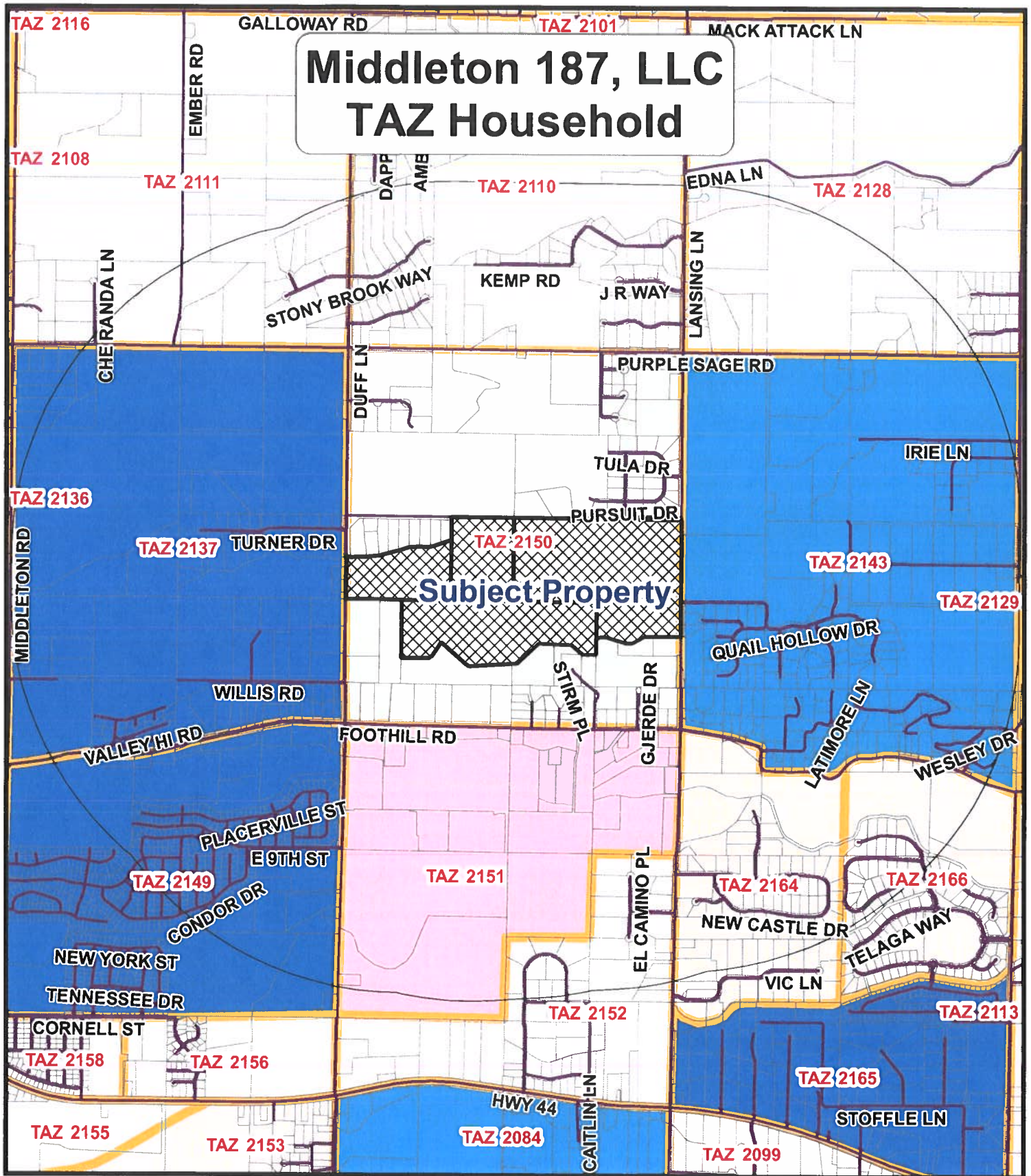
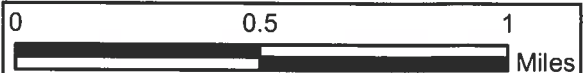


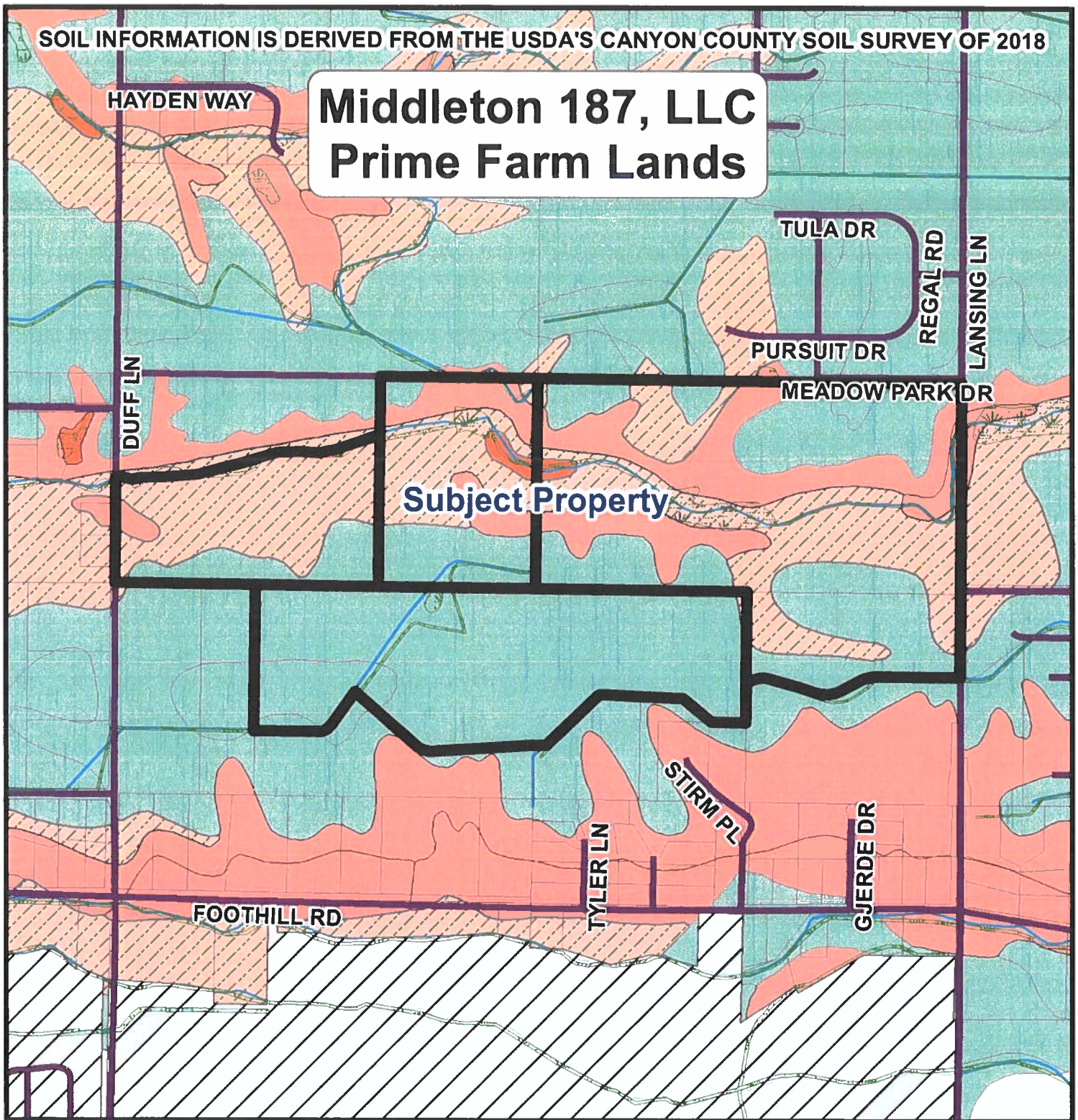
EXHIBIT  
35





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

# Middleton 187, LLC Prime Farm Lands



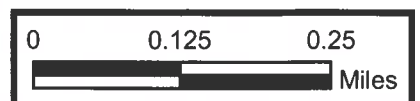
## SOILS

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed
- 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



- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro

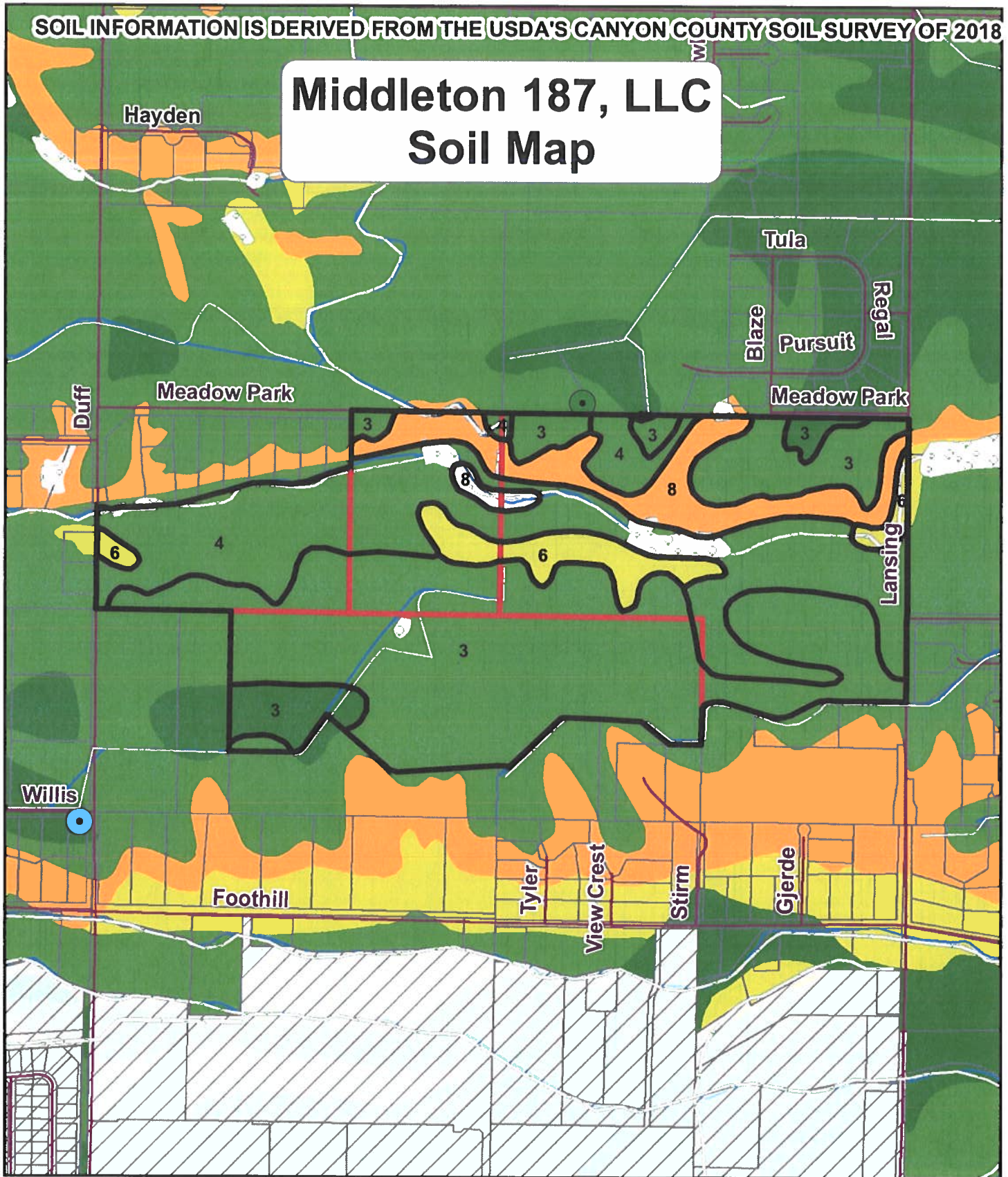
EXHIBIT  
36





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

# Middleton 187, LLC Soil Map



- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000

GEO-THERMAL LOCATIONS

Wetlands



EXHIBIT  
36

## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
6	LEAST SUITED SOIL	43647.12	1.00	0.46%
3	MODERATELY SUITED SOIL	4014315.36	92.16	42.61%
3	MODERATELY SUITED SOIL	73747.08	1.69	0.78%
4	MODERATELY SUITED SOIL	2604844.44	59.80	27.65%
6	LEAST SUITED SOIL	416912.76	9.57	4.42%
3	MODERATELY SUITED SOIL	119441.52	2.74	1.27%
8	LEAST SUITED SOIL	76752.72	1.76	0.81%
3	MODERATELY SUITED SOIL	280352.16	6.44	2.98%
3	MODERATELY SUITED SOIL	4094.64	0.09	0.04%
8	LEAST SUITED SOIL	865624.32	19.87	9.19%
4	MODERATELY SUITED SOIL	26136.00	0.60	0.28%
6	LEAST SUITED SOIL	83112.48	1.91	0.88%
4	MODERATELY SUITED SOIL	196237.80	4.51	2.08%
3	MODERATELY SUITED SOIL	616940.28	14.16	6.55%
		9422158.68	216.30	100%

## FARMLAND REPORT

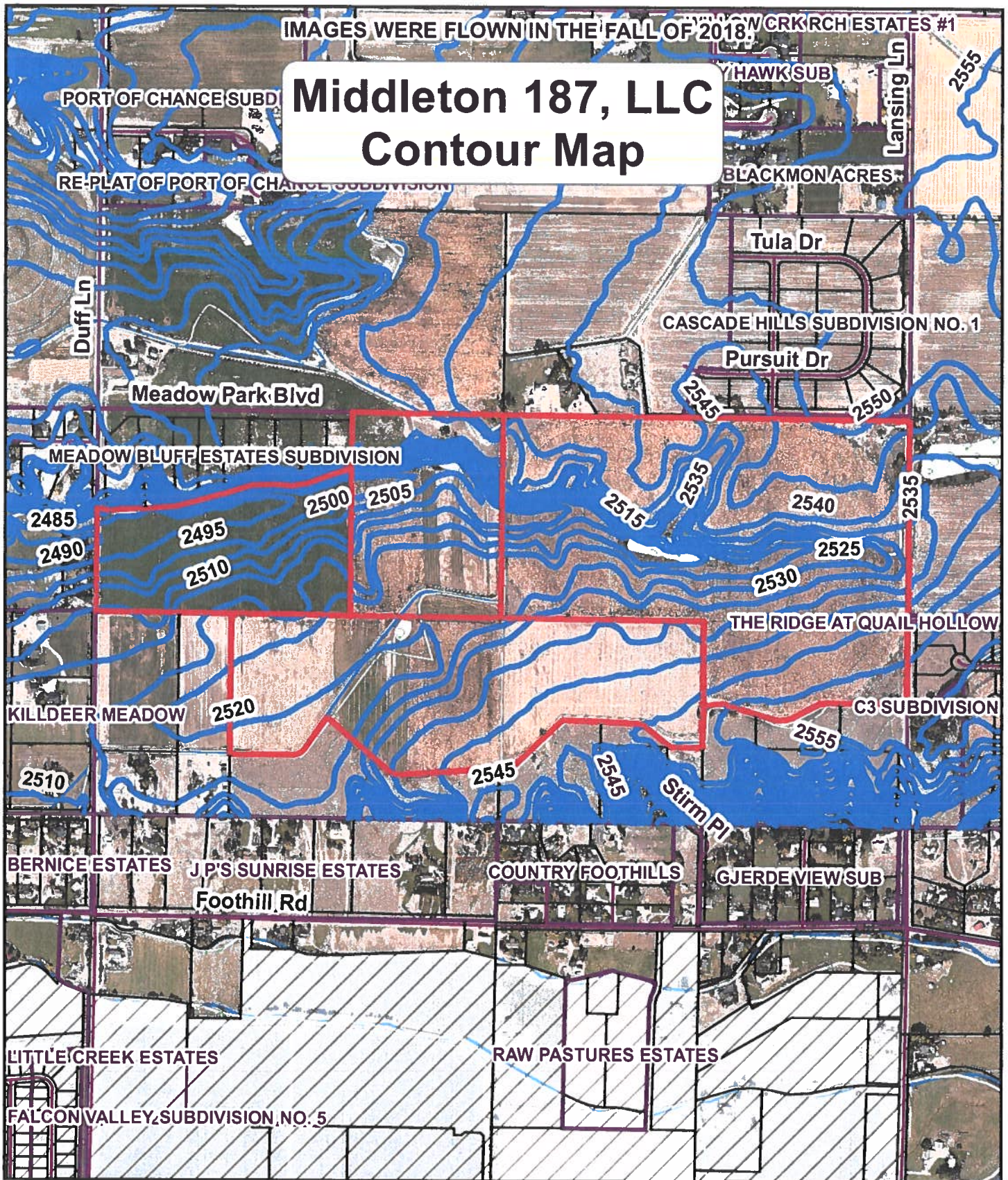
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LkD	Not prime farmland	43647.12	1.00	0.46%
EsB	Prime farmland if irrigated	4014315.36	92.16	42.61%
EsA	Prime farmland if irrigated	73747.08	1.69	0.78%
LkC	Farmland of statewide importance, if irrigated	2604844.44	59.80	27.65%
LkD	Not prime farmland	416912.76	9.57	4.42%
EsB	Prime farmland if irrigated	119441.52	2.74	1.27%
W	0	76752.72	1.76	0.81%
EsA	Prime farmland if irrigated	280352.16	6.44	2.98%
EsA	Prime farmland if irrigated	4094.64	0.09	0.04%
LaE	Not prime farmland	865624.32	19.87	9.19%
EvC	Farmland of statewide importance, if irrigated	26136.00	0.60	0.28%
LkD	Not prime farmland	83112.48	1.91	0.88%
EvC	Farmland of statewide importance, if irrigated	196237.80	4.51	2.08%
EsB	Prime farmland if irrigated	616940.28	14.16	6.55%
		9422158.68	216.30	100%

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



IMAGES WERE FLOWN IN THE FALL OF 2018. WCRKRCH ESTATES #1

# Middleton 187, LLC Contour Map



## Legend

- SUBJECT PROPERTY
- Tax Parcels
- Section Contours
- Wetlands

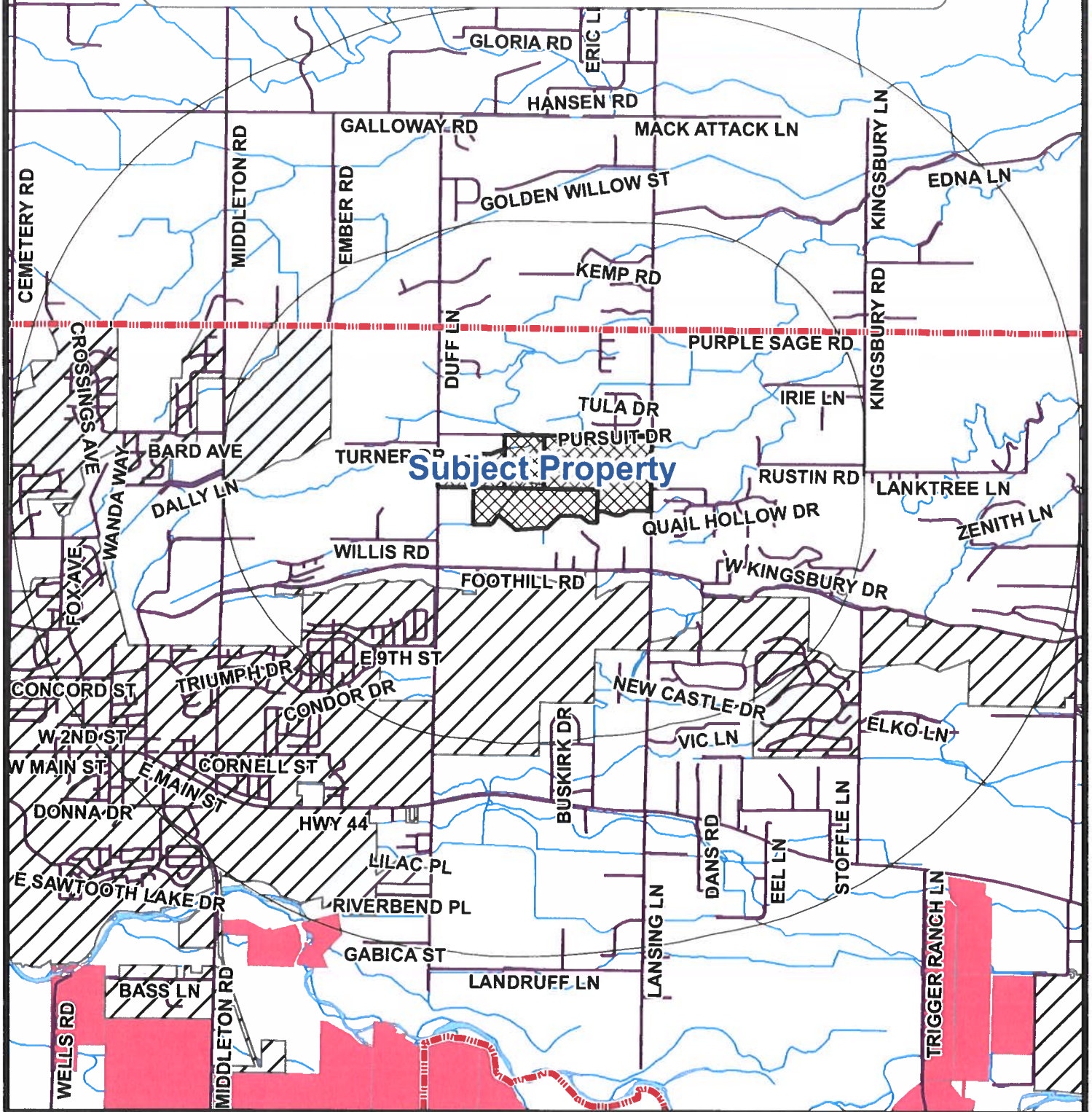
0 200 400 600  
Feet

EXHIBIT  
37



# Middleton 187, LLC

## Dairy, Feedlot, and Gravel Pit Map



- DAIRYLOTS
- GRAVELPITS
- FEEDLOTS

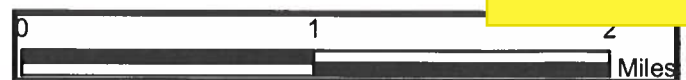
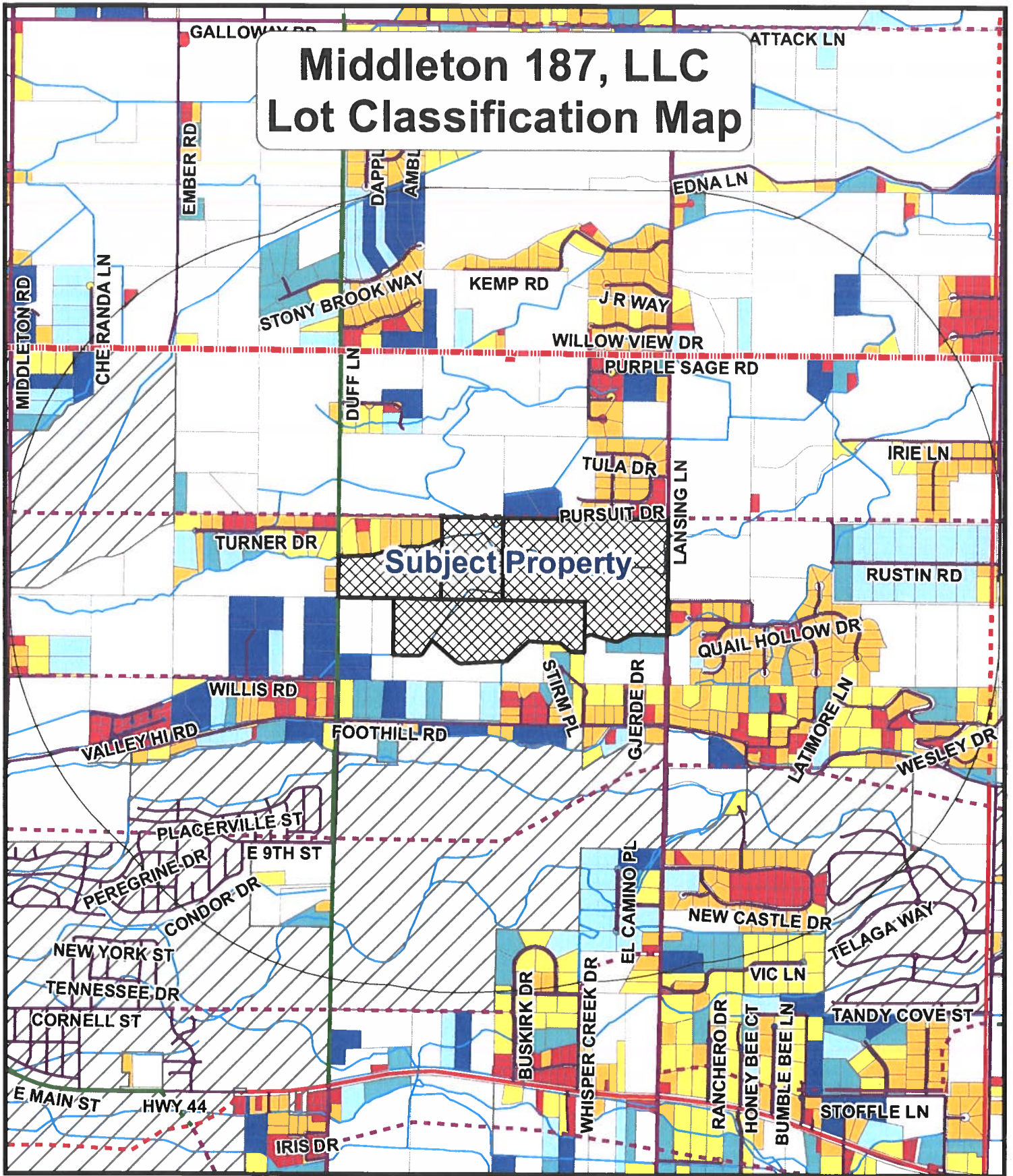


EXHIBIT  
38



# Middleton 187, LLC Lot Classification Map



Legend	
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
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

EXHIBIT  
39





MEADOW PARK  
EAST

E AVE

40



√ $\frac{1}{2} \times \frac{1}{2}$  +

## Sections

Canyon County Imagery\_2019

Red: Band 1

Bureau of Land Management, State of Oregon, State of Oregon Department of Transportation, Oregon GEO, Esri Canada, Esri, HERE, Garmin, GeoTechno Intermap, USGS, METI/NASA, EPA, USDA



~~East~~ East Meadows Park West





West Meadow Park West



NORTH MEADOW PARK WEST





NE MEADOW PARK - West





South Meadow Park (West)



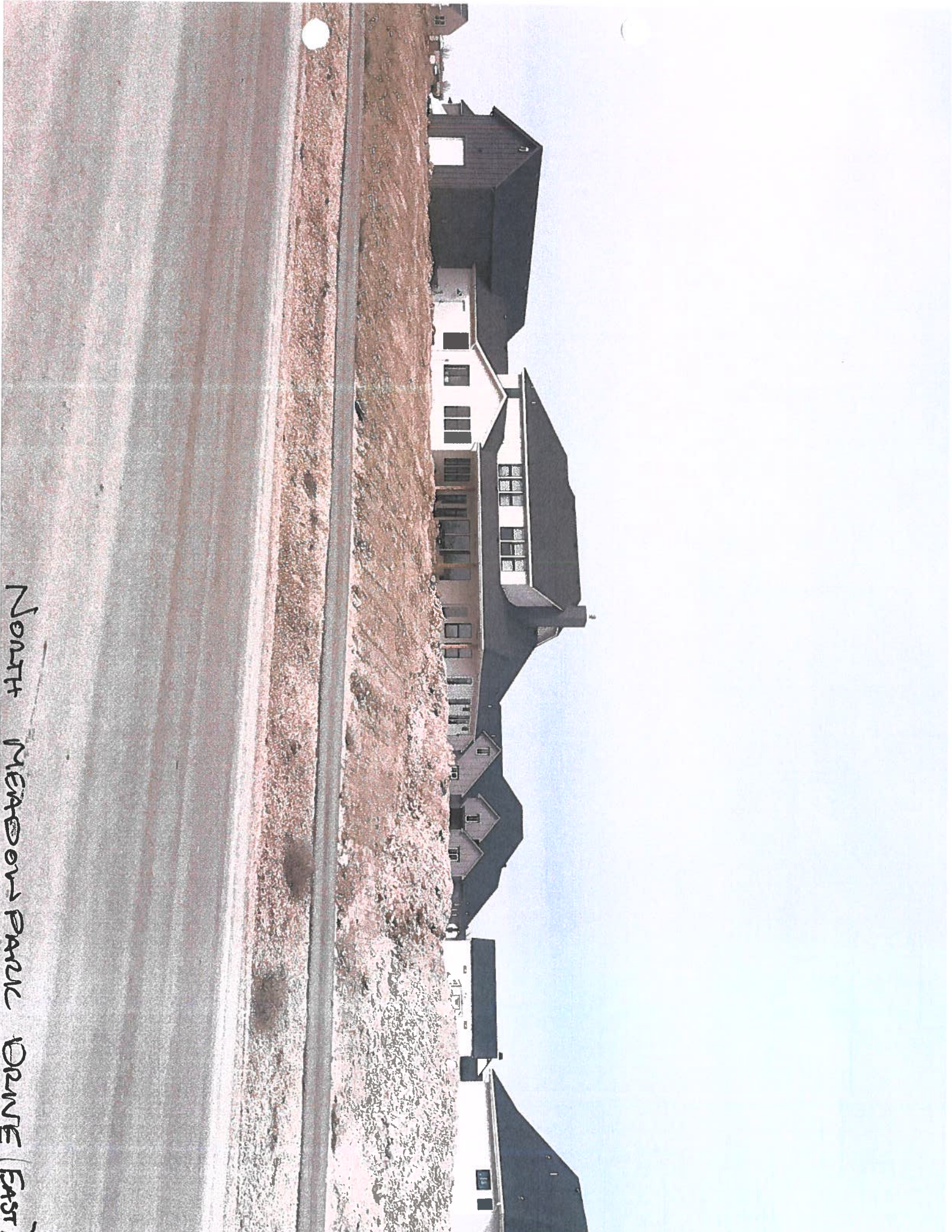


SE MEADOW PARK (WEST)





North Meadow Park Drive (East)







NW MEADOW PARK DR (EAST)





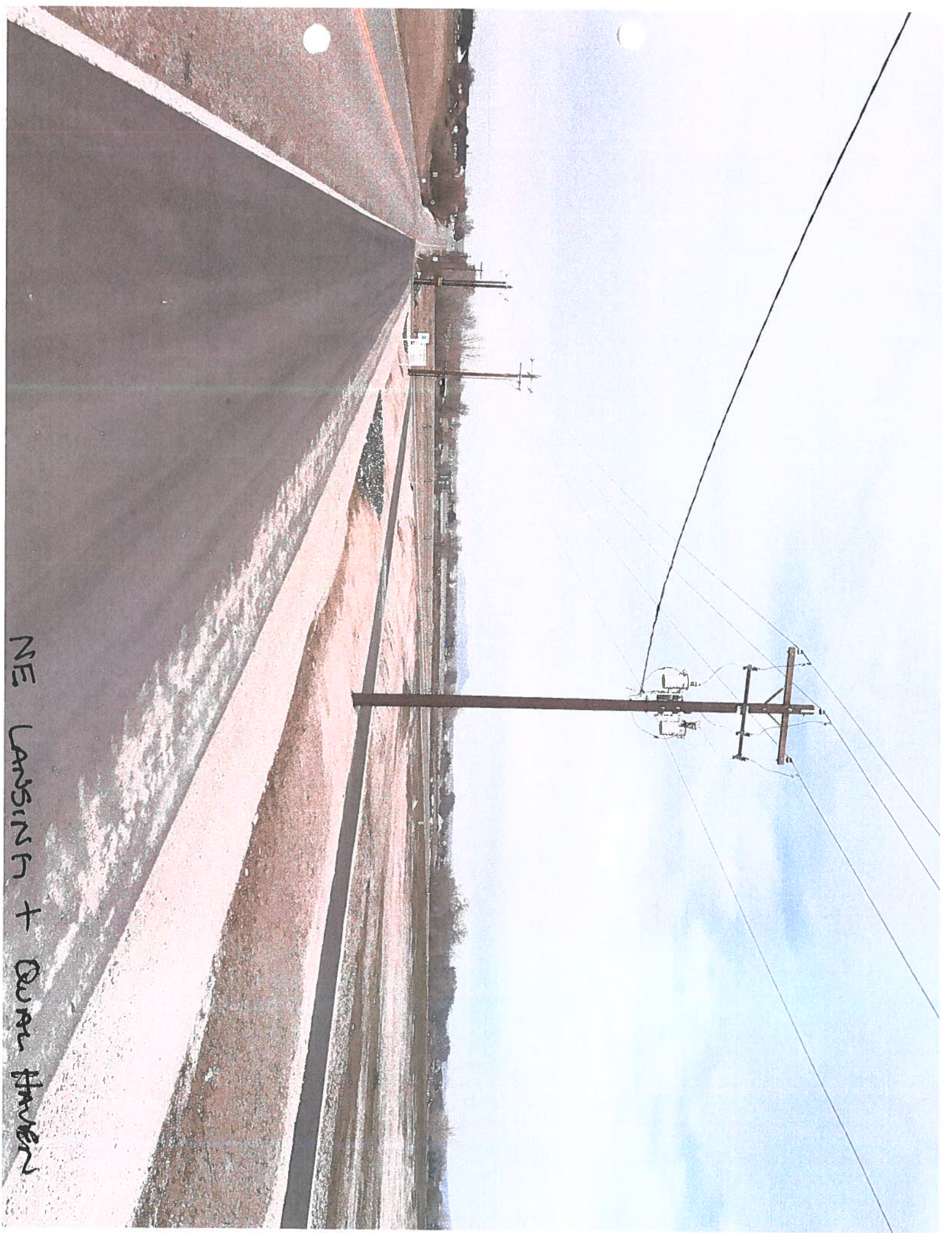
EAST LANSING + QUINCY BRIDGE





SE LANSING + QUAIL HAVEN





NE LANSING + QUAR HAVEN





NW Landside Ln + Quoniam Haven



WEST LANDSINCH + GUYON HAVEN







South Foothill + 2012





SE Foothill + Stream





NE Foot Hill + Summit





NW Foot Hill + Strand Place



LOOKOUT ABOUT FROM FOOTHILL STATION





## Debbie Root

---

**From:** Greg Baker <grbtowing@gmail.com>  
**Sent:** Friday, December 29, 2023 9:53 AM  
**To:** Debbie Root  
**Subject:** Re: [External] Fwd: Banner, petition and zoning

Thank you for getting back to me.

I will pass on this information to everyone.

Greg Baker

On Dec 29, 2023, at 9:43 AM, Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)> wrote:

Mr. Baker,

Maddy has forwarded your email to me regarding your submittal question on Farmington Hills applications.

The petition **must be submitted by Sunday, December 31, 2023 by midnight**. The petition can be submitted electronically to my email at [debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

As I read down through your email chain I wanted to ensure that you have the correct information regarding testimony, the plans for the development with regards to water and sewer, and also to encourage you to provide specific evidence in support of your testimony or opposition claims.

Testimony: Any person signing the petition can still testify at the hearing and is encouraged to participate in the public process. Public turnout to both the planning and zoning hearings and the Board of County Commissioner hearings speaks volumes to the decision makers. It is important to support any claims with evidence that is verifiable. Providing letters from the school district, seeking out actual traffic incident reports etc. that provide specific evidence supporting the claims. The hearing bodies are being very thoughtful but must consider the decision criteria in the ordinance to make their findings and ultimately make a decision.

Decision Criteria that I must consider as I complete the staff report for the commissions consideration:  
(6) Conditional Rezone Approval:

A. Standards Of Evaluation: The presiding party shall review the particular facts and circumstances of the proposed conditional rezoning. The presiding party shall apply the following standards when evaluating the proposed conditional rezoning:

1. Is the proposed conditional rezoning generally consistent with the comprehensive plan;
2. When considering the surrounding land uses, is the proposed conditional rezoning more appropriate than the current zoning designation;
3. Is the proposed conditional rezoning compatible with surrounding land uses;
4. Will the proposed conditional rezoning negatively affect the character of the area? What measures will be implemented to mitigate impacts?
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezoning;

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?

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and

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? (Ord. 16-007, 6-20-2016)

Additionally, I wanted to address the water and sewer services proposed by the applicants:

The applicant has entered (not fully executed yet but approved by City Council on December 6, 2023) into a pre-annexation agreement with the City of Middleton to provide municipal water and wastewater (sewer) services to this development and once the development has adjacency to city limits the properties will be required to annex. Services will be connected to the City along Duff Lane inclusive of a water booster station and municipal well and sewer lift station.

The developer must also design and build a traffic signal and intersection at Duff and Hwy 44 prior to Phase 1 of the final plat if the development is approved by the County hearing bodies. At such time as the development reaches phase 10 of the project the intersection at Hwy 44 and Lansing must be completed.

Respectfully,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
**NEW public office hours**  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*

**From:** Madelyn Vander Veen <[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)>  
**Sent:** Friday, December 29, 2023 8:28 AM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Subject:** FW: [External] Fwd: Banner, petition and zoning

**From:** Greg Baker <[grbtowing@gmail.com](mailto:grbtowing@gmail.com)>  
**Sent:** Thursday, December 28, 2023 1:00 PM  
**To:** Madelyn Vander Veen <[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)>  
**Subject:** Re: [External] Fwd: Banner, petition and zoning

Hi Madelyn,



Question came up: Dealing with Official notices and due dates. If the date due falls on a Sunday then it is moved to the next day ( Monday) but then when Monday is a Holiday it would be moved to Tuesday. Does this apply to letters and petition.

Greg

On Dec 28, 2023, at 11:05 AM, Greg Baker <[grbtowing@gmail.com](mailto:grbtowing@gmail.com)> wrote:

Ok thank you  
I will pass it on

Greg

On Thu, Dec 28, 2023 at 11:04 AM Madelyn Vander Veen  
<[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)> wrote:

Hi Gregory,

Just one quick correction: To have your petition (or any comments) entered as an exhibit to the staff report, it must be submitted by December 31<sup>st</sup>, 2023, the date in the hearing notice letter. If you have anything to submit after that date, you can bring it to the hearing and see if the Planning & Zoning Commission will accept it. I apologize for any confusion.

Best,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)  
[madelyn.vanderveen@canyoncounty.id.gov](mailto:madelyn.vanderveen@canyoncounty.id.gov) | Direct: 208-455-6035

DSD public office hours:

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:** Greg Baker <[grbtowing@gmail.com](mailto:grbtowing@gmail.com)>

**Sent:** Thursday, December 28, 2023 10:51 AM

**To:** Madelyn Vander Veen <[Madelyn.VanderVeen@canyoncounty.id.gov](mailto:Madelyn.VanderVeen@canyoncounty.id.gov)>

**Subject:** [External] Fwd: Banner, petition and zoning

Begin forwarded message:

**From:** Greg Baker <[grbtowing@gmail.com](mailto:grbtowing@gmail.com)>

**Subject:** Banner, petition and zoning

**Date:** December 28, 2023 at 10:48:56 AM MST

**To:** [madelyn.vanderveen@cayoncounty.id.gov](mailto:madelyn.vanderveen@cayoncounty.id.gov)

Hello Madelyn,

Thank you for taking time and speaking with me today.

So now I know I can do temporary banners (signage) on my back hill, I will take them down after 1-18 hearing.

Also if someone signs the petition they can speak at the hearing. The petition needs to be in 10 days prior to hearing or we can take a chance to see if Commissioners will accept at hearing.

I will reach out to Southwest District Health about what they require of size of lot to have well and septic.

On a side note, I have been down to Administration Building at least 3 times. They are always been very helpful, kind and quick. I appreciate your professional service to the community.

Thank you again

Gregory Baker



**Debbie Root**

*Farmington*

**From:** Ron Saunders <ronmeister@gmail.com>  
**Sent:** Tuesday, December 12, 2023 5:27 PM  
**To:** Debbie Root  
**Cc:** Steve Portnoff  
**Subject:** [External] Case No. RZ2021-0056 and SD2021-0059

Dear Debbie,

I am writing in regards to the above referenced case numbers. This is a proposal for 421 homes in Middleton.

I have reviewed the information and must strongly object to this development. I have also talked with more than a dozen neighbors in the area and they are all opposed to such a dense development.

Based on these conversations, the concerns are numerous. This entire area consists of homes with at least 1/2 acre lots, and many over one acre. Allowing this development to proceed would change the entire nature and quality of the area. We all purchased and/or built homes in this area because we did not want to live in a suburban environment. Allowing this project to proceed at it's proposed density would change that completely.

Additionally, our quality of life would be significantly diminished. The roads surrounding this project are becoming congested already and adding over 400 homes would make the traffic, noise, and potential crime rise to levels beyond what we all want. The infrastructure in the area does not justify such density.

The only reason for the density of this project is for the profit of the developer. Balancing the profitability of the developer with the wants, needs, and desires of the population should be paramount. There are already a number of large developments occurring within the area.

Everyone I have talked with would be okay with a development that consisted of a minimum of 1/2 acre lots. We propose that you not allow this to proceed at the current density. It will destroy the area.

I do not know how this process works, and would appreciate some feedback. I would be happy to start a petition and have all of these neighbors sign it if you think that would help.

Thank you,

Ron Saunders  
24123 Lansing Lane,  
Middleton, ID 83644

--

Ron

Ron Saunders  
(541) 771-2417

Farmington

**Debbie Root**

---

**From:** denise rhodes <denise.rhodes@icloud.com>  
**Sent:** Sunday, December 17, 2023 9:12 AM  
**To:** Debbie Root  
**Subject:** [External] Case No. RZ2021-0056 & SD2021-0059:- Farmington Hills

I have read the proposed plan and am very much against this or any development being annexed into the City of Middleton.

The residents impacted received notice last week, during the busy holidays, with only 3 weeks to research and respond to you. Was this by design??? **At minimum, this deadline and meeting should be postponed by 1 month to allow residents the time to return from the holidays and collect the information needed to decide.**

I see no plan to address the irrigation problems noted by Black Canyon Irrigation. There is also a large hill to the North of the development, behind Meadow Park Blvd. I see no engineering plan to address the possible deterioration of the slope or flooding from the downslope into the development.

In addition, I feel the infrastructure should be in place, paid for by the developer PRIOR to the start of building. Not after, as indicated in one of the emails.

There is no mention of the impact this will have on the already crowded school system. The schools are already having problems recruiting good teachers. Not to mention, the school busses and bus drivers needed as they are already short staffed and cannot find enough drivers.

Middleton has 1 grocery store and 1 gas station. The ratio of businesses to residents is 2% business, 98% residents. This is unsustainable and unthinkable. Our roads cannot handle the traffic now.

It was my belief that Canyon County was going to try to keep agriculture a large plan of the community. People did not move to here for the county to sell out to big developers, not did they vote for a board that would. They moved to Canyon County because it is a conservative area with conservative values. The continuous rezoning will negatively impact the community, the land values and the city of Middleton.

Thanks you for hearing my concerns. I hope to meet you at the meeting on January 18th

Denise and Jon Rhodes



23940 Stirm Pl.  
Middleton, ID 83644  
December 16, 2023

RECEIVED  
▶ DEC 21 2023 ◀  
RECEIVED

Canyon Co. Development Services Dept.  
111 N. 11<sup>th</sup> Ave. – Suite 310  
Caldwell, ID 83605

RE: Farmington Hills, Case No. RZ2021-0056 & SD2021-0059

I am writing in response to the proposed 421 residential homes to be built directly to the north of our property. My husband and I have concerns regarding the impact on the water table and infrastructure.

We built our home on Foothill Rd. in 1990. Our well was dug deeper than necessary at the time in hopes we would never have to do it again; but five years ago we had to. I would like to know what studies have been done to prove that this area can sustain this many homes on the existing water table for the next 20 years.

Duff and Lansing are narrow streets with steep inclines at Foothill Rd. I have seen multiple accidents involving cars and animals at these intersections. Are there any plans to increase the flow and safety at these crucial points? The present traffic is especially bad at rush hour and in winter snow and ice. Back-ups at Duff and Lansing are already occurring with people trying to make left hand turns onto highway 44. Add another 400 + cars to this scenario.

We have attended public hearings in the past opposing developers and realtors who are looking at the profits, but they don't live here. I'm feeling our voices have been lost. Please reconsider the density of this housing proposal and perform the necessary studies for sustainability.

Respectfully,



Connie M. Hanson

## Debbie Root

---

**From:** Katie Westhora <katie@topidahohomes.com>  
**Sent:** Friday, December 22, 2023 11:37 AM  
**To:** Debbie Root  
**Subject:** [External] Case No. RZ2021-0056 & SD2021-0059

Hi Debbie and Canyon County Development Services team!

I would like to express my concerns with the above case...this area is known for being a rural area with lot sizes of 1+ acres with private wells and septics and located in county limits but not city limits. Those of us who already live in this area bought here because we liked the rural feeling and the large lots within the county, and not within city limits. To approve the above application would undermine all of the other properties surrounding the property in question and would impact the property values and potentially the property taxes of all of us who choose to live outside city limits. More importantly, Lansing Ln is an unsafe road to add high density housing on. There have been casualty collisions on Lansing at the 44 and Purple Sage intersections and adding over 400 new households would increase the risk. There is a place for 1/4 acre lots and city services and that is next to other areas with 1/4 acre lots and city services. The people already living on 1/4 lots with city services sought that out and paid for that. Throwing that kind of subdivision in a sea of 1+ acre lots with private wells and septics is irresponsible. I recognize growth will come, but responsible growth is necessary and that means keeping the lot sizes to 1+ acre.

Thank you for your consideration!

Katie Westhora



[www.TopIdahoHomes.com](http://www.TopIdahoHomes.com)

[What's my home worth?](#)

[Search the MLS for Homes](#)

[Youtube Channel: Tips for Buyers and Sellers](#)

[Facebook](#)

**IMPORTANT NOTICE:** Never trust wiring instructions sent via email. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.



## Debbie Root

---

**From:** greg Sexton <gesexton04@gmail.com>  
**Sent:** Tuesday, December 26, 2023 8:59 PM  
**To:** Debbie Root  
**Subject:** [External] Case No. RZ2021-0056 & SD2021-0059 (Middleton 187)

Debbie Root,

In reference to the hearing for the above case number(s) on Jan 18, 2024, can you tell me if traffic studies have been done by the county, of the traffic on Lansing and Duff Lanes at Hwy 44 and whether such studies will be discussed at the hearing? Specifically, will there be discussions at this hearing as to whether the county and/or the developer will do something to alleviate congestion and dangerous conditions at these two locations, given the inevitable and drastic increase in traffic at these already congested intersections?

Thank you for your help.

Sincerely,  
Greg Sexton  
9848 Foothill Rd.  
Middleton, ID 83644  
(Foothill and Duff Ln.)  
208-703-6967

December 28, 2023

Debbie Root

Canyon County Development Services

[Debbie.root@canyoncounty.id.gov](mailto:Debbie.root@canyoncounty.id.gov)

Ms. Root,

We are in **firm opposition** to the proposed Farmington Hills Subdivision and we would like to provide the following information to the P&Z board for consideration.

In order for a Conditional Rezone to be approved the following standards should be considered.

*Conditional Rezone Approval:*

A. *Standards Of Evaluation: 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:*

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

Statement of Purpose from the 2020 Comprehensive Plan

***The plan is based on the foundation that if the citizens of Canyon County know where they want to go, it possesses better prospects of getting there. (Page 4)***

Idaho State Code Section 50-222 2) in regards to annexation states ...  
***Provided further, that said city council shall not have the power to declare such land, lots or blocks a part of said city if they will be connected to such city only by a shoestring or strip of land which comprises a railroad or highway right-of-way.***

Allowing a City style subdivision within the County with an agreement for future annexation is a way to circumvent state law and should not be condoned.

Vision Statement from the 2030 Comprehensive Plan



***Ensuring the quality of life for Canyon County residents by preserving our agricultural heritage and planning for a smart growth future through physical and fiscal management. (Page 6)***

Although this project is looking to follow the 2020 plan we should not disregard the vision of the newly adopted plan.

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

The Current Zoning designation of the adject parcels is RR to the South, R1 to the North and the East and AG to the West with an average lot size in the Residential zoning of over 1.2 Acres.

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

As mentioned in the point above, the average residential lot size in the adjacent residential areas is over 1.2 Acres. The proposed development is offering lot sizes of 12,000 SF or 0.27 Acres which is not compatible with the surrounding areas.

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

The character of the area is Agricultural in character, with ranchettes on 1 acre plus lots. The proposed subdivision does not fit within the area and no measures can mitigate the impact of the higher density development.

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

There are no available public facilities within the vicinity of the project.

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?*

Public street improvements will be constructed to manage the significant increase in population. ITD and Canyon County Highway District 4 acknowledged the substantial increase in traffic by requiring road widening, streetlights not only on Duff Lane and Lansing Lane, but also on Middleton Road Northbound and Southbound and Cemetery road. This is a tangible demonstration of how great of an impact this project will have on our area.

7. *Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and*

Legal access will exist, adding substantial impact to the surrounding areas as noted above.

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? (Ord. 16-007, 6-20-2016)*

The Middleton Elementary Schools are already above capacity. Middleton Heights has 541 Student Enrolled with 396 Capacity, Mill Creek Elementary has 730 students with a 616 capacity. The developer is proposing to donate to the school \$1,500 per lot. The average cost for a new elementary school is roughly \$50,000 per student. The current Canyon County residents will have to bear the cost for the excessive development while not gaining any benefit from the overcrowding of the land.

I would like to point out that this project is a typical example of Leapfrog development.

Leapfrog development occurs when developers skip over land to obtain cheaper land further away from cities, thus, leaving huge areas empty between the city and the new development that may or may not develop. Common issues associated with this type of development include undeveloped land left between cities and developments, inefficient land distribution, increased pollution due to an increase in traffic and congestion. Idaho State Legislator saw the downside and the problem associated with Leapfrog development and developed standards to prevent it i.e. Section 50-222 2).

The developer and its engineer/planner have found a creative way to circumvent the intent of Idaho's legislation and such approach should not be condoned.

Respectfully submitted



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Antonio M. Conti, PE, PLS



## Debbie Root

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**From:** Antonio Conti <Antonio.Conti@ackerman-estvold.com>  
**Sent:** Thursday, December 28, 2023 7:03 PM  
**To:** Debbie Root  
**Subject:** Re: [External] Farmington Hills Subdivision  
**Attachments:** FarmingtonHillsSubdivision.pdf

Ms. Root,

Please find enclosed letter of opposition to the proposed Farmington Hills Subdivision to be included in the packet to the commissioners.

Will I be allowed to have a power point presentation at the public hearing? It will be not more than 4 slides, but there are some exhibits that would help present my case.


Thank you again for all your work and patience.

Antonio Conti

**Ackerman-Estvold**

---

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Wednesday, December 13, 2023 11:36 AM  
**To:** Antonio Conti <Antonio.Conti@ackerman-estvold.com>  
**Subject:** RE: [External] Farmington Hills Subdivision

 You don't often get email from debbie.root@canyoncounty.id.gov. [Learn why this is important](#)

Mr. Conti,

Thank you for reaching back out. You not receiving a letter is my oversight for not informing the administrative staff to add you to the mailing list. I have attached a copy of the letter that went out to property owners.

See below for answers to your questions....

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
**NEW public office hours**  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday



# **Stop the development of FARMINGTON HILLS, Middleton, ID**

Started  
December 20, 2023

## **Why this petition matters**

We, the undersigned, strongly object and protest the rezoning and proposed development referred to as Farmington Hills, Case No. RZ2021-0056 and SD2021-0059. As residents of Middleton, ID and Canyon County, ID, we are going to be adversely affected by the addition of 421 homes, thus creating a suburban environment in a rural area. We believe that this high-density development is in violation of the spirit of the comprehensive plan and the planning and zoning commission should deny this application. The planning and zoning commission should take into consideration the following, per the comprehensive plan and Zoning Ordinance section 6 of the code:

1. Rezoning is not appropriate considering the zoning that exists in the area. Rezoning will convert the current land from agricultural and homes with large parcels of land more than one acre to a suburban, high-density environment. This is incompatible with the current surrounding land uses.
2. Rezoning will negatively affect the character of the area. A high-density development in an agricultural/rural environment will completely change that character, regardless of the proposed measures to mitigate the impacts (which we consider to be insufficient).
3. Currently, there are over 1,000 new homes approved for development in the area. Notwithstanding these new homes, public services are already stretched beyond their normal abilities to provide services. The school system at full capacity of 4,138 students. Adding the existing and proposed projects will add approximately 1,500 homes, 4,000 to 6,000 residents, and over 800 additional students will overwhelm the already beyond capacity school system and will further negatively impact all public services. The developer's offer of \$,1500 per lot is a significant shortfall of the estimated cost of \$50,000 per student. Farmington Hills will add an estimated 240 students to our overwhelmed school system.
4. Adding stop lights will not help the traffic of the neighborhoods and traffic patterns will be adversely affected by this proposed development. The area of proposed development consists of one lane roads and are already experiencing significant traffic.
5. Suburban environments have a greater degree of vandalism and crime than rural environments, again creating a dangerous environment where none exists.



In summary, this proposed rezoning and planned development will absolutely change the nature of the area in detrimental ways. We, the undersigned, urge the appropriate parties to deny this application. . (IF YOU ARE PLANNING ON SPEAKING AT THE PLANNING AND ZONING MEETING JANUARY 19TH, PLEASE DO NOT SIGN THE PETITION AS YOU MAY NOT BE ABLE TO SPEAK)

petition\_signatures\_jobs\_37802297\_20231228034814

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Ron Saunders</b>	Deschutes	OR		US	2023-12-21
<b>Sandra Seufert</b>	Boise	ID	83709	US	2023-12-21
<b>Candyce Moss</b>	Middleton	ID	83644	US	2023-12-21
<b>Skeeter Meyers</b>	Salt Lake City	UT	84189	US	2023-12-21
<b>Carol Watkins</b>	Caldwell	ID	83607	US	2023-12-21
<b>Lisa Mayerhofer</b>	Nampa	ID	83686	US	2023-12-21
<b>Laura Clawson</b>	Nampa	ID	83686	US	2023-12-21
<b>Ed Carson</b>	Middleton	ID	83644	US	2023-12-21
<b>Kim Carson</b>	Middleton	ID	83644	US	2023-12-21
<b>Susan Lowe</b>	Star	ID	83669	US	2023-12-21
<b>Sylvan Banes</b>	Middleton	ID	83644	US	2023-12-21
<b>Wendy Pohl</b>	Seattle	ID	83644	US	2023-12-21
<b>Sarah Medina</b>	Middleton	ID	83644	US	2023-12-21
<b>Alexia Ancheta</b>	Middleton	ID	83644	US	2023-12-21
<b>Nicole Cherry</b>	Middleton	ID	83644	US	2023-12-21
<b>Nicole Shackelford</b>	Middleton	ID	83644	US	2023-12-21
<b>Susie Conger</b>	Middleton	ID	83644	US	2023-12-21
<b>Emily Medina</b>	Middleton	ID	83644	US	2023-12-21
<b>Josef Smith</b>	Middleton	ID	83644	US	2023-12-21
<b>Mitchell Melissa</b>	Middleton	ID	83644	US	2023-12-21
<b>Jabe Tattersall</b>	Meridian	ID	83646	US	2023-12-21
<b>Shannon Colson</b>	Middleton	ID	83644	US	2023-12-21
<b>Sharlene Hinshaw</b>	Nampa	ID	83686	US	2023-12-21
<b>jill angelichio</b>	charlotte	NC	28204	US	2023-12-21
<b>Edward Jerome</b>	Middleton	ID	83644	US	2023-12-21
<b>Estela McClelland</b>	Middleton	ID	83644	US	2023-12-21
<b>Sandra Hansen</b>	Star	ID	83669	US	2023-12-21
<b>Robert Evans</b>	Erie	PA	16507	US	2023-12-21
<b>Chris Pohl</b>	Seattle	WA	98160	US	2023-12-21



<b>Katie Gregory</b>	Boise	ID	83704	US	2023-12-21
<b>William Mueller</b>	Salt Lake City	UT	84107	US	2023-12-21
<b>Gina Henley</b>	Federal Way	WA	98003	US	2023-12-21
<b>Jennifer Cartier</b>	Middleton	ID	83644	US	2023-12-21
<b>Can Keys</b>	Middleton	ID	83644	US	2023-12-21
<b>Melissa Terry</b>	Sandy	UT	84094	US	2023-12-21
<b>steven portnoff</b>	Middleton	ID	83644	US	2023-12-21
<b>Gregory Jones</b>	Middleton	ID	83644	US	2023-12-21
<b>Hailey Nelson</b>	Middleton	ID	83644	US	2023-12-21
<b>Randal Hettema</b>	Middleton	CA	83644	US	2023-12-21
<b>Cindy Conti</b>	Middleton	ID	83644	US	2023-12-21
<b>Kaden Pohl</b>	West Valley City	UT	84120	US	2023-12-21
<b>Simone Elison</b>	Caldwell	ID	83607	US	2023-12-21
<b>Cindy Haynes</b>	Middleton	ID	83644	US	2023-12-21
<b>Jennifer Poirier</b>	Middleton	ID	83644	US	2023-12-21
<b>Jon Inwood</b>	Brooklyn	NY	11226	US	2023-12-21
<b>Brian Stringfellow</b>	Middleton	ID	83664	US	2023-12-21
<b>Makayla Dealy</b>	Middleton	ID	83644	US	2023-12-21
<b>Levi Pidjeon</b>	Middleton	ID	83644	US	2023-12-21
<b>Joshua Adams</b>	Middleton	ID	83644	US	2023-12-21
<b>Caroline Fenton</b>	Middleton	ID	83644	US	2023-12-21
<b>Emily McIntyre</b>	Seattle	WA	98155	US	2023-12-21
<b>Kaylie King</b>	Sandy	UT	84070	US	2023-12-21
<b>Danielle Pollock</b>	Middleton	ID	83644	US	2023-12-21
<b>Ruth Maggs</b>	middleton	ID	83644	US	2023-12-22
<b>Tristann Mclaughlin</b>	Meridian	ID	83646	US	2023-12-22
<b>Charity Brooks</b>	Middleton	ID	83644	US	2023-12-22
<b>Elizabeth Marshall</b>	Seattle	WA	98160	US	2023-12-22
<b>Carrie Lynn Cimperman</b>	Draper	ID	83644	US	2023-12-22
<b>Ana Ivanov</b>	Middleton	ID	83644	US	2023-12-22
<b>yvonne Paladino</b>	Middleton	ID	83644	US	2023-12-22
<b>Paula Caster</b>	Middleton	ID	83644	US	2023-12-22

<b>Leslie cliche</b>	Middleton	ID	83644	US	2023-12-22
<b>Melinda Kotko</b>	Eagle	ID	83616	US	2023-12-22
<b>Eric Flores</b>	Caldwell	ID	83607	US	2023-12-22
<b>Michelle Alvarez</b>	Middleton	ID	83644	US	2023-12-22
<b>Kristin Erskine</b>	Middleton	ID	83644	US	2023-12-22
<b>Jessica Perryman</b>	Middleton	ID	83644	US	2023-12-22
<b>Destiny Taylor</b>	Meridian	ID	83646	US	2023-12-22
<b>Tina Miller</b>	Caldwell	ID	83607	US	2023-12-22
<b>Sarah Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Amy Gabica</b>	Middleton	ID	83644	US	2023-12-22
<b>Christine Couture</b>	Caldwell	ID	83607	US	2023-12-22
<b>Jacqueline Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Kim Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Betsy Radford</b>	Middleton	ID	83644	US	2023-12-22
<b>Rose Vargason</b>	Middleton	ID	83644	US	2023-12-22
<b>Rick Williams</b>	Middleton	ID	83644	US	2023-12-22
<b>Kay Burkett</b>	Middleton	ID	83644	US	2023-12-22
<b>David Richard</b>	Middleton	ID	83644	US	2023-12-22
<b>Brian Guinotte</b>	Middleton	ID	83644	US	2023-12-22
<b>Michael Richard</b>	Middleton	UT	83644	US	2023-12-22
<b>Amanda Thomas</b>	Middleton	ID	83644	US	2023-12-22
<b>ashley Whitlow</b>	Middleton	ID	83644	US	2023-12-22
<b>Kelly O'Neal</b>	Middleton	ID	83644	US	2023-12-22
<b>MELINDA MCALISTER</b>	Caldwell	ID	83607	US	2023-12-22
<b>Christopher Whitlow</b>	Middleton	ID	83644	US	2023-12-22
<b>Camille Thomas</b>	Middleton	ID	83644	US	2023-12-22
<b>wesley majors</b>	Meridian	ID	83642	US	2023-12-22
<b>Marlon Manwill</b>	Star	ID	83669	US	2023-12-22
<b>Adam Kaluba</b>	Burleson		76028	US	2023-12-22
<b>Dawn Alverson</b>	Middleton	ID	83644	US	2023-12-22
<b>Sean Cluff</b>	Middleton	ID	83644	US	2023-12-22
<b>Kelly Simmons</b>	Middleton	ID	83644	US	2023-12-22



<b>Martine Stephenson</b>	Middleton	ID	83644	US	2023-12-22
<b>Janet Gibson</b>	West Covina	CA	91791	US	2023-12-22
<b>William Stephenson</b>	Middleton	ID	83644	US	2023-12-22
<b>Rory Hendricks</b>	Middleton	ID	83644	US	2023-12-22
<b>Charles Wahl</b>	Middleton	ID	83644	US	2023-12-22
<b>Paula Gillespie</b>	Middleton	ID	83644	US	2023-12-22
<b>Adam Plugge</b>	Middleton	ID	83644	US	2023-12-22
<b>Cynthia Brooke</b>				US	2023-12-22
<b>Richard Simmons</b>	Middleton	ID	83644	US	2023-12-22
<b>Kimberly Silver</b>	Middleton	ID	83644	US	2023-12-22
<b>Patricia Nelson</b>	Nampa	ID	83687	US	2023-12-23
<b>Robert Hendricks</b>	Middleton	ID	83644	US	2023-12-23
<b>Michael Shrode</b>	Middleton	ID	83644	US	2023-12-23
<b>jamie Michaelis</b>	Caldwell	ID	83607	US	2023-12-23
<b>Madison Boyd</b>	Middleton	ID	83644	US	2023-12-23
<b>Kimbire Christopher</b>	Caldwell	ID	83607	US	2023-12-23
<b>Megan Daltow</b>	Meridian	ID	83642	US	2023-12-23
<b>Diane Rice</b>	Middleton	ID	83644	US	2023-12-23
<b>Andrew Vincent</b>	Middleton	ID	83644	US	2023-12-23
<b>Jennifer Barr</b>	Middleton	ID	83644	US	2023-12-23
<b>Isaias Schopp-salas</b>	Merced		95348	US	2023-12-23
<b>Clayton Cramer</b>	middleton	ID	83664	US	2023-12-23
<b>Sam Layton</b>	Middleton	ID	83644	US	2023-12-23
<b>Tamie Kauk</b>	Middleton	ID	80202	US	2023-12-23
<b>Ernest Burkett</b>	Middleton	ID	83644	US	2023-12-23
<b>Bert Dobbs</b>	Middleton	ID	83644-5461	US	2023-12-23
<b>Dan De Yo</b>	Yorba Linda		92886	US	2023-12-23
<b>Katharine McCloud</b>	Middleton	ID	83644	US	2023-12-24
<b>Cheryl A Wheless</b>	Eagle	ID	83616	US	2023-12-24
<b>Rhonda Cramer</b>	Middleton	ID	83644	US	2023-12-24
<b>Erika Rikhiram</b>	Clermont		34711	US	2023-12-24
<b>Renton McGowan</b>	Middleton	ID	83644	US	2023-12-24

<b>Vickie Parker</b>	Wimberley	TX	78676	US	2023-12-24
<b>Ginger Osmus</b>	Middleton	ID	83644	US	2023-12-25
<b>David Davidson</b>	Dallas		75243	US	2023-12-25
<b>Austin Ward</b>	Corvallis	OR	97330	US	2023-12-25
<b>Kelli Keyes</b>	Middleton	ID	83644	US	2023-12-25
<b>S. Kinnamon</b>	Greenville	SC		US	2023-12-26
<b>saadia mohsin</b>	Flushing		11355	US	2023-12-26
<b>Yazmin Lopez</b>	San Antonio		78250	US	2023-12-26
<b>Guy Hollands</b>	Middleton	ID	83644	US	2023-12-26
<b>Jonathan Turner</b>	Middleton	ID	83644	US	2023-12-26
<b>Cynthia Foote</b>	Middleton	ID	83644	US	2023-12-26
<b>Gabby Schelthoff</b>	Lisle		60532	US	2023-12-27
<b>Steven Allstead</b>	Middleton	ID	83644	US	2023-12-27
<b>Steve Yerger</b>	Middleton	ID	83644	US	2023-12-27
<b>Kristin Denver</b>	Middleton	ID	83644	US	2023-12-27
<b>Mara Raddatz</b>	Amherst Jct		54407	US	2023-12-28
<b>Melanie Mihm</b>	Middleton	ID	83644	US	2023-12-28
<b>Krystyna Meyer</b>	Middleton	ID	83644	US	2023-12-28



The Takagi family  
24323 Duff Lane  
Middleton, ID 83644

This letter is regarding the proposed development. I am strongly urging the committee not to allow the development to proceed for the following reasons.

My family lives across Duff Lane from the proposed development. We are a family of farmers using this land to feed communities and their livestock since the 1970s. We have livestock that will be negatively affected by the influx of noise, traffic, and activity that a huge subdivision will bring. The livestock bring a number flies that will negatively affect the residents of the proposed subdivision. Additionally, we have a necessity to bale hay at night which will bother the families that live in the proposed subdivision, possibly causing conflict. Our lifestyles are not compatible with the lifestyles of a neighboring subdivision.

We use well water to sustain ourselves and our animals. Building a subdivision directly across the street is likely to pollute our water and our crops, which will degrade the quality of our livestock. This will negatively affect our community as a whole.

Our road is often dangerous, with drivers speeding up to 100mph down our street at night. This road is already seeing the negative affects of the influx of traffic. The asphalt is breaking apart from the constant traffic. In short, the existing infrastructure cannot sustain the additional traffic.

Removing agricultural land and replacing it with asphalt is proven to significantly increase the temperature of surrounding areas during the summer months, when the sun is at it's hottest. Without open earth to absorb the heat, the temperature increases. This will impact our quality of life, the quality of life for our livestock, and the yield of our crops.

There are already large subdivisions much farther along in development just down the street. There is no need for more houses to sit empty when there are still many empty homes in Middleton to fill.

Our land and the land where developments have been proposed is used to feed our communities. Our land feeds and is home to 30+ cattle during the summer. The land across the street holds up to 150 cattle. The rest of the year, each of these parcels of land to be developed grow enough hay to feed almost 1,000 cows. Those cows feed us and feed Idaho families. Farm land is too important to continue to bulldoze and pave over.

The character of the property we've lived on for so long is now being threatened by these developments. We are a family farm without the funds to influence opinions and decisions like these developers do. All we have is our words. We don't want to lose the beautiful views that we and our neighbors enjoy so much. The land could be used to help our current community in so many ways as it is, as farm land that feeds us all. Please, do not allow this development to ruin our way of life.

Sincerely,  
The Takagi family

*Received*  
*Dec 31, 2023*

## Debbie Root

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**From:** JACKIE GRAYSON <jackiegrayson@msn.com>  
**Sent:** Sunday, December 31, 2023 5:30 PM  
**To:** Debbie Root  
**Subject:** [External] case RZ2021-0056 & SD2021-0059

I'm writing to contest the conditional rezone of approx. 217 acres from Ag A to CR\_R!, high density housing with pre-annexation agreement with city of Middleton.  
Middleton has never had a public meeting regarding this annexation.  
We live on a property that is next to the proposed rezone.

My understanding of the Canyon County comprehensive land use plan is that new development must blend in with the surrounding properties. The smallest property between Foothill and purple sage off Lansing lane is .08 acres. most are at least 1 acre. People who purchased these homes did so because they wanted a more rural place to call home. The proposed 4 houses per acre is too high of density for this area. It doesn't meet the "need to blend in with current properties".

Putting in a few stop lights won't alleviate the increased traffic on Lansing lane of up to 800+ new cars/drivers. The Middleton water treatment plant has already had some issues with raw sewage getting into the river. What will the cost be to the city of Middleton to upgrade our sewer treatment facility to handle this type of high-density development?

I have strong concerns a rezone to a high-density "CR-R1 zoning with city sewer and water isn't a good idea for future growth according to canyon county comprehensive land use plan and our current available amenities and infrastructure..

I appreciate growth will happen; I just ask that developers are required to build in a manner that suits our current neighborhoods. Most all current properties are 1 acre or more.

Thank you in advance for giving this re zone full consideration .

Jackie Grayson  
24503 Lansing Lane  
Middleton Idaho



## Debbie Root

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**From:** Bart Grayson <BartGrayson1400@outlook.com>  
**Sent:** Sunday, December 31, 2023 4:13 PM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Hello Debbie,

I am e-mailing you in regards to the case in the subject line. When I go to this link: (<https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd>) I get a message that says the page is under maintenance or does not exist. So I am sending this note to you directly.

My wife and I have a 5 acre property (24503 Lansing Ln) that borders this proposed subdivision on the North side. We are strongly opposed to a development with .25 acre lots being built adjacent to our property.

This is a rural area and there have been a multitude of 1 to 2 acre subdivisions built around us over the last few years. Cascade Hills borders our property on the north and it is still a work in progress with one acre lots. We are not opposed to progress, but, in the interest of keeping this area a rural setting and Farmington Hills fitting in with the existing subdivisions; we would prefer Farmington Hills be zoned for lots no smaller than 1 acre to fit in with all the neighborhood's that border the property.

I am also very concerned about a huge well being drilled in this area. There have been lots of new wells drilled here lately and it's my understanding the water supply is somewhat limited.

Thank you for your consideration.

Bart Grayson

## Debbie Root

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**From:** DMG DMG <donnag2011@gmail.com>  
**Sent:** Sunday, December 31, 2023 1:53 PM  
**To:** Debbie Root  
**Subject:** [External] Case No. RZ2021-0056 & SD2021-0059

Please forward to the appropriate party, as I am having difficulty discerning where to direct this.

Regarding the proposed development of the Farmington Hills Subdivision...

As a homeowner, I reside near the intersection of Purple Sage and Lansing. As a longtime resident of Middleton, I am increasingly concerned over the flood of new development taking place in our area. New homes are coming in at a pace, and in a volume for which our infrastructure is not equipped to handle.

The addition of 421 residential homes between Lansing Lane and Duff Lane is not only irresponsible, but reckless. As it is, with the influx of residents we have already experienced, navigating traffic in the area has become extremely difficult, if not dangerous. Often, it is all but impossible to pull out onto Highway 44 from either Lansing or Duff Lanes - and that's in good weather! Tragically, during the past several years, the number of serious and fatal accidents have skyrocketed at the intersections of Lansing/Purple Sage; Lansing/Highway 44; Duff/Purple Sage; Duff/Highway 44. Our roads are no longer safe!

With the proposed addition of 421 residential homes, it is easy to foresee the increase of area traffic will not only negatively impact the safety of our roads, but also create harm to the quality of life within our community. For most (if not all) households will add multiple drivers and vehicles to the existing traffic on the roads. The charm and quiet beauty of the small-town life will be forever lost.

Please note that, when appropriate, I understand and support smart growth. However, I can not understand nor support the addition of a subdivision so egregious that it is incompatible with the rural lifestyle, and will completely overwhelm the existing infrastructure. To support such a development threatens to destroy everything that the town of Middleton is known to be - "a great place to live."

Thank you for the opportunity to express my opposition and for considering my concerns.

Donna Goelz  
9142 Willowview Drive  
Middleton, ID 83644



## Debbie Root

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**From:** Phil Goelz <goelzphil@gmail.com>  
**Sent:** Sunday, December 31, 2023 11:28 AM  
**To:** Debbie Root  
**Subject:** [External] Case No. RZ2021-0056 & SD2021-0059

Hello,

I am in opposition of this development and I can not figure out how to submit on-line.

I live in the area of impact (Purple Sage & Lansing). Our infrastructure cannot handle the homes we already have, adding another 400+ is very irresponsible. Getting onto HW44 from either Langsing or Duff is already a nightmare and hazardous. The amount of accidents & fatalities on Langsing & Purple Sage / Duff & Purple Sage / Langsing & HW44 / Duff & HW44 are already way too high, adding even more traffic to the area will make things much worse.

Growth will happen, but this is not responsible growth. Please consider the impact on safety for those of us who already live in the area.

Thank you,  
Philip Goelz  
9142 Willowview Drive  
Middleton, Idaho 83644

**GEOTECHNICAL EVALUATION FOR  
“FARMINGTON SUBDIVISION” –  
A 207+ ACRE RESIDENTIAL DEVELOPMENT  
LOCATED NORTH OF FOOTHILL ROAD  
BETWEEN DUFF LANE AND LANSING LANE,  
MIDDLETON, IDAHO**

October 11, 2021

GTI-Project No. 2353-ID

Prepared For:

**TODD CAMPBELL CONSTRUCTION, INC.**  
2560 North Stokesberry Place  
Meridian, Idaho 83646



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## **Enclosures:**

Figure #1, Site Vicinity Map  
Figure #2, Site Exploration Plan  
Figure #3, Benching Detail

Appendix A, References  
Appendix B, Test Pit Logs  
Appendix C, Field Test Results  
Appendix D, Laboratory Test Results





**GeoTek, Inc.**

320 East Corporate Drive Suite 300 Meridian, ID 83642-3511  
(208) 888-7010 Office (208) 888-7924 Fax [www.geotekusa.com](http://www.geotekusa.com)

October 11, 2021  
Project No. 2353-ID

**TODD CAMPBELL CONSTRUCTION, INC.**

2560 N. Stokesberry Pl.  
Meridian, Idaho 83646

Attention: Mr. Dean Waite

Subject: **Geotechnical Evaluation** for "Farmington Subdivision" - a 207± Acre Residential Development Located North of Foothill Road Between Duff Lane and Lansing Lane, Middleton, Idaho

Dear Mr. Waite,

In accordance with your request, GeoTek, Inc. (GTI) has completed a geotechnical evaluation of the subject property for the construction of a single-family residential development with associated improvements. The purpose of our study was to evaluate the soils underlying the site and to provide recommendations for project design and construction based on our findings. This report outlines the geologic and geotechnical conditions of the site based on current data and provides earthwork and construction recommendations with respect to those conditions.

**SCOPE OF SERVICES**

The scope of our services has included the following:

1. Review of soils and geologic reports and maps for the site (Appendix A).
2. Site reconnaissance.
3. Review of aerial photographs.
4. Excavating and logging of forty-six (46) exploratory test pits (Appendix B).
5. Obtaining samples of representative soils, as the exploratory test pits were advanced.
6. Performing laboratory testing on representative soil samples (Appendix D).
7. Assessment of potential geologic constraints.
8. Engineering analysis regarding foundation design/construction, foundation settlement, and site preparation.
9. Preparation of this report.

### **SITE DESCRIPTION**

The project site consists of irregularly shaped parcels totaling approximately 207± acres that is generally bound by agricultural land and single-family residences to the north, Lansing Lane to the east, agricultural land and single-family residences to the south, and Duff Lane to the west, in the City of Middleton, in Canyon County, Idaho (Figure 2). Access to the Site is possible from Lansing Lane and Duff Lane. The majority of the property consists of vacant agricultural land that has been corrugated/irrigated and cultivated for crop farming purposes over many years. Various irrigation laterals run adjacent to crops and access roads used for agriculture throughout the site. There are two ponds in the northern portion of the site which assists in irrigation operations. From topographic maps, the site's elevation is approximately 2,480± to 2,560± feet above mean sea level. Natural drainage at the Site is interpreted to be downward to the northwest, conforming to the natural topography in the area.

### **PROPOSED DEVELOPMENT**

It is our understanding that site development would consist of performing typical cut and fill earthwork to attain the desired graded configuration(s) for the construction of a residential subdivision consisting of multiple one- to two-story detached single-family residential structures with associated improvements. It is further assumed that final site grade will be within 5 feet of existing site grade.

### **FIELD STUDIES**

Subsurface conditions at the site were explored by using a rubber-tired backhoe. Forty-six (46) test pits were advanced onsite. A log of each exploration is included within this report in Appendix B. Fifteen (15) percolation tests were also performed on the subject site, as well as fifteen (15) initial ground water measurements (Appendix C). Field studies were completed during March and April, then again in September of 2021 by GTI field personnel who conducted field excavation location mapping, logged the excavations, and obtained samples of representative soils for laboratory testing. The approximate locations of the explorations are indicated on the enclosed Site Exploration Plan (Figure 2). The Unified Soil Classification System (USCS) Classification was used to visually classify the subgrade soils during the field evaluation.

### **REGIONAL GEOLOGY**

The subject site is situated within the western portion of the Boise River Valley, which comprises the northwestern portion of the Snake River Plain physiographic province. The western portion of the Snake River Plain is aligned in a northwest-southeast direction and generally divides the Owyhee mountains to the south from the Central Idaho mountains toward the north (Wood and Clemens, 2004). The headwaters of the Boise River are located in the Central Idaho mountains east of Boise, Idaho. The river leaves the central mountains and enters the Snake River Plain near Barber and drains toward the west into the Snake River near Parma.



The Owyhee mountains and the Central Idaho Mountains are composed predominantly of volcanic and igneous rocks. The western portion of the Snake River Plain is a northwest trending complex graben formed by extension and regional uplift along the northern boundary of the basin and range province (Wood and Clemens, 2004). The graben generally forms a basin which has been partially filled with younger sedimentary and volcanic rocks (Malde, 1991).

The Boise River Valley is bounded on the northeast by the Boise Front, which is a northwest trending topographic high extending generally from Boise to Emmett, Idaho. The Boise Front consists of Cretaceous aged granitic and metamorphic rocks cut by Tertiary aged rhyolite and overlain with Miocene aged lake sediments (Wood and Clemens, 2004). These units have been cut by northwest trending faults which down drop these units toward the southwest. The faults also provide conduits for Quaternary aged basalt intrusions and flows (Malde, 1991).

The depositional environment for the valley floor is dominantly lake laid deposits of sand, silt and clay. These materials were deposited during two periods of lake activity, one during the Miocene and the other during the Pleistocene. This valley infilling process has been subsequently truncated by down faulting within the valley ranging in height from a few feet to over 50 feet. Younger alluvium has been, and continues to be, transported dominantly by water and deposited on the basins gently sloping valley floor and within low-level flood plains. Portions of the alluvial deposits are being down cut by intermittent streams to the flood plain, and as a result stream terraces are being formed.

## **SITE SOILS**

### **Artificial Fill**

Based on our field studies, some spread fills were observed along the perimeter and throughout the interior of the site. This fill is generally associated with the construction of the adjacent roadways and irrigation laterals. This spread fill shall be considered artificial fill. The majority of the property has been cultivated for agricultural use, the upper 12 inches of material has been disturbed and consists of silts with sand and clays with sand and a moderate amount of organics and roots, this shall be considered artificial fill. Deeper fills may be encountered onsite. The "Artificial Fills" are soft and contain organics/roots and are not considered suitable for support of foundations in their current condition. All artificial fill material should be removed as described in the "Removals" section of this report.

### **Native Alluvial Soils**

Alluvial soils encountered generally consisted of surficial layers of silts and clays with varying amounts of sand underlain by sandy silts, silty sands, poorly graded sands with varying amounts of gravel, silt and clay, poorly graded gravels with sand and varying amounts of silt and clay, and partially cemented sands, silts, and gravels. The moisture content within the alluvial materials was generally slightly moist to moist near surface and moist to saturated at depth. The consistency of these soils were generally soft/loose to firm/dense near surface and dense to moderately hard at depth. Partially cemented layers were encountered in the majority of the excavations; however, we anticipate that the onsite soils can be excavated with conventional earthwork equipment equivalent to CAT D9R dozers and CAT 235 excavators. Special excavation equipment and techniques may be necessary dependent upon if harder materials are encountered during construction.

### **SURFACE & GROUND WATER**

Ground water was encountered in one of our excavations (8.8', TP-43 on 9/21/21). According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 75 to 150 feet below the existing ground surface. Irrigation ditches exist adjacent to and within the site and they transmit water on a periodic basis. Generally, irrigation ditches and canals will locally influence ground water during the irrigation season (i.e., April through October). If encountered, wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content as appropriate for fill placement. Ground water is not anticipated to adversely affect planned development, provided that earthwork construction methods comply with recommendations contained in this report or those made subsequent to review of the improvement plan(s). GTI assumes that the design civil engineer of record will evaluate the site for potential flooding and set grades such that the improvements are adequately protected. These observations reflect conditions at the time of this investigation and do not preclude changes in local ground water conditions in the future from natural causes, damaged structures (lines, pipes etc.), or heavy irrigation.

### **TECTONIC FAULTING AND REGIONAL SEISMICITY**

The site is situated in an area of active as well as potentially active tectonic faults, however no faults were observed during our field evaluation. There are a number of faults in the regional area, which are considered active and would have an affect on the site in the form of ground shaking, should they be the source of an earthquake. It is reasonable to assume that structures built in this area will be subject to at least one seismic event during their life, therefore, it is recommended that all structures be designed and constructed in accordance with the International Building Code (IBC). Based on our experience in the general vicinity, references in our library, field evaluation of the site, a Seismic Design Site Class Designation of 'D' may be used for seismic design.

#### **Secondary Seismic Constraints**

The following list includes other potential seismic related hazards that have been evaluated with respect to the site, but in our opinion, the potential for these seismically related constraints to affect the site is considered negligible.

- \* Liquefaction
- \* Dynamic Settlements
- \* Surface Fault Rupture
- \* Ground Lurching or Shallow Ground Rupture

#### **Summary:**

It is important to keep in perspective that if a seismic event were to occur on any major fault, intense ground shaking could be induced to this general area. Potential damage to any settlement sensitive structures would likely be greatest from the vibrations and impelling force caused by the inertia of the structures mass than that created from secondary seismic constraints. Considering the subsurface soil conditions and local seismicity, it is estimated that the site has a low risk associated with the potential for these phenomenon to occur and adversely affect surface improvements. These potential risks are no greater at this site than they are for other structures and improvements developed on the alluvial materials in this vicinity.



## **RESULTS OF LABORATORY TESTING**

Laboratory tests were performed on representative samples of the onsite earth materials in order to evaluate their physical and chemical characteristics. The tests performed and the results obtained are presented in Appendix D.

## **CONCLUSIONS**

Based on our field exploration, laboratory testing and engineering analyses, it is our opinion that the subject site is suited for development from a geotechnical engineering viewpoint. The recommendations presented herein should be incorporated into the final design, grading, and construction phases of development. The engineering analyses performed concerning site preparation and the recommendations presented below, have been completed using the information provided to us regarding site development. In the event that the information concerning proposed development is not correct, the conclusion and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions of this report are modified or approved in writing by this office.

## **RECOMMENDATIONS - EARTHWORK CONSTRUCTION**

### **General**

All grading should conform to the International Building Code (IBC) and the requirements of the City of Middleton except where specifically superseded in the text of this report. During earthwork construction, all removals, drain systems, slopes, and the general grading procedures of the contractor should be observed and the fill selectively tested.

Based on the classification of the site soils encountered, we recommend that site construction be undertaken during the dry weather seasons. If grading is undertaken during the wet periods of the year, pumping and rutting of the site soils is anticipated. If pumping and rutting conditions occur, and loose saturated disturbed areas are created, the soils shall be removed to undisturbed soil or be replaced/recompacted to structural fill requirements. If further soil stabilization techniques are required during future grading activities, GTI can provide further recommendations at that time. If unusual or unexpected conditions are exposed in the field, they should be reviewed by this office and if warranted, modified and/or additional recommendations will be offered. It is recommended that the earthwork contractor(s) perform their own independent reconnaissance of the site to observe field conditions first hand. If the contractor(s) should have any questions regarding site conditions, site preparation, or the remedial recommendations provided, they should contact an engineer at GeoTek for any necessary clarifications prior to submitting earthwork bids. All applicable requirements of local and national construction and general industry safety orders, the Occupational Safety and Health Act, and the Construction Safety Act should be met.

### **Demolition**

The following recommendations are provided as guidelines in the event a structure is encountered that are not intended to remain.

1. All existing surface or subsurface structures (not intended to remain), within the area to be developed, should be razed and moved off site.
2. If a septic tank (to be abandoned or below a proposed improvement) is located within the project site, it is recommended that it be pumped out and with few exceptions likely removed. Any leach lines, seepage pits, or other pipes associated with this structure should also be removed or properly abandoned.
3. If any wells are encountered, an attempt should be made to identify the owner and purpose of the well. Well abandonment should adhere to the recommendations provided by the Idaho Department of Water Resources, the Public Health Department, or any other government agencies. If the well is located in the area of a proposed structure, these recommendations should be reviewed by GTI and if warranted, additional geotechnical recommendations will be offered.

#### **Removals/Processing - General**

Presented below are removal/processing recommendations for the various soils encountered on the project. Debris, vegetation, and other deleterious material should be stripped/removed from areas proposed for structural improvements.

Based on a review of the exploratory logs and our site reconnaissance, after the artificial fill is removed (upper 12 inches), a minimum removal/processing depth of 12 inches into alluvial materials should be accomplished across the site. If the left in place soils can be scarified to encounter a competent layer below; they may be processed in place; otherwise, they should be removed to competent material. Locally deeper removals/processing may be necessary based on the field conditions exposed.

We recommend that all surficial clays and elastic silts (as observed in TP-2, TP-4, TP-20, TP-29, TP-31, and TP-34) be removed from within 24 inches of bottom of foundations. Beneath foundations and slab areas, the exposed ground surface should be moisture conditioned and compacted a minimum of 12 inches to provide a more uniform foundation support. A minimum relative compaction of 90 percent of the laboratory maximum modified density (ASTM D 1557) at moisture content of optimum or above is necessary to generate any near surface settlements. Locally deeper removals/processing may be necessary based on the conditions exposed. Removal bottoms should be checked by a representative of GeoTek, Inc. to see if deeper removals are necessary.

Care should be taken by the contractor during filling of any down cut, seasonal drainages. These drainages are often a collection area for uncontrolled fill and the removal bottom must be observed and approved by a representative of GeoTek prior to placing fill. Deeper removals (i.e., 2 feet or more) may be required in the drainage bottoms to encounter competent soils. If the sides of the drainages are steeper than a 5 to 1 to slope, the contractor should bench the contact between the native material and the fill (Figure 3) for better stability and more uniform support. Benches should be no more than 3 feet vertical and be at least 6 feet wide.

If very hard cemented materials are encountered during over-excavation, excavation may potentially be terminated, but this will need to be determined on a case-by-case basis by a representative of GTI.



Foundations for the proposed structures may be founded on cemented material; however, in order to avoid the potential for differential settlement, the entire foundation would need to be supported entirely on the cemented material. If this is not possible, cemented materials should be removed to a minimum depth of 12 inches below the bottom of the footing and replaced with compacted structural fill. This can best be determined in the field based upon the conditions exposed. Termination of any excavation on cemented soils will need to be reviewed by GTI and the owner.

If existing improvements or property line restrictions limit removals, condition specific recommendations would be provided on a case-by-case basis. During earthwork construction, care should be taken by the contractor so that adverse ground movements or settlements are not generated affecting existing improvements.

### **Transitional Pads**

Transitional pads are defined in this report as pads which are partially cut and partially fill. To mitigate some of the differential settlement which will occur on transitional pads, the cut side should be over-excavated/processed to a minimum depth equal to 2 feet below the bottom of the footings or to the depth of the fill, whichever is less. On transitional pads with more than 7.5 feet of fill, plans need to be reviewed by GTI and site-specific recommendations will be provided.

### **Excavation Difficulty**

Partially cemented layers were encountered in the majority of the excavations; however, we anticipate that the onsite soils can be excavated with conventional earthwork equipment equivalent to CAT D9R dozers and CAT 235 excavators. Special excavation equipment and techniques may be necessary dependent upon if harder materials are encountered during construction.

Seasonal conditions could cause wet soil conditions to occur onsite. Depending on the depth of cuts, it should be expected that special excavation and fill placement measures may be necessary. Wet materials should be spread out and air-dried or mixed with drier soils to reduce their moisture content to the appropriate level for fill placement. Frozen soils, if encountered, should be removed and allowed to thaw prior to any fill placement or construction. Removal bottoms should be checked by a representative of GTI to see if deeper removals are necessary.

### **Fill Placement**

Subsequent to completing removals/processing and ground preparation, the excavated onsite and/or imported soils may be placed in relatively thin lifts (less than 8 inches thick), cleaned of vegetation and debris, brought to at least optimum moisture content, and compacted to a minimum relative compaction of 90 percent of the laboratory standard (ASTM D 1557). For fills deeper than 5 feet, a minimum relative compaction of 95 percent of the laboratory maximum should be achieved.

### **Structural Fill and Import Soils**

Potentially, soils will be imported to the site for earthwork construction purposes. A sample of any intended import material should first be submitted to GTI so that, if necessary, additional laboratory or chemical testing can be performed to verify that the intended import material is compatible with onsite soils. In general, structural fill and import soils should be within the following minimum guidelines:

- \* Free of organic matter and debris
- \* Maintain less than 0.2 percent sulfate content
- \* Maintain less than 3.0 percent soluble material
- \* Maintain less than 0.02 percent soluble chlorides
- \* Maintain less than 0.2 percent sodium sulfate content
- \* Maintain a Plasticity Index less than 12 (i.e., low expansive)
- \* One hundred percent passing the six-inch screen
- \* At least seventy-five percent passing a three-inch screen
- \* Maintain at least 20 percent on No. 4 screen
- \* Maintain between 5 and 30 percent passing the No. 200 screen

### **Observation and Testing**

During earthwork construction all removal/processing and the general grading procedures should be observed, and the fill selectively tested by a representative(s) of GTI. If unusual or unexpected conditions are exposed in the field, they should be reviewed by GTI and if warranted, modified and/or additional recommendations will be offered.

### **Ground Water**

Ground water was encountered in one of our excavations (8.8', TP-43 on 9/21/21). According to the State of Idaho Department of Water Resources Well Drillers' logs, ground water in the vicinity is approximately 75 to 150 feet below the existing ground surface. Based on site conditions in the future, a transient high ground water condition could develop over a clay or less permeable layer and this condition could generate down gradient seepage. The possible effect these layers could have on this and adjacent sites should be considered and can best be evaluated in the field during grading. If warranted by exposed field conditions, it may be recommended that a drainage system be established to collect and convey any subsurface water to an appropriate location for drainage. Typically, potential areas of seepage are difficult to identify prior to their occurrence; therefore, it is often best to adopt a "wait and see" approach to determine if any seepage conditions do develop, at which time specific recommendation to mitigate an identified condition can be provided.

### **Earthwork Settlements**

Ground settlement should be anticipated due to primary consolidation and secondary compression. The total amount of settlement and time over which it occurs is dependent upon various factors, including material type, depth of fill, depth of removals, initial and final moisture content, and in-place density of subsurface materials. Compacted fills, to the heights anticipated, are not generally prone to excessive settlement. However, some settlement of the native alluvium is expected, and the majority of this settlement is anticipated to occur during grading.

### **Slope Stability**

No significantly high (greater than ten feet) slopes are anticipated to be constructed onsite. All slopes should be designed at gradients of 2 to 1 (Horizontal to Vertical) or flatter. All slopes should be constructed in accordance with the minimum requirements of the City of Middleton and the International Building Code. Cut and fill slopes are anticipated to perform adequately in the future with respect to gross and surficial stability if the soil materials are maintained in a solid to semi-solid state (as defined by the soils Atterberg Limits) and are limited to the heights prescribed herein.



The importance of proper compaction to the face of a slope cannot be overemphasized. In order to achieve proper compaction, one or more of the three following methods should be employed by the contractor following implementation of typical slope construction guidelines: 1) track walk the slopes at grade, 2) use a combination of sheepsfoot roller and track walking, or 3) overfill the slope 3 to 5 feet laterally and cut it back to grade.

Random testing will be performed to verify compaction to the face of the slope. If the tests do not meet the minimum recommendation of 90 percent relative compaction, the contractor will be informed, and additional compaction efforts recommended. A final evaluation of cut slopes during grading will be necessary in order to identify any areas of adverse conditions.

The need for remedial stabilization measures should be based on observations made during grading by a representative of this office. Based on our observations, and if warranted, specific remedial recommendations will be offered for stabilization.

## **RECOMMENDATIONS – FOUNDATIONS**

### **General**

Foundation design and construction recommendations are based on preliminary laboratory testing and engineering analysis performed on near surface soils. The proposed foundation systems should be designed and constructed in accordance with the guidelines contained herein and in the International Building Code.

Based on our experience in the area, the soils onsite should have a negligible corrosive potential to concrete and metal, materials selected for construction purposes should be resistant to corrosion. Where permitted by building code, PVC pipe should be utilized. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA) and the American Concrete Institute (ACI).

Based on our grading recommendations, the soils beneath the foundations are anticipated to have low expansion potential. Therefore, foundation recommendations for low expansive soil conditions are provided below. If more expansive soils are encountered, the pad(s) will either need to be regraded and the more expansive soils removed by the contractor or increased foundation recommendations will need to be provided.

### **Conventional Foundation Recommendations**

Column loads are anticipated to be 50 kips or less while wall loads are expected to be 3 kips per lineal foot or less. The conventional recommendations provided are from a geotechnical engineering perspective (i.e., for expansive conditions) and are not meant to supersede the design by the project's structural engineer.

Preliminary recommendations for foundation design and construction are presented below. The specific criteria to be used should be verified on evaluation of the proposed buildings, structural loads, and expansion and chemical testing performed after grading is complete.

The bearing values indicated are for the total dead plus frequently applied live loads and may be increased by one third for short duration loading which includes the effects of wind or seismic forces. When combining passive pressure and friction for lateral resistance, the passive component should be reduced by one third. A grade beam, reinforced as below and at least 12 inches wide, should be utilized across all large entrances. The base of the grade beam should be at the same elevation as the bottom of the adjacent footings. Footings should be founded at a minimum depth of 24 inches below lowest adjacent ground surface as required by local codes to extend below the frost line. Reinforcement for spread footings should be designed by the project's structural engineer.

For foundations systems including a crawl space, it is recommended that it be designed so that water is not allowed to penetrate the crawl space. Proper grading and backfill for the foundations is critical and should adhere to the "fill placement" and "drainage" recommendations of this evaluation as well as local building codes.

<b>Footing Type</b>	<b>Minimum Footing Depth (inches)</b>	<b>Allowable Bearing Pressure (psf)</b>	<b>Coefficient of Friction</b>	<b>Passive Earth Pressure (psf/ft)</b>	<b>Maximum Earth Pressure (psf)</b>
Strip or Spread	24	1,500	0.35	250	3,000

The coefficient of friction and passive earth pressure values recommended are working values. Strip footings should have a minimum width of one foot and spread footings should have a minimum soil to concrete area of four-square feet. Increases are allowed for the bearing capacity of the footings at a rate of 250 pounds per square foot for each additional foot of width and 250 pounds per square foot for each additional foot of depth into the recommended bearing material, up to a maximum outlined. If the bearing value exceeds 3,000 psf, an additional review by GTI is recommended. As mentioned earlier, the exposed ground surface should be moisture conditioned and compacted a minimum of 12 inches below bottom of footings.

#### **Seepage Bed Foundation Setback**

Structural foundations should be designed with a minimum horizontal separation of 25 feet from seepage beds or other storm water infiltration facilities to mitigate the migration of storm drainage into buildings and potential structural foundation damage.

#### **Foundation Settlement**

Provided that the recommendations contained in this report are incorporated into final design and construction phase of development, total settlement is estimated to be less than one inch and differential settlement is estimated to be less than 0.75 inches for a 25-foot span. Two-way angular distortions due to settlements are not estimated to exceed 1/400. The structures should be loaded uniformly so as to avoid any localized settlements.



### **PAVEMENT SECTIONS**

Pavement sections presented in the following table are based on an estimated R-value of <5, assumed traffic index(s) for development and estimated traffic index(s) for development. These pavement sections are presented for planning purposes only and should be verified based on specific laboratory testing performed subsequent to rough grading of the site.

#### **Pavement Construction and Maintenance**

All section changes should be properly transitioned. If adverse conditions are encountered during the preparation of subgrade materials, special construction methods may need to be employed. All subgrade materials should be processed to a minimum depth of 12 inches and compacted to a minimum relative compaction of 90 percent near optimum moisture content. All aggregate bases should be compacted to a minimum relative compaction of 95 percent at optimum moisture content. The recommended pavement sections provided are meant as minimums. If thinner or highly variable pavement sections are constructed, increased maintenance and repair should be expected. If the ADT (average daily traffic) or ADTT (average daily truck traffic) increases beyond that intended, as reflected by the traffic index(s) used for design, increased maintenance and repair could be required for the pavement section.

Positive site drainage should be maintained at all times. Water should not be allowed to pond or seep into the ground. If planters or landscaping are adjacent to paved areas, measures should be taken to minimize the potential for water to enter the pavement section.

ASSUMED TRAFFIC RIGHT-OF-AWAY	SUBGRADE R-VALUE	MINIMUM ASPHALT CONCRETE THICKNESS (in.)	MINIMUM AGGREGATE THICKNESS (in.)	
			Aggregate Base* (3/4" minus)	Subbase* (Uncrushed Aggregate)
Parking and Drives No Truck Access TI = 6.0	<5	2.5	4.0	13.0
Truck Access TI = 8.0	<5	3.0	6.0	17.0

\*Aggregate Base and Subbase gradation specification requirement per the current edition of the Idaho Standards for Public Works Construction (ISPWC) Manual. Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III Plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.

### **OTHER RECOMMENDATIONS**

#### **Site Improvements**

As is commonly known, expansive soils are problematic with respect to the design, construction, and long-term performance of concrete flatwork. Due to the nature of concrete flatwork, it is essentially impossible to totally mitigate the effects of soil expansion.

Typical measures to control soil expansion for structures include; low expansive soil caps, deepened foundation system, increased structural design, and soil pre-saturation. As they are generally not cost effective, these measures are very seldom utilized for flatwork because it is less costly to simply replace any damaged or distressed sections than to "structurally" design them.

Even if "structural" design parameters are applied to flatwork construction, there would still be relative movements between adjoining types of structures and other improvements (e.g., curb and sidewalk). This is particularly true as the level of care during construction of flatwork is often not as meticulous as that for structures. Unfortunately, it is fairly common practice for flatwork to be poured on subgrade soils, which have been allowed to dry out since site grading. Generally, after flatwork construction is completed, landscape irrigation begins, utility lines are pressurized, and drainage systems are utilized; presenting the potential for water to enter the dry subgrade soils, causing the soil to expand. Recommendations for exterior concrete flatwork design and construction can be provided upon request.

If, in the future, any additional improvements are planned for the site, recommendations concerning the geological or geotechnical aspects of design and construction of said improvements could be provided upon request. This office should be notified in advance of any fill placement, grading, or trench backfilling after rough grading has been completed. This includes any grading, utility trench and retaining wall backfills.

#### **Landscape Maintenance and Planting**

Water has been shown to weaken the inherent strength of all earth materials. Slope stability is significantly reduced by overly wet conditions. Graded slopes constructed within and utilizing onsite materials would be erosive. Eroded debris may be minimized and surficial slope stability enhanced by establishing and maintaining a suitable vegetation cover as soon as possible after construction. Compaction to the face of fill slopes would tend to minimize short-term erosion until vegetation is established. Plants selected for landscaping should be lightweight, deep-rooted types, which require little water and are capable of surviving the prevailing climate. From a geotechnical standpoint leaching is not recommended for establishing landscaping. If the surface soils are processed for the purpose of adding amendments, they should be recompacted to 90 percent compaction.

Only the amount of irrigation necessary to sustain plant life should be provided. Over watering the landscape areas could adversely affect proposed site improvements. We recommend that any proposed open bottom planter areas adjacent to proposed structures, be eliminated for a minimum distance of 5 feet and desert landscape using xeriscape technology be used outside of this buffer zone. As an alternative, closed bottom type planters could be utilized. An outlet, placed in the bottom of the planter, could be installed to direct drainage away from structures or any exterior concrete flatwork. Irrigation timers should be adjusted on a monthly basis.

#### **Soil Corrosion**

Based on our experience in the area, the soils onsite should have a negligible corrosive potential to concrete and metal, materials selected for construction purposes should be resistant to corrosion. Where permitted by building code PVC pipe should be utilized. All concrete should be designed, mixed, placed, finished, and cured in accordance with the guidelines presented by the Portland Cement Association (PCA) and the American Concrete Institute (ACI).



### **Trench Excavation**

All footing trench excavations should be observed by a representative of this office prior to placing reinforcement. Footing trench spoil and any excess soils generated from utility trench excavations should be compacted to a minimum relative compaction of 90 percent if not removed from the site. Considering the nature of the onsite soils, it should be anticipated that caving or sloughing could be a factor in excavations. Shoring or excavating the trench walls and slopes to the angle of repose (typically 25 to 45 degrees) may be necessary and should be anticipated in non-cemented soils. All excavations should be observed by one of our representatives and conform to national and local safety codes.

### **Utility Trench Backfill**

Considering the overall nature of the soil encountered onsite, it should be anticipated that materials will need to be imported to the site for use as pipe bedding and pipe zone material. Onsite utility trench backfill should be brought to near optimum moisture content and then compacted to obtain a minimum relative compaction of 90 percent of the laboratory standard. Sand backfill, unless excavated from the trench, should not be used adjacent to perimeter footings or in trenches on slopes. Offsite utility trenches should also be compacted to a minimum relative compaction of 90 percent. Compaction testing and observation, along with probing should be performed to verify the desired results.

### **Drainage**

Positive site drainage should be maintained at all times in accordance with the IBC. Drainage should not flow uncontrolled down any descending slope. Water should be directed away from foundations and not allowed to pond and/or seep into the ground. Pad drainage should be directed toward the street or other approved area. The ground immediately adjacent to the foundation shall be sloped away from the building at a minimum of 5-percent for a minimum distance of 10 feet measured perpendicularly to the face of the wall. If physical obstructions prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternate method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2-percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2-percent away from the building. Roof gutters and down spouts should be utilized to control roof drainage. Down spouts should outlet onto paved areas or a minimum of five feet from proposed structures or into a subsurface drainage system. Areas of seepage may develop due to irrigation or heavy rainfall. Minimizing irrigation will lessen this potential. If areas of seepage develop, recommendations for minimizing this effect could be provided upon request.

## **PLAN REVIEW**

Final grading, foundation, and improvement plans should be submitted to this office for review and comment as they become available, to minimize any misunderstandings between the plans and recommendations presented herein. In addition, foundation excavations and earthwork construction performed on the site should be observed and tested by this office. If conditions are found to differ substantially from those stated, appropriate recommendations would be offered at that time.

**LIMITATIONS**

The materials encountered on the project site and utilized in our laboratory study are believed representative of the area; however, soil materials vary in character between excavations and conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors. GeoTek, Inc. assumes no responsibility or liability for work, testing, or recommendations performed or provided by others.

Since our study is based upon the site materials observed, selective laboratory testing and engineering analysis, the conclusions and recommendations are professional opinions. These opinions have been derived in accordance with current standards of practice and no warranty is expressed or implied. Standards of practice are subject to change with time.

The opportunity to be of service is greatly appreciated. If you have any questions concerning this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

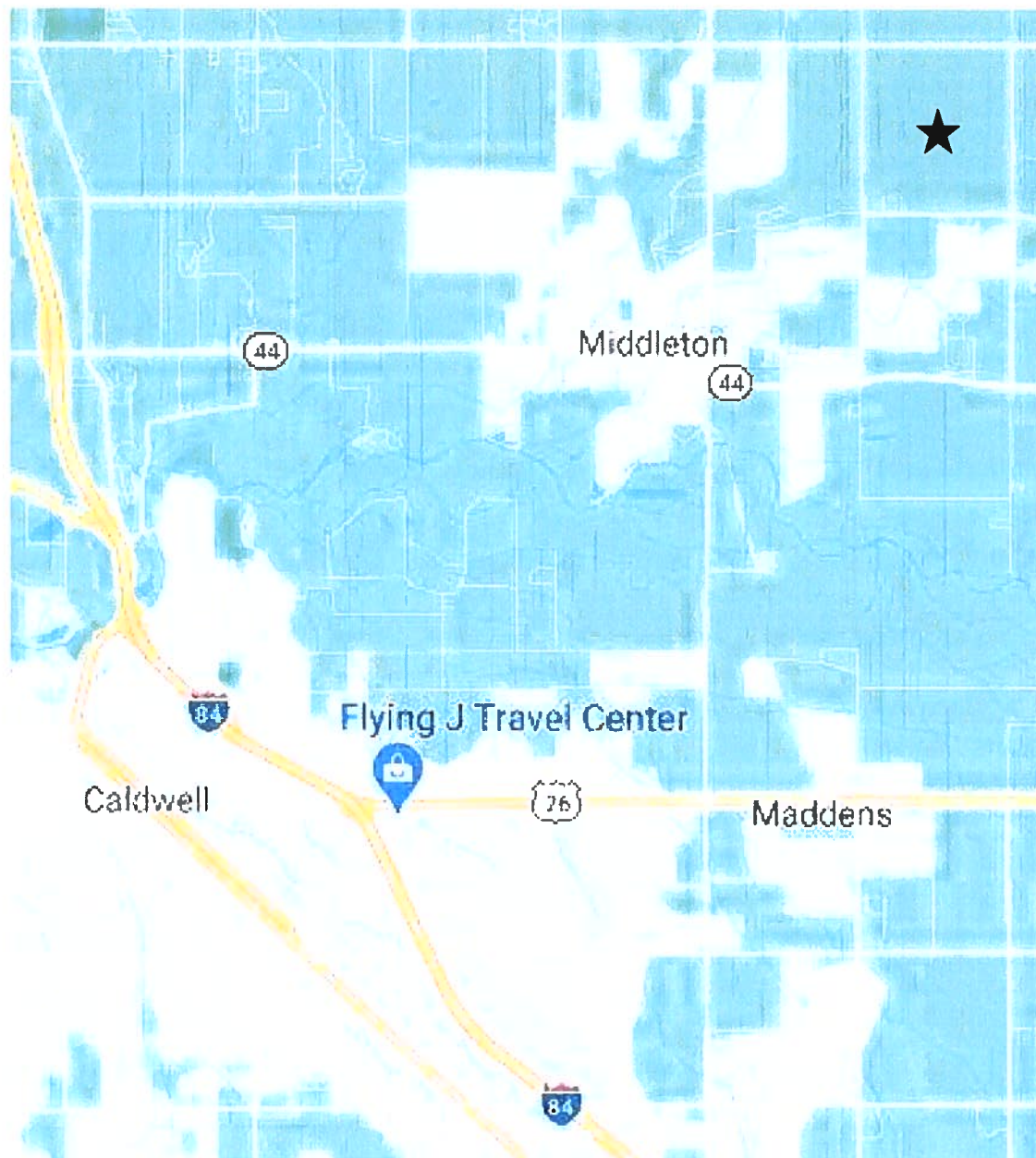
Respectfully submitted,  
**GeoTek, Inc.**



Taylor Hedrick, EI  
Staff Professional



David C. Waite, PE  
Senior Engineer



★ **APPROXIMATE SITE LOCATION**



Source: Google Maps, 2020. GeoTek Field Observations, 2020.  
Not to Scale



GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

**FIGURE I**  
**SITE VICINITY MAP**  
Farmington Subdivision  
North of Foothill Rd. Between Duff Ln. and Lansing Ln.  
Middleton, Idaho

Prepared for: Todd Campbell Construction Inc.

Project No.:

**2353-ID**

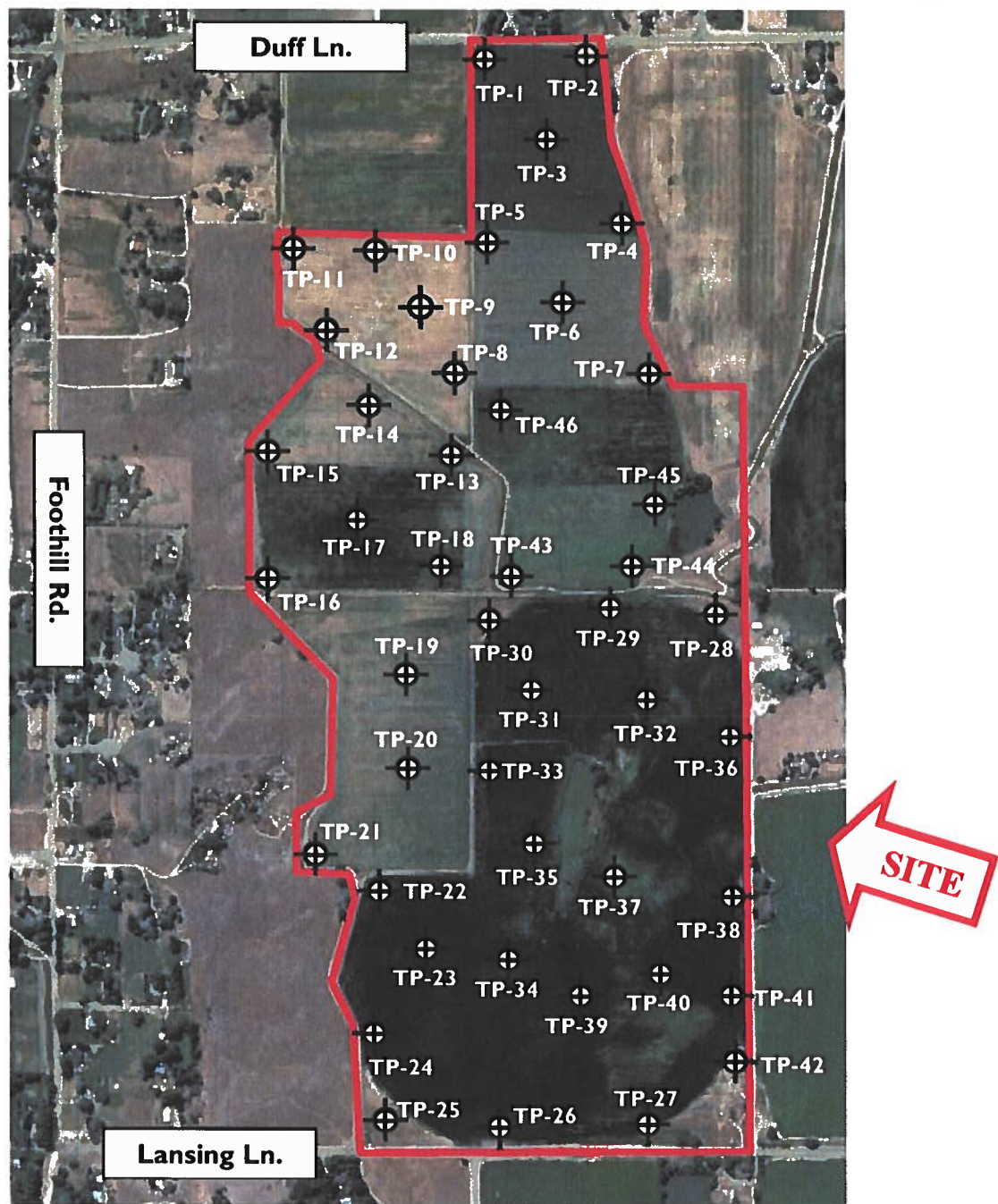
Report Date:

**October 2021**

Drawn By:

**TSH**





⊕ APPROXIMATE TEST PIT LOCATIONS



Source: Google Earth 2018, GeoTek Field Observations, 2020.  
Not to Scale



GEOTECHNICAL | ENVIRONMENTAL | MATERIALS

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## FIGURE 2 SITE EXPLORATION PLAN Farmington Subdivision

North of Foothill Rd. Between Duff Ln. and Lansing Ln.  
Middleton, Idaho

Prepared for: Todd Campbell Construction Inc.

Project No.:

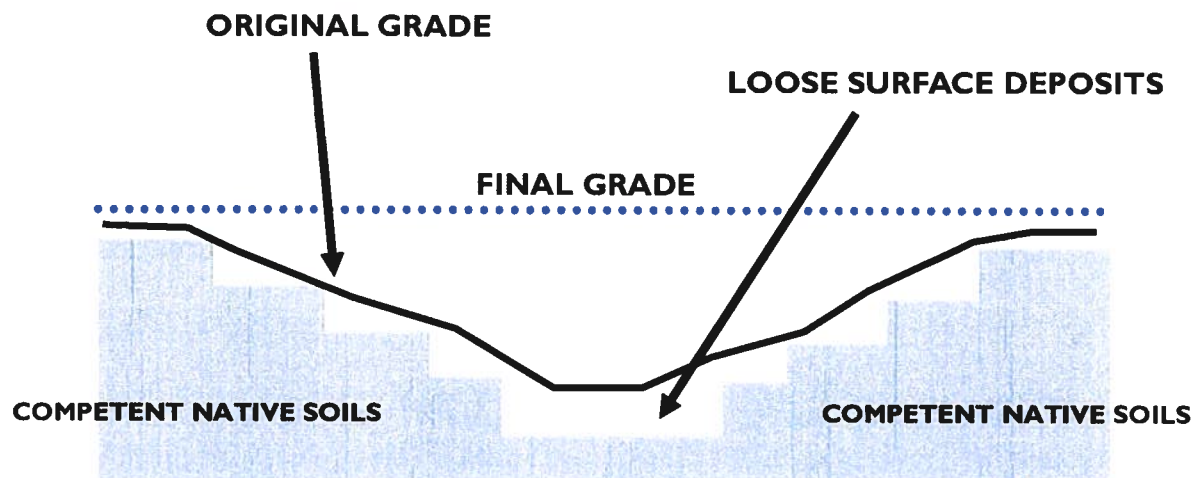
2353-ID

Report Date:

October 2021

Drawn By:

TSH



**BENCH WHERE SLOPE EXCEEDS 5:1 (H:V)  
BENCHES SHOULD NOT EXCEED 3 FEET IN HEIGHT  
AND SHOULD BE A MINIMUM OF 6 FEET IN WIDTH**

**NOT TO SCALE**



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320 E. Corporate Dr, Suite 300, Meridian, ID 83642  
(208) 888-7010 (phone) / (208) 888-7924 (FAX)

**FIGURE 3  
BENCHING DETAIL  
Farmington Subdivision  
North of Foothill Rd. Between Duff Ln. and Lansing Ln.  
Middleton, Idaho**

**Prepared for: Todd Campbell Construction, Inc.**

Project No.:

**2353-ID**

Report Date:

**October 2021**

Drawn By:

**TSH**

# **PRELIMINARY HYDROLOGY REPORT**

**for**

## **FARMINGTON HILLS SUBDIVISION**

CANYON COUNTY, IDAHO

Prepared for:

Middleton 187, LLC  
P.O. BOX 140298  
Boise, ID 83714  
(208) 631-5052

Prepared By:



**T.O. ENGINEERS**

332 N. Broadmore Way, Suite 101  
Nampa, ID 83687  
208-442-6300

Date Prepared: 6/21/2022



## **Table of Contents**

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<b>Introduction .....</b>	<b>2</b>
<b>Existing Hydrology .....</b>	<b>2</b>
<b>Proposed Hydrology and Storm Water Design.....</b>	<b>2</b>
<b>Conclusion and Preliminary Reccomendations .....</b>	<b>4</b>

## **Appendices**

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- Appendix A:   Site Vicinity Map**
- Appendix B:   Drainage Basin Maps**
- Appendix C:   USGS Soil Map and Soil Description**

## **Introduction**

The proposed Farmington Hills Subdivision is in Canyon County, near Middleton, north of Foothill Road between Duff Lane and Lansing Lane (see Appendix A - Site Vicinity Map). This preliminary hydrology report is being prepared in conjunction with a hillside development application and preliminary plat for a 493-lot single-family residential subdivision with 426 buildable lots.

## **Existing Hydrology**

The existing site is currently undeveloped and consists of undulating hills covered in areas of native shrubs and grasses, cultivated agricultural ground, and multiple irrigation supplies and drainages. Two large ponds exist onsite at general low points of the site. Duff Lane right-of-way forms the western property boundary along; Agricultural ground, two single family residences, and two separate single-family subdivisions form the northern property boundary; Lansing Lane right-of-way forms the eastern property boundary; and the Willow Creek Pump Lateral and the C-Canal East forms the southern boundary.

Topographically, the western portion of the site (west of the existing C-Canal East) has historically been farmed and is still being farmed. This area slopes generally from south to north. There is an existing pond towards the north end of this area, along with a drainage ditch that runs along the northern property boundary from east to west before reaching the ultimate low point of the site at the northwest corner and crossing Duff Lane. The area north of this pond contains slopes ranging from moderate up to over 15% natural grade. The eastern half of the site has also historically been farmed and is still being farmed. There is an existing pond generally in the center of this area, with the surrounding areas generally sloping up and away from this pond towards the property boundary. Slopes range from moderate up to and over 15% natural grade. This area generally slopes from the property boundaries on the east, north, and south and the C-Canal East to the west towards the pond, which sits in a low point. Slopes across the site appear stable with low indication of erosion largely due to well established vegetative cover. Existing storm water runoff from the project site is currently routed to these ponds. Any overflow drains from east to west towards the northwest corner of the site at Duff Lane before crossing under the road.

There is a pond to the east of the site, on the east side of Lansing Lane, that provides an overflow culvert onto this site towards the northeast corner of the site. Any overflow that comes across Lansing onto this site is then directed south through a low drainage ditch adjacent to Lansing Lane. It then flows through the general low area of the site before discharging into the eastern pond. A separate culvert at the low point of the Lansing Lane borrow ditch on the east side of the road conveys drainage across the street onto this site. This runoff is also directed through the general low area of the site to the eastern pond.

According to the USGS Web Soil Survey, most of the site consists of hydrologic soils B; see Appendix C – USGS Soil Map and Soil Description.

A review of the FEMA flood maps indicate that the site is not within a flood plain.

## **Proposed Hydrology and Storm Water Design**

The existing hydrology and topography of this site will remain unchanged with this plat until plans are submitted and approved for developments on the individual lots. Individual lot grading at the time of development will account for runoff being maintained onsite by drainage being directed away from adjacent properties.

Finished grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on the subdivision property unless otherwise approved.

Basins C, D, E, and R will contribute stormwater to the existing pond in the western area of the site. Basins L, M, N, O, and P will contribute stormwater to the existing pond in the eastern area of the site. Where possible, culverts will be designed to bypass portions of the historical runoff through these areas of the site. Existing drainage patterns will be maintained, and flow spreaders will be used at outlets to reduce velocity and erosion at discharge points. Flows will not exceed pre-development rates at these discharge points. Efforts will be made to limit the impacts to the downstream drainage system and to conserve existing drainage patterns.

All remaining basins will be conveyed to storm facilities located within the site and will be maintained onsite. Various methods of treatment, including sand filters, bioswales, and treatment structures will be installed to treat the water quality event.

Proposed drainage basins are shown in Appendix "B." Runoff calculations for proposed drainage basins were made using the Rational Method and are summarized in Table 1 below.

Table 1: Proposed Basin Characteristics

Basin No.	Drainage Area (AC)	Runoff Coefficient	T <sub>c</sub> (min.)	100-year Peak Flow (cfs)
A	24.44	0.5	64.2	14.18
B	4.95	0.5	48.4	3.49
C	4.21	0.3	27.8	2.14
D	26.67	0.5	52.5	17.60
E	11.12	0.31	29.3	6.41
F	19.32	0.5	38.8	15.75
G	4.48	0.5	39.8	3.58
H	5.26	0.5	48.4	3.71
I	40.63	0.5	54.1	26.00
J	2.95	0.5	22.8	3.25



K	6.87	0.5	35.9	5.81
L	16.82	0.5	13.8	23.04
M	10.73	0.24	69.8	2.76
N	5.74	0.37	22.9	4.67
O	4.10	0.5	10	6.38
P	11.67	0.5	38.3	9.51
Q	13.42	0.5	39.2	10.80
R	3.76	0.74	41.76	3.76

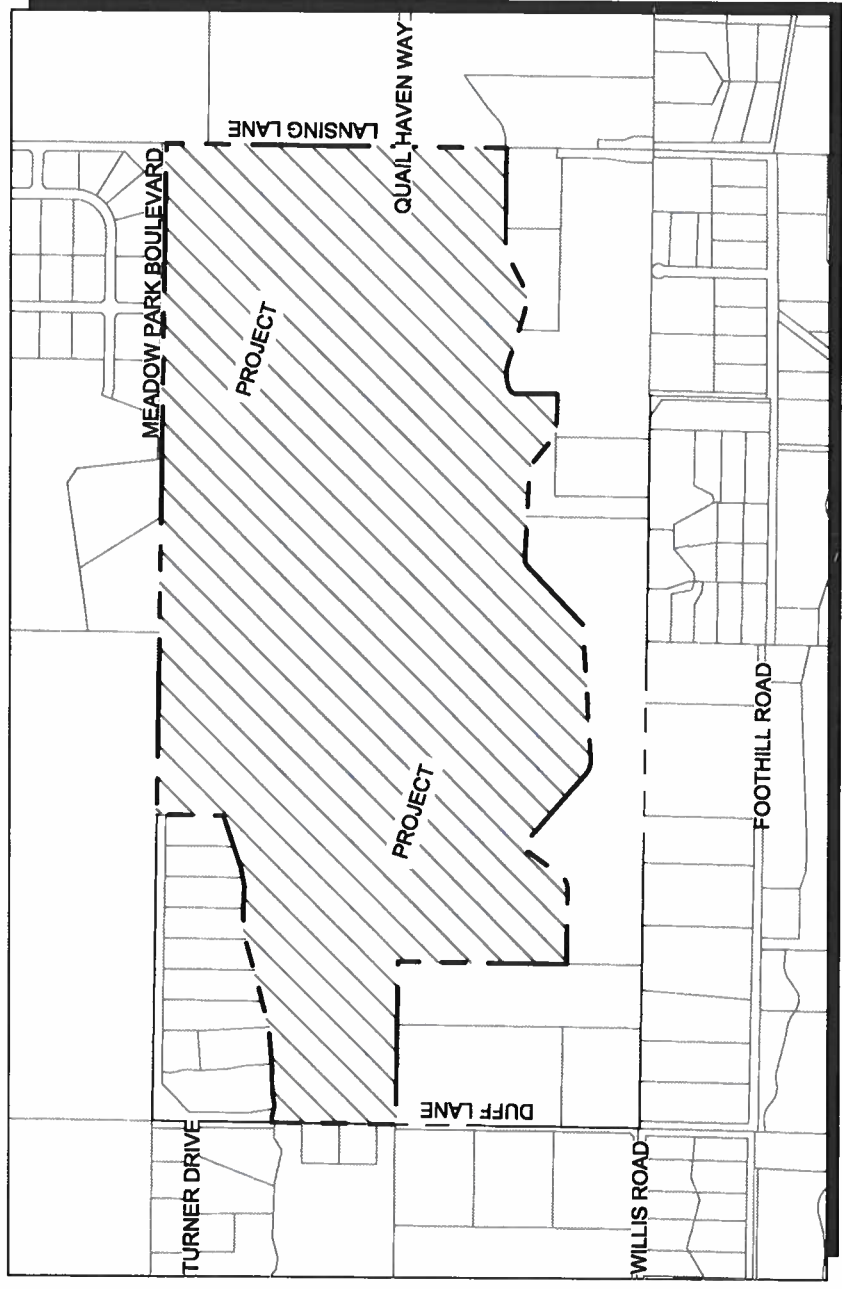
### **Conclusion and Preliminary Recommendations**

Due to the steep slopes and nature of the soils, care should be taken to minimize erosion during land disturbing activities. Erosion control measures should be installed to limit sediment leaving the site during construction. Final stabilization measure in accordance with the re-vegetation plan should be installed as soon as grading operations are complete. Efforts should be made to re-establish vegetation as quickly as possible following site grading to limit erosion of slopes.

Preliminary storm drainage basin maps are included in Appendix "B" of this report. Runoff volumes for the 100-year storm events are summarized in Table 1 above. The proposed storm drainage layout is depicted on the preliminary grading plan included in the Hillside development application for the subdivision. USGS Soil Survey information used in this report is included in Appendix "C."

## **APPENDIX A**

### **SITE VICINITY MAP**



VICINITY MAP  
SCALE: 1" = 1,000'

DATE: 8/21/22 JOB: 210068



**T-O ENGINEERS**

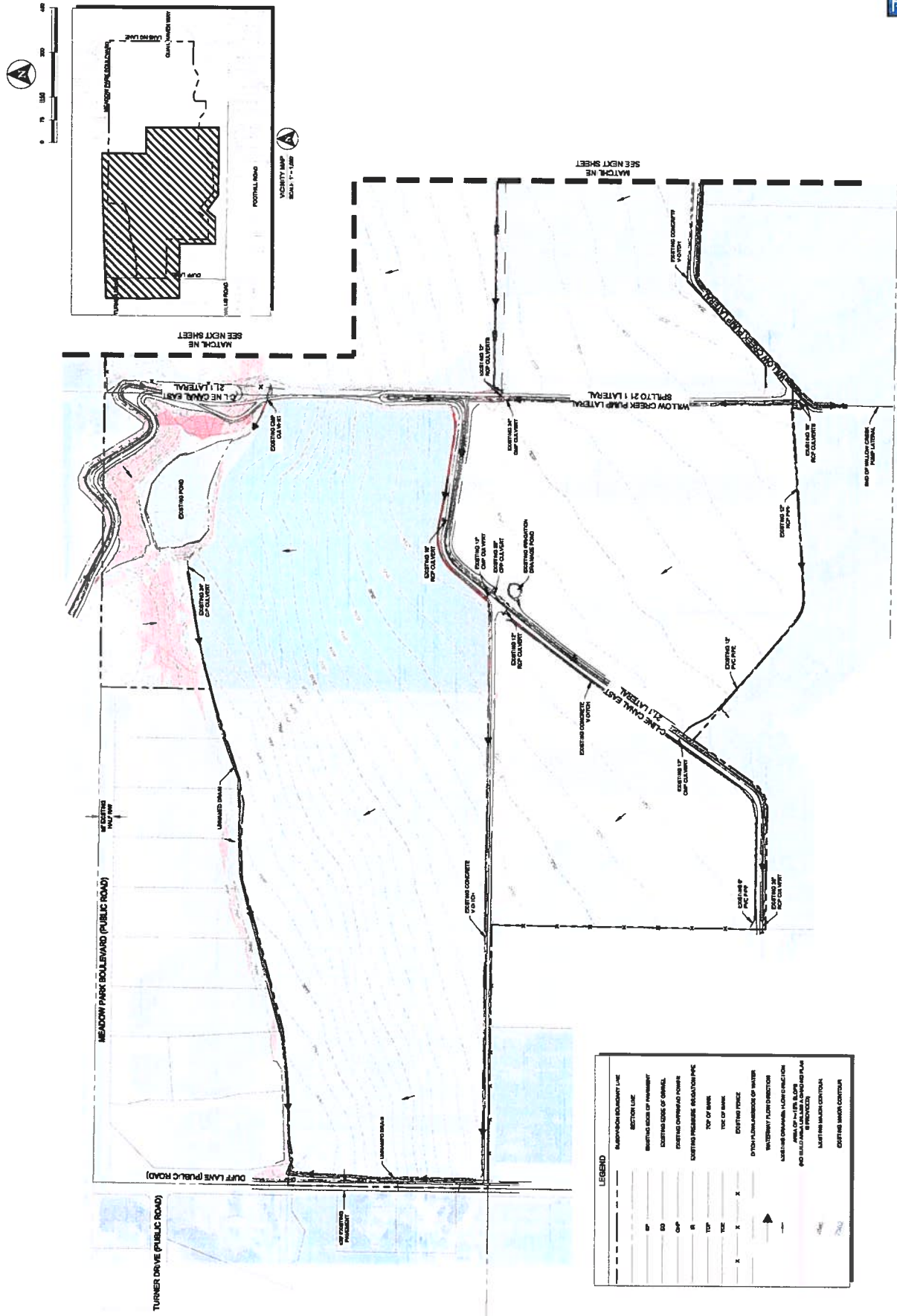
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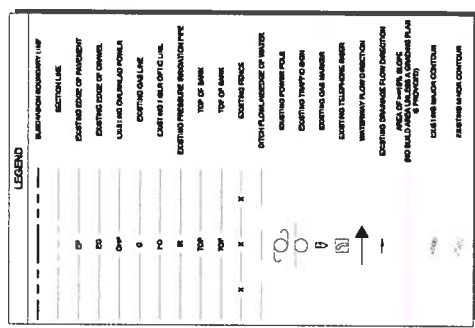
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## **APPENDIX B**

### **DRAINAGE BASIN MAPS**







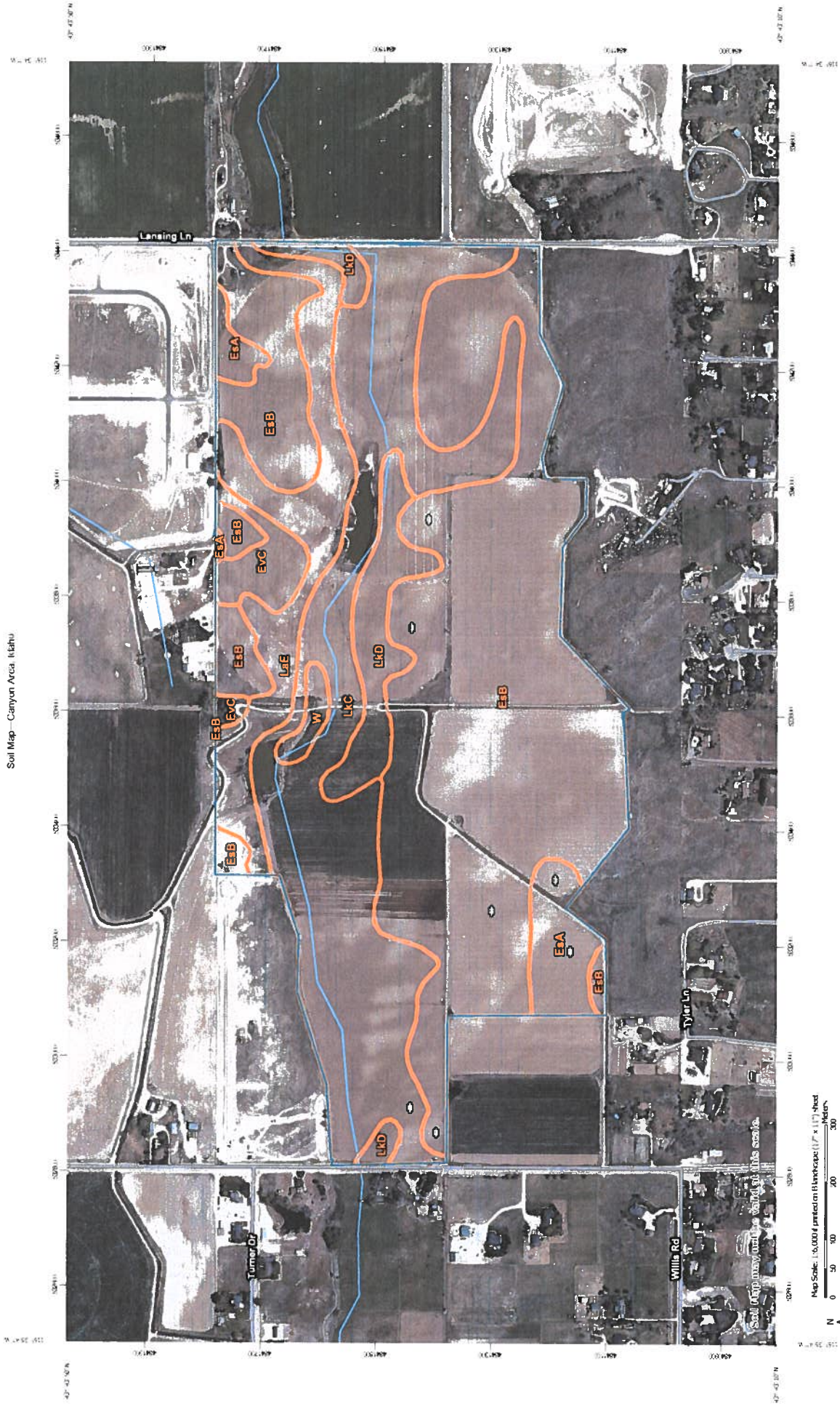


## **APPENDIX C**

### **USGS SOIL MAP AND SOIL DESCRIPTION**



























Soil Map—Canyon Area (Methu)





## MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Canyon Area, Idaho  
Survey Area Data: Version 18, Sep 9, 2021

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

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EsA	Elijah-Chilcott silt loams, 0 to 1 percent slopes	8.5	3.9%
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	108.6	50.1%
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	5.3	2.5%
LaE	Lankbush sandy loam, 12 to 30 percent slopes	20.2	9.3%
LkC	Lankbush-Elijah-Vickery silt loams, 3 to 7 percent slopes	59.8	27.6%
LkD	Lankbush-Elijah-Vickery silt loams, 7 to 12 percent slopes	12.5	5.8%
W	Water	1.8	0.8%
<b>Totals for Area of Interest</b>		<b>216.7</b>	<b>100.0%</b>



# Landscaping Plan



ARDURRA



# Farmington Hills

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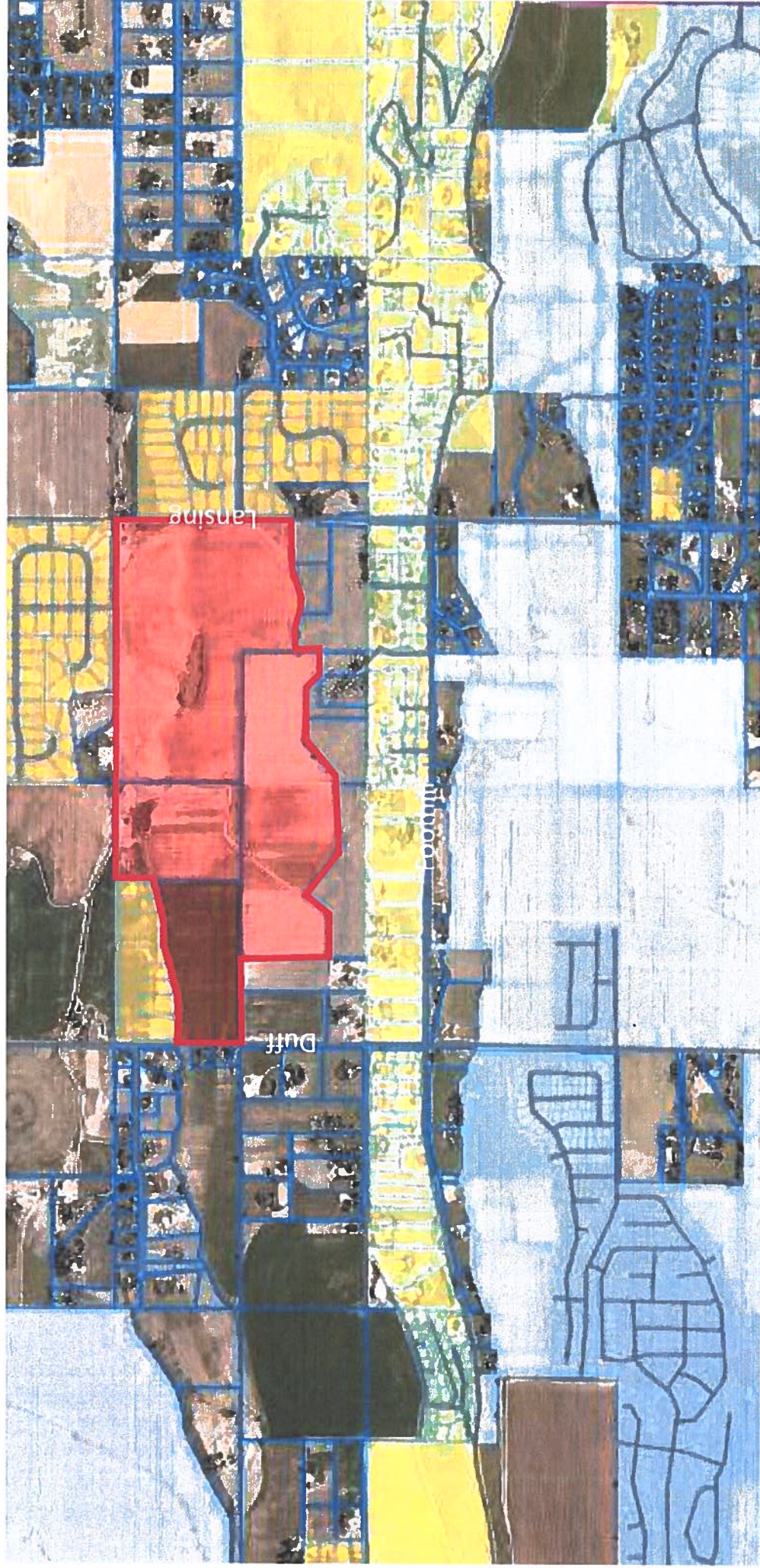
**Middleton 187 LLC - Rezone & Preliminary Plat**

# Existing Conditions



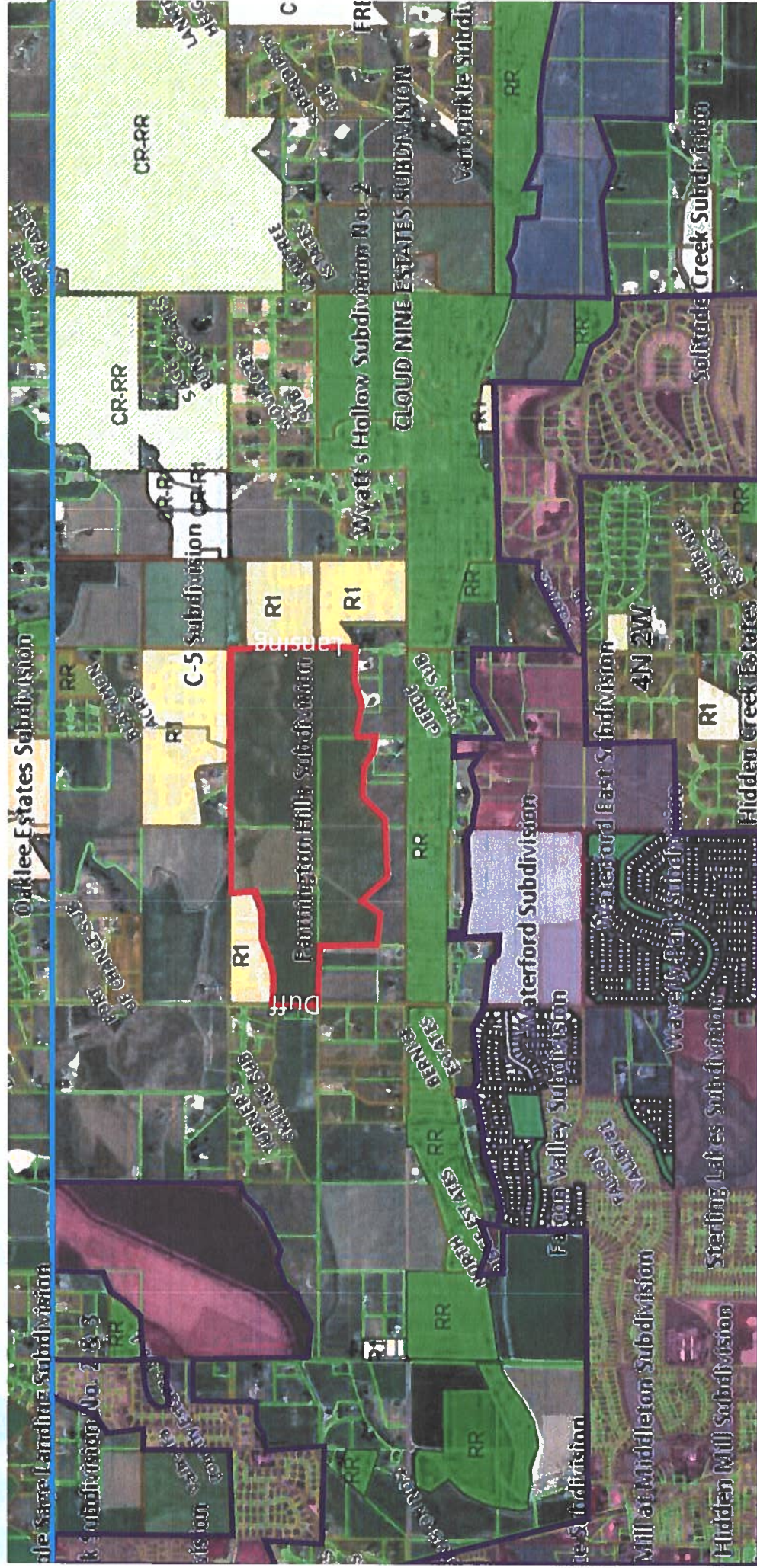


# Surrounding Area



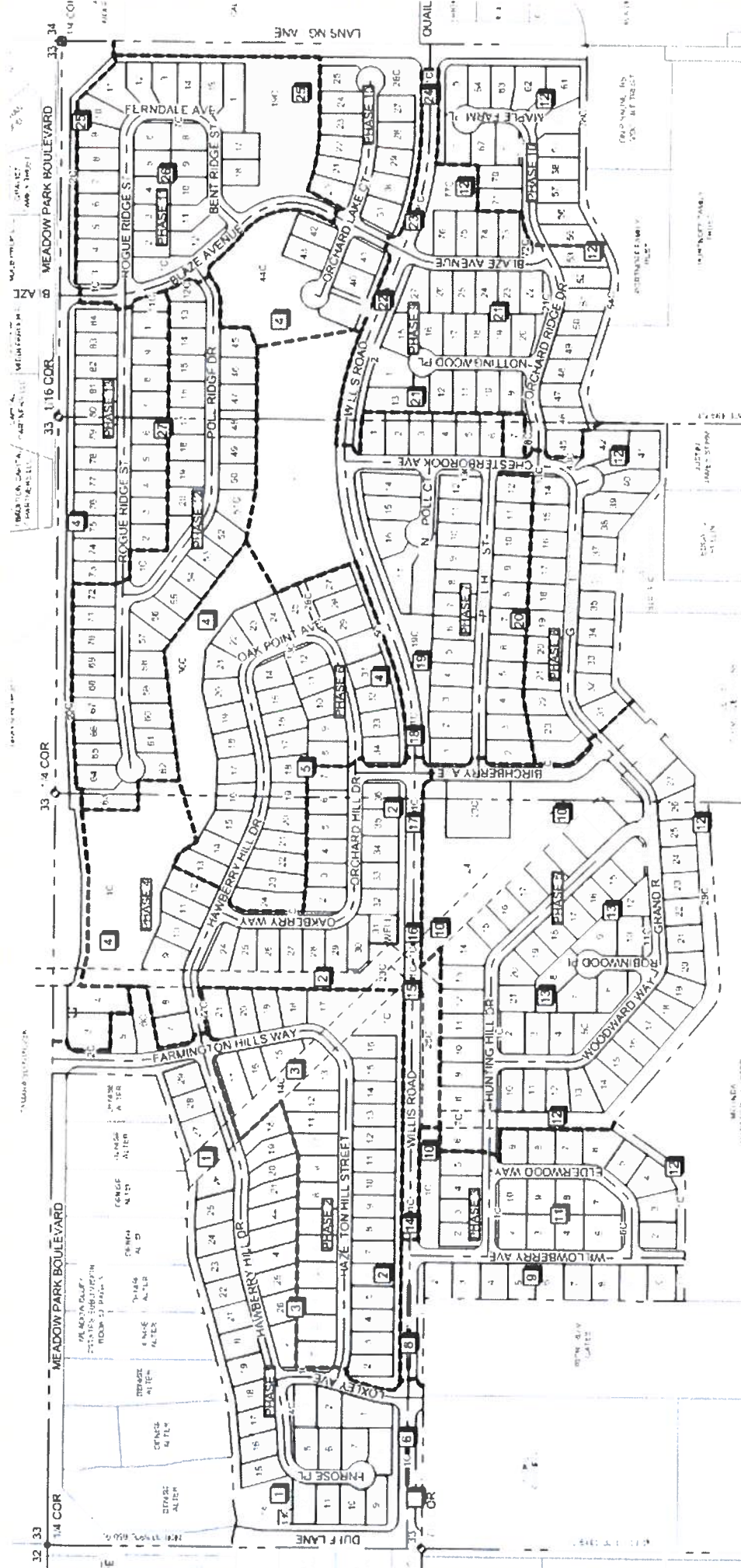


# Surrounding Area

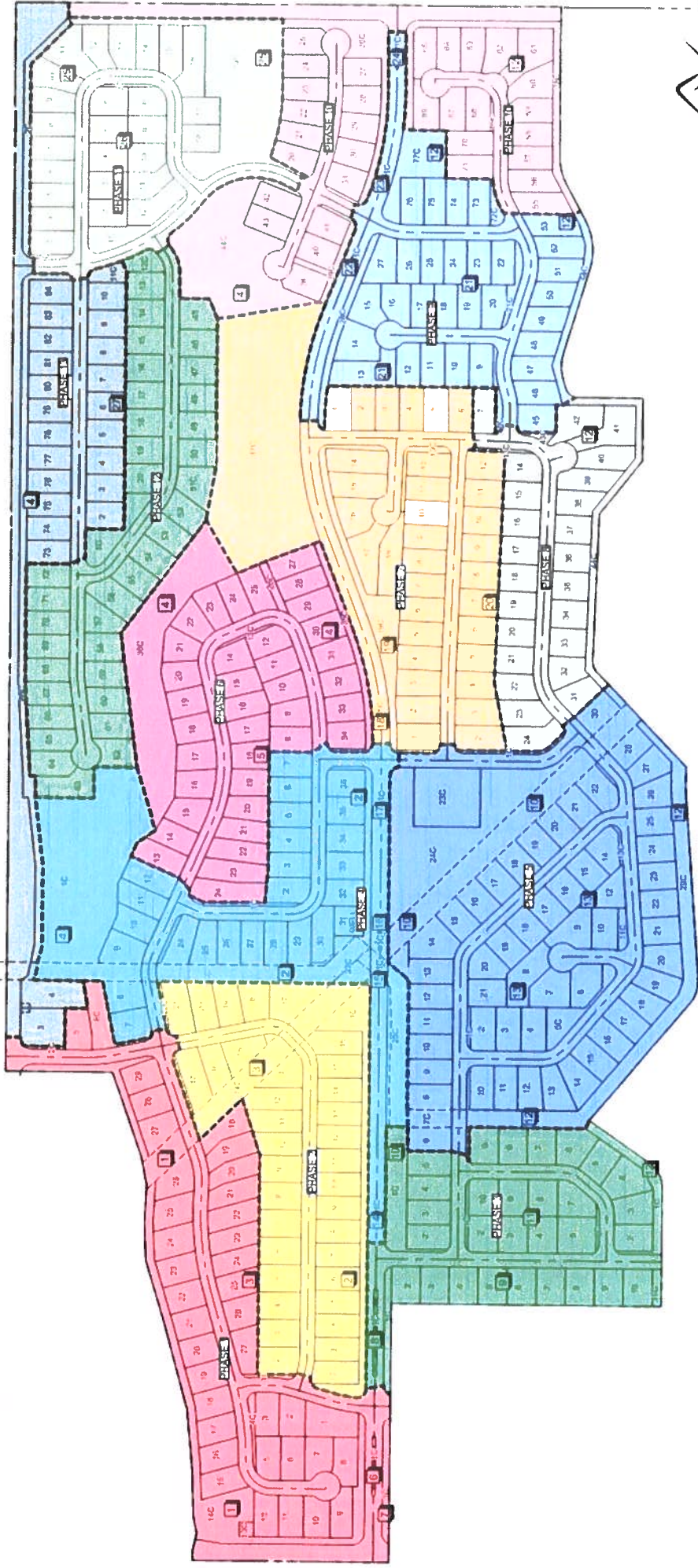




# Request



# Phasing Plan

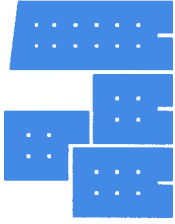




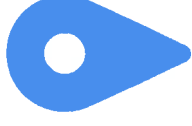
# Landscaping Plan



# Pre-Annexation Agreement



**Middleton has reviewed and approved a pre-annexation agreement**



## **Highlights:**

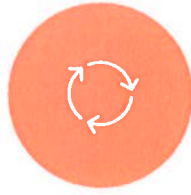
Utilities will be provided by the City of Middleton

The property will annex once an annexation path is available

The developer will provide significant infrastructure improvements to serve existing and future Middleton growth



# Middleton Agreement – Required Improvements



**REGIONAL  
SEWER LIFT  
STATION**



**NEW WATER  
BOOSTER  
STATION FOR  
ENTIRE NEW  
PRESSURE ZONE**



**NEW MUNICIPAL  
WELL**



**SIGNAL AT DUFF  
& HWY 44  
(PHASE 1)**

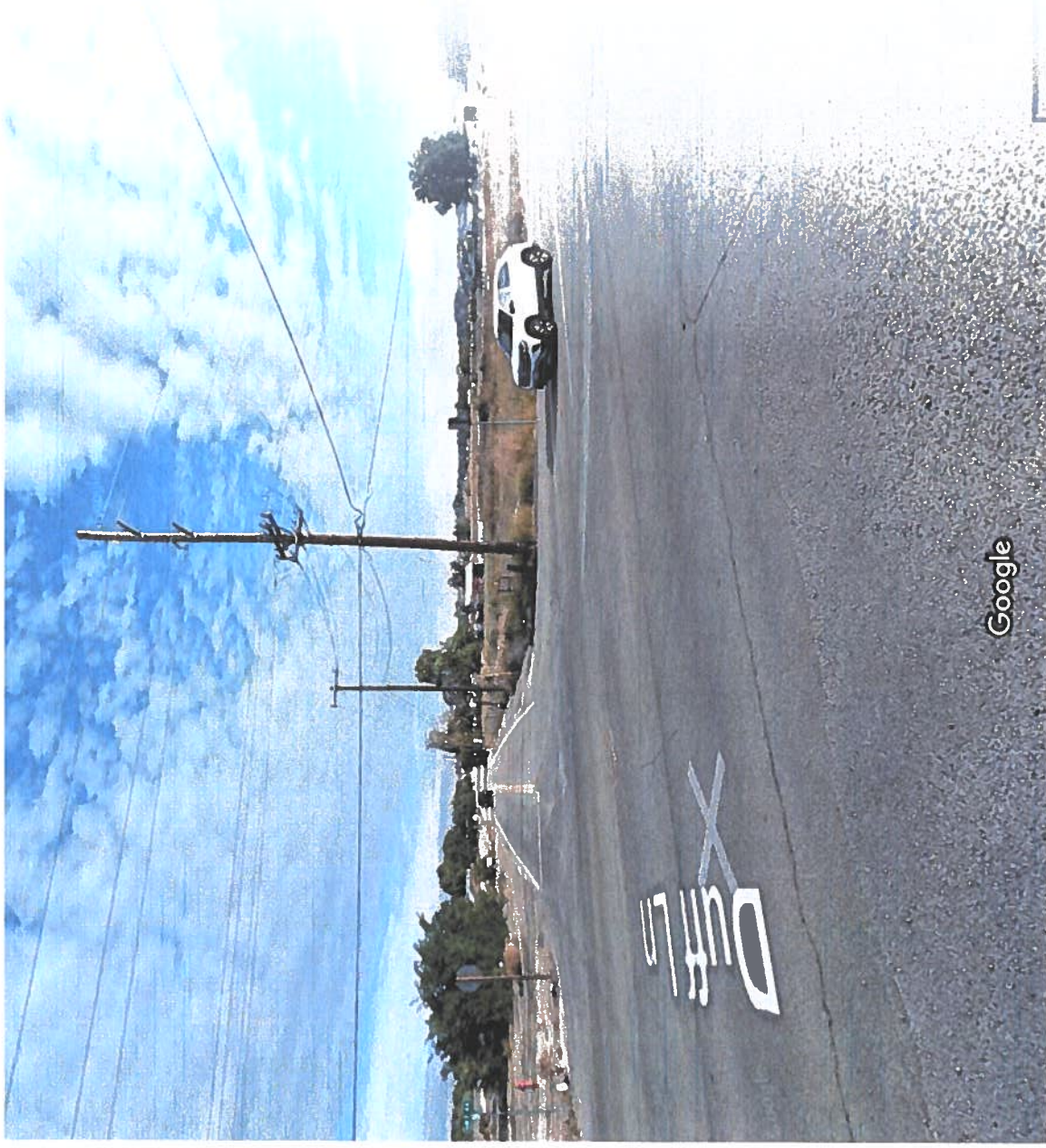


**SIGNAL AT  
LANSING & HWY  
44 (PHASE 10)**



# Middleton Agreement Benefits

- Provides infrastructure that is needed for City's growth in this area
- Density is below what is called for in City comprehensive plan
- Signals at Duff and Lansing cannot be built by ITD for at least 7-10 years but have existing safety deficiencies



# Middleton Agreement

WHEN RECORDED, return to  
City Administrator  
City of Middleton  
1103 W. Main St.  
Middleton, ID 83644

## INFRASTRUCTURE CONSTRUCTION AND PRE-ANNEXATION AGREEMENT

This Amended Infrastructure Construction and Pre-Annexation Agreement (this "Agreement") is entered into and effective as of the date last written below (the "Effective Date") by and between the City of Middleton, an Idaho municipal corporation located at 1103 W. Main St., PO Box 487, Middleton, Idaho 83644 (the "City") and Middleton 187 LLC, an Idaho limited liability company located at 13684 Meadowdale Dr., Boise, Idaho 83713, and TBC Land Holding LLC, an Idaho limited liability company located at PO Box 140798, Boise, Idaho 83714 (collectively the "Developer"). The City and the Developer are sometimes individually referred to herein as a "Party," and collectively as the "Parties."

### RECITALS

WHEREAS, the City is a municipal corporation created pursuant to the laws of the State of Idaho and has the power to enter into contracts and to provide public utilities as provided by Idaho Code Title 50, Chapter 3;

WHEREAS, the Developer owns that certain real property legally described in Exhibit A attached hereto and incorporated herein (the "Property"), that Developer is subdividing through Canyon County Development Services Department;

WHEREAS, the Property is situated in unincorporated Canyon County, Idaho (the "County"), is presently not contiguous to the City's corporate boundary, and is within the City's area of city impact;

WHEREAS, the Developer desires and intends the Property to be annexed into the City as soon as any part of the Property is contiguous to the City's corporate limits;

WHEREAS, the Developer desires and intends to subdivide and develop the Property as generally shown in the preliminary plat attached hereto as Exhibit "B" and incorporated herein by this reference (the "Preliminary Plat"), which Preliminary Plat includes approximately units at a density of 1.94 units per acre ("Farmington Hills Subdivision" or the "Project");

WHEREAS, applications for Farmington Hills Subdivision are currently pending before the County and Developer's obligations herein are subject to and contingent upon such approval;

# Pathway Systems



# Schools

- Detailed conversations with Superintendent Marc Gee
- Costs to serve students have been identified (\$1,114.60)
- Developer voluntarily chose to pursue higher mitigation (\$1,500)

## Step 3: Calculation of Cost per New Lot

Using this factor and the cost per student shown in Step 1, we can calculate a cost per lot with the following calculation:

$$\frac{\# \text{ of new lots in development} \times \text{Student Generation Factor}}{\# \text{ of new lots in development}} \times \text{Cost per Student}$$

This can be simplified to the following:

$$\text{Student Generation Factor} \times \text{Cost per Student} = \text{Cost per new lot in development}$$

With an elementary student generation factor of 0.219 and a cost per student of \$5,089.52 we can calculate a cost per lot of \$1114.60 per lot.

# Schools

## • Executed Memorandum of Agreement with Middleton School District confirming \$1,500 payment

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

**Parties**  
Middleton 187 LLC, an Idaho limited liability company ("Middleton 187")  
Middleton School District No. 134, a governmental subdivision of the State of Idaho and  
body politic and corporate ("School District")

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

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

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

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

If to School District  
Middleton School District No. 134  
5 S. Viking Ave.  
Middleton, ID 83701  
Marc Oue

with a copy to

If to Middleton 187:

Middleton 187 LLC  
3384 Meadowdale Dr.  
Boise ID 83713  
Attn: Todd Campbell  
Heide Clark  
Clark Wardle LLC  
251 F. Front Street Suite 310  
PO Box 535  
Boise ID 83701

with a copy to

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

[end of text – signatures on following page]  
Middleton 187 and School District are duly authorized to execute this Memorandum of  
Understanding to be effective as of the date first above written, and each party agrees to be bound by the  
terms and conditions set forth herein.

MIDDLETON 187

MIDDLETON 187 LLC  
an Idaho limited liability company

By: [Signature]  
Its 12/12/2022  
Date: 12/12/22

SCHOOL DISTRICT

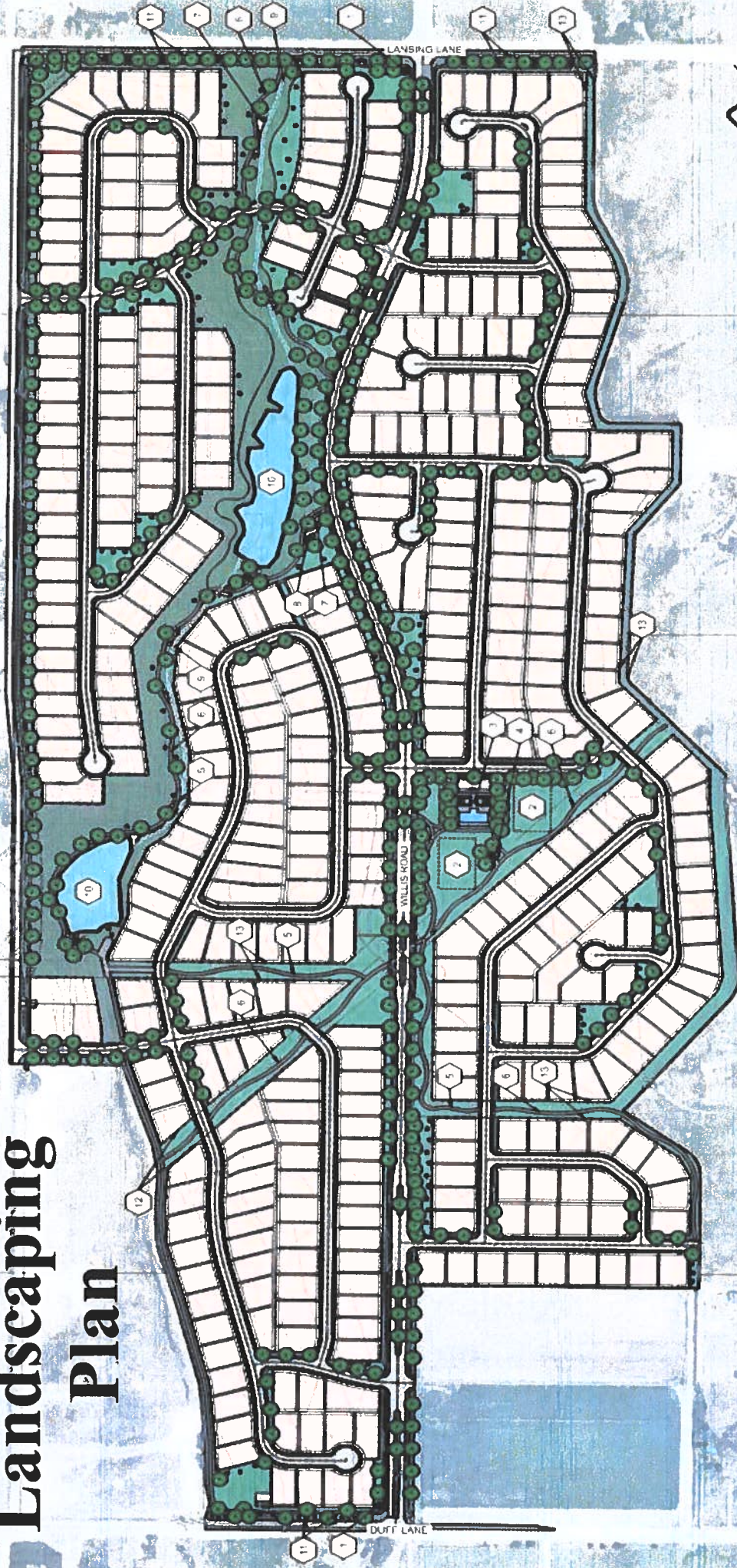
MIDDLETON SCHOOL DISTRICT NO. 134  
a governmental subdivision of the State of Idaho  
and body politic and corporate

By: [Signature]  
Marc Oue Superintendent  
Date: 10-10-23

Schedule of Events  
Exhibit A – Legal Description of Property



# Landscaping Plan





**Thank You & Questions**

## CHAPTER 4

# FOUNDATIONS

### User note:

**About this chapter:** Chapter 4 provides requirements for constructing footings and walls for foundations of wood, masonry, concrete and precast concrete. In addition to a foundation's ability to support the required design loads, this chapter addresses several other factors that can affect foundation performance. These include controlling surface water and subsurface drainage, requiring soil tests where conditions warrant and evaluating proximity to slopes and minimum depth requirements. This chapter also provides requirements to minimize adverse effects of moisture, decay and pests in basements and crawl spaces.

### SECTION R401 GENERAL

**R401.1 Application.** The provisions of this chapter shall control the design and construction of the foundation and foundation spaces for buildings. In addition to the provisions of this chapter, the design and construction of foundations in flood hazard areas as established by Table R301.2(1) shall meet the provisions of Section R322. Wood foundations shall be designed and installed in accordance with AWC PWF.

**Exception:** The provisions of this chapter shall be permitted to be used for wood foundations only in the following situations:

1. In buildings that have not more than two floors and a roof.
2. Where interior *basement* and foundation walls are constructed at intervals not exceeding 50 feet (15 240 mm).

Wood foundations in Seismic Design Category D<sub>0</sub>, D<sub>1</sub> or D<sub>2</sub> shall be designed in accordance with accepted engineering practice.

**R401.2 Requirements.** Foundation construction shall be capable of accommodating all loads in accordance with Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice.

**R401.3 Drainage.** Surface drainage shall be diverted to a storm sewer conveyance or other *approved* point of collection that does not create a hazard. *Lots* shall be graded to drain surface water away from foundation walls. *The grade shall fall not fewer than 6 inches (152 mm) within the first 10 feet (3048 mm).*

**Exception:** Where *lot lines*, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.

**R401.4 Soil tests.** Where quantifiable data created by accepted soil science methodologies indicate *expansive soils*, *compressible soils*, shifting soils or other questionable soil characteristics are likely to be present, the *building official*

shall determine whether to require a soil test to determine the soil's characteristics at a particular location. This test shall be done by an *approved agency* using an *approved method*.

**R401.4.1 Geotechnical evaluation.** In lieu of a complete geotechnical evaluation, the load-bearing values in Table R401.4.1 shall be assumed.

TABLE R401.4.1  
PRESUMPTIVE LOAD-BEARING  
VALUES OF FOUNDATION MATERIALS<sup>a</sup>

CLASS OF MATERIAL	LOAD-BEARING PRESSURE (pounds per square foot)
Crystalline bedrock	12,000
Sedimentary and foliated rock	4,000
Sandy gravel and/or gravel (GW and GP)	3,000
Sand, silty sand, clayey sand, silty gravel and clayey gravel (SW, SP, SM, SC, GM and GC)	2,000
Clay, sandy, silty clay, clayey silt, silt and sandy siltclay (CL, ML, MH and CH)	1,500 <sup>b</sup>

For SI: 1 pound per square foot = 0.0479 kPa.

- a. Where soil tests are required by Section R401.4, the allowable bearing capacities of the soil shall be part of the recommendations.
- b. Where the building official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable bearing capacity shall be determined by a soils investigation.

**R401.4.2 Compressible or shifting soil.** Instead of a complete geotechnical evaluation, where top or subsoils are compressible or shifting, they shall be removed to a depth and width sufficient to ensure stable moisture content in each active zone and shall not be used as fill or stabilized within each active zone by chemical, dewatering or presaturation.

### SECTION R402 MATERIALS

**R402.1 Wood foundations.** Wood foundation systems shall be designed and installed in accordance with the provisions of this code.

2024 | By: Concerned Canyon County Citizen Mike Wedman



Exh 59

# Report: Lot Classification

The STAGGERING Change in the Region's Demographics which will occur with the potential addition of the Farmington Hills Subdivision

EXHIBIT  
59



# Lot Classifications

Sections 27, 28, 29, 32, 33, 34 in T5N R2W

## Introduction

The purpose for this report is to show how the demographics will change so drastically with the potential addition of the Farmington Hills Subdivision proposed in Section 33 T5N R2W of Canyon County, Idaho, that it will be realized the subdivision is not suitable for this area and should be denied approval as it is currently presented. An approximate 217 acre project with 492 lots: 421 Buildable, 71 Common with an average lot size of 12,978 sq ft. does not fit with the Canyon County Comprehensive Plan 2030 Chapter 4: "Land Use and Community Design".

**Goal**   **Policy**   **Action**

**Table 4. Land Use and Community Design**

	<b>G4.01.00    Support livability and high quality of life as the community changes over time.</b>
→	P4.01.01    Maintain a balance between residential growth and agriculture that protects the rural character.
	<b>G4.02.00    Ensure that growth maintains and enhances the unique character throughout the County.</b>
	P4.02.01    Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
	P4.03.02    Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
→	<b>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.</b>



A4.04.02c

Align zoning districts with communities, corridors, and landscapes to achieve consistency in the development pattern while protecting natural resources and farmland.



**G4.06.00**

**Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.**

P4.06.02

Encourage development design that accommodates topography and promotes conservation of agricultural land.



**G4.07.00**

**Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.**

P4.07.01

Plan land uses that are compatible with the surrounding community.



**G4.08.00**

**Maintain and enhance the aesthetic beauty of the County.**

P4.08.01

Protect and enhance the rural landscape as an essential scenic feature of the County.

I never found a map which showed the details of the parcels located in the proposed Farmington Hills Subdivision AND the surrounding land parcels. I found one with details but it was a close up with no surrounding land. When maps were shown of the area, the subdivision was simply marked with no internal detail.

I created a map showing the surrounding area's parcels and imposed the subdivision details over the top and the results were disturbing and immediately showed that this was not of the character of the surrounding community, not even by any stretch of the imagination.

This led me to start gathering parcel data in the surrounding area especially the characteristic of individual lot size. I clicked on each lot and obtained the parcel size. I only included land with improvements which had residential structure(s) or were obviously intended to develop a residential structure. I did not include agricultural farming and related. The data was collected by Section, each parcel counted and listed on paper with parcel size. So as to not appear to influence with large numbers, in most all of the presentations in the data following, I removed any parcel that was greater than 10 acres in size. There are not that many and the details are in the data.

# Data Sources

The data sources used to create this report are from the following:

**Canyon County Assessor's Webpage - Web Map**

<https://maps.canyoncounty.id.gov/arcgisportal/apps/webappviewer/index.html?id=d8d464f3b19f485bb9d4d9136aba0ee5&find=62355&ref=publicaccessnow>

T O Engineers letter dated 1/11/23 (found on pdf page 478 on the large file downloaded from City of Middleton website re: public hearing for this subdivision which is titled PHM-PZ-RZ2021-0056-SD2021-0059-Farmington-12012023.pdf)

For the lot sizes of Wyatt's Hollow subdivision Phase 2 in Section 34, the plat map and lot sizes were found at <https://www.weknowboise.com/wyatts-hollow.php>

## Data Area

The data set chosen was for a very large area with the proposed subdivision in the lower center of the data set. I used a total of 6 Sections of land with 640 acres per section for a total lot classification of 3,840 acres. The sections are 27, 28, 29, 32, 33 & 34 of Township 5N and Ranch 2W. The proposed Farmington Hills Subdivision is located in Section 33. The land is bordered by Middleton Road to the West, Galloway Road / Mack Attack Lane to the North, Kingsbury Road on the East and the Willis Road Line to the South. This area is on elevated land and is generally the same rural setting throughout all 6 sections where the subdivision is proposed. Section 34 recently had the road infrastructure installed for Phase 2 of the Wyatt's Hollow Subdivision and this parcel data was using another source (listed above) as the Canyon County Assessor's Web Map did not show these parcels boundaries

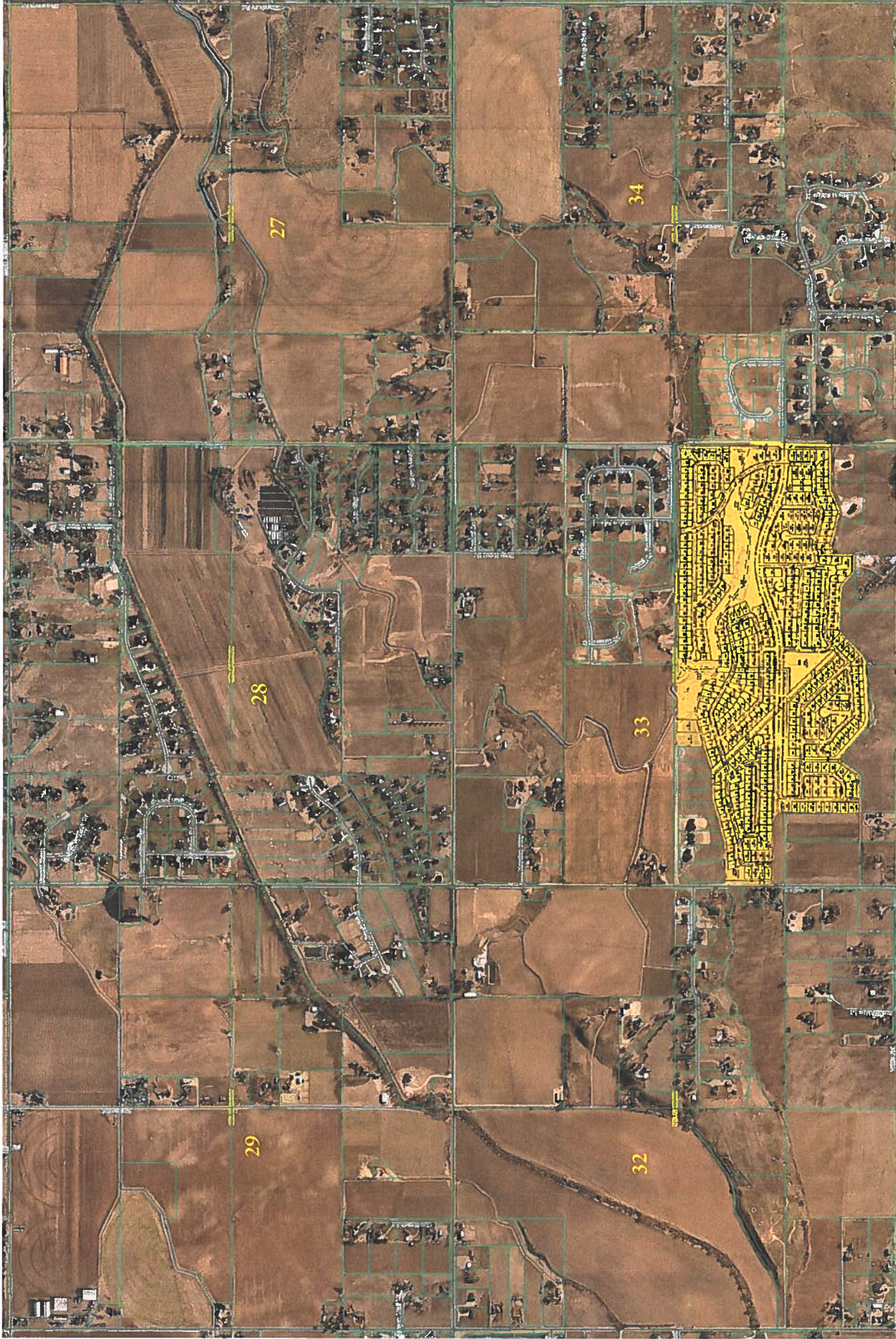
I tried to be very meticulous so as to not have any errors. If any errors are found, they are mine and mine alone. It is my belief any possible errors would be minor, and they would not be significant enough to skew the results or alter the basic perspective of the hard data facts.

## Data Sets

I have the raw data of each Section in 6 tables. I then summarized the entire 6 Sections for the overall perspective of the surround 3,840 acres. I then added the proposed subdivision data to Section 33 and the resulting overall combined data and furnished those results in 2 additional data tables. The following charts and tables are a representation of the raw data and highlight how this proposed subdivision does not even remotely come close to fitting in this area. It is amazing how the inclusion of an inappropriate data set in a very small percentage of the overall area can alter the entire 3,840 acres in regard to the staggering demographic changes it creates. The data sets speak very loudly and very clearly indicate the proper direction this decision should take. There is a Summary after the data sets are presented



Galloway Road / Mack Attack Lane

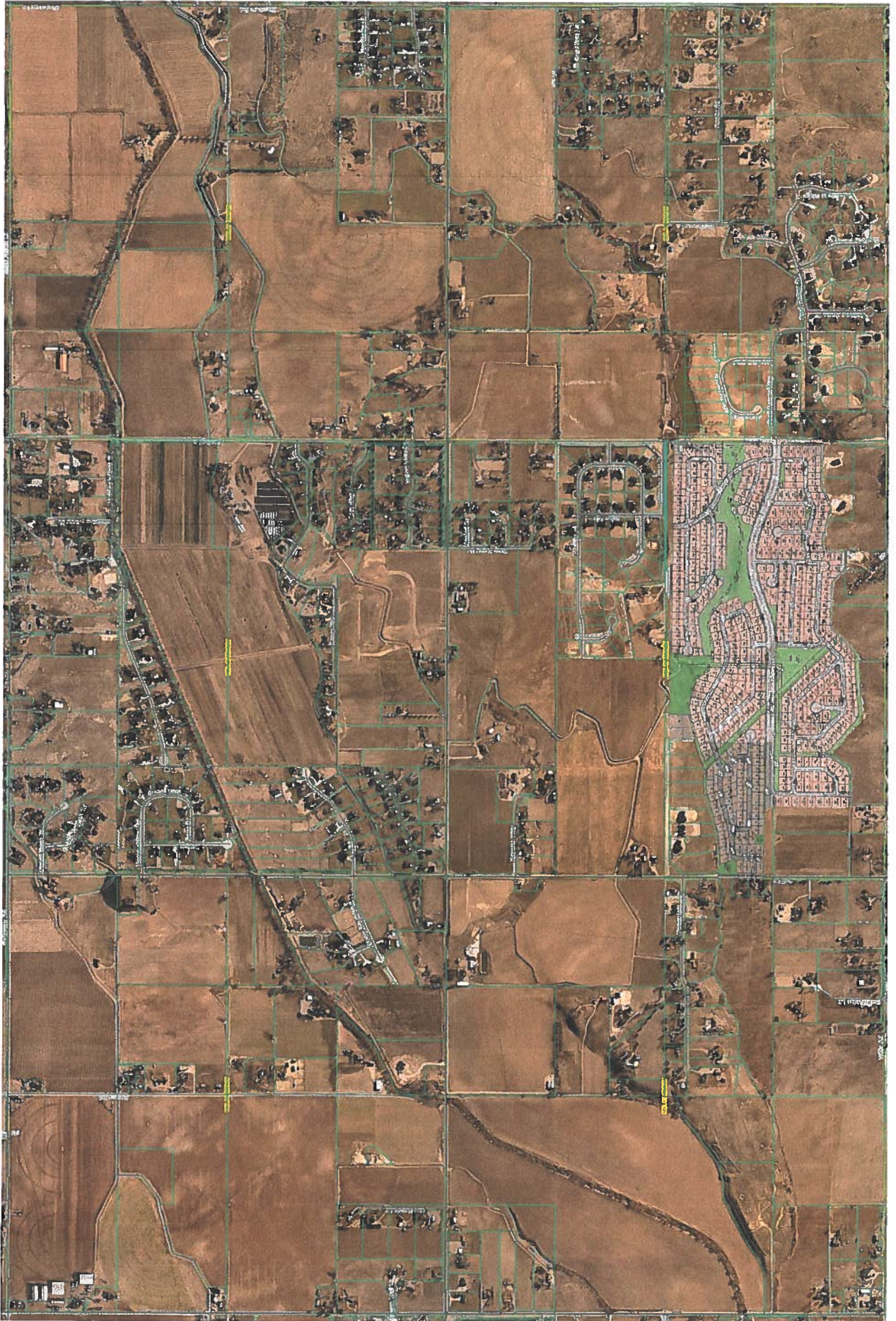


Middleton Road

Willis Road

Map Shows all 6 Sections - Section Numbers in Yellow







Section 27 T5N R2W					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
27	Total # of Lots	74	640.00	100.00%	
27	Largest parcel		148.88		
27	Smallest Parcel		1.00		
27	Total # of Residential Lots	58	386.14	60.33%	6.66
27	# Residential Lots >10 acres	4	231.13	36.11%	57.78
27	# Residential Lots < 10 acres	54	155.01	24.22%	2.87
27	# Residential Lots < 1 acre	0	0.00	0.00%	0.00

Section 28 T5N R2W					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
28	Total # of Lots	164	640.00	100.00%	
28	Largest parcel		84.75		
28	Smallest Parcel		0.99		
28	Total # of Residential Lots	156	441.15	68.93%	2.83
28	# Residential Lots >10 acres	1	84.75	13.24%	84.75
28	# Residential Lots < 10 acres	155	356.40	55.69%	2.30
28	# Residential Lots < 1 acre	1	0.99	0.15%	0.99

Section 29 T5N R2W					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
29	Total # of Lots	57	640.00	100.00%	
29	Largest parcel		32.27		
29	Smallest Parcel		0.41		
29	Total # of Residential Lots	42	208.84	32.63%	4.97
29	# Residential Lots >10 acres	5	82.89	12.95%	16.58
29	# Residential Lots < 10 acres	37	125.95	19.68%	3.40
29	# Residential Lots < 1 acre	5	3.25	0.51%	0.65



Section 32 T5N R2W					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
32	Total # of Lots	64	640.00	100.00%	
32	Largest parcel		79.08		
32	Smallest Parcel		0.73		
32	Total # of Residential Lots	54	341.15	53.30%	6.32
32	# Residential Lots >10 acres	5	186.28	29.11%	37.26
32	# Residential Lots < 10 acres	49	154.87	24.20%	3.16
32	# Residential Lots < 1 acre	6	5.22	0.82%	0.87

Section 34 T5N R2W (includes Wyatt Hollow #2)					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
34	Total # of Lots	175	640.00	100.00%	
34	Largest parcel		45.75		
34	Smallest Parcel		0.90		
34	Total # of Residential Lots	165	432.86	67.63%	2.62
34	# Residential Lots >10 acres	7	155.53	24.30%	22.22
34	# Residential Lots < 10 acres	158	277.33	43.33%	1.76
34	# Residential Lots < 1 acre	11	10.27	1.60%	0.93

Section 33 T5N R2W (Existing)					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
33	Total # of Lots	111	640.00	100.00%	
33	Largest parcel		18.45		
33	Smallest Parcel		0.54		
33	Total # of Residential Lots	95	194.32	30.36%	2.05
33	# Residential Lots >10 acres	3	42.75	6.68%	14.25
	# Residential Lots < 10 acres	92	151.57	23.68%	1.65
33	# Residential Lots < 1 acre	21	17.16	2.68%	0.82

Total of All 6 Sections (Existing)					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
All	Total # of Lots	645	3840.00	100.00%	
All	Largest parcel		148.88		
All	Smallest Parcel		0.41		
All	Total # of Residential Lots	570	2004.46	52.20%	3.52
All	# Residential Lots >10 acres	25	783.33	20.40%	31.33
All	# Residential Lots < 10 acres	545	1221.13	31.80%	2.24
All	# Residential Lots < 1 acre	44	36.89	0.96%	0.84

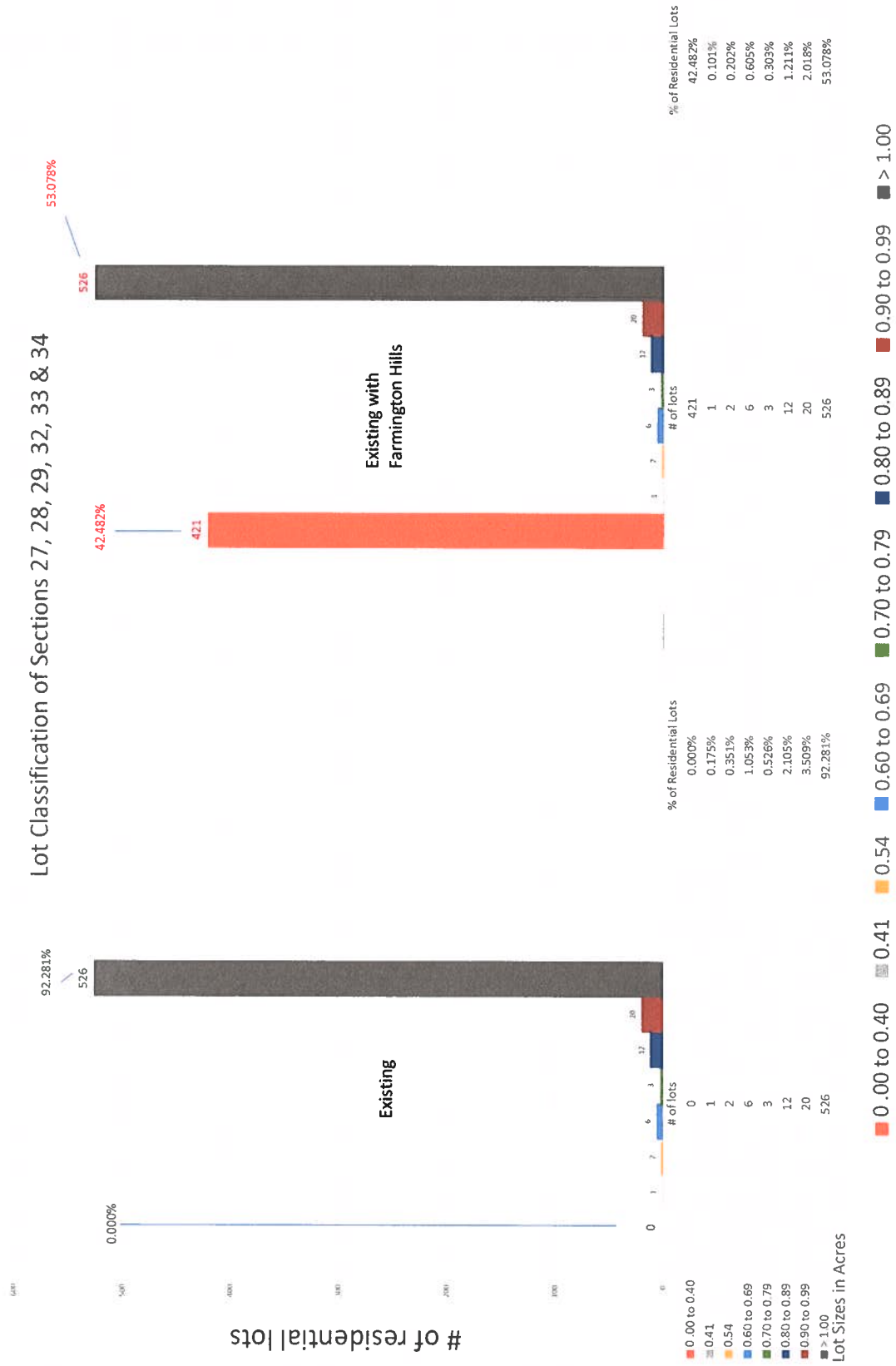
Section 33 T5N R2W ( with Farmington Hills)					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
33	Total # of Lots	603	640.00	100.00%	
33	Largest parcel		18.45		
33	Smallest Parcel		0.30		
33	Total # of Residential Lots	516	319.75	49.96%	0.62
33	# Residential Lots >10 acres	3	42.75	6.68%	14.25
	# Residential Lots < 10 acres	513	277.00	43.28%	0.54
33	# Residential Lots < 1 acre	442	142.54	22.27%	0.32

Total of All 6 Sections (with Farmington Hills)					
Sect	Description	# of Lots	Acres	% of Section Acreage	Avg acreage / lot
All	Total # of Lots	1137	3840.00	100.00%	
All	Largest parcel		148.88		
All	Smallest Parcel		0.41		
All	Total # of Residential Lots	991	2129.89	55.47%	2.15
All	# Residential Lots >10 acres	25	783.33	20.40%	31.33
All	# Residential Lots < 10 acres	966	1346.56	35.07%	1.39
All	# Residential Lots < 1 acre	465	162.27	4.23%	0.35

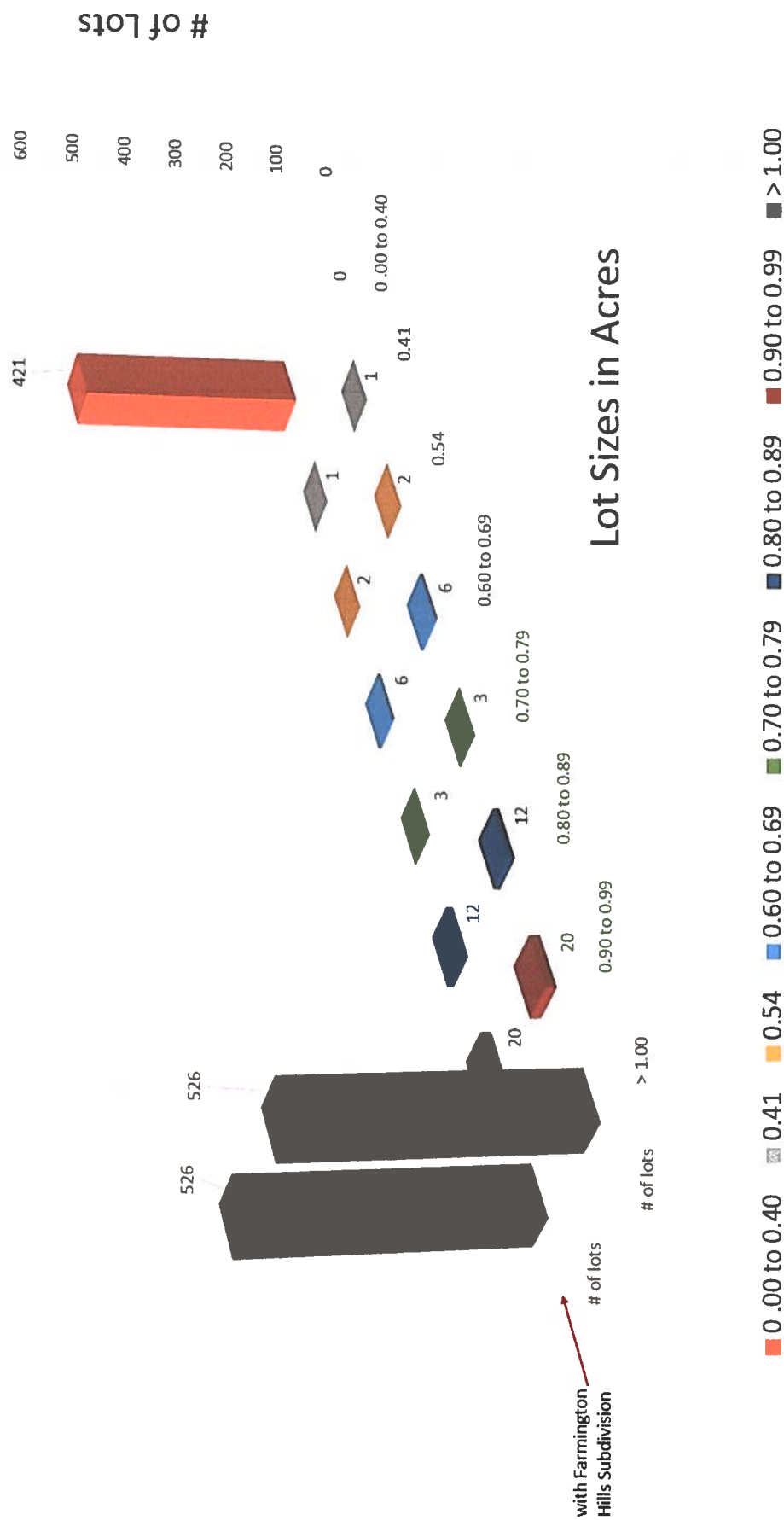




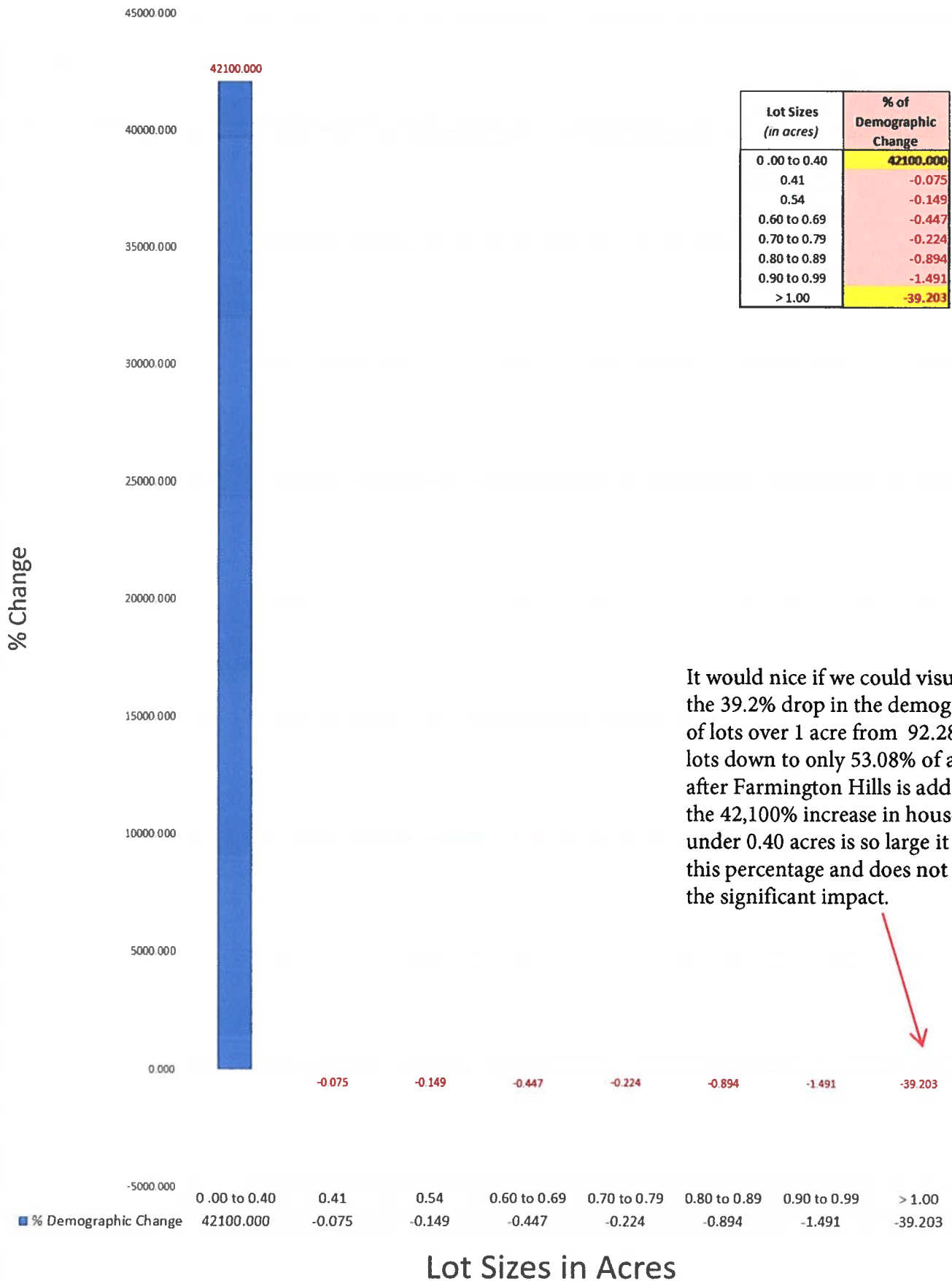
# Lot Classification of Sections 27, 28, 29, 32, 33 & 34



# The Number of Residential Lots( less than 10 acres in size) grouped by Lot Size Sections 27, 28, 29 32, 33 & 34 which equals 3,840 Acres Existing Lots compared to Farmington Hills Subdivision being added

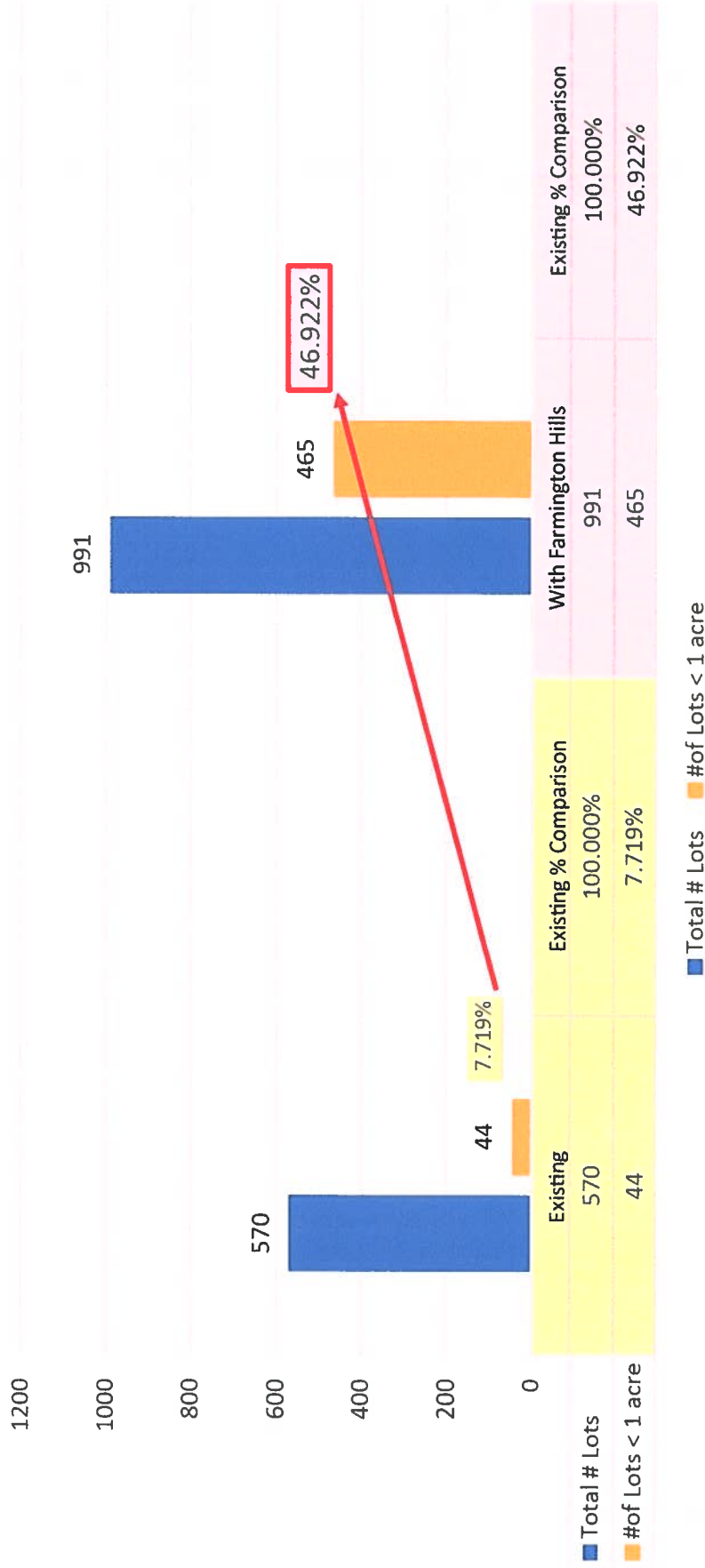


# Change to the Demographics of the Lot Classifications in Sections 27, 28, 29, 32, 33 & 34





Total # of Residential Lots compared to Lots less than 1 acre in size



# This Page is a Demographic of ONLY Lots less than 1 acre in size

Existing		
44 Existing Lots less than 1 acre in size		
44 lots of 570 lots total represent 7.72% of all lots		
Represents 36.89 acres total with average lot size 0.84 acres		
36.89 acres is 0.96% of all 6 sections (3,840 acres)		

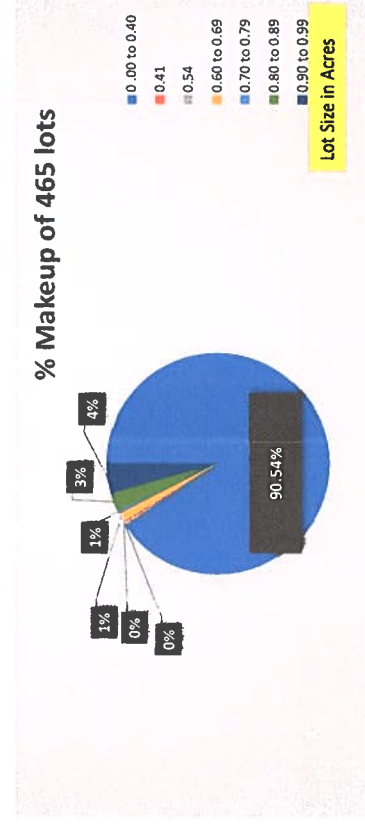
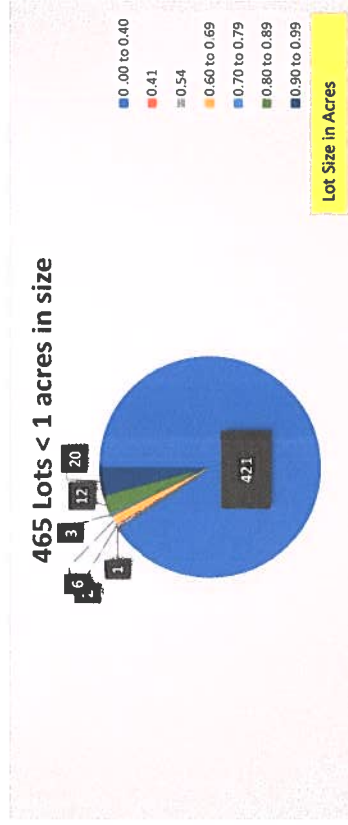
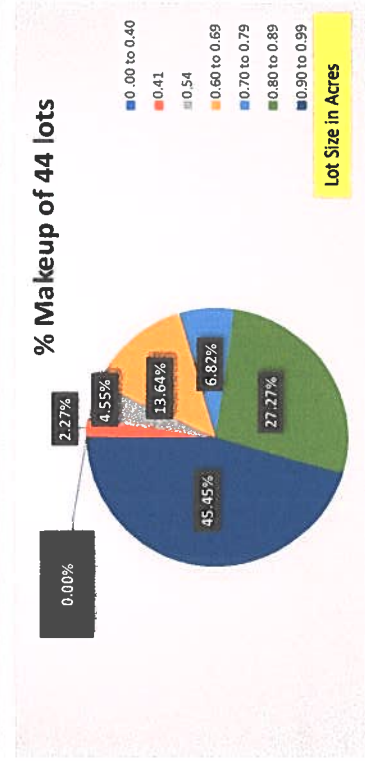
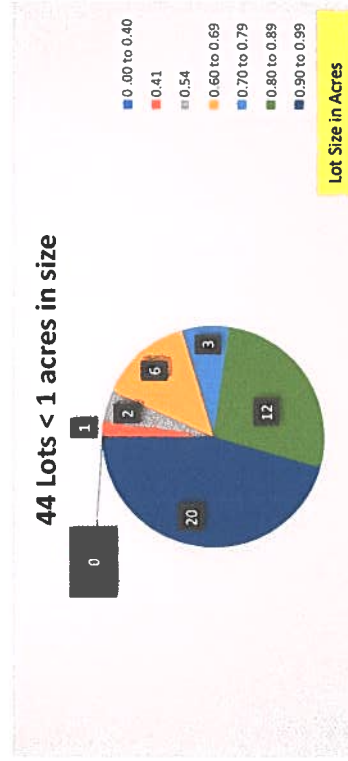
Lot Size	Existing	% make up
0.00 to 0.40	0	0.00%
0.41	1	2.27%
0.54	2	4.55%
0.60 to 0.69	6	13.64%
0.70 to 0.79	3	6.82%
0.80 to 0.89	12	27.27%
0.90 to 0.99	20	45.45%

total # of lots	44
-----------------	----

With Farmington Hills Added		
465 Lots less than 1 acre in size		
465 lots of 991 lots total represent 46.92% of all lots		
Represents 162.27 acres total with average lot size 0.32 acres		
162.27 acres is 4.23% of all 6 sections (3,840 acres)		

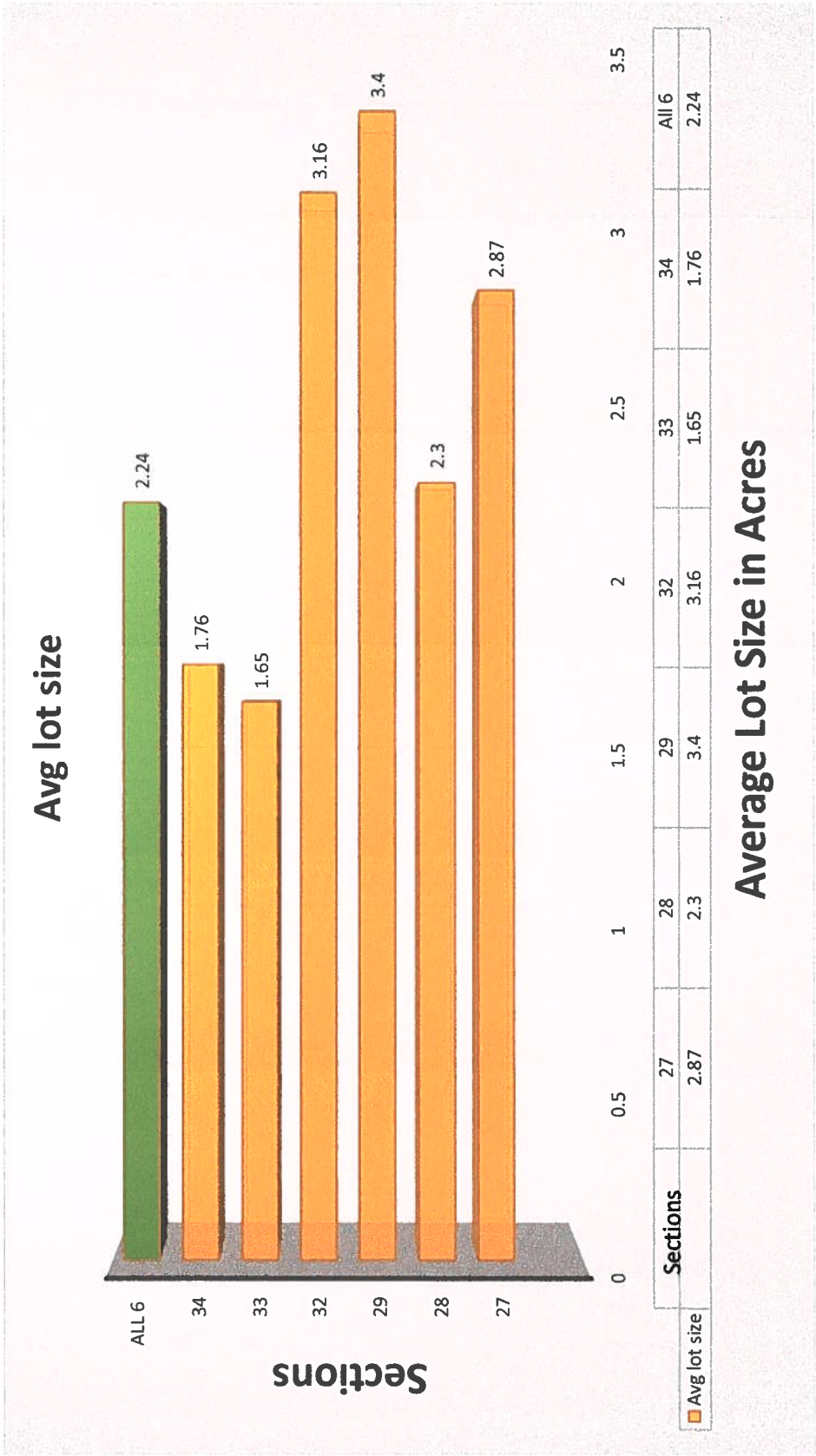
Lot Size	FH	% makeup
0.00 to 0.40	421	90.54%
0.41	1	0.22%
0.54	2	0.43%
0.60 to 0.69	6	1.29%
0.70 to 0.79	3	0.65%
0.80 to 0.89	12	2.58%
0.90 to 0.99	20	4.30%

total # of lots	465
-----------------	-----



Existing Average Lot Size ONLY Using Residential lots less than 10 acres in size (545 out of 570 total)

Existing lots	
Section	Avg lot size
27	2.87
28	2.3
29	3.4
32	3.16
33	1.65
34	1.76
All 6	2.24





# Summary

It was obvious by looking at the first map, this subdivision does not even come close to looking like it fits in the surrounding area. Just this picture alone is indicative the proposed subdivisions violates many of the Goals, Policies and Actions listed in the Canyon County Comprehensive Plan 2030 Chapter 4: "Land Use and Community Design". On this basis alone, the subdivision should be rejected as it is presented. This would justify the same denial as mentioned in document titled "11-13-2023 P & Z Minutes & Exhibits.pdf" downloaded from the website re: the Middleton City Planning and Zoning Commission Meeting Minutes November 13, 2003, when the Pheasant Heights Subdivision located at Emmett Road was shown to be denied in the past and again. *"City Council denied the applications on Oct 19, 2022 finding that high density subdivisions have an undue impact on City streets, two elementary schools are over capacity, and R-3 zoning is incompatible with the County neighborhoods to the north, west and south. Council stated that the applicant may be able to gain approval by requesting R-1 zoning rather than R-3."*

By packing 421 new residential lots into 125.43 acres of the 6 sections total of 3,840 acres which is only 3.266% of the land, you change the following:

- A change in a 3.266% of the total 6 section area of 3,840 acres increases the number of lots in the entire 3,840 acres by 173.86%
- The number of lots under 0.40 acres changes from 0 lots to 421 lots changing from the existing 0% to representing 42.48% of all residential lots which is a 42,100% increase in the # of residential lots under 0.40 acre/acreage. This DRASTICALLY changes the demographic of 6 sections - 3,840 acres and is a staggering # that does not fit this area
- The number of lots over 1 acre in size (526 of 570) currently represents 92.28% of all residential lots being over 1.0 acres. This demographic changes to 526 of 991 lots to now only representing 53.08% of all residential lots over 1 acre. This DRASTICALLY changes the demographic of 6 sections - 3,840 acres to a 39.20% decline from 92.28% to 53.08%
- This proposed subdivision does not fit this area - not even close. The average lot size of all existing lots less than 10 acres is 2.24 acres (3.52 acres per residential lot if you count the 25 lots larger than 10 acres)

I noticed the T.O. Engineers letter dated 1/11/23 states (found on pdf page 478 on the large file downloaded from City of Middleton website re: public hearing for this subdivision which is titled PHM-PZ-RZ2021-0056-SD2021-0059-Farmington-12012023.pdf) 1.96 DUA density (which I am interpreting to be Dwelling Units per Acre density.  $1.96 \text{ DUA} = .51 \text{ acres per dwelling}$ . Using the 421 building lots with average size of 12978 sq ft per lot and then take 1 acre divided by 12978 sq ft for average lot size, then the density calculates to 3.356 dwelling units per acre. The only way I can get close to the 1.96 DUA as stated in that letter is to divide 421 building lots into the entire 216.65 project acreage which = 1.94 DUA.

For this subdivision to match the surrounding 3,840 acres with 2.24 acres as average lot size of all residential lots that are less than 10 acres in size and NO lots less than 0.40 acres, the maximum size lot of 2.00 acres/residential lot would be an appropriate size, regardless if municipal sewer or water is eventually provided to the location.

Final Summary is to deny the application for the subdivision and rezoning as presented and consider resubmitting for RR or R1 so the Canyon County Comprehensive Plan 2030 Chapter 4: "Land Use and Community Design" Goals can be achieved.

RZ2021-0056 MIDDLETON 187, LLC/TBC LAND HOLDINGS, LLC

SD2021-0059 FARMINGTON HILLS SUBDIVISION

EXHIBITS RECEIVED AFTER THE PZ HEARING COMMENT DEADLINE OR PRIOR TO  
THE BOARD OF COUNTY COMMISSIONER'S HEARING DEADLINE AND PZ HEARING  
DOCUMENTS



## Debbie Root

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**From:** Roberta Stewart <rstewart@middletoncity.com>  
**Sent:** Thursday, January 18, 2024 12:03 PM  
**To:** Debbie Root  
**Cc:** Becky Crofts  
**Subject:** [External] Farmington Hills - Comments from City of Middleton

Hello Debbie and Planning and Zoning Commission:

The Middleton City Council considered the Farmington Hills Pre-Annexation and Utility Extension Agreement on December 6, 2023, in a regularly scheduled public meeting. During the meeting, Staff represented to Council that Farmington's 421 residential lots are contemplated in the City's planned sewer capacity analysis. City Council approved the Agreement; however, City Council also motioned that the Agreement is effective only if Canyon County approves the Farmington Hills project.

As to your question about approved and anticipated residential lots, see below:

1. City currently has 3,684 entitled residential lots, meaning that City Council has approved a preliminary plat for each project.
2. Of the 3,684 entitled lots, 880 lots have been final platted, and 2,804 lots are awaiting final plat approval.
3. Of that 880 platted lots, 514 building permits have already been issued, and the homes are already constructed or are under construction.
4. The other 366 platted lots are building permit eligible, available for builders to apply for building permits.

On average during the past 5 years, the City issued about 225 building permits per year.  
For the current fiscal year, City has issued approximately 84 building permits since October 1, 2023.

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.com

[www.middleton.id.gov](http://www.middleton.id.gov)



*We make energy happen.®*

Middleton 187, LLC  
C/O Zane Cradic  
PO Box 140298  
Boise, ID 83714

**RE: Farmington Hills Sub. Phase 1-5 - Letter of No Objection**

Dear Mr. Cradic,

This letter is in response to your request of permission for Middleton 187, LLC to construct the proposed Farmington Hills Subdivision in Middleton Idaho, (four public roadways, domestic water, public gravity sewer, irrigation (owned by Black Canyon Irrigation District), Private pressurized irrigation and dry utilities.), hereinafter referred to as the "Encroachment Facilities", subject to the standards and specifications of the Williams Developers Handbook, "over and under" an existing gas pipeline easement ("Williams's Easement"), including all appurtenant equipment and facilities associated therewith (together, the "Williams Facilities") owned by Williams Northwest Pipeline ("Williams") in Ada County, ID ("Encroachment Project"). Please be advised that Williams hereby grants to Middleton 187, LLC, hereinafter referred to as "Company", permission to construct said Encroachment Project, subject to the standards and specifications of the Williams Developers Handbook, "over and under" the Williams Facility in consideration of Company acknowledgement and compliance with the following:

1. Company must provide notice to Williams in compliance with State One call laws (excluding weekends and holidays) prior to commencing the Encroachment Project construction or operations near the Williams Facility, Company shall notify and/or be responsible for their contractors, agents and subcontractors notifying the State One-Call System (dial 811) of the construction so that a Williams representative(s) or other designated person(s) can be present during the construction or operations.
2. Company has provided Williams with the stamped Preliminary Plat for the Farmington Hills Subdivision dated 8/17/2023 and crossing plan for the Encroachment Project "over or under" the Williams Facility and agrees to provide Williams advance notice in writing, such notice to be provided not less than [2 weeks], before materially deviating from such proposed design and crossing plan.
3. Williams reserves the right to have a representative stationed along Williams's Easement during the subject construction or other operations near the Williams Facilities or other property or equipment owned or leased by Williams.
4. If applicable, wherever Company should encroach upon Williams's Easement with heavy steel tracked equipment, Company shall place matting or other suitable material over the Williams Facility as determined by Williams's representative.
5. The Encroachment Project will "cross or be on" Williams's Easement within the larger tract of land known as County Assessor Parcel Number RPT00107204800, owned by Middleton 187 LLC ("Landowner"), as represented by Company in the proposed design and crossing plan or as depicted in site plans known as "Property Exhibit for Farmington Hills Subdivision, Middleton Idaho" with a revision date of 8/17/2023. Company shall have obtained any required permission or grants from Landowners and any governmental permits or authorizations necessary for Company to begin or engage in activities related to the Encroachment Project near the Williams Facility.
6. Company does hereby agree to release, protect, defend, indemnify and hold harmless Williams, its associated and affiliated companies and partners and their agents, representatives, employees, officers, directors, insurers, successors and assigns from and against all claims,

**EXHIBIT  
E**



*We make energy happen.®*

charges, fees, causes of action, demands, suits and actions or payment for damages to, or loss of property or injury to or death of, any legal entity, person or persons (including the Landowner(s), Contractors, third parties, and Williams) that may be caused by, arise out of or result from Farmington Hills Subdivision construction, operation or maintenance of the Encroachment Project, Encroachment Facilities, and related equipment and facilities, except for such damage or injury resulting from the sole negligence or willful misconduct of Williams. The rights granted under this Section are in addition to any and all other remedies available under law or equity.

7. Williams has the right to stop the Company and its agents, contractors, or other representatives from continuing Encroachment Project work if Williams personnel determine, in their sole discretion, that there is a safety issue or risk to the integrity to the Williams Facility. This right to stop work is not an obligation to inspect or supervise the Encroachment Project installation activities and doesn't waive or release any claims Williams may have related to the Encroachment Project.
8. Should it become necessary for Williams to perform future maintenance, repairs, or replacement of Williams Facility that may result in damage or removal of the Encroachment Facilities or portion thereof "over, under, or parallel to" Williams Facility, Company agrees that any costs associated or related to the removal, repair, or reconstruction of the Encroachment Facilities, or any portion thereof, will be at the sole expense of Company and Company waives any claim it may have against Williams for such cost.

Please indicate Middleton 187 LLC, acceptance of the above by having one of the originals of this letter signed and dated by a Middleton 187 LLC's representative, then return to:

Brenda.marshall@williams.com

Should you have any questions regarding operation procedures, please call me at 208-870-0149.

Sincerely,

Brenda Marshall  
Land Representative

ACCEPTED AND AGREED TO BY Middleton 187, LLC ON THIS 19 day of February, 2024.

Name:

Title:

  
Todd Campbell  
Member



Farmington 2/20/24/dr

Debbie Root

**From:** Zane Cradic <ZCradic@ardurra.com>  
**Sent:** Monday, February 19, 2024 2:30 PM  
**To:** Debbie Root  
**Cc:** Hethe Clark  
**Subject:** [External] Farmington Hills - Williams Pipeline  
**Attachments:** Williams Letter of No Objection\_Farmington Hill Sub\_CG comments.docx - Google Docs.pdf

Deb,

After our hearing in January, Williams Pipeline reached out because they had several questions. They have since provided us with a letter acknowledging our project and our impact on their facilities. Please see attached. I don't recall if P&Z opened back up public submittals or not but this should be a late exhibit if not.

Thanks,



**Zane Cradic, PE (ID)**

*Project Manager*

O: 208.442.6300 | M: 602.456.ZANE  
332 N. Broadmore Way, Nampa, ID 83687

[zcradic@ardurra.com](mailto:zcradic@ardurra.com) | [www.ardurra.com](http://www.ardurra.com)





United States Department of the Interior  
BUREAU OF LAND MANAGEMENT  
Four Rivers Field Office  
3948 Development Avenue  
Boise, Idaho 83705



In Reply Refer To:  
2800 (ID110)

Canyon County Development Services Department  
111 North 11<sup>th</sup> Avenue, Suite 310  
Caldwell, ID 83605

RECEIVED  
▶ MAR 12 2024 ◀  
RECEIVED

Dear Debbie Root,

We have received and reviewed your correspondence regarding the proposed development located at the following locations:

Boise Meridian, Idaho  
T. 5 N. R. 2 W.,  
sec. 5, S1/2SW1/4, S1/2SE1/4;  
sec. 6, S1/2SW1/4, S1/2SE1/4.

Currently, we do not have any questions; however, your proposal is in close proximity to Public Land. Consistent with the Federal Land Policy and Management Act of 1976, as amended and 43 CFR 2800, any proposed use or encumbrance of Public Land requires prior application and evaluation to determine whether a Public Land right-of-way (ROW) or permit is appropriate. Use or encumbrance of Public Land, without prior authorization, is subject to Unauthorized Use procedures, which can include fines, removal, and reclamation. We would like to avoid unauthorized uses, therefore, if potential use of Public Land, as a result of your proposed development becomes a consideration, then you should contact us at your earliest awareness.

In addition, BLM fire suppression resources and personnel are responsible for wildland fire suppression activities on Public Land and are not trained, qualified or responsible to provide structure protection in the event of wildfire.

If you have any questions or concerns, please contact the BLM, Four Rivers Field Office Realty Specialist, TJ Meeks, via email [tmeeks@blm.gov](mailto:tmeeks@blm.gov) or at (208) 384-3357.

Respectfully,

AMY KENNY

Digitally signed by AMY  
KENNY  
Date: 2024.03.06  
13:15:22 -07'00'

Acting for:

Natalie Cooper  
Acting Field Manager  
Four Rivers Field Office

EXHIBIT  
F

## Debbie Root

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**From:** Bart Grayson <BartGrayson1400@outlook.com>  
**Sent:** Thursday, March 7, 2024 10:23 AM  
**To:** Debbie Root  
**Subject:** RE: [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Hello Deb,

I realize the development won't get down to my road until the later phases but is there a plan for Meadow Park to go around my property? It has to cross my property even to go around and the Canyon Highway district is saying they need to acquire that 20 foot strip of land by phase 13. That is not the developer. Why not figure this out before houses are built and Meadow Park has to go through my property?

Maybe I'm missing something and if I am please tell me. My experience with Cascade Hills was not good. The developer had little respect for our property rights and I really don't want to have to go through that again.

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Wednesday, March 6, 2024 3:24 PM  
**To:** 'Bart Grayson' <BartGrayson1400@outlook.com>  
**Subject:** RE: [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Mr. Grayson,

I believe that the highway districts' letter speaks to that location and easements in their requirements. The developer will be required to build out their half width or provide monies in lieu of construction of that portion of Meadow Park Boulevard if the development is approved and those easements have not been acquired. That is proposed to be one of the final phases of the development 7-10 years out. Currently that negotiation will be between you and the developer and potentially the highway district. That is a planned collector roadway that will eventually be completed.

Respectfully,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**\*\*We will not be closed during lunch hour \*\***

**From:** Bart Grayson <[BartGrayson1400@outlook.com](mailto:BartGrayson1400@outlook.com)>  
**Sent:** Wednesday, March 6, 2024 2:19 PM

EXHIBIT  
G



**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>

**Subject:** RE: [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Hello Deb,

I am probably to late but I would like to discuss Meadow Park drive at the meeting tomorrow. The two 20 ft flag lots these folks are discussing belong to me and my neighbor. What they are calling flag lots are actually our road to our 5 acre properties and the ground is part of the 5 acres. Meadow Park is projected to go right through our properties. I am going to respectfully ask that Meadow Park's location is determined before any sub division is approved.

Other people will already bring up my points below.

**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>

**Sent:** Monday, January 1, 2024 10:19 AM

**To:** 'Bart Grayson' <[BartGrayson1400@outlook.com](mailto:BartGrayson1400@outlook.com)>

**Subject:** RE: [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Mr. Grayson,

Thank You for reaching out and providing your concerns regarding the proposed development and I will include it in the hearing packet. I encourage you to attend the public hearing and provide your testimony to the Planning and Zoning Commission to consider in the decision making process. The Planning and Zoning Commission will make a recommendation to the Board of County Commissioners on the rezone and preliminary plat.

Sincerely,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

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**\*\*We will not be closed during lunch hour \*\***

**From:** Bart Grayson <[BartGrayson1400@outlook.com](mailto:BartGrayson1400@outlook.com)>

**Sent:** Sunday, December 31, 2023 4:13 PM

**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>

**Subject:** [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Hello Debbie,

I am e-mailing you in regards to the case in the subject line. When I go this link:  
( <https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd>) I get a message that says the page is under maintenance or does not exist. So I am sending this note to you directly.

My wife and I have a 5 acre property (24503 Lansing Ln) that borders this proposed subdivision on the North side. We are strongly opposed to a development with .25 acre lots being built adjacent to our property.

This is a rural area and there have been a multitude of 1 to 2 acre subdivisions built around us over the last few years. Cascade Hills borders our property on the north and it is still a work in progress with one acre lots. We are not opposed to progress, but, in the interest of keeping this area a rural setting and Farmington Hills fitting in with the existing subdivisions; we would prefer Farmington Hills be zoned for lots no smaller than 1 acre to fit in with all the neighborhood's that border the property.

I am also very concerned about a huge well being drilled in this area. There have been lots of new wells drilled here lately and it's my understanding the water supply is somewhat limited.

Thank you for your consideration.

Bart Grayson

## Cheryl Palange

9155 Pursuit Drive | Middleton, ID 83644 | [cherylpalange@gmail.com](mailto:cherylpalange@gmail.com) | 925.989.6452

March 20, 2024

Emily Kiester  
Canyon County Development Services Department  
111 N. 11th Ave., #310  
Caldwell, ID 83605

Re: Farmington Hills application RZ2021-0056 & SD2021-0059

Dear Emily,

Please add my comments to the above-referenced file.

I provided this evidence during my testimony at the Farmington Hills continuation hearing on Thursday, March 7, 2024. My concern and reason for this comment is the importance of the truth in testimony without any apparent consequences. Planning and Zoning hearings include an oath for all participants to tell the truth. That was not the case with this applicant.

During the initial hearing on January 18, 2024, in response to the Commissioner's repeated question, "Why now," the applicant, Todd Campbell said, "There is a need now." "We don't have any homes for sale. They sell as fast as we build them." You can see this at timestamp: ~3 h 36 min in the P&Z video on you YouTube channel: <https://www.youtube.com/live/WR5VyRgx1ZQ?si=f-4x99zZN2OzcJX3>.

An [MLS report](#) I obtained on March 4, 2024 indicates Mr. Campbell had 2 homes for sale in Quail Haven, Middleton with an on-market of >140 days PLUS 23 other homes in the Treasure Valley with an average on-market of 80 days. The time in between the two hearings was ~50 days, indicating Mr. Campbell did indeed have homes for sale when he went before the commission stating the contrary and they were not selling "as fast as he could build them."

Both the number of homes and the on-market length exceed the boundaries of well-intended puffery of a passionate applicant. Mr. Campbell's statements were blatantly false. The mission of Canyon County Commissioners is to "serve the public with honesty and integrity." The acronym "TRUST" represents your guiding principles. Shouldn't you expect the same from your applicants?

Respectfully,

*Cheryl Palange*

EXHIBIT  
H



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.com

www.middleton.id.gov



**From:** Utilities <[utilities@middletoncity.com](mailto:utilities@middletoncity.com)>  
**Sent:** Wednesday, January 10, 2024 8:06 AM  
**To:** Roberta Stewart <[rstewart@middletoncity.com](mailto:rstewart@middletoncity.com)>; Jackie Hutchison <[jhutchison@middletoncity.com](mailto:jhutchison@middletoncity.com)>; Becky Crofts <[bcrofts@middletoncity.com](mailto:bcrofts@middletoncity.com)>  
**Subject:** FW: Farmington Hills and other proposed subdivisions

**From:** Sylvan Banes <[banesfamily13@yahoo.com](mailto:banesfamily13@yahoo.com)>  
**Sent:** Tuesday, January 9, 2024 9:23 PM  
**To:** CITMID <[citmid@middletoncity.com](mailto:citmid@middletoncity.com)>  
**Subject:** Farmington Hills and other proposed subdivisions

Hello,

I am writing to express my strong opposition to the proposed construction of the subdivision in our community. While growth and development are important, I am deeply concerned about the impact this subdivision will have on our already overcrowded schools.

The current state of our educational facilities reflects a situation of strain and overpopulation. Our students are already facing challenges due to overcrowded classrooms, limited resources, and a compromised learning environment. Introducing a new subdivision will only exacerbate these issues, causing further detriment to the education and well-being of our children.

As a member of this community, I believe it is our responsibility to prioritize the quality of education for our youth. Instead of focusing solely on expansion, I urge the council to consider alternative solutions to alleviate the strain on our schools before allowing further development. This could include investing in additional educational infrastructure or exploring alternative locations for residential projects that wouldn't impact our schools as significantly.

EXHIBIT  
I

**I implore you to take into account the well-being and educational needs of our students before proceeding with the approval of this subdivision. I respectfully request a reconsideration of this proposal in light of the pressing concerns regarding our already overcrowded schools.**

**Thank you for considering my perspective on this matter.**

**Sylvan Banes**

**Sent from my iPhone**

## Debbie Root

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**From:** Jenen Ross  
**Sent:** Thursday, January 18, 2024 10:03 AM  
**To:** Sabrina Minshall; Jay Gibbons; Jennifer Almeida; Pam Dilbeck; Debbie Root  
**Subject:** FW: [External] Farmington Hills Subdivision Middleton - Rejection

-----Original Message-----

From: bj danley <bjdanley@live.com>  
Sent: Thursday, January 18, 2024 10:00 AM  
To: BOCC <BOCC@canyoncounty.id.gov>  
Subject: [External] Farmington Hills Subdivision Middleton - Rejection

To Canyon County Commissioner's,

District 1, Middleton area. Leslie Van Beek specifically, and the Farmington Hills - Middleton subdivision committee along with the other involved county officials.

This subdivision is not wanted in Middleton. It does nothing for us but raise the towns population and increase the schools population that already have too many students in each school. This annexed subdivision will create more property tax, more over crowded schools, city streets, and anyone that lives here will tell you we don't need any more people without having addressed the infrastructure of roads, amenities etc. And even then it will still be rejected. This is the wrong kind of productive growth. As Leslie's about me states she is a dairy family, I couldn't imagine she would want to see more AG property be developed on in her home town/area more specifically right across the street from her and be the first thing seen on a daily basis. It is a county zoned plot that should not be approved for a 421 home build by a greedy developer. Let the developer complete the quail haven subdivision in Middleton they already have and be on his way to another town that doesn't want his/her huge subdivisions. Middleton cannot handle another build like this. Just surf the Middleton Facebook page, you will see that this is unwanted. Please consider the vast majority of Middleton residents reject this subdivision.

Thank you.  
Bernon Danley



## BUSHORE CONSULTING INC.

January 14, 2024

Canyon County Commissioners  
111 North 11th Ave.  
Caldwell, Idaho

Re: Proposed Farmington Hills Développement  
Middleton, Idaho

To Whom It May Concern:

It has come to our attention that the County is considering the approval of the reference development.

My wife and I along with the majority of our entire neighborhood are adamantly against this type of development. It was our understanding when we purchased in January 2021 this entire area of Middleton was zoned agricultural and only lots of one or more (1+ acre) could be developed.

We do NOT want any type of medium to high density residential project in this area of Canyon County.

If the county is to consider any type of residential development, lots should be a minimum of one plus (1.0+) acres.

Anything less would be a detriment to those current property owners and would have a negative impact on the value of our homes. The county has fiscal responsibility and fiscal accountability to maintain the values of properties of current county residents.

**Please do NOT approve this project.**

Bruce and Lynne Bushore  
24053 Pheasant Ridge Court  
Middleton, Idaho 83644  
(760) 285-8380

EXHIBIT  
K

Dear Commissioners Vanbeek, Holton & Brooks,

I am writing to express my deep concern and opposition regarding the proposed housing development, Farmington Hills that will run from Duff Lane to Lansing Ln and north of Foothill to Meadow Park. (image attached)

As a resident of Canyon County/Middleton, I strongly believe that this development will have detrimental effects on our neighborhood and community as a whole.

As a native Idahoan born in Boise in 1971, I have a deep connection to our State and moved to Middleton to be part of a strong community that valued the way Idaho used to be. While growth is inevitable, and as a small business owner I can understand and support it, the growth we are experiencing here in the Middleton area is out of control.

Simply put, we do not have the infrastructure to support more homes and more people. Our schools are full, our roads cannot support the daily traffic that would be generated by this development, we do not have the services to support the incoming families, and it will destroy acres of the agricultural landscape that we all moved to Middleton to admire and enjoy. **It's killing our way of life.**

As I am drafting this email, hundreds of homes are already being built around us. We need time to absorb the growth we have already seen. We need the paint to dry on the homes already in construction before you let them build more.

I urge you, as a representative of our community's interests, to carefully consider the concerns raised by myself and other residents regarding this development. I believe it is crucial to prioritize sustainable and responsible growth that aligns with the values and needs of the community. Please do not sit back as the housing developers get rich and your community suffers for it. You have the power to stop it.

Thank you for your time and attention to this matter. I am hopeful that, with your support, we can work together to find solutions that benefit our community while preserving its integrity.

Sincerely,

Laura Hallenberger

24126 B Bar S LN  
Middleton, ID 83644  
[slpromo@hotmail.com](mailto:slpromo@hotmail.com)  
208-871-2826

Hello Neighbors,

I am writing to you regarding the proposed housing development known as Farmington Hills. This project is planned to go from Duff Ln. to Lansing and north of Foothill to Meadow Park and is planned to be 421 homes on 217 acres. However, there are several major problems with this project:

1

### **OUR MIDDLETON SCHOOL DISTRICT IS FULL**

*If Farmington Hills is permitted, Middleton School District will be severely overwhelmed*

- › There are 4,400 students currently enrolled in the area
- › Elementary schools **118% to 144% full** - portable trailers in use as classrooms currently
- › Middle & High school are currently at 83% and 91% capacity
- › Farmington Hills Project will create 421 homes which equates to 239 more students
- › There are 3 additional permitted developments on Duff and East 9th in addition to Farmington Hill, which would equal 1,759 new houses, 1,048 students
- › The number of students in Middleton School District will increase by 23% if this project is allowed.

Takeaways: How is this effecting our kids education? Where will these kid go? How will their educational experience be altered by such a steep rise in classroom size?

2

### **ZONING**

*The permission of this project will create a precedent for high density zoning in the area*

The location of the project is in the heart of rural agricultural country, in the Canyon County jurisdiction. All but a few surrounding properties are at least 1 acre parcel and some with multiple acreage. This proposed development is high density with lot sizes of 12,000 SF (over 3 houses per acre). Projects like this are taking away our way of life in the county. This property is currently zoned for agriculture and if it is going to be changed to residential, it should be no less than 1 acre lots per the County Comprehensive Plan.

Takeaway: If Farmington Hills gets a green light, it will set a precedent for all developers to apply to rezone AG to high density.

3

### **TRAFFIC**

*This project will create a huge traffic problem for the surrounding area.*

If all developments in the area are approved (1,759 new homes), and each household averages 2 cars per house, with 2.25 trips a day, that will equal 7,915 cars on the road. This will have a significant impact surrounding streets - Lansing Ln, Kingsbury Rd, Middleton Rd, Cemetery Rd, Purple Sage Rd, Foothill Rd and Willis Rd

Takeaway: Thousands of cars at peak hours.

Middleton county is such a community-focused place. We need to come together preserve the way of life for students in the district, integrouz zoning practices, and safe traffic patterns. Tell Canyon County Commissioners how much you are against this plan. Please be at the hearing to help support, and speak if you would like to.

Hearing Information: Jan 18th, 2024 | 111 North 11th Ave, Caldwell | 6.30 pm

EXHIBIT  
L



## Debbie Root

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**From:** Jennifer Almeida  
**Sent:** Monday, January 8, 2024 8:26 AM  
**To:** Debbie Root  
**Subject:** FW: [External] Canyon County / Middleton Resident Opposed to Proposed Farmington Hills Housing Development  
**Attachments:** IMG\_3204 (1).JPG



### Jennifer Almeida

Office Manager  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5957  
Fax: 208-454-6633  
Email: [Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

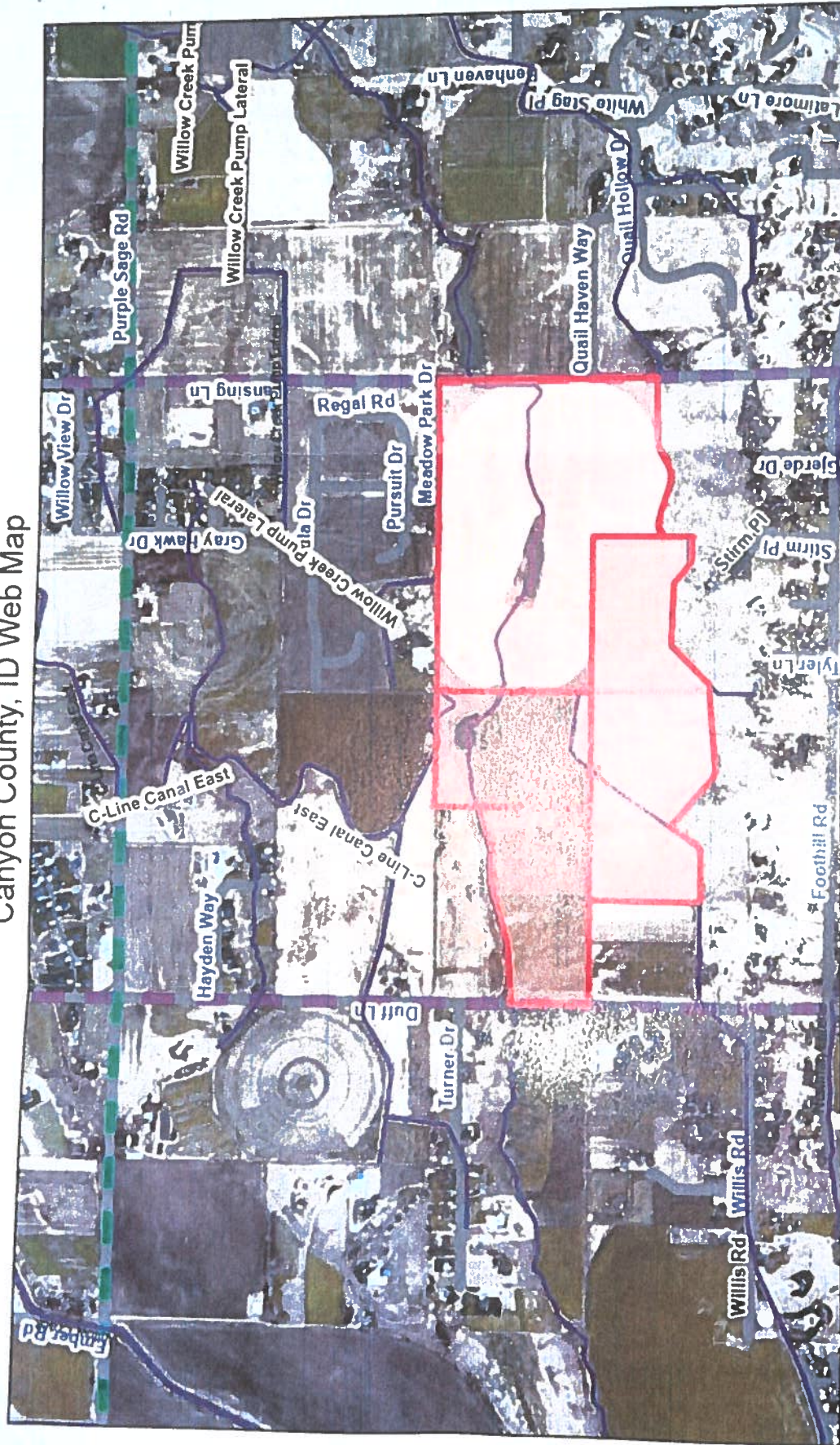
**\*\*We will not be closed during lunch hour \*\***

**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:** Monica Reeves  
**Sent:** Monday, January 8, 2024 8:02 AM  
**To:** Jennifer Almeida <[Jennifer.Almeida@canyoncounty.id.gov](mailto:Jennifer.Almeida@canyoncounty.id.gov)>  
**Subject:** FW: [External] Canyon County / Middleton Resident Opposed to Proposed Farmington Hills Housing Development

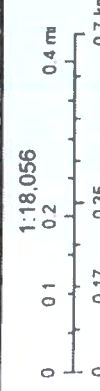
**From:** Laura Hallenberger <[slpromo@hotmail.com](mailto:slpromo@hotmail.com)>  
**Sent:** Sunday, January 07, 2024 5:21 PM  
**To:** BOCC <[BOCC@canyoncounty.id.gov](mailto:BOCC@canyoncounty.id.gov)>  
**Cc:** Laura Hallenberger <[slpromo@hotmail.com](mailto:slpromo@hotmail.com)>  
**Subject:** [External] Canyon County / Middleton Resident Opposed to Proposed Farmington Hills Housing Development

# Canyon County, ID Web Map



6/23/2023, 2:49:03 PM

- Multiple Parcel Search \_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Major Collector
- Minor Arterial
- Canyon County Imagery\_2019
- Red\_Band\_1
- Green\_Band\_2



1:18,056  
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri HERE, Garmin, INCREMENT P, USGS, METU, NASA, EPA, USDA



**Debbie Root**

*Late Exhibit/Submittal*  
*1-19-24*

**From:** Dan Lister  
**Sent:** Friday, January 19, 2024 2:25 PM  
**To:** Debbie Root  
**Subject:** FW: [External] Farmington hills development

Deb,  
For you

**From:** Paulgt3 <Paulgt3@protonmail.com>  
**Sent:** Friday, January 19, 2024 1:02 PM  
**To:** Canyon County Zoning Info <ZoningInfo@canyoncounty.id.gov>  
**Subject:** [External] Farmington hills development

I'm writing because I was at the meeting the evening of the 18th. What really shocked me was at the end the commissioner on the far left end as we face the board asked "if we have all these problems and we don't allow this development what then?" I think he was implying that we already have overcrowded schools terrible traffic and waters a problem why not go ahead?

My answer would be to slow down growth, moderate growth UNTIL our infrastructure can catch up!!! I left Nampa because they were just allowing growth EVERYWHERE and traffic was unreal. It took 45 minutes to cross from Caldwell blvd to Sportsmen across I84. To go 1/10 mile. We were beating one development near our house until the CITY called the \ to advise him to beat the citizens by going around the city council! Unreal!

I didn't want to move into another city because of what Nampa did. So I found a house in the county. I'm a cyclist and no where in Nampa is safe to ride my bike so I found a nice place off Lansing near Purple Sage. In 2018 it was very safe to cycle around my area. But it's getting worse VERY QUICKLY. It's dangerous to cross Purple Sage be of the dramatic increase in traffic since 2020. It takes 5-10 minutes to cross SH44 especially turning left off Lansing. This development will take it from bearable to terrible. I won't be able to cycle safely with this development. Our quality of life here deteriorates with every new house and every new development. I thought the county commissioners were charged to protect our way of life and the quality of that life?

I grew up in Texas, and when I was very young they were building 4 and 6 lane roads out in the country in 1960. They ANTICIPATED growth. The military sent me to the Mojave Desert and I lived near Southern California from 1978-2015. Everywhere in SoCal they were building highways and thoroughfares everywhere ANTICIPATING growth, until they went one party rule and started blowing their budget.

I married a girl from Idaho and I've been coming here a month every year since 1984. In 2000 my in laws moved from Idaho Falls to Nampa. I could see THEN the growth was coming and that the Nampa area was already 5-7 years behind in roads and infrastructure. Nothing really has been done since then except band aid fixes, and growth has tripled or more. As an engineer (I'm not a civil but I can see and plan) I can see now we're 15-20 years behind in infrastructure because of the exponential growth. The way this is going we're headed to another California disaster.

The best answer is a complete ban on housing for at least 5 years to give the infrastructure a chance to get to 10-15 years behind the growth. That's not feasible, but you can use MANAGED growth to avoid complete disaster in Southwest Idaho. I'm thinking in 5-10 years people will start leaving this area and going to the Dakotas Wyoming and Montana. But it doesn't have to be this way. SLOW down growth. Manage the growth. Stop letting people from Utah form LLCs come up here rape and pillage then leave and dissolve the LLC so they don't have to fulfill promises made to communities and homeowners. You can't keep people from developing their property, but you can control zoning and stop huge



developments in rural areas. Not every piece of farmland has to be turned into townhouses. Please let's keep Idaho Idaho, not California.

I have land in Eastern Idaho and I can move but many probably can't. We need to protect people that are here NOW not care about people who aren't here.

With great Respect

Paul Guggenbuehl  
24103 Painted Horse Ct  
Middleton Idaho 83644

Sent from [Proton Mail](#) for iOS

**Name**

Eric Abrego

**Email**

[abrego\\_ej@mtnhomesd.org](mailto:abrego_ej@mtnhomesd.org)

**Message**

Hello Commissioners!

I am emailing you since I cannot attend the public hearing tomorrow evening. I wanted to provide my support for the Farmington Hills development in Middleton that has been proposed by Todd Campbell Construction. From what I can tell through research, it appears their team has gone above and beyond the required solutions developers need to provide for issues such as traffic, school, and other community infrastructure items. With their commitment of two new intersections, a new city well, a new regional lift station, and donation of self-imposed impact fees to the Middleton School District, along with other items various agencies have asked them to provide, Farmington Hills will greatly add to the wonderful Middleton community. This development will be a beautiful residential addition to the community of Middleton as well as the county. It will also have a significant positive impact regarding employment for the construction industry.

My background for reference is I am the Senior Vice President of Signature Roofing and I have twenty eight years of experience in the residential building industry through supply, manufacturing, and contracting roles. Over those twenty eight years, I have been involved with many builders/developers and their developments and I have no doubt Farmington Hills will be one of the finest residential developments in the area. This will continue to add value to the surrounding areas to this development.

I am also the Board Chairman for the Mountain Home School District. I hope that provides you with credibility when I let you know that the community of Mountain Home would be lucky to have a development like this in Elmore County. The Mountain Home School District would love to reap the benefits of a project like this in our community. I am a little jealous if I am being honest!

I hope that this helps you guys approve this development for the good of all in Middleton as well as Canyon County.

Thank you,

Eric Abrego  
MHSD 193 School Board Chairman  
Senior Vice President of Signature Roofing  
208-830-3373

*Someone Read  
This into the  
record.*

EXHIBIT  
N

# **STOP THE DEVELOPMENT OF FARMINGTON HILLS SUBDIVISION**

**Case No. RZ2021-0056 and SD2021-0059**

## **Farmington Hills, Middleton, ID**

We, the undersigned, strongly object and protest the rezoning and proposed development referred to as Farmington Hills. As residents of Middleton, ID and Canyon County, ID, we are going to be adversely affected by the addition of 421 homes, thus creating a suburban environment in a rural area. We believe that this high-density development is in violation of the spirit of the comprehensive plan and the planning and zoning commission should deny this application. The planning and zoning commission should take into consideration the following, per the comprehensive plan and Zoning Ordinance section 6 of the code:

1. Rezoning is not appropriate considering the zoning that exists in the area. Rezoning will convert the current land from agricultural and homes with large parcels of land more than one acre to a suburban, high-density environment. This is incompatible with the current surrounding land uses.
2. Rezoning will negatively affect the character of the area. A high-density development in an agricultural/rural environment will completely change that character, regardless of the proposed measures to mitigate the impacts (which we consider to be insufficient).
3. Currently, there are over 1,000 new homes approved for development in the area. Notwithstanding these new homes, public services are already stretched beyond their normal abilities to provide services. The school system at full capacity of 4,138 students. Adding the existing and proposed projects will add approximately 1,500 homes, 4,000 to 6,000 residents, and over 800 additional students will overwhelm the already beyond capacity school system and will further negatively impact all public services. The developer's offer of \$,1500 per student is a significant shortfall of the estimated cost of \$50,000 per student. Farmington Hills will add an estimated 240 students to our overwhelmed school system.
4. Adding stop lights will not help the traffic of the neighborhoods and traffic patterns will be adversely affected by this proposed development. The area of proposed development consists of one lane roads and are already experiencing significant traffic.
5. Suburban environments have a greater degree of vandalism and crime than rural environments, again creating a dangerous environment where none exists.

In summary, this proposed rezoning and planned development will absolutely change the nature of the area in detrimental ways. We, the undersigned, urge the appropriate parties to deny this application. (IF YOU ARE PLANNING ON SPEAKING AT THE PLANNING AND ZONING MEETING JANUARY 19<sup>TH</sup>, PLEASE DO NOT SIGN THE PETITION AS YOU MAY NOT BE ABLE TO SPEAK)

**EXHIBIT  
O**



petition\_signatures\_jobs\_37802297\_20240307155924

Name	City	State	Postal Code	Country	Signed On
Ron Saunders	Deschutes	OR		US	2023-12-21
Sandra Seufert	Boise	ID	83709	US	2023-12-21
Candyce Moss	Middleton	ID	83644	US	2023-12-21
Skeeter Meyers	Salt Lake City	UT	84189	US	2023-12-21
Carol Watkins	Caldwell	ID	83607	US	2023-12-21
Lisa Mayerhofer	Nampa	ID	83686	US	2023-12-21
Laura Clawson	Nampa	ID	83686	US	2023-12-21
Ed Carson	Middleton	ID	83644	US	2023-12-21
Kim Carson	Middleton	ID	83644	US	2023-12-21
Susan Lowe	Star	ID	83669	US	2023-12-21
Sylvan Banas	Middleton	ID	83644	US	2023-12-21
Wendy Pohl	Seattle	ID	83644	US	2023-12-21
Sarah Medina	Middleton	ID	83644	US	2023-12-21
Alexia Ancheta	Middleton	ID	83644	US	2023-12-21
Nicole Cherry	Middleton	ID	83644	US	2023-12-21
Nicole Shackelford	Middleton	ID	83644	US	2023-12-21
Susie Conger	Middleton	ID	83644	US	2023-12-21
Emily Medina	Middleton	ID	83644	US	2023-12-21
Josef Smith	Middleton	ID	83644	US	2023-12-21
Mitchell Melissa	Middleton	ID	83644	US	2023-12-21
Jabe Tattersall	Meridian	ID	83646	US	2023-12-21
Shannon Colson	Middleton	ID	83644	US	2023-12-21
Sharlene Hinshaw	Nampa	ID	83686	US	2023-12-21
jill angelichio	charlotte	NC	28204	US	2023-12-21
Edward Jerome	Middleton	ID	83644	US	2023-12-21
Estela McClelland	Middleton	ID	83644	US	2023-12-21
Sandra Hansen	Star	ID	83669	US	2023-12-21
Robert Evans	Erie	PA	16507	US	2023-12-21
Chris Pohl	Seattle	WA	98160	US	2023-12-21

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Katie Gregory</b>	Boise	ID	83704	US	2023-12-21
<b>William Mueller</b>	Salt Lake City	UT	84107	US	2023-12-21
<b>Gina Henley</b>	Federal Way	WA	98003	US	2023-12-21
<b>Jennifer Cartier</b>	Middleton	ID	83644	US	2023-12-21
<b>Can Keys</b>	Middleton	ID	83644	US	2023-12-21
<b>Melissa Terry</b>	Sandy	UT	84094	US	2023-12-21
<b>steven portnoff</b>	Middleton	ID	83644	US	2023-12-21
<b>Gregory Jones</b>	Middleton	ID	83644	US	2023-12-21
<b>Hailey Nelson</b>	Middleton	ID	83644	US	2023-12-21
<b>Randal Hettema</b>	Middleton	CA	83644	US	2023-12-21
<b>Cindy Conti</b>	Middleton	ID	83644	US	2023-12-21
<b>Kaden Pohl</b>	West Valley City	UT	84120	US	2023-12-21
<b>Simone Elison</b>	Caldwell	ID	83607	US	2023-12-21
<b>Cindy Haynes</b>	Middleton	ID	83644	US	2023-12-21
<b>Jennifer Poirier</b>	Middleton	ID	83644	US	2023-12-21
<b>Jon Inwood</b>	Brooklyn	NY	11226	US	2023-12-21
<b>Brian Stringfellow</b>	Middleton	ID	83664	US	2023-12-21
<b>Makayla Dealy</b>	Middleton	ID	83644	US	2023-12-21
<b>Levi Pidjeon</b>	Middleton	ID	83644	US	2023-12-21
<b>Joshua Adams</b>	Middleton	ID	83644	US	2023-12-21
<b>Caroline Fenton</b>	Middleton	ID	83644	US	2023-12-21
<b>Emily McIntyre</b>	Seattle	WA	98155	US	2023-12-21
<b>Kaylie King</b>	Sandy	UT	84070	US	2023-12-21
<b>Danielle Pollock</b>	Middleton	ID	83644	US	2023-12-21
<b>Ruth Maggs</b>	middletown	ID	83644	US	2023-12-22
<b>Tristann Mclaughlin</b>	Meridian	ID	83646	US	2023-12-22
<b>Charity Brooks</b>	Middleton	ID	83644	US	2023-12-22
<b>Elizabeth Marshall</b>	Seattle	WA	98160	US	2023-12-22
<b>Carrie Lynn Cimperman</b>	Draper	ID	83644	US	2023-12-22
<b>Ana Ivanov</b>	Middleton	ID	83644	US	2023-12-22
<b>yvonne Paladino</b>	Middleton	ID	83644	US	2023-12-22

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Paula Caster</b>	Middleton	ID	83644	US	2023-12-22
<b>Leslie cliche</b>	Middleton	ID	83644	US	2023-12-22
<b>Melinda Kotko</b>	Eagle	ID	83616	US	2023-12-22
<b>Eric Flores</b>	Caldwell	ID	83607	US	2023-12-22
<b>Michelle Alvarez</b>	Middleton	ID	83644	US	2023-12-22
<b>Kristin Erskine</b>	Middleton	ID	83644	US	2023-12-22
<b>Jessica Perryman</b>	Middleton	ID	83644	US	2023-12-22
<b>Destiny Taylor</b>	Meridian	ID	83646	US	2023-12-22
<b>Tina Miller</b>	Caldwell	ID	83607	US	2023-12-22
<b>Sarah Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Amy Gabica</b>	Middleton	ID	83644	US	2023-12-22
<b>Christine Couture</b>	Caldwell	ID	83607	US	2023-12-22
<b>Jacqueline Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Kim Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Betsy Radford</b>	Middleton	ID	83644	US	2023-12-22
<b>Rose Vargason</b>	Middleton	ID	83644	US	2023-12-22
<b>Rick Williams</b>	Middleton	ID	83644	US	2023-12-22
<b>Kay Burkett</b>	Middleton	ID	83644	US	2023-12-22
<b>David Richard</b>	Middleton	ID	83644	US	2023-12-22
<b>Brian Guinotte</b>	Middleton	ID	83644	US	2023-12-22
<b>Michael Richard</b>	Middleton	UT	83644	US	2023-12-22
<b>Amanda Thomas</b>	Middleton	ID	83644	US	2023-12-22
<b>ashley Whitlow</b>	Middleton	ID	83644	US	2023-12-22
<b>Kelly O'Neal</b>	Middleton	ID	83644	US	2023-12-22
<b>MELINDA MCALISTER</b>	Caldwell	ID	83607	US	2023-12-22
<b>Christopher Whitlow</b>	Middleton	ID	83644	US	2023-12-22
<b>Camille Thomas</b>	Middleton	ID	83644	US	2023-12-22
<b>wesley majors</b>	Meridian	ID	83642	US	2023-12-22
<b>Marlon Manwill</b>	Star	ID	83669	US	2023-12-22
<b>Adam Kaluba</b>	Burleson		76028	US	2023-12-22
<b>Dawn Alverson</b>	Middleton	ID	83644	US	2023-12-22



<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Sean Cluff</b>	Middleton	ID	83644	US	2023-12-22
<b>Kelly Simmons</b>	Middleton	ID	83644	US	2023-12-22
<b>Martine Stephenson</b>	Middleton	ID	83644	US	2023-12-22
<b>Janet Gibson</b>	West Covina	CA	91791	US	2023-12-22
<b>William Stephenson</b>	Middleton	ID	83644	US	2023-12-22
<b>Rory Hendricks</b>	Middleton	ID	83644	US	2023-12-22
<b>Charles Wahl</b>	Middleton	ID	83644	US	2023-12-22
<b>Paula Gillespie</b>	Middleton	ID	83644	US	2023-12-22
<b>Adam Plugge</b>	Middleton	ID	83644	US	2023-12-22
<b>Cynthia Brooke</b>				US	2023-12-22
<b>Richard Simmons</b>	Middleton	ID	83644	US	2023-12-22
<b>Kimberly Silver</b>	Middleton	ID	83644	US	2023-12-22
<b>Patricia Nelson</b>	Nampa	ID	83687	US	2023-12-23
<b>Robert Hendricks</b>	Middleton	ID	83644	US	2023-12-23
<b>Michael Shrode</b>	Middleton	ID	83644	US	2023-12-23
<b>jamie Michaelis</b>	Caldwell	ID	83607	US	2023-12-23
<b>Madison Boyd</b>	Middleton	ID	83644	US	2023-12-23
<b>Kimbire Christopher</b>	Caldwell	ID	83607	US	2023-12-23
<b>Megan Daltow</b>	Meridian	ID	83642	US	2023-12-23
<b>Diane Rice</b>	Middleton	ID	83644	US	2023-12-23
<b>Andrew Vincent</b>	Middleton	ID	83644	US	2023-12-23
<b>Jennifer Barr</b>	Middleton	ID	83644	US	2023-12-23
<b>Isaias Schopp-salas</b>	Merced		95348	US	2023-12-23
<b>Clayton Cramer</b>	middleton	ID	83664	US	2023-12-23
<b>Sam Layton</b>	Middleton	ID	83644	US	2023-12-23
<b>Tamie Kauk</b>	Middleton	ID	80202	US	2023-12-23
<b>Ernest Burkett</b>	Middleton	ID	83644	US	2023-12-23
<b>Bert Dobbs</b>	Middleton	ID	83644-5461	US	2023-12-23
<b>Dan De Yo</b>	Yorba Linda		92886	US	2023-12-23
<b>Katharine McCloud</b>	Middleton	ID	83644	US	2023-12-24
<b>Cheryl A Wheless</b>	Eagle	ID	83616	US	2023-12-24

Name	City	State	Postal Code	Country	Signed On
Rhonda Cramer	Middleton	ID	83644	US	2023-12-24
Erika Rikhiram	Clermont		34711	US	2023-12-24
Renton McGowan	Middleton	ID	83644	US	2023-12-24
Vickie Parker	Wimberley	TX	78676	US	2023-12-24
Ginger Osmus	Middleton	ID	83644	US	2023-12-25
David Davidson	Dallas		75243	US	2023-12-25
Austin Ward	Corvallis	OR	97330	US	2023-12-25
Kelli Keyes	Middleton	ID	83644	US	2023-12-25
S. Kinnamon	Greenville	SC		US	2023-12-26
saadia mohsin	Flushing		11355	US	2023-12-26
Yazmin Lopez	San Antonio		78250	US	2023-12-26
Guy Hollands	Middleton	ID	83644	US	2023-12-26
Jonathan Turner	Middleton	ID	83644	US	2023-12-26
Cynthia Foote	Middleton	ID	83644	US	2023-12-26
Gabby Schelthoff	Lisle		60532	US	2023-12-27
Steven Allstead	Middleton	ID	83644	US	2023-12-27
Steve Yerger	Middleton	ID	83644	US	2023-12-27
Kristin Denver	Middleton	ID	83644	US	2023-12-27
Mara Raddatz	Amherst Jct		54407	US	2023-12-28
Melanie Mihm	Middleton	ID	83644	US	2023-12-28
Krystyna Meyer	Middleton	ID	83644	US	2023-12-28
Liang Yuan	Westwood		2090	US	2023-12-28
Susan Sonnenberg	Middleton	ID	83644	US	2023-12-28
Bo Pang	Fremont		94536	US	2023-12-28
Joshua Curphey	Peterborough		PE7	US	2023-12-28
Beth Phillips	Middleton	ID	83644	US	2023-12-28
John Gilmore	Middleton	ID	83644	US	2023-12-28
Brandi Mitchell	MIDDLETON	ID	83644	US	2023-12-28
Carley Hawker	Middleton	ID	83644	US	2023-12-28
Jackie Grayson	Middleton	ID	83644	US	2023-12-28
Shannon Russell	Salt Lake City	UT	84118	US	2023-12-28

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Marita Hawker</b>	Star	ID	83669	US	2023-12-29
<b>Erlinda Stringfellow</b>	Seal Beach	CA	90740	US	2023-12-29
<b>Lin Moore</b>	Meridian	ID	83642	US	2023-12-29
<b>Melanie Elkins</b>	Boise	ID	83713	US	2023-12-29
<b>Laura Higgins</b>	Bothell		98011	US	2023-12-29
<b>Barbe Dingeldein</b>	Middleton	ID	83644	US	2023-12-29
<b>Opal Farnham</b>	Middleton	ID	83644	US	2023-12-29
<b>Kayla Runyan</b>	Middleton	ID	83644	US	2023-12-29
<b>Jennifer Wann</b>	Scottsdale		85260	US	2023-12-29
<b>Tarra Metsker</b>	Middleton	ID	83644	US	2023-12-29
<b>Alana Preziosi</b>	Swedesboro		8085	US	2023-12-29
<b>Josh Standiford</b>	Lake Zurich		60047	US	2023-12-30
<b>Craig Stanson</b>	Wyckoff	NJ	7481	US	2023-12-30
<b>Babzee Vee</b>	NYC	NY	10450	US	2023-12-30
<b>Stefani Dykstra</b>	Middleton	ID	83644	US	2023-12-30
<b>Brandon Baird</b>	Middleton	ID	83644	US	2023-12-31
<b>Cristal garner</b>	Seattle	WA	98160	US	2024-01-01
<b>Amber Ross</b>	Middleton	ID	83644	US	2024-01-02
<b>Paul Ross</b>	West Jordan	UT	84088	US	2024-01-02
<b>Shannon Ready</b>	Middleton	ID	83644	US	2024-01-02
<b>Sarah Scully</b>	Middleton	ID	83644	US	2024-01-02
<b>Stephen Wells</b>	Middleton	ID	83644	US	2024-01-03
<b>joe strongone</b>	middleton	ID	83644	US	2024-01-03
<b>Diana Robinson</b>	Middleton	ID	83644	US	2024-01-03
<b>Alisha Hunt</b>	Middleton	ID	83644	US	2024-01-03
<b>dan caruso</b>	Middleton	ID	83644	US	2024-01-03
<b>Jade Neely</b>	Middleton	ID	83644	US	2024-01-04
<b>Nelson sales</b>	Miami		33167	US	2024-01-04
<b>Wilian Fernandez</b>	Central islip		11722	US	2024-01-04
<b>Jeff Weber</b>	Salt Lake City	UT	84107	US	2024-01-04
<b>Victoria Woodward</b>	Middleton	ID	83644	US	2024-01-04



<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Juan Gutierrez</b>	Chelsea		2125	US	2024-01-04
<b>Byron Recinos</b>	Silver Spring		20901	US	2024-01-04
<b>Erika Salgado</b>	Omaha		68107	US	2024-01-04
<b>Leonardo Antonio</b>	Hampton		23666	US	2024-01-04
<b>Nicole Egerer</b>	Middleton	ID	83644	US	2024-01-04
<b>Gabriel Gonzalez</b>	Watsonville		95076	US	2024-01-04
<b>Eric Nelson</b>	Nampa	ID	83687	US	2024-01-04
<b>Kalene Bales</b>	Nampa	ID	83686	US	2024-01-04
<b>Sarah Cole</b>	Meridian	ID	83642	US	2024-01-04
<b>Tylene Aldrich</b>	Nampa	ID	83686	US	2024-01-04
<b>tricia ramos</b>	Boise	ID	83705	US	2024-01-04
<b>Timothy+Yvonna Stypins</b>	Meridian	ID	83642	US	2024-01-04
<b>Kendra Baker</b>	Middleton	ID	83644	US	2024-01-05
<b>Glen Rager</b>	MIDDLETON	ID	83644	US	2024-01-05
<b>Ian Cole</b>	Meridian	ID	83642	US	2024-01-05
<b>Amy Scott</b>	Middleton	ID	83644	US	2024-01-05
<b>Nicole Marsters</b>	Nampa	ID	83686	US	2024-01-05
<b>Holly Winn</b>	Middleton	ID	83644	US	2024-01-05
<b>sandra essing</b>	Clifton		7011	US	2024-01-05
<b>Caroline Gamst</b>				US	2024-01-05
<b>Lisa Wells</b>	Carrollton		30117	US	2024-01-05
<b>Gary Vanderstraeten</b>	Middleton	ID	83644	US	2024-01-05
<b>Jacob Perez</b>	Harlingen		78552	US	2024-01-05
<b>Jill Jenkins</b>	Middleton	ID	83644	US	2024-01-05
<b>Jordin Jenkins</b>	Middleton	ID	83644	US	2024-01-05
<b>sandra hofferber</b>	Middleton	ID	83340	US	2024-01-05
<b>Susan Drayton</b>	Star	ID	83669	US	2024-01-05
<b>Curt Bentzinger</b>	Middleton	ID	83644	US	2024-01-05
<b>Jeremiah Hansen</b>	Middleton	ID	83644	US	2024-01-05
<b>Tiffany Frisa-Farrahkon</b>	Nampa	ID	83686	US	2024-01-05
<b>Joanne Miller</b>	Middleton	ID	83644	US	2024-01-05

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Lorraine Hunter</b>	Middleton	ID	83644	US	2024-01-05
<b>Ingrid Dunckel</b>	Boise	ID	83705	US	2024-01-05
<b>Sandra Fontana</b>	Middleton	ID	83644	US	2024-01-06
<b>Neal Bryson</b>	Middleton	ID	83644	US	2024-01-06
<b>Kathy Good</b>	Middleton	ID	83644	US	2024-01-06
<b>Felisha Fadely</b>	Middleton	ID	83644	US	2024-01-06
<b>Brian Salum</b>	Middleton	ID	83644	US	2024-01-06
<b>Joe Dino</b>	Gastonia		28052	US	2024-01-06
<b>Linda Holmes</b>	Sacramento	CA	95821	US	2024-01-06
<b>Melissa Hoffman</b>	Star	ID	83669	US	2024-01-06
<b>Jody Baker</b>	Middleton	ID	83644	US	2024-01-06
<b>Bruce Lee</b>	Middleton	ID	83644	US	2024-01-06
<b>Caitlyn Annas</b>	Middleton	ID	83644	US	2024-01-06
<b>Kyle Albert</b>	Middleton	ID	83644	US	2024-01-06
<b>Patricia Lewis</b>	Middleton	ID	83644	US	2024-01-06
<b>Ashley Hansen</b>	Middleton	ID	83644	US	2024-01-06
<b>Andrew Floyd</b>				US	2024-01-06
<b>Jordyn Santiago</b>	Staten Island		10301	US	2024-01-06
<b>Daphne Sosa</b>	Star	ID	83669	US	2024-01-07
<b>Ron Silva</b>	Nampa	ID	83686	US	2024-01-07
<b>Brian Eichler</b>	MIDDLETON	ID	83644	US	2024-01-07
<b>Kia Romano</b>	Middleton	ID	83644	US	2024-01-07
<b>Laurie988@yahoo.com L</b>	Brooklyn		11209	US	2024-01-07
<b>Jada Best</b>	Jacksonville		28546	US	2024-01-07
<b>Jenille Addis</b>	Emmett	ID	83644	US	2024-01-07
<b>Gamefan128 JCSaves</b>	yes			US	2024-01-07
<b>Tricia Winters</b>	Middleton	ID	83644	US	2024-01-07
<b>Elizabeth McClung</b>	Middleton	ID	83644	US	2024-01-07
<b>Keith Romano</b>	Nampa	ID	83687	US	2024-01-07
<b>Grace Teichert</b>	Middleton	ID	83644	US	2024-01-07
<b>Maora Estes</b>	Middleton	ID	83644	US	2024-01-07

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Marcie Ells</b>	Seattle	WA	98160	US	2024-01-07
<b>Lisa Eichler</b>	Middleton	ID	83644	US	2024-01-08
<b>Linda INFANTE</b>	West Granby		6090	US	2024-01-08
<b>Haley Hartigan</b>	Vincennes		47591	US	2024-01-08
<b>Monica Lorenzana</b>	Katy		77450	US	2024-01-08
<b>amanda albright</b>	Keenesburg	CO	80643	US	2024-01-08
<b>Brandi Fielding</b>	Middleton	ID	83644	US	2024-01-08
<b>Anabella Hernandez</b>	The Bronx		10456	US	2024-01-08
<b>Jessica McCurdy</b>	Middleton	ID	83644	US	2024-01-08
<b>Kristin Vass</b>	New York		10080	US	2024-01-08
<b>Pamela Grubbs</b>	Danville		24540	US	2024-01-08
<b>Yazmin Huerta</b>	Staten Island		10309	US	2024-01-08
<b>brody reiber</b>	Pittsburgh		15212	US	2024-01-08
<b>Dean Compton</b>	Middleton	ID	83644	US	2024-01-08
<b>Betty Rodriguez</b>	Salt Lake City	ID	83687	US	2024-01-08
<b>Pauline Rodriguez</b>	Irving		75060	US	2024-01-08
<b>Krista Abrahamian</b>	Middleton	ID	83644	US	2024-01-08
<b>Fabian Arizmendi</b>	Middleton	ID	83644	US	2024-01-08
<b>Brooke Brink</b>	Middleton	WA	83644	US	2024-01-08
<b>Larry Wilkerson</b>	Star	ID	83669	US	2024-01-08
<b>Vanessa Lombardo</b>	Meridian	ID	83642	US	2024-01-08
<b>Janet Gregory</b>	Star	ID	83669	US	2024-01-08
<b>Brittany Burdine</b>	Middleton	ID	83644	US	2024-01-08
<b>Robert Mathiasen</b>	Middleton	ID	83644	US	2024-01-08
<b>Karen Ruscheinsky</b>	Star	ID	83669	US	2024-01-09
<b>Tammy Bailey</b>	Middleton	ID	83644	US	2024-01-09
<b>Patrick Clark</b>	Caldwell	ID	83607	US	2024-01-09
<b>Maria Loyola</b>	New Milford		6776	US	2024-01-09
<b>Christopher Tittle</b>	Nampa	ID	83651	US	2024-01-09
<b>Colleen Matosich</b>	Middleton	ID	83644	US	2024-01-09
<b>Paul Markillie</b>	Grand Blanc Township		48439	US	2024-01-09



<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Heather Guardiola</b>	West Valley City	UT	84120	US	2024-01-09
<b>Trina Snyder</b>	Glendale	AZ	85310	US	2024-01-09
<b>Whitney Strickland</b>	Middleton	ID	83644	US	2024-01-09
<b>Jenice Gonzales</b>	Middleton	ID	83644	US	2024-01-09
<b>Arnie Steiner</b>	Middleton	ID	83644	US	2024-01-09
<b>Jamie Hanson</b>	Middleton	ID	83644	US	2024-01-09
<b>Sharon Jensen</b>	Middleton	ID	83644	US	2024-01-09
<b>Gail Giguere</b>	Salt Lake City	UT	84123	US	2024-01-09
<b>Allison Jakubiak</b>	Middleton	ID	83644	US	2024-01-09
<b>Linda Blanchard</b>	Middleton	ID	83644	US	2024-01-09
<b>Kenneth Leytem Jr</b>	Middleton	ID	83644	US	2024-01-10
<b>Brian Sack</b>	Emmett	ID	83617	US	2024-01-10
<b>Karen Meredith</b>	Middleton	ID	83644	US	2024-01-10
<b>Trevor Buracchio</b>	Middleton	ID	83644	US	2024-01-11
<b>Betiel Neiru</b>	Oakland		94610	US	2024-01-11
<b>Jeanette Hartwig</b>	Meridian	ID	83644	US	2024-01-11
<b>Azadeh Movagher</b>	Concord		94518	US	2024-01-11
<b>Melissa Akin</b>	Middleton	ID	83644	US	2024-01-11
<b>April contreras</b>	Middleton	ID	83644	US	2024-01-11
<b>Ronald Dale</b>	Middleton	ID	83644	US	2024-01-11
<b>Michelle Gardner</b>	Middleton	ID	83660	US	2024-01-11
<b>Carlos Contreras</b>	Middleton	ID	83644	US	2024-01-11
<b>Christal Alonzo</b>	Middleton	ID	83644	US	2024-01-11
<b>Lucy DeVera</b>	Miami		33128	US	2024-01-11
<b>Kenneth Everett</b>	Middleton	ID	83644	US	2024-01-11
<b>Janice Thatcher</b>	Middleton	ID	83644	US	2024-01-11
<b>Rosenda garcia</b>	Rialto		92376	US	2024-01-11
<b>Sarah Costa</b>	Salt Lake City	UT	84106	US	2024-01-11
<b>Bryan Boyle</b>	Middleton	ID	83644	US	2024-01-11
<b>Emily Schook</b>	middleton	ID	83644	US	2024-01-12
<b>Christi Smith</b>	Middleton	ID	83644	US	2024-01-12

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Denise Klapper</b>	Middleton	ID	83646	US	2024-01-12
<b>Glenn Chiarolanza</b>	Middleton	ID	83644	US	2024-01-12
<b>Lee Ann Chiarolanza</b>	Middleton	ID	83644	US	2024-01-12
<b>Ace Kechi</b>	Staten Island		10305	US	2024-01-13
<b>Samiyah Semprit</b>	The Bronx		10467	US	2024-01-13
<b>Wyatt King</b>	Petersburg		99833	US	2024-01-13
<b>Sue Todd</b>	Middleton	ID	83644	US	2024-01-15
<b>Becky Siino</b>	Middleton	ID	83644	US	2024-01-15
<b>Jamie Sharpe</b>	South Jordan	UT	84095	US	2024-01-16
<b>Mark Cushman</b>	Meridian	ID	83646	US	2024-01-17
<b>Jack Alvord</b>	Middleton	ID	83644	US	2024-01-17
<b>tiffany neely</b>	Caldwell	ID	83607	US	2024-01-17
<b>Rena McKean</b>	Meridian	ID	83642	US	2024-01-17
<b>Patsy Phelan</b>	Nampa	ID	83651	US	2024-01-17
<b>Hunter Gaspar</b>	Middleton	ID	83644	US	2024-01-17
<b>Joseph Jakubiak</b>	Middleton	ID	83644	US	2024-01-17
<b>Alexis Gaspar</b>	Middleton	ID	83644	US	2024-01-17
<b>Rachel Maygra</b>	Caldwell	ID	83607	US	2024-01-17
<b>Paul Morris</b>	middletown	ID	83644	US	2024-01-17
<b>Carol Haywood</b>	Nampa	ID	83686	US	2024-01-17
<b>Diana Haywood</b>	Middleton	ID	83644	US	2024-01-17
<b>CHAD SULLIVAN</b>	Middleton	ID	83644	US	2024-01-17
<b>Stephanie Sanders</b>	Star	ID	83669	US	2024-01-17
<b>Kristine Skiff</b>	Middleton	ID	83644-4711	US	2024-01-17
<b>Jeanette Levandowski</b>	Middleton	ID	83644	US	2024-01-18
<b>Malissa Ostler</b>	Middleton	ID	83607	US	2024-01-18
<b>Howard Ronkin</b>	Middleton	ID	83644	US	2024-01-18
<b>Edgar Escalante</b>	Star	ID	83669	US	2024-01-18
<b>Nic Jones</b>	Middleton	ID	83644	US	2024-01-18
<b>Angela Riccardelli</b>	Middleton	ID	83644	US	2024-01-18
<b>Susan Mackiewicz</b>	Caldwell	ID	83607	US	2024-01-18

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Brenda Halbert</b>	Middleton	ID	83644	US	2024-01-18
<b>Jennifer Tillinger</b>	Los Angeles	CA	90060	US	2024-01-18
<b>Marissa Simpson</b>	Middleton	ID	83644	US	2024-01-18
<b>Kristin Rogers</b>	Middleton	ID	83644	US	2024-01-18
<b>Brittney Ketcherside</b>	Caldwell	ID	83607	US	2024-01-18
<b>Thomas Rogers</b>	Middleton	ID	83644	US	2024-01-18
<b>Robin Tomasi</b>	Middleton	ID	83644	US	2024-01-18
<b>Chrystle Fuentes</b>	Middleton	ID	83644	US	2024-01-18
<b>Lily VanDerWiele</b>	Caldwell	ID	83605	US	2024-01-18
<b>Shirley Hoffman</b>	Middleton	ID	83646	US	2024-01-18
<b>Marina Peters</b>	Caldwell	ID	83607	US	2024-01-18
<b>Betsy Byerly</b>	Salt Lake City	ID	83607	US	2024-01-18
<b>Tasha Roach</b>	Middleton	ID	83617	US	2024-01-18
<b>Michael Lombardo</b>	Middleton	ID	83644	US	2024-01-18
<b>Larry Foote</b>	Middleton	ID	83644	US	2024-01-18
<b>Tessia White</b>	Caldwell	ID	83607	US	2024-01-18
<b>Lynette Freitas</b>	Middleton	ID	83644	US	2024-01-18
<b>juli woods</b>	caldwell	ID	83607	US	2024-01-18
<b>Shelley Arnold</b>	Middleton	ID	83644	US	2024-01-18
<b>Donielle Grimm</b>	Middleton	ID	83644	US	2024-01-18
<b>Catherine Stephens</b>	Caldwell	ID	83607	US	2024-01-18
<b>Ly da Cavallo</b>	Middleton	ID	83644	US	2024-01-18
<b>Yoko Saburo</b>	Middleton	ID	83644	US	2024-01-18
<b>Martha Mendez</b>	Coconut Creek		33073	US	2024-01-18
<b>Lindsay Giampietro</b>	Star	ID	83669	US	2024-01-18
<b>Debbie Kelly</b>	Middleton	ID	83644	US	2024-01-18
<b>Kim St. Ours</b>	Caldwell	ID	83607	US	2024-01-18
<b>Veronika Garcia</b>	Meridian	ID	83642	US	2024-01-18
<b>Debbie Maney</b>	Boise	ID	83704	US	2024-01-18
<b>Julian Holcomb</b>	San Antonio		78225	US	2024-01-18
<b>Jenniffer Odom</b>	Middleton	ID	83644	US	2024-01-18



<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Billie Suder</b>	Boise	ID	83709	US	2024-01-18
<b>Nicholas Wade</b>	Middleton	ID	83644	US	2024-01-18
<b>Eleanor Payne</b>	Middleton	ID	83644	US	2024-01-18
<b>Kendahl Caster</b>	Middleton	ID	83644	US	2024-01-18
<b>Jennifer Wadsworth</b>	Middleton	ID	83644	US	2024-01-18
<b>Andrew P</b>	Bellevue		98006	US	2024-01-18
<b>Steven Caster</b>	Middleton	ID	83644	US	2024-01-18
<b>Tharon Ghrist</b>	Middleton	ID	83644	US	2024-01-18
<b>Brook Keith</b>	Caldwell	ID	83607	US	2024-01-18
<b>Wendi Adams</b>	Caldwell	ID	83607	US	2024-01-18
<b>Debra Claus</b>	Middleton	ID	83644	US	2024-01-18
<b>brandon gregory</b>	Middleton	ID	83644	US	2024-01-18
<b>Suzan Dean</b>	Middleton	ID	83644	US	2024-01-18
<b>Amber Gray</b>	Middleton	ID	83644	US	2024-01-18
<b>Todd Gray</b>	Middleton	ID	83644	US	2024-01-18
<b>Carol Murphy</b>	Middleton	ID	83644	US	2024-01-18
<b>Wanda Schroeder</b>	Middleton	ID	83644	US	2024-01-18
<b>Catherine Nethers</b>	Middleton	ID	83644	US	2024-01-18
<b>Jennifer Wade</b>	Middleton	ID	83644	US	2024-01-18
<b>Bernon Danley</b>	Middleton	ID	83466	US	2024-01-18
<b>Philip Goelz</b>	Middleton	ID	83644	US	2024-01-18
<b>Donna Robertson</b>	Emmett	ID	83617	US	2024-01-18
<b>Don Godber</b>	Middleton	ID	83644	US	2024-01-18
<b>Carrie Godber</b>	Middleton	ID	83644	US	2024-01-18
<b>Lisa Knowlton</b>	Boise	ID	83709	US	2024-01-18
<b>Mary Peterson</b>	Middleton	ID	83644	US	2024-01-18
<b>Denise Daniels</b>	Caldwell	ID	83607	US	2024-01-18
<b>David Niemeier</b>	Meridian	ID	83644	US	2024-01-18
<b>Shanon Niemeier</b>	Middleton	ID	83644	US	2024-01-18
<b>Tammy Ryan</b>	Middleton	ID	83644	US	2024-01-18
<b>Brandy Miller</b>	Caldwell	ID	83605	US	2024-01-19

Name	City	State	Postal Code	Country	Signed On
Joseph Robinson	Salt Lake City	UT	84129	US	2024-01-19
Joy Hansen	Middleton	ID	83644	US	2024-01-19
Deanna Munoz	Seattle	WA	98160	US	2024-01-19
Aliyah Cukaj	Hampton Bays		11946	US	2024-01-19
Holly Pine	Middleton	ID	83644	US	2024-01-19
Janiko Bzhalava	Brooklyn		11214	US	2024-01-19
Roger Pine	Middleton	ID	83644	US	2024-01-19
Rulon Phillips	Middleton	ID	83644	US	2024-01-19
Mary Hawker	Middleton	ID	83644	US	2024-01-19
Annabelle Sanderson	Kennett Square		19348	US	2024-01-19
Nicoletta Carlone	Los Angeles	CA	90022	US	2024-01-19
Erika Blickem	Salt Lake City	UT	84121	US	2024-01-19
Kip blickem	Middleton	ID	83644-2001	US	2024-01-19
Jansen Wilson	Middleton	ID	83644	US	2024-01-19
Charlene Woodward	Middleton	ID	83644	US	2024-01-19
Kirsten Higginson	Star	ID	83669	US	2024-01-19
Angela Ayala	Lake Park		31636	US	2024-01-19
Krystal McCutcheon	Caldwell	ID	83607	US	2024-01-19
Emily Reda	Middleton	ID	83644	US	2024-01-19
Monica Morton	Sweet	ID	83670	US	2024-01-19
Kerri Robertson	San Bernardino	CA	92410	US	2024-01-19
Stephanie Stevens	Middleton	ID	83644	US	2024-01-19
Corianne Bates	Meridian	ID	83642	US	2024-01-19
Anthony Contino	Lady Lake		32159	US	2024-01-19
Ashley Ramirez	Caldwell	ID	83607	US	2024-01-19
justice turner	Oak Park		48237	US	2024-01-19
Stephanie Squires	Middleton	ID	83644	US	2024-01-19
Suzanne Ubry	Meridian	ID	83646	US	2024-01-20
Dianne Fereday	Middleton	ID	83644	US	2024-01-20
Anastasia McIntosh	Bennington		5201	US	2024-01-20
Rebecca Parry	Middleton	ID	83644	US	2024-01-20

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Lauran Fereday</b>	Albuquerque	NM	87198	US	2024-01-20
<b>Terry Jensen</b>	Murphy	ID	83650	US	2024-01-20
<b>Robert Ubry</b>	Middleton	ID	83644	US	2024-01-20
<b>Vanessa Foster Foster</b>	Middleton	ID	83644	US	2024-01-20
<b>Ingrid Young</b>	Temecula	CA	92592	US	2024-01-20
<b>Carson Foster</b>	Meridian	ID	83646	US	2024-01-20
<b>Brad Wellman</b>	Middleton	ID	83644	US	2024-01-20
<b>Jack Givens</b>	Middleton	ID	83644	US	2024-01-20
<b>Micahel Wedman</b>	Middleton	ID	83644	US	2024-01-20
<b>Edward Todd</b>	middleton	ID	83644	US	2024-01-20
<b>Owen Ciprioni</b>	Philadelphia		19128	US	2024-01-20
<b>Savi Myer</b>	Old Saybrook		6475	US	2024-01-20
<b>Tamara Otley</b>	Meridian	ID	83646	US	2024-01-21
<b>Michael Hofferber</b>	Middleton	ID	83644	US	2024-01-21
<b>Tamara Murdoch</b>	Livermore	CA	94550	US	2024-01-21
<b>Bruce Bushore</b>	Middleton	ID	83644	US	2024-01-21
<b>karla cortes</b>	sugar gill		30518	US	2024-01-21
<b>shane suddeth</b>	easley		29640	US	2024-01-21
<b>Dominic Scotti</b>	Middleton	ID	83644	US	2024-01-21
<b>Carter Saul</b>	Grove City		43123	US	2024-01-22
<b>Lauren Amick</b>	New York		10011	US	2024-01-22
<b>Yazmin Diaz</b>	amarillo		79107	US	2024-01-22
<b>Soren Walker</b>				US	2024-01-22
<b>Ayden Lewis</b>	Baltimore		21230	US	2024-01-22
<b>Joe Corbo</b>	Marshfield		2050	US	2024-01-23
<b>Brenda Bell</b>	MIDDLETON	ID	8364r	US	2024-01-24
<b>Lesley Mertz-Lambright</b>	Milton		17847	US	2024-01-24
<b>Jeanine Rock</b>	Middleton	ID	83644	US	2024-01-24
<b>Katie Randolph</b>	Oak Brook		60523	US	2024-01-25
<b>Sophia Nguyen</b>	Lancaster		17601	US	2024-01-25
<b>naya kay</b>	Cass Lake		56633	US	2024-01-26



Name	City	State	Postal Code	Country	Signed On
<b>Sarah Esparza</b>	Meridian	ID	83646	US	2024-01-26
<b>Shanequa Holloman</b>	Alexandria		22303	US	2024-01-27
<b>john wortman</b>	Boise	ID	83704	US	2024-01-27
<b>Geraldine Reeves</b>	Minneapolis		55111	US	2024-01-28
<b>Julianna Quinn</b>	Nashville		37211	US	2024-01-28
<b>Joe Colley</b>	Boise	ID	83706	US	2024-01-29
<b>Evan Hajda</b>				US	2024-01-29
<b>Jacquelyn St John</b>	Hibbing		55746	US	2024-01-30
<b>Hawrah Aljbory</b>	Parker		80134	US	2024-01-30
<b>Ryan Browder</b>	Slidell		70458	US	2024-01-31
<b>C G</b>				US	2024-01-31
<b>Jackie Ocampo</b>	Spartanburg		29306	US	2024-02-01
<b>Weak Moon</b>	Philadelphia		19126	US	2024-02-01
<b>Jayla Mosleey</b>	Anderson		46012	US	2024-02-01
<b>maddie barott</b>	Minneapolis		55413	US	2024-02-02
<b>Traci Pool</b>	Caldwell	ID	83607	US	2024-02-02
<b>Scott Pool</b>	Caldwell	ID	83605	US	2024-02-02
<b>Julie Freeman</b>	Middleton	ID	83644	US	2024-02-02
<b>Sondra Buzzell</b>	Middleton	ID	83644	US	2024-02-02
<b>Fate Ryan</b>	Spring		77379	US	2024-02-02
<b>Bradley Freeman</b>	Middleton	ID	83644	US	2024-02-02
<b>Jennifer Sweeney</b>	Middleton	ID	83644	US	2024-02-02
<b>Joe Sweeney</b>	Middleton	ID	83644	US	2024-02-02
<b>Anthony Carbone</b>	Middleton	ID	83646	US	2024-02-02
<b>Emilie Hobbs</b>	Murrieta		92562	US	2024-02-02
<b>Gloria Navan</b>	Lawrenceville	GA	30042	US	2024-02-02
<b>Jodie Winthrop</b>	Middleton	ID	83644	US	2024-02-02
<b>Tytus Breitfeld</b>	Batavia		45103	US	2024-02-03
<b>Sharon Perreault</b>	Conroe		77303	US	2024-02-03
<b>Andres Campoy</b>	Hesperia		92345	US	2024-02-03
<b>Cynthia Allen</b>	Lawrenceville	GA	30043	US	2024-02-03

Name	City	State	Postal Code	Country	Signed On
Daniel O'Brien	MILTON		12547	US	2024-02-06
Rocio Velazco	Burbank		91503	US	2024-02-06
Aiden Popowich	Perry		31088	US	2024-02-07
Stephanie Gonzalez Mendez				US	2024-02-07
David Dusseault	Taunton		2780	US	2024-02-07
Christian Rodriguez	Miami		33134	US	2024-02-07
Christine Manzano	PALMETTO		34221	US	2024-02-09
Rose Waycrest	Sebring		33872	US	2024-02-09
jessica woodruff	West palm beach			US	2024-02-09
Grant Sawyers	Panama City	FL	32417	US	2024-02-09
Aaron cvetichan	Mentor	OH	44060	US	2024-02-10
David Houk	Middleton	ID	83644	US	2024-02-17
Paul Schubert	Caldwell	ID	83607	US	2024-02-22
Jack Alvord	Middleton	ID	83644	US	2024-02-22
Robin Card	Middleton	ID	83644	US	2024-02-22
Brian Gray	Middleton	ID	83644	US	2024-02-22
April Holland	Middleton	ID	83644	US	2024-02-22
David Stanfield	Meridian	ID	83646	US	2024-02-22
Cheryl Neumann	Middleton	ID	83644	US	2024-02-22
Kassandra Doramus	Middleton	ID	83644	US	2024-02-22
Krissy Hirsch	Middleton	ID	83644	US	2024-02-22
Rebecca Bryson	Middleton	ID	83644	US	2024-02-22
Kalye Obendorf	Payette	ID	83661	US	2024-02-22
Celeste Marshall	Middleton	ID	83644	US	2024-02-23
Penny McManus	Middleton	ID	83644	US	2024-02-23
Kirsten Clouse	Middleton	ID	83644	US	2024-02-23
Samii Johnston	Middleton	ID	83644	US	2024-02-23
Christin Green	Middleton	ID	83644	US	2024-02-24
Kathleen Park	Middleton	ID	83644	US	2024-02-24
Jennifer Green	Middleton	ID	83644	US	2024-02-24
Kathy Winter	Middleton	ID	83644	US	2024-02-24

<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Sarah Chambers</b>	Star	ID	83669	US	2024-02-24
<b>Delynn Gruver</b>	Caldwell	ID	83607	US	2024-02-24
<b>Carol Watkins</b>	Meridian	ID	83642	US	2024-02-24
<b>Judith Isgar</b>	Middleton	ID	83644	US	2024-02-26
<b>Mary Anderson</b>	Boise	ID	83709	US	2024-02-26
<b>Kimberly Hendryx</b>	Sonoma	CA	95476	US	2024-02-26
<b>Gayle Simmons</b>	Middleton	ID	83644	US	2024-02-26
<b>Debra Barton</b>	Middleton	ID	83644	US	2024-02-29
<b>Patty Dougal</b>	Middleton	ID	83644	US	2024-03-01
<b>Rosa D House</b>	Middleton	ID	83644	US	2024-03-02
<b>Lynn House</b>	Middleton	ID	83644	US	2024-03-02
<b>Robert Bregante</b>	Middleton	ID	83644	US	2024-03-02
<b>Marc Aguilar</b>	Meridian	ID	83646	US	2024-03-02
<b>June Tae</b>	Harrisburg	PA	17110	US	2024-03-02
<b>Benjamin Bingaman</b>	Fair Oaks	CA	95628	US	2024-03-03
<b>Nataliya Yakovieva</b>	Largo	FL	33771	US	2024-03-03
<b>Mark Cook</b>	Middleton	ID	83644	US	2024-03-03
<b>Greciel Hampas</b>	New York	NY	10118	US	2024-03-04
<b>Kamel Hosaini</b>	Hillsboro	OR	97129	US	2024-03-04
<b>Mike Joelson</b>	Middleton	ID	83644	US	2024-03-07
<b>Jenna Van Vleck</b>	Middleton	ID	83644	US	2024-03-07
<b>Rena Wymore</b>	Middleton	ID	83644	US	2024-03-07
<b>Tobe Mayer</b>	Middleton, ID	ID	83642	US	2024-03-07
<b>John McGaughy</b>	Middleton	ID	83644	US	2024-03-07
<b>Julia Vanburen</b>	Boise	ID	83704	US	2024-03-07
<b>Julie Albers</b>	Star	ID	83669	US	2024-03-07
<b>Leanne Hunt</b>	Meridian	ID	83642	US	2024-03-07
<b>Regina Hallam</b>	Caldwell	ID	83607	US	2024-03-07
<b>Kelley Stone</b>	Middleton	ID	83644	US	2024-03-07
<b>Rebecca Schmidt</b>	Middleton	ID	83644	US	2024-03-07
<b>steve cummings</b>	Boise	ID	83716	US	2024-03-07



<b>Name</b>	<b>City</b>	<b>State</b>	<b>Postal Code</b>	<b>Country</b>	<b>Signed On</b>
<b>Bret Cartier</b>	Placentia	CA	92870	US	2024-03-07
<b>Melissa Tucker</b>	Middleton	ID	83644	US	2024-03-07
<b>Bonnie Hamlett</b>	Middleton	ID	83644	US	2024-03-07
<b>Charles Costa</b>	Middleton	ID	83644	US	2024-03-07
<b>Shawnna Gee</b>	Middleton	ID	83644	US	2024-03-07
<b>Kim Romero</b>	Middleton	ID	83644	US	2024-03-07
<b>Rosemarie Rehberger</b>	Middleton	ID	83644	US	2024-03-07
<b>Michelle Ransom</b>	Caldwell	ID	83607	US	2024-03-07
<b>Dawn Haney</b>	Middleton	ID	83644	US	2024-03-07
<b>Doug Oldham</b>	Star	ID	83669	US	2024-03-07
<b>Mitchell Melissa</b>	MIDDLETON	ID	83644	US	2024-03-07
<b>D'Jhoanna Kelley Kelley</b>	Middleton	ID	83644	US	2024-03-07
<b>Shari Kuzman</b>	Middleton	ID	83644	US	2024-03-07
<b>Casey Campbell</b>	Boise	ID	83709	US	2024-03-07

# STOP THE DEVELOPMENT OF FARMINGTON HILLS SUBDIVISION

Case No. RZ2021-0056 and SD2021-0059

## Farmington Hills, Middleton, ID

In summary, this proposed rezoning and planned development will absolutely change the nature of the area in detrimental ways. We, the undersigned, urge the appropriate parties to deny this application.

Sean Cluff

Name: Sean Cluff

Address: 864 Johnson Dr Middleton 83644

Christin Green

Name: Christin Green

Address: 236 Pacific Ave Middleton, ID

Patricia A Cluff

Name: Patricia Cluff

Address: 23725 Lansing Middleton 83644

Jody Strasser

Name: Jody Strasser

Address: 23725 Lansing Middleton 83644

Ronald A. Jensen

Name: RONALD A. JENSEN

Address: 23979 Gjerde Dr. Middleton 83644

Jim Atkinson

Name: Jim Atkinson

Address: 23910 Gjerde

Elaine H Atkinson

Name: Elaine H. Atkinson

Address: 23910 Gjerde Dr. Middleton, ID 83644

Lynnette Brann

Name: Lynnette Brann

Address: 23795 Lansing Ln Middleton ID 83644

<b>Jenna Van Vleck</b>	Middleton	ID	83644	US	2024-03-07
<b>Rena Wymore</b>	Middleton	ID	83644	US	2024-03-07
<b>Tobe Mayer</b>	Middleton, ID	ID	83642	US	2024-03-07
<b>John McGaughy</b>	Middleton	ID	83644	US	2024-03-07
<b>Julia Vanburen</b>	Boise	ID	83704	US	2024-03-07
<b>Julie Albers</b>	Star	ID	83669	US	2024-03-07
<b>Leanne Hunt</b>	Meridian	ID	83642	US	2024-03-07
<b>Regina Hallam</b>	Caldwell	ID	83607	US	2024-03-07
<b>Kelley Stone</b>	Middleton	ID	83644	US	2024-03-07
<b>Rebecca Schmidt</b>	Middleton	ID	83644	US	2024-03-07
<b>steve cummings</b>	Boise	ID	83716	US	2024-03-07
<b>Bret Cartier</b>	Placentia	CA	92870	US	2024-03-07
<b>Melissa Tucker</b>	Middleton	ID	83644	US	2024-03-07
<b>Bonnie Hamlett</b>	Middleton	ID	83644	US	2024-03-07
<b>Charles Costa</b>	Middleton	ID	83644	US	2024-03-07
<b>Shawwna Gee</b>	Middleton	ID	83644	US	2024-03-07
<b>Kim Romero</b>	Middleton	ID	83644	US	2024-03-07
<b>Rosemarie Rehberger</b>	Middleton	ID	83644	US	2024-03-07
<b>Michelle Ransom</b>	Caldwell	ID	83607	US	2024-03-07
<b>Dawn Haney</b>	Middleton	ID	83644	US	2024-03-07
<b>Doug Oldham</b>	Star	ID	83669	US	2024-03-07
<b>Mitchell Melissa</b>	MIDDLETON	ID	83644	US	2024-03-07
<b>D'Jhoanna Kelley Kelley</b>	Middleton	ID	83644	US	2024-03-07
<b>Shari Kuzman</b>	Middleton	ID	83644	US	2024-03-07
<b>Casey Campbell</b>	Boise	ID	83709	US	2024-03-07
<b>Orpha Blanchat</b>	New castle dr	ID	83644	US	2024-03-07



<b>Kelli Bayless</b>	Middleton	ID	83644	US	2024-03-07
<b>Joyce Charlton</b>	Caldwell	ID	83607	US	2024-03-07
<b>Faughn Tami</b>	Middleton	ID	83644	US	2024-03-07
<b>Dala Oldham</b>	Caldwell/Middleton	ID	83607	US	2024-03-07
<b>Vestal Marilyn</b>	Middleton	ID	83644	US	2024-03-07
<b>David Buck</b>	Meridian	ID	83642	US	2024-03-07
<b>Laura McCormick</b>	Meridian	ID	83646	US	2024-03-07
<b>Stephanie Teachman</b>	Caldwell	ID	83605	US	2024-03-07
<b>Katherine Butts</b>	Middleton	ID	83644	US	2024-03-07
<b>LARRY KORNZE</b>	Middleton	ID	83644	US	2024-03-07
<b>Taylor Elshof</b>	Middleton	ID	83644	US	2024-03-07
<b>Teresa addicott</b>	Middleton	ID	83644	US	2024-03-07
<b>Wendell Archer</b>	Middleton	ID	83644	US	2024-03-07
<b>Peter Conlon</b>	Middleton	ID	83644	US	2024-03-07
<b>Lillian Moore</b>	Middleton	ID	83644	US	2024-03-07
<b>Amy Olson</b>	Middleton	ID	83644	US	2024-03-07
<b>Laura Beck</b>	Middleton	ID	83644	US	2024-03-07
<b>Adrienne Peterson</b>	Middleton	ID	83644	US	2024-03-07
<b>Karen Herz</b>	Middleton	ID	83644	US	2024-03-07
<b>Brandi Fielding</b>	Middleton	ID	83644	US	2024-03-07
<b>Lisa Bomben</b>	Middleton	ID	83644	US	2024-03-07
<b>Julie McInelly</b>	Middleton	ID	83644	US	2024-03-07
<b>John Bomben</b>	Middleton	ID	83644	US	2024-03-07
<b>Robert McInelly</b>	Middleton	ID	83644	US	2024-03-07
<b>Susan Gudmundson</b>	Denver	CO	80252	US	2024-03-07
<b>Robert Collins</b>	Seattle	WA	98160	US	2024-03-07

<b>Liza Jo Sayler</b>	Sagle	ID	83860	US	2024-03-07
<b>Alma Moy</b>	Middleton	ID	83644	US	2024-03-07
<b>Tyler Bailey</b>	Middleton	ID	83644	US	2024-03-07
<b>Kim Boguslawski</b>	Middleton	ID	83644	US	2024-03-07
<b>Sara Bartlett</b>	Middleton	ID	83644	US	2024-03-07
<b>Elizabeth Wilcox</b>	Middleton	ID	83644	US	2024-03-07
<b>Bertina Jones</b>	Middleton	ID	83644	US	2024-03-07
<b>Kristine Oswald</b>	Middleton	ID	83644	US	2024-03-07
<b>Jeff Wilcox</b>	Stanford	CA	94305	US	2024-03-07
<b>Richard Gudmundson</b>	Star	ID	83669	US	2024-03-07
<b>Mary Easter</b>	Star	ID	83669	US	2024-03-07
<b>Karen Matthews</b>	Boise	ID	83702	US	2024-03-07
<b>Randy Walt e</b>	Middleton	ID	83644	US	2024-03-07
<b>Christi Anderson</b>	Emmett	ID	83644	US	2024-03-07
<b>Mike Messenger</b>	Emmett	ID	83617	US	2024-03-07
<b>William Moy</b>	Middleton	ID	83644	US	2024-03-07
<b>Rebecca Martin</b>	Middleton	ID	83644	US	2024-03-07
<b>Patricia Stainbrook</b>	Middleton	ID	83644	US	2024-03-07
<b>Sean Holland</b>	Middleton	ID	83644	US	2024-03-07



CANYON COUNTY PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
Thursday, January 18, 2024  
6:30 P.M.

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1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman  
Brian Sheets, Commissioner  
Miguel Villafana, Commissioner  
Patrick Williamson, Commissioner  
Harold Nevill, Commissioner  
Geoff Mathews, Commissioner  
Matt Dorsey, Commissioner

Staff Members Present: Sabrina Minshall, Director of Development Services  
Carl Anderson, Planning Supervisor  
Michelle Barron, Principal Planner  
Debbie Root, Principal Planner  
Hether Hill, Principal Planner  
Amber Lewter, Hearing Specialist

**Chairman Sturgill** called the meeting to order at 6:32 p.m.

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

Chairman Sturgill advised that the hearing is being broadcast live on the Canyon County YouTube page. There had been requests made for the second case RZ2021-0056 & SD2021-0059- Farmington Hills to be postponed. A request was made by the applicant as well as several of the public. Chairman Sturgill advised there is a letter from the applicant asking for the case to be postponed. Chairman Sturgill explained with how many people signed in for testimony the case will more than likely get continued. Director of Development Services Sabrina Minshall asked for the letter from the applicant to be read into the record. Secretary Commissioner Villafana read the letter requesting the hearing to be postponed to a date certain due to the representative being ill and is not able to make it to the hearing. Commissioner Nevill asked if he is able to ask questions to the applicant without starting the case. Chairman Sturgill stated the case would need to be started to get the applicant on the stand. Commissioner Nevill asked if they should proceed with the hearing and when it is time for that case make a motion for the case to be continued. Chairman Sturgill explained he is having the discussion now so that if the Commissioners decide to continue the case the people don't have to sit and wait for the first case. Commissioner Nevill stated he is not comfortable tabling the case without knowing who is present for the hearing that can represent and answer questions. Commissioner Sheets stated they can open the case and table it at anytime but he is comfortable moving forward with the case because they have the staff reports and the case will more than likely get continued to another date. Commissioner Williamson asked staff which date would the case get tabled to. Director of Development Services Sabrina Minshall stated March 7<sup>th</sup> would be the next available date. Chairman Sturgill asked if there was a motion to table case RZ2021-0056 & SD2021-0059. No motion was made, the case will continue as planned.

**Item 1A:**

**Case No. SD2020-0023 – Kelly Ridge - Approval of revised FCO's.**



**MOTION:** Commissioner Nevill moved to approve & sign the revised Findings of Facts, Conclusions of Law and Order. Motion seconded by Commissioner Sheets. Voice vote, motion carried.

**Item 1B:**

**Case No. CU2023-0014 – York – Approval of revised FCO's.**

**MOTION:** Commissioner Mathews moved to approve & sign the revised Findings of Facts, Conclusions of Law and Order. Motion seconded by Commissioner Williamson. Voice vote, motion carried.

Commissioner Nevill abstained.

**Item 2A:**

**Case No. CU2023-0002-APL- Jimenez:** The applicant, Bristlecone Land Use Consulting, representing JC Excavation, is appealing a Planning & Zoning Commission's decision regarding the denial of Case CU2023-0002 a conditional use permit to allow a Staging Area use within an "A" (Agricultural) Zoning District. The subject property is located 80 S. Robinson Rd. Nampa, ID. on Parcel R30624010; also referenced as a portion of NW ¼ of Section 29, Township 3N, Range 1W; BM; Canyon County, Idaho. On September 21, 2023, the Board of County Commissioners remanded this application back to the Planning and Zoning Commission.

**Planner Michelle Barron** reviewed the Staff report for the record.

Chairman Sturgill stated the County received a letter from Ms. Harris on December 29, 2023 exhibit 5, attachment B which were photos showing activity on site. Three of the photos appeared to show active work. In the staff report, it states that no work can be conducted on site. Chairman Sturgill asked for clarification on what work can or cannot be conducted onsite with a staging area CUP. Planner Michelle Barron stated the images are of them loading the supplies into their dump truck, that is considered supplies and falls within the staging area boundaries.

**Chairman Sturgill** affirmed the witnesses to testify.

**Testimony:**

**Elizabeth Allen (Representative) – IN FAVOR – 1830 Williams Lane, Nampa, ID 83686**

Ms. Allen advised the applicant has had an Idaho business since 2017 providing services in construction to sites around the valley. Ms. Allen stated the staging area is for storing of equipment and materials including two bulldozers, excavators, skid steers, loaders, dump trucks, trailers, flat bed trailers, pickup trucks, hydraulic hammers, equipment buckets and dirt storage. All work is conducted off site but in order to get the material to the site you have to use the equipment, that is why there are pictures showing equipment moving dirt. Ms. Allen went over pictures showing the location of the equipment. Ms. Allen went over the background of the CUP with the neighborhood meeting, the first P&Z hearing and the appeal. Ms. Allen went over criteria 4, stating the proposed use will not negatively change the area. The character of the area is an agricultural zone, with a future land use of agriculture, primarily farm land. Ms. Allen stated there are staging areas that have been approved and staging areas that have not gone through the CUP process in the area. Ms. Allen showed pictures of the area showing other staging areas on the other properties. Ms. Allen went over criteria 7, stating the proposed use will not affect traffic patterns. Ms. Allen stated there is no evidence showing traffic will be impacted but there is evidence indicating it won't affect the traffic. For example, the Highway District responded that they had no

concerns, having a paved apron which the applicant has agreed upon and no traffic impact study is required. A traffic impact study is required if it meets their threshold of where the traffic could be impacted and this use doesn't meet the threshold. Ms. Allen stated the proposed use is almost a mile from Nampa City limits and by the time the city gets to this location, the use wouldn't be feasible. There is a proposed mitigation that the operation will cease once the City hits two sides of the property. Ms. Allen stated at the first hearing the applicant didn't get the opportunity to flush through the conditions because it was late. At this hearing they have proposed conditions. They are proposing a berm and a site obscuring fence along Robinson Rd and stockpiles of dust will be watered to prevent dust. Those are in addition to what staff is recommending and they are open to exploring other conditions as well to mitigate any concerns.

Commissioner Nevill asked if the applicant owns the parcel. Ms. Allen advised the applicant does not own the parcel but the property owner has agreed to allow the use and the conditions that are proposed. The owner was not able to make it to the hearing. Commissioner Nevill asked what proof there was that the owner is ok with the use and conditions. Ms. Allen stated the owner signed the document for the conditional use permit. Commissioner Nevill stated in the presentation there was mention of the statement he made that it was late and they shouldn't be asked to craft conditions at that time of night. He stands by that statement. Commissioner Nevill stated this is a much better application and asked why they didn't see the best application the first time. Ms. Allen stated a lot of the time it is a property owner or business owner who is told they need a CUP and they do not have the experience as a Planner or an Attorney, they don't have the knowledge of the code.

Commissioner Williamson asked about a letter from one of the neighbors made a comment about wanting fencing on the southern boundary would the client be ok with doing that. Ms. Allen stated they have discussed that and the applicant is open to putting a site obscuring fence along that boundary. Commissioner Williamson asked if there is residence on the property. Ms. Allen stated there is a house with residence on the eastern side of the property and they are a family member of the applicant. Commissioner Williamson asked if there will be fencing to separate the work area and the residential area. Ms. Allen stated they are not proposing fencing there and there is some landscaping in between. Commissioner Williamson asked how much dust the gravel driveway creates. Ms. Allen stated it is dirt and could explore some mitigation.

Commissioner Mathews asked how many equipment on the property has backup warning beepers. Ms. Allen deferred to the client.

Commissioner Sheets stated there is two grounds for appeal stating it isn't supportive or have substantial evidence and that they had an unfair hearing. In regards to the unfair hearing portion on page 5, section 2C references a statement Commissioner Sheets made in a separate case referencing to the City of Middleton. Commissioner Sheets reviewed the minutes and he didn't see anything related to the City of Nampa that he may have made to the particular case in question. Commissioner Sheets asked for clarification how a statement he made during another case impacts this case. Ms. Allen stated in the recording for the same hearing there was a case in Middleton where Commissioner Sheets made that comment. It was not brought up during this hearing because it is irrelevant. Ms. Allen stated she put it in the record knowingly and takes accountability. Commissioner Sheets clarified he did not contribute to an unfair hearing and that the statement in the report is irrelevant and unfair to him. Commissioner Sheets stated he will not be basing his decision on the statement he just wanted to clear up the record. Chairman Sturgill asked if the comment in the report was indicated that it was for a different case. Commissioner Sheets confirmed. Ms. Allen apologized.

**Juan Carlos Nieves – IN FAVOR – 3812 E Clear Springs Dr, Nampa, ID 83686**

Mr. Nieves stated Ms. Allen covered everything. The staging area Mr. Nieves is willing to add any conditions the Commissioners need. Mr. Nieves clarified the house behind the staging area is 100 ft away plus the house has 40 ft of yard that is fenced all around, another driveway, and another fence. The house and the staging area has a large separation. There is a shared driveway between the two that is all gravel. Mr. Nieves stated no work is done on site and they are not there every day, times they are there to load up varies from once a month, once a week or twice a week. Mr. Nieves stated he is willing to add any conditions such as fencing.

Commissioner Mathews asked how much of the equipment that is kept on site have backup beepers. Mr. Nieves stated they have five skid steers, two excavators, and two dozers. Most of them are on the trailer and not being used and rarely used in the mornings. Commissioner Mathews asked what they use to load the trucks. Mr. Nieves advised they use the skid steers or excavators and it takes about 3 minutes of time to load.

Commissioner Williamson asked if the campers that are on the property are the residence or if they will be moved. Mr. Nieves stated the campers are for his employees but is willing to have them take them elsewhere. Mr. Nieves clarified no one lives in the campers.

Commissioner Villafana asked how the hours change depending on the season. Mr. Nieves stated in the winter they hardly work and work mostly in the summer time.

**Barbara Harris – IN OPPOSITION – 73 S Robinson Rd, Nampa, ID 83687**

Ms. Harris stated the pictures that she submitted compared to staff's and the applicants look significantly different. Mr. Harris stated it isn't uncommon for trash to be on the ground, some of the trucks haven't been moved for nearly two years. Her front window is about 150 ft from this property. Ms. Harris advised that it is more than once or twice a week that the trucks are loaded with the backup alarms and creating dust. The issue is the noise, the dust and the large trucks. Ms. Harris stated that in the winter it is less but during the summer it is several times a week, occasionally as late as 7 or 8 pm. Ms. Harris stated they got evidence showing the disruption, she sent a picture on Thanksgiving morning from her window. There are seven homes that surround the subject property. Ms. Harris doesn't agree with the statement from the Highway District because it isn't just the frequency it is the size of the trucks.

Commissioner Nevill asked if the new conditions are an improvement. Ms. Harris stated they are, she see's what they will do but she would like to see what happens if they don't do what they say. Commissioner Nevill stated they lose their conditional use permit. Ms. Harris stated they don't have a CUP right now yet they are operating and have done so for the past two years. Commissioner Nevill asked if there are similar operations nearby. Ms. Harris stated there isn't any that is as busy, loud or dusty as the subject property.

**Harry Robinson – IN OPPOSITION – 73 S Robinson Rd, Nampa, ID 83687**

Mr. Robinson provided his background, he has over 50 years of construction experience and managing projects. In his opinion the subject property is 50% junk yard and 50% working construction yard, he wouldn't describe it as a staging area. Mr. Robinson stated for the conditions he would suggest an eight-foot berm in 16 layers. The berm should be evergreen, planted on both sides of the berm, staggered. The fence on the north side Mr. Robinson suggests to be eight feet high and completely screen off the property. Mr. Robinson believes the conditions need to be installed, inspected and approved before the conditional use permit is approved.



Commissioner Nevill asked if the conditions were crafted to include Mr. Robinson's words if that would be more of a mitigation. Mr. Robinson stated yes, he would work with them.

Commissioner Williamson asked where Mr. Robinson is getting his definition of a staging area. Mr. Robinson stated from his experience and codes through the United States.

**Elizabeth Allen (Representative) – REBUTTAL – 1830 Williams Lane, Nampa, ID 83686**

Ms. Allen advised she has already presented all the evidence and the neighbors have been nothing but hostile to her client. They have added the condition of the site obscuring fence and they have proposed the dust mitigation. Ms. Allen stated staging areas are common in this area.

Commissioner Sheets asked if there are any mitigations for noise making. Ms. Allen stated she isn't sure if the backup alarms can be turned off. The berms and fence will help somewhat for the noise but landscaping would help more.

Commissioner Mathews stated the equipment is all confined into a small two-acre lot and the shown areas nearby have larger lots with a larger setback from the road. His concern is the size of the property, the noise and the dust all compact on a small piece of property. Ms. Allen stated she is happy to explore any mitigations.

**MOTION:** Commissioner Nevill moved to close public testimony on Case CU2023-0002-APL, seconded by Commissioner Sheets, voice vote, motion carried.

**DELIBERATION:**

Planner Michelle Barron advised she has some possible conditions written down to explore such as adding removing the campers from the staging area and a site obscuring fence on the south property line if the Commissioners are headed towards approval.

Commissioner Nevill stated the application is better but could be even better with crafted conditions. Commissioner Nevill is uncomfortable crafting conditions themselves and asked if it would be appropriate to postpone the hearing and direct staff and the applicant to create conditions together.

Commissioner Mathews stated he agrees with Commissioner Nevill, he would also ask getting together with Mr. Robinson and Ms. Harris to craft conditions.

Commissioner Williamson stated for the condition of removing the RV's off the property he would take it further and condition they must remove all equipment that isn't used for the business.

Commissioner Nevill asked what date would be available to postpone the case to. Planner Michelle Barron stated the date certain could be February 15, 2024 but all the conditions would need to be in place by the 5<sup>th</sup> of February. Otherwise March 7<sup>th</sup>.

Planner Michelle Barron stated there is a County Engineer on staff to help with conditions.

**MOTION:** Commissioner Nevill moved to continue Case CU2023-0002-APL to a date certain of March 7, 2024 and direct staff, applicant and opposition to craft conditions. Seconded by Commissioner Mathews.

**Discussion on the Motion:**

Commissioner Sheets is concerned with the lot size, there is no room for buffering between the properties.

Commissioner Dorsey doesn't agree that they need to get with opposition to craft conditions as well as removing the backup alarms isn't possible due to them going to offsite work areas where the backup alarms are mandated. Commissioner Dorsey is not in favor with continuing the case.

Commissioner Villafana agreed with Commissioner Dorsey. Condition 5 already mitigates the dust. The area is an agricultural area so the noise is warranted. Commissioner Villafana agrees with the added condition of removing the campers. Commissioner Villafana is not in favor of continuing the case and is ready to decide.

Commissioner Mathews stated the residents in opposition were in their homes before the applicant and backup beepers are a different noise than you get from farm equipment.

Chairman Sturgill stated he is not going to support a continuance he isn't convinced that this request can be conditioned properly to be appropriate and not negatively impact the area. As long as there is loading or unloading he believes it will negatively impact the area.

Roll call vote: 2 in favor, 5 opposed, motion failed.

**DELIBERATION:**

Commissioner Williamson asked Commissioner Villafana if there was a motion to approve he would want to add the conditions from Mr. Robinson. Commissioner Villafana confirmed that to be correct.

**MOTION:** Commissioner Williamson moved to approve Case CU2023-0002-APL with amended condition no. 4 adding a fence to the southern border and adding a condition no. 12 to remove campers, equipment and machinery not related to the business. Seconded by Commissioner Villafana.

**Discussion on the Motion:**

Commissioner Nevill asked if there will be any specifics on the motion about the berm. Commissioner Williamson stated no because of spacing. Commissioner Nevill asked if there will be any conditions on noise mitigation. Commissioner Williamson stated that is in the realm of OSHA and he doesn't believe we can get the backup beepers to be shutoff, farming uses a lot of the same equipment and it is zoned ag.

Commissioner Nevill stated he is not in favor of crafting conditions he believes the case should be continued or denied.

Commissioner Mathews stated due to the size of the property and noise of the backup beepers within close proximity, he doesn't believe they can improve the quality of life.

Roll call vote: 3 in favor, 4 opposed, motion failed.

**MOTION:** Commissioner Nevill moved to deny Case CU2023-0002-APL and amending finding of facts 4 and 7 based on the Findings of Fact and Conclusions of Law and conditions of approval. Seconded by Commissioner Mathews.

**Discussion on the Motion:**

Commissioner Sheets stated one of the reasons the case got remanded was because they didn't say what the applicant could do to gain approval. They would need to identify what hearing criteria they are using to change and what the applicant could do to gain approval.

Commissioner Nevill stated the denial is based on findings of facts 4 and 7. Due to pictures, testimony and exhibits that indicate that this is a use that will impact negatively the surrounding properties. Number 7 there is evidence provided that Robinson is already a disaster of a road and this would make it worse. To gain approval they could work on all the conditions that were mentioned in the hearing that they didn't have time to work on.

Commissioner Sheets stated to gain approval they could have a less intense use, different equipment that could be used on the property as well as a guarantee of how many fewer trips will be generated.

Commissioner Nevill stated he accepts Commissioner Sheets suggestion of approval.

Planner Michelle Barron asked for clarification. Commissioner Sheets stated the applicant could modify the operation to reduce the equipment impact of the area as well as identify a buffer area between the properties where activity is conducted.

Commissioner Mathews stated he isn't sure if they want to request lowering the equipment fleet because that could impact the applicant's ability to stay in business. Commissioner Mathews stated the applicant needs a bigger piece of property.

Chairman Sturgill asked staff if they could bullet point the ideas for approval for the Board of County Commissioners. Planner Michelle Barron stated it would be good to have that but if they don't feel like there is anyway to get approval on this particular property that can be stated. Planner Michelle Barron stated it is a conditional use permit and will not be going in front of the board unless it is appealed. Chairman Sturgill stated that is what they are preparing for. Planner Michelle Barron stated the FCO's will be drafted and they can look over them to ensure everyone is on the same page.

Planner Michelle Barron asked if Commissioner Nevill wanted to use the same FCO's as the original hearing. Commissioner Nevill stated the original answers to the FCO's are adequate for questions 4 and 7.

Roll call vote: 5 in favor, 2 opposed, motion passed.

Chairman Sturgill set expectations for the next case. They will go through staff report, testimony in favor and then will see where they are at with time and if they have time to start opposition, they will.

**Item 2B:**

**Case No. RZ2021-0056 & SD2021-0059- Farmington Hills: Middleton 187, LLC and TBC Land Holding, LLC** are requesting a Conditional Rezone of approximately 217 acres from an "A" (Agricultural) zone to "CR-R1" (Single Family Residential) zone with municipal sewer and water subject to a pre-annexation agreement with the City of Middleton and development agreement with Canyon County. Also requested is approval of a preliminary plat, phasing plan, landscape, irrigation, drainage, and hillside development plans for Farmington Hills Subdivision. The proposed development contains 492 total lots: 421 residential lots with an average lot size of 12,780 sq. ft. and 71 common lots. The properties are designated "Residential" in the Canyon County 2020 Comprehensive Plan. The subject parcels R37605, R37605010,



R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.

**Planner Debbie Root** viewed the Staff report for the record.

Commissioner Williamson asked for clarification about the bus stops in the subdivision. Planner Debbie Root stated as this development unfolds they will be providing collector roadways in the subdivision which the buses will be driving and bus stops will need to be provided. Commissioner Williamson asked if the density is as dense as it can get even if annexed into the city. Planner Debbie Root stated if it was annexed to the city the development could be proposed at a denser rate, the proposed subdivision is as dense as the county can provide for. Commissioner Williamson asked if there is an R2 zone. Planner Debbie Root stated the original application requested R2 zoning, she had them consider R1 zoning.

Commissioner Mathews asked for clarification for the numbers within a mile for the schools. Planner Debbie Root stated that is counting development that was platted from the 30's to now, the lots are already calculated into the capacity number for the schools. Planner Debbie Root advised the Superintendent of the school and City of Middleton were not able to come to the hearing. The Planning Director for the City of Middleton wrote a letter that provided numbers that are consistent with the numbers from the Superintendent from the school.

Commissioner Nevill asked how much an elementary school costs to build. Planner Debbie Root advised she doesn't have that information.

Chairman Sturgill asked for clarification on the wells. Planner Debbie Root explained the developer will construct the well but eventually will be owned by the City of Middleton. Chairman Sturgill asked if the \$1500 per lot to the school is intended to address buildings or operating expenses. Planner Debbie Root stated it provides for additional infrastructure.

Commissioner Mathews asked if the developer will be required to bond their obligation for the road construction. Planner Debbie Root advised all the roads within the development will be public roads and the Highway District will not bond for road construction, there is plans in place to get the roads completed and an agreement with the developer, Highway District 4 and the City of Middleton.

Commissioner Williamson asked where the nearest city water and sewer services from the subject property. Planner Debbie Root advised they are currently three-quarter mile south on Duff.

**Chairman Sturgill** affirmed the witnesses to testify.

**Testimony:**

**Zane Cradic (Representative) – IN FAVOR – 24715 Titanium Place, Meridian, ID, 83642**

Mr. Cradic introduced himself as the engineer for the project. Mr. Cradic stated the property is in compliance with the comprehensive plan for 2020 and 2030. The area is trending towards residential development with the City of Middleton 1200 feet away of the property boundary. Mr. Cradic went over the details of density for the project as well as the amenities the subdivision will have. They will have collector size roads. The phasing plan is having 13 phases for 30-60 lots. The intent is to have 1-2 phases a year over 7-10 years. Mr. Cradic explained they cannot sell the lots without building the stop light, the municipal well, etc. The homes will be semi to customizable homes that fit the area. Mr. Cradic's testimony time ended. An additional 5 minutes was requested.

**Motion:** Commissioner Nevill moved to provide an additional 2 minutes of testimony time. Seconded by Commissioner Sheets. Voice vote, motioned passed.

Mr. Cradic continued his testimony stating they will be bringing city services to the project and will annex as soon as it can be annexed. Mr. Cradic stated the project is below the density the City would be asking for. Mr. Cradic explained when he spoke to the school district he was told there a \$1100 impact fee per lot, they are exceeding that amount and providing \$1500 to the school district per lot. The project will provide high quality housing to Canyon County with roadway improvements, and infrastructure improvements.

Commissioner Sheets asked for clarification for who on the team will be answering which questions. Mr. Cradic provided that information. Commissioner Sheets asked why they are proceeding with the development now. Mr. Cradic explained we are at a record low lot backlog. Commissioner Sheets asked about the Traffic Impact Study being done during school breaks and COVID. Mr. Cradic stated that is why they went back and re-issued a study and believes it to be realistic now. Commissioner Sheets asked what the mitigation is for 7-10 years of construction noise. Mr. Cradic stated that is why they are doing phases for the construction.

Commissioner Nevill asked if the land is rented or if the owner is farming. Mr. Cradic advised the land is currently leased to farmers. Commissioner Nevill asked what is being produced. Mr. Cradic stated corn on the eastern half and on the western half they rotate crops. Commissioner Nevill asked how many lots are available to split. Mr. Cradic stated he believes they can do four splits using Administrative Decision. Commissioner Nevill asked why take the property out of ag land and into production right now when 87% of the county that is saying to preserve ag land. Mr. Cradic stated the city is moving into that direction and they are not far from the city and residential properties are on all 5 sides of the property.

Commissioner Williamson asked if there will be any changes from the pipeline folks that will change what is shown. Mr. Cradic stated the pipeline gave their approval with no red flags. Commissioner Williamson asked for clarification of the number of homes. Mr. Cradic advised the project is 420 lots with 72 common lots. Commissioner Williamson asked if Mr. Cradic sat down with Black Canyon Irrigation District and explain the proposed changes will work. Mr. Cradic stated he has done extensive work and explanation.

Commissioner Mathews asked about the gas pipe. Mr. Cradic advised that William's Pipeline has certain requirements and have to update pipes based on development. They are working on updating the pipes prior to the development.

Chairman Sturgill asked how deep the pipeline is buried. Mr. Cradic stated it varies but typically has 6 feet of cover.

Commissioner Villafana asked why not to wait to annex through the city. Mr. Cradic advised initially they were planning on doing larger lots with private wells and sewer, as they went through the process they realized the needs for transportation, water, fire suppression outweighed what was feasible with the larger lot sizes. That is why they lowered the lot size so they had the funds to help the community as well.

**Josh Leonard – IN FAVOR – 251 E Front #310, Boise, ID, 83701**

Mr. Leonard introduced himself as the attorney. Mr. Leonard addressed the question of why now stating over the course of 10 years with 420 lots phased starting the process now they won't be selling any infrastructure for at least a year. The property is large and the construction will be contained and nobody

will be next to the construction for 10 years where it would impact them. Mr. Leonard stated he doesn't believe the neighbors would want them to wait to annex with the city because lot sizes would be smaller. Mr. Leonard stated the project is not causing deficiencies into the schools, deficiencies already exist. The applicant worked with the school district for about a year to get the cost of per student and then exceeded the contribution amount. In the school's letter they mentioned the appreciation of the contribution as well as making the intersection safer before development occurred.

Commissioner Nevill asked if the school would ask for more money if they could. Mr. Leonard stated he is sure that is the case and it isn't the school's fault that they can't it is the failure of bonds.

Commissioner Sheets asked for clarification of the per student cost. Mr. Leonard stated Mr. Heath would have that information, he does know that was a number provided by the school district. Commissioner Sheets asked if they waited for the city if they would do the smaller density. Mr. Leonard stated he can't speak for the applicant but the applicant has proven he isn't just for the cash with the 75 feet of easement which isn't required.

Chairman Sturgill asked for clarification on the legality with the school deficiencies. Mr. Leonard provided information and explained that legally they need to take all infrastructure into account not just the schools.

Commissioner Williamson asked if Purple Sage and North Middleton Rd will be improved before infrastructure. Mr. Leonard stated Mr. Cradic would be best to answer that.

**Todd Campbell – IN FAVOR – 13852 Meadow Lane, Boise, ID 83704**

Mr. Campbell introduced himself as the land owner. Mr. Campbell stated the project that is before them includes three years of meetings with ITD, Canyon County Highway District, Canyon County Staff, and City of Middleton working diligently with them asking what they want. The project is improving the intersections, providing easements, roads, and mitigations of many things trying to be an asset to the community. The need for homes is present, they are sold as fast as they are built.

Commissioner Sheets asked if there are any conditions that Mr. Campbell would like removed. Mr. Campbell stated he is happy to do any and all of them.

Commissioner Nevill asked what is being raised on the land. Mr. Campbell stated his partner Mr. Dean works directly with the farmers and the leasing but he understands it is mostly corn.

Chairman Sturgill asked if everyone should get approved for development. Mr. Campbell stated he believes there is a comprehensive plan and codes for a reason and if everything is complied with then development should be approved.

Commissioner Dorsey asked if this isn't approved where would the 420 lots be put. Mr. Campbell stated he isn't sure.

**Dean Waite – IN FAVOR – 2154 E Timber Trail St, Kuna, ID 83634**

Mr. Waite introduced himself as an employee of the owner. Mr. Waite believes that Farmington Hills is providing many benefits to the community such as assisting financially to the schools for the students. Mr. Waite advised the price that was given to them by the school district is the price to temporarily house students. Another benefit is taking pressure of state street and having the Willis Rd collector, this helps with traffic and bussing for students. The intersections at Duff and 44 and Lansing and 44 are huge



problems and will not happen publicly for 10 years, the applicant is providing a private solution to the public problem. Mr. Waite advised he isn't sure of the current productivity of the farming on the land. He does know the rates paid by the farmers are significantly lower than other farm land and when asking them to get caught up to other rates, the farmer stated it isn't feasible for him to pay the rates and farm this land.

Commissioner Sheets confirmed the price per student is the cost to build temporary infrastructure.

Commissioner Nevill confirmed the temporary infrastructures is a modular.

Commissioner Williamson asked what the speed limit will be for the collector roads. Mr. Waite stated the speed will be determined by Highway District 4.

**Joe Roth – IN FAVOR – 223 W Grandean Way, Eagle, ID, 83616**

Mr. Roth stated he is in favor of the project because he has children starting to drive and the applicant is doing something about the dangerous roads. In his opinion they should already have traffic lights.

Commissioner Williamson asked why this location is important for his kids driving. Mr. Roth stated his children go to school in the area.

**Chase Rowley – IN FAVOR – 1525 N Sea St, Middleton, ID, 83644**

Mr. Rowley stated he is in favor of the project because of Mr. Campbells willingness to help the safety of the roads. His wife got into an accident and it was due to the infrastructure.

**Chairman Sturgill advised the case is going to be continued. He entertained re-opening the public comment period. No motion followed.**

**Theresa Denham – IN OPPOSITION – 25381 Kimpton, Middleton, ID, 83644**

Ms. Denham stated that the comprehensive plan speaks on behalf of preservation of agriculture and the map shows the area as agriculture or rural residential. Ms. Denham believes this is the beginning of an R3 zone stretching into agricultural land. Ms. Denham stated the project is violating many Canyon County Codes and is violating the Constitution. Ms. Denham's 3-minute testimony time ended, she requested an additional 6 minutes of testimony time.

**Motion:** Commissioner Nevill moved to provide an additional 3 minutes of testimony time. Seconded by Commissioner Sheets. Voice vote, motioned passed.

Ms. Denham continued testimony stating the project is in conflict with public interest primarily because of pipeline safety and violating 67.65.12 designated agricultural use in the comprehensive plan. Ms. Denham stated the contract that was created started some of the land use changes, this property is not contiguous to the City of Middleton and it is not in compliance with the AOI map. Ms. Denham stated the builder and the City of Middleton have a pre-agreement to annex through the city and change the land to R3.

Commissioner Nevill clarified the County does not have a R3 zone. Ms. Denham stated that is once the land gets annexed through the City it will be rezoned to R3. Commissioner Nevill asked for R3 definition. Ms. Denham stated lots as low as 8,000 sq. feet.

Commissioner Williamson asked if the codes Ms. Denham was listing off were based on the 2020 comp

plan or the 2030 comp plan. Ms. Denham stated she included both comp plans.

**Antonio Conti – IN OPPOSITION – Middleton, ID, 83644**

Mr. Conti stated he is in opposition because of the pre-annexation agreement, the size of the lots isn't compatible, and the water lines are more than they need which proves there are plans to grow further north.

Commissioner Dorsey asked if Mr. Conti is more in favor of having 1 acre lots with individual well and septic. Mr. Conti confirmed he is.

**Marty Denham – IN OPPOSITION – 25381 Kimton, Middleton, ID, 83644**

Mr. Denham is against the development because it states it will annex, an annex requires an ordinance which there hasn't been one. He believes they made an annex agreement without following the legal guidelines. Mr. Dunham is concerned about the depletion of the aquifer. The City of Middleton is asking for a well to help with water problems but it is out of the same aquifer. Mr. Denham stated the development is inconsistent with the comprehensive plan. Mr. Denham believes the project is stealth R3 zone. Mr. Denham states there are no underground waters, rivers or lakes, the aquifer is sand and gravel and having too many rooftops will dry out the aquifer.

**Bob Ubry – IN OPPOSITION – 24106 Painted Horse Ct, Middleton, ID 83644**

Mr. Ubry stated the development is violating several codes to the comprehensive plan for 2020 and 2030. Mr. Ubry doesn't believe adding a traffic light is going to mitigate the traffic. Mr. Ubry doesn't agree with the pre-annexation.

**Suzanne Ubry – IN OPPOSITION – 24106 Painted Horse Ct, Middleton, ID, 83644**

Ms. Ubry states the development is violating 1,2,3,4,5,6, and 8 of the findings. The properties in the impact area are agricultural or rural residential, the proposed project doesn't fit the area. There is no evidence that the impact studies were different from 2021 to 2023. Ms. Ubry's 3-minute testimony time ended, she requested an additional 2 minutes.

**Motion:** Commissioner Williamson moved to provide an additional 2 minutes of testimony time. Seconded by Commissioner Nevill. Voice vote, motioned passed.

Ms. Ubry continues testimony stating that roadways are getting built to Star which is not supporting agriculture and heading towards high density residential instead of following the comprehensive plan.

**Kim Takagi – IN OPPOSITION – 24323 Duff Lane, Middleton, ID, 83644**

Ms. Takagi stated the land produces about 40 tons of hay in a cutting and have about 150 cows in the under crop within the same year. Ms. Takagi stated it is prime farm land and state-wide importance. Ms. Takagi stated people go 60 down the road during the day and 100 at night, there is cows out all the time, that it is a rural area, this project will suck up the agricultural land.

**Michael Wedman – IN OPPOSITION – 24085 Pheasant Ridge Ct, Middleton, ID, 83644**

Mr. Wedman presented a late exhibit. No motion was made at this time to put the late exhibit into evidence.

Mr. Wedman stated he made a map because all the maps available didn't have the details of the subdivision inside. Mr. Wedman described how he made the map and where he got his information. The ending result is showing a demographic change in the area of 42,100% in the category of lots less than .4

acres. Mr. Wedman stated the proposed development doesn't meet the area.

Commissioner Sheets asked to preliminarily review the late exhibit. Commissioner Williamson asked for a copy as well.

**Motion:** Commissioner Sheets moved to approve the late exhibit as exhibit 59. Seconded by Commissioner Williamson. Voice vote, motioned passed.

**Bret Cartier – IN OPPOSITION – 24602 Blaze Ave, Middleton, ID, 83644**

Mr. Cartier stated the proposed development is inconsistent with the 2020 comp plan in relation to public schools in page 11 paragraph 2, it is also inconsistent with population section 2, goal 1 and 3 and policy 2, 3, 4, and 9. Mr. Cartier finds it troubling that the school district hasn't had a chance to speak to County officials. Mr. Cartier stated the schools are over capacity and provided information on growth. Mr. Cartier believes this is irresponsible growth.

Commissioner Dorsey asked the price tag of the portables for the schools. Mr. Cartier stated the portables are \$ 250,000 a piece and you get two classrooms per portable. Commissioner Dorsey stated the schools and roads are over capacity and asked what got us to this point and what will get us out. Mr. Cartier stated over development got us to this point and believes letting the infrastructure catch up is what will get us out.

Planner Deb Root stated they took Mr. Gee's offer seriously and it must be noticed on an agenda like a workshop presentation. He was going to come testify to the specific questions for this case but wasn't able to make it. Chairman Sturgill asked to extend the invitation for the March 7<sup>th</sup> continuation. Planner Debbie Root stated she would extend the invitation.

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

Mr. Baker stated the road in the immediate area of the development are all farm land roads. Both Lansing and Duff have blind hills, there are blind spots. Mr. Baker stated in July 2023 Highway District 4 measured the average speed was 69 mph and 85% of the drivers were exceeding the speed limit downhill. Mr. Baker believes that this development will add 2,526 trips every week day out of Farmington Hills. All the surrounding properties will decrease in value. Mr. Baker wishes the property to stay agricultural or changed to rural residential.

**Jamie Sharpe – IN OPPOSITION – 9221 Willow View Dr, Middleton, ID, 83644**

Ms. Sharpe stated it is heartbreaking to see how much of the farm land has disappeared because you can't get it back. Ms. Sharpe stated her quality of life will be impacted because her family is involved in 4H, and they moved out there to live in the country, not the city. Ms. Sharpe stated she has felt the effects of the overcrowded school district with her children in the school district. Ms. Sharpe is concerned if the temporary infrastructures are safe for the kids. Ms. Sharpe stated Canyon County is one of five major global seed producer regions in the world and if development continues at the rate it is going agriculture will be gone.

**MOTION:** Commissioner Sheets moved to continue Case RZ2021-0056 & SD2021-0059 to a date certain of March 7, 2024, seconded by Commissioner Williamson, voice vote, motion carried.

**APPROVAL OF MINUTES:**

Commissioner Villafana and Chairman Sturgill was not present for the December 21, 2023 hearing and abstained voting.



**MOTION:** Commissioner Nevill moved to approve the minutes from December 21, 2023 with the approved revisions done via email, seconded by Commissioner Mathews. Voice vote, motion carried.

**DIRECTOR, PLANNER, COMMISSION COMMENTS:**

No Comments at this time due to the late hour.

**ADJOURNMENT:**

**MOTION:** Commissioner Williamson moved to adjourn, seconded by Commissioner Mathews. Voice vote, motion carried. Hearing adjourned at 11:59 PM.

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

Approved this 15<sup>th</sup> day of February, 2024

A handwritten signature in blue ink, appearing to read "Robert Sturgill", written over a horizontal line.

Robert Sturgill, Chairman

ATTEST

A handwritten signature in blue ink, appearing to read "Amber Lewter", written over a horizontal line.

Amber Lewter – Hearing Specialist



CANYON COUNTY PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
Thursday, March 7, 2024  
6:30 P.M.

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1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman  
Brian Sheets, Commissioner  
Harold Nevill, Commissioner  
Geoff Mathews, Commissioner  
Matt Dorsey, Commissioner  
Patrick Williamson, Commissioner  
Miguel Villafana, Commissioner

Staff Members Present: Sabrina Minshall, Director of Development Services  
Jay Gibbons, Assistant Director of Development Services  
Carl Anderson, Planning Supervisor  
Debbie Root, Principal Planner  
Amber Lewter, 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 1A:**

**Case No. RZ2021-0056 & SD2021-0059 – Farmington Hills:**  
**Continuance of January 18, 2024 hearing**

Middleton 187, LLC and TBC Land Holding, LLC are requesting a Conditional Rezone of approximately 217 acres from an “A” (Agricultural) zone to “CR-R1” (Single Family Residential) zone with municipal sewer and water subject to a pre-annexation agreement with the City of Middleton and development agreement with Canyon County. Also requested is approval of a preliminary plat, phasing plan, landscape, irrigation, drainage, and hillside development plans for Farmington Hills Subdivision. The proposed development contains 492 total lots: 421 residential lots with an average lot size of 12,780 sq. ft. and 71 common lots. The properties are designated “Residential” in the Canyon County 2020 Comprehensive Plan. The subject parcels R37605, R37605010, R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.

**Planner Debbie Root** reviewed the Staff report updates for the record.

Commissioner Nevill asked if the pre-annexation through a city is something that needs to be reviewed by the county. Director of Development Services Sabrina Minshall advised that pre-annexations are legal and how the Commissioners need to view them is if essential services are available.

Commissioner Sheets asked about exhibit 15 if they have a copy of the fully executed pre-annexation agreement. Planner Debbie Root advised they do not have the fully executed one, the mayor has signed

it and now the developer needs to sign it before she receives the fully executed version. Commissioner Sheets asked about once the pre-annexation takes place who will have jurisdiction over the roads. Planner Debbie Root advised the City of Middleton would have jurisdiction if the annexation occurs.

**Chairman Sturgill** affirmed the witnesses to testify.

**Testimony:**

**Hethe Clark (Representative) – IN FAVOR – 251 E Front St, Boise, ID 83702**

Mr. Clark began by reviewing the area that is in transition to residential. The site has already been designated as residential in the County and City Comprehensive Plans. Middleton has prepared sewer and water plans that go along with their Comprehensive Plan for the area, which is more preferable than doing well and septic. Mr. Clark stated the pre-annexation agreement with Middleton doesn't authorize the subdivision and they still have to go through all of the requirements with Canyon County. The project is helping with things that the area needs, that includes two intersections at Duff and Lansing, a new municipal well, a water booster station and a new lift station. The City didn't have to approve the pre-annexation agreement but with them approving it, that shows the project is in line with the area.

Commissioner Sheets asked if the applicant has entered into the pre-annexation agreement. Mr. Clark stated they have signed and delivered their signature.

Chairman Sturgill asked what the background is with the \$1500 a lot figure for the school. Mr. Clark stated a bond will address the issue that Middleton already has which is capacity. With working with the school district to identify mitigation that they need to accommodate students in the meantime, that is where the cost came from. Improving the intersections at Duff and Lansing will also help the safety of the students. Those are both voluntarily contributions.

Commissioner Williamson stated as the applicant team, they are required to show the proof for the need of the project. Commissioner Williamson asked what the housing inventory looks like to prove the need. Mr. Clark stated there is a historic need for lots in the valley and doesn't have the exact numbers but isn't aware of a code that states they need to prove the market. Mr. Clark stated there is a lot of talk about preservation of Ag ground and it is important to remember if they built the whole community as one-acre homes that will eat up all the Ag ground. For example, the proposed project is on 219 acres proposing 400 lots on one-acre parcels, that would be about 650 acres. Mr. Clark stated that density is appropriate where City services are available and where the County and City have planned for it. This project checks those boxes.

Commissioner Mathews asked the estimated student impact per home. Mr. Clark advised it is .4 or .5 per home and the number makes sense because each residence may not have children. Commissioner Mathews asked how many temporary modulars the \$1500 per lot would build. Mr. Clark stated he doesn't have those exact numbers, he is aware that the number Middleton School District came up with as a per student to put them into a modular was the approximately \$1200 and they offered to go above that amount at the \$1500.

Commissioner Nevill asked why do they need to do the project now instead of waiting to take the land out of productive Ag land that is still producing. Mr. Clark stated his team isn't the one that came up with the Comprehensive Plan that states this is going to be residential in both the 2020 and 2030 plan with the County and an even higher density residential in Middleton. The area already has residential lots so really



do you do it now or wait and then it will be even higher density lots. Also, the soil levels prove that it isn't prime farm soils on the North piece of the property. The only prime irrigated areas are in the South and it is difficult to farm this area because it is already developed. Due to the access to facilities and existing residential development, this is where you would want density to be that way other locations that can be farmed can stay in productive agriculture.

Commissioner Dorsey asked clarification on the \$1500 amount that it is just meant to be a stop gap until the property tax and bond are collected. Mr. Clark explained the \$1500 is a slush fund so if the bond doesn't pass they can help keep students in the modular. Commissioner Dorsey asked the difference in property tax from Ag ground to residential ground. Mr. Clark stated he doesn't have those numbers.

Commissioner Williamson addressed the code he mentioned previously about the applicant having the Burden to prove the need. Mr. Clark stated his understanding is that isn't a code but a summary for the other eight factors that do apply. Director of Development Services Sabrina Minshall explained the applicant has the burden of proof to address all these eight factors. Commissioner Williamson asked how deep the Williams pipeline is currently. Mr. Clark stated about 6 ft of clearance and has been in contact with them to handle the procedures. Commissioner Williamson asked if the boundary easement is standard guidelines. Mr. Clark stated it is the boundary easement and then standard setbacks.

**Sharon Urrutia – IN FAVOR – 27773 Cemetery Rd, Middleton, ID 83644**

Ms. Urrutia introduced herself as a Middleton resident for 19 years. She loved the welcoming nature she received and has seen a lot of growth. Ms. Urrutia is in favor of the project because of the road improvements because they are currently dangerous with accidents occurring. The agriculture and land in the area is not great. Ms. Urrutia doesn't believe welcoming more people is a bad thing, having growth is going to happen and it should be controlled. The developer is helping pay for the growth.

Chairman Sturgill asked what Ms. Urrutia's profession is. Ms. Urrutia advised she is a CFO.

**Jaime Snyder – IN FAVOR – 332 N Broadmore Way, Nampa, ID 83687**

Ms. Snyder had a presentation that walked through what the neighborhood at Farmington Hills would look like. The presentation began on Duff lane, showing buffers with landscaping, the clubhouse, a park area with a pool, lawn area with soccer fields, walking pathways, play areas, and showed architectural views of the houses.

Chairman Sturgill asked about fencing in between the houses. Ms. Snyder stated she believes the fencing will be the responsibility of the property owner.

**Frank Aragona – IN FAVOR – 5022 N Decatur Dr, Boise, ID 83704**

Mr. Aragona read a letter from a trade partner in support of the development. Stating the benefits of the highway improvements, the school contribution, and the residential project will be one of the finest developments in the area, adding value to the community.

**Tamara Rowley – IN FAVOR – 585 S Winthrop, Boise, ID 83707**

Ms. Rowley is in favor of the project for the improvements of roads, the smaller lots to easier maintain, enhancing the schools, and the water being available.

**Tracy Conklin – IN FAVOR – 6046 S Wayland, Meridian, ID 83642**

Ms. Conklin introduced herself as a real estate agent in the treasure valley. Ms. Conklin stated affordable housing is needed and believes Agriculture is important but growth isn't a matter of if but when and

having a developer willing to invest in the community and the infrastructure is why she is on board with the project.

Commissioner Sheets asked for clarification for the not if but when statement. Ms. Conklin explained she has seen growth in the area her entire life and see's the benefits of growth such as job opportunities and amenities.

Commissioner Villafana asked what they can do to provide more affordable housing instead of high-end homes. Ms. Conklin stated having homes without all the upgrades, having different options in different price points is what can make them affordable.

**Jim Grey – IN FAVOR – 23557 Duff Ln, Middleton, ID 83644**

Mr. Grey stated he is in favor because the project addresses the intersection of Duff Lane and Highway 44. He has been asking since 2020 to get that intersection improved. Mr. Grey expressed concern if the development is going to affect his well water and asked the engineer to address that.

**Robert Mickelsen – IN FAVOR – 9502 Ustick Rd, Nampa, ID 83687**

Mr. Mickelsen stated he works for the developer and that he has worked for many developers and thinks this area is fortunate to have this developer working on the project. Mr. Mickelsen stated if this was affordable housing it would be multi-family housing. Mr. Mickelsen believes this project is good for the community.

**Marc Gee – IN NEUTRAL – 18213 N Orchid Way, Nampa, ID 83687**

Mr. Gee advised the general rule as the school district when working with other public agencies is presenting the impact the project will have on the school district and any other pertinent facts. Mr. Gee stood for questions.

Chairman Sturgill asked what the current capacity of the schools are. Mr. Gee provided the capacity numbers as of December 11, 2023 of the schools in the area of impact. The elementary is currently over capacity. Chairman Sturgill asked the average number of children per home. Mr. Gee advised .569 is the number that is used and explained how they get that number. Chairman Sturgill asked if there are any funds from bonds to build a new school. Mr. Gee advised there isn't.

Commissioner Sheets asked why the bonds are failing. Mr. Gee explained it is the conditions at the time, most recently he believes it is the assessed values of homes and the public being unsure of how those values would affect their taxes.

Commissioner Dorsey asked the tax base one the Ag land vs the Residential land. Mr. Gee stated he knows the tax base typically increases and offered to research more. Commissioner Dorsey asked if there was no increase of development how would that affect the school district. Mr. Gee addressed that question to the elementary school. The need was clear in 2015 that an elementary school was needed and the need keeps growing, if a bond was passed today it would be about two years before they put students into the school. Commissioner Dorsey asked where the \$1500 came from. Mr. Gee explained the \$1149 price they gave the developers. Commissioner Dorsey asked if the \$1500 is a good contribution. Mr. Gee stated no other developer has offered funding.

Commissioner Williamson asked if it would be possible to have bathroom facilities in the portable. Mr. Gee explained it isn't the cost it is the location to make it work with the exception of one that was placed right next to the building for special need students.

Commissioner Villafana asked how long until the middle school and high school are over capacity. Mr. Gee stated the middle school they anticipate will reach full capacity in 2030 and the high school this year but it didn't because it leveled off some.

**Lyle Zufelt – IN OPPOSITION – 9965 Grand Targitee Dr, Middleton, ID 83644**

Mr. Zufelt stated his main concern is on page 510 of the developer's information packet. Mr. Zufelt stated the City of Middleton needs two municipal wells and is concerned his residential well won't have a chance to pull water.

**Allen Colson – IN OPPOSITION – 8802 Purple Sage Rd, Middleton, ID 83641**

Mr. Colson stated he hasn't heard anything about the intersection of Duff and Purple Sage and the intersection of Lansing and Purple Sage, stating they are both dangerous. Mr. Colson wants to know what Ag land will be saved. He is also concerned with Emergency Services being able to handle the increase of calls that would happen with more residents.

Commissioner Nevill asked where the emergency services are coming from. Mr. Colson stated from Middleton and Kingsbury and the only way up there right now is up Lansing Rd. Commissioner Nevill asked if having a Fire station or EMS station in the development would help. Mr. Colson stated it would.

**Austin Colson – IN OPPOSITION – 8802 Purple Sage Rd, Middleton, ID 83644**

Mr. Colson introduced himself as a member of FFA and 4H club. Mr. Colson explained his concern is the quality of the school system if the project is built due to the overcrowding. Classes are over capacity and electives are filling up quickly where you may not get the classes you want. His other concern is Ag classes falling out of favor and not being available.

**Ron Saunders – IN OPPOSITION – 24123 Lansing Lane, Middleton, ID 83644**

Mr. Saunders stated he represents 626 people who object to the proposed development. Mr. Saunders stated with being 70 years old if the plan is approved he will be faced with construction for the rest of his life. Mr. Saunders stated the plan creates high density and they live in a rural agricultural area which makes this project incompatible. Mr. Saunders three minutes of testimony time ended, he requested an additional two minutes.

**MOTION:** Commissioner Sheets moved to give an additional two minutes of testimony time, seconded by Commissioner Nevill, voice vote, motion carried.

Mr. Saunders stated there needs to be a balance of the builders' profits and the quality of life for the citizens. The pre-annexation was completed with the previous mayor and the new mayor, in his opinion, is not supportive of this development.

Commissioner Williamson asked what conditions Mr. Saunders and the people he represents would suggest, if any. Mr. Saunders stated he isn't opposed to growth, he would suggest 2-5 acre lots like most of the surrounding properties.

Commissioner Nevill asked if the people he represents would be ok with the 2-5 acre lots. Mr. Saunders stated they didn't discuss that but there is a working group of about 30 and they are ok with the 2-5 acres. Commissioner Nevill asked how Mr. Saunders feels about everyone having their own well if they went to 2-5 acre lots. Mr. Saunders stated he is fine with that and has no concerns.



**Angela Kehrer – IN OPPOSITION – 23487 Tombstone Ridge Ct, Middleton, ID 83644**

Ms. Kehrer stated traffic from all of the homes would increase on Purple Sage where the farmers often have heavy farm equipment, and haul large loads. Often times there are stray cows in that area. The lands in this area is agricultural. Ms. Kehrer went over the definitions of low-density housing in the City of Middleton. Ms. Kehrer stated the character of the area would change with the traffic, smaller lots and loss of agriculture land.

Commissioner Williamson asked if the definitions of low-density was found on the City of Middleton's website. Ms. Kehrer confirmed that to be true.

**Mark Cook – IN OPPOSITION – 24387 Tombstone Ridge Ct, Middleton, ID 83644**

Mr. Cook finds it interesting that the one person in favor of the development that lives in the area is in favor because of the betterment of the intersection. Mr. Cook stated the past comprehensive plan has the area as agriculture and the current comprehensive plan is rural residential. Mr. Cook believes once the city annexes the project will convert to R3 which is not compatible with the area.

**Greg Jones – IN OPPOSITION – 8850 Buckshot, Middleton, ID 83644**

Mr. Jones lives adjacent to the property. Mr. Jones stated when reviewing need, the only people saying the development is needed is the ones that don't live in the area. Mr. Jones stated the roads have trailers in the middle of the road and reduced the road to one lane. Mr. Jones stated to if the development gets approved the area's property tax will increase.

**Matthew Watkins – IN OPPOSITION – 10038 Turner Drive, Middleton, ID 83644**

Mr. Watkins stated the land has been farmed his entire life and has always produced a good yield. He is aware growth is inevitable but doesn't believe this development is good for the area with the smaller lots and would recommend larger lots of 2-5 acre lots if it has to go through. Mr. Watkins is concerned with the pre-annexation.

**Philip Goelz – IN OPPOSITION – 9142 Willow View Dr, Middleton, ID 83644**

Mr. Goelz stated he agrees with those before him in opposition, the area is agriculture with large lots. If you drive down Middleton there is tons of construction happening so Mr. Goelz doesn't agree that the need for more housing is there. The development is a beautiful development but does not match what is in the area.

Commission Villafana asked if there are active large farming parcels of 30-80 acres between this development and the City of Middleton. Mr. Goelz stated he believes there is some but cannot say for sure.

**Mike Sharpe – IN OPPOSITION – 9221 Willow View Dr, Middleton, ID 83644**

Mr. Sharpe stated he has kids that ride horses and can't anymore because of traffic. Mr. Sharpe stated his child is already on the bus for an hour each day to go to school. His concern is quality of life.

Commissioner Williamson asked if the hour is round trip or one way. Mr. Sharpe stated it is one way.

**Denise Rhodes – IN OPPOSITION – 24750 N Gray Hawk, Middleton, ID 83644**

Ms. Rhodes stated she is opposed to the project because it fails on all the facts and conclusions. She agrees with everything everyone else has said before her. Ms. Rhodes is also concerned with Williams pipeline being 3ft down and the traffic study being outdated because it was done during a COVID year. Ms. Rhodes stated on January 30<sup>th</sup> the City of Middleton's council meeting they discovered the sewer system is not

sufficient for the growth and is an eight-year project, it was recommended by the City Engineer to stop annexing until the project is complete.

Chairman Sturgill asked if Ms. Rhodes is anticipating people will cut through from Duff to Lansing at high speeds. Ms. Rhodes confirmed that is correct.

**Kim Carson – IN OPPOSITION – 9895 Meadow Park Blvd, Middleton, ID 83644**

Ms. Carson stated the application is not consistent with the comprehensive plan, not more appropriate that the current zoning, not compatible with surrounding land uses, it will negatively impact the area, it will negatively impact essential services. Ms. Carson stated the land is on County land and is concerned with the pre-annexation with the City of Middleton. Ms. Carson stated the two large wells will deplete the aquifer and when addressing this with a City official the response was to join the City and get services. Ms. Carson expressed her and her neighbors do not want to be on City services.

**Janet Gibson – IN OPPOSITION – 945 Harvest Way, Middleton, ID 83644**

Ms. Gibson stated late last year a development came forward and offered \$1500 per property to the school, offered most of the same things and was in pre-annexation, it was denied because it didn't fit the density and land use of the area.

**Sam Thomas – IN OPPOSITION – 23687 Lansing Lane, Middleton, ID 83644**

Mr. Thomas stated he doesn't believe the project is appropriate for the area because the soils of the subject property have 85% of the land being considered prime farm land and 1/3 of it is listed as state importance. Mr. Thomas cited parts of the Comprehensive plan addressed protection of agricultural land. Mr. Thomas provided Commissioner Villafana with the farming lots within the area.

**Josef Smith – IN OPPOSITION – 24667 Blaze Ave, Middleton, ID 83644**

Mr. Smith stated his well would be affected by the project and his children go to the already overcrowded school. Mr. Smith cited parts of the Comprehensive Plan for smart growth in areas that make sense. Mr. Smith had a diagram for a new plan for the community with larger lots to have a compromise.

Commissioner Nevill asked what the lot size is Mr. Smith used on the diagram. Mr. Smith stated the lot sizes are maximum 1 house per acre.

**Cheryl Palange – IN OPPOSITION – 9155 Pursuit Dr, Middleton, ID 83644**

Ms. Palange stated there was corn being farmed on the subject property. She read the marketing language from a development nearby pointing out the scenic farmland nearby. Ms. Palange addressed the need, pointing out that Mr. Campbell has two homes for sale nearby and twenty-five active listings in the valley, showing availability. Another concern is having construction in phases and associated construction traffic.

**Julie Thomas – IN OPPOSITION – 23687 Lansing Lane, Middleton, ID 83644**

Ms. Thomas stated Canyon County produces 65% of the countries' sweet corn seed market that represents 60% of the seeds state income. Ms. Thomas addressed the lands water stating there is ditch irrigation on the south end and on the north side there is pivot irrigation. Ms. Thomas stated the project is not compatible to the area and gave examples for lot sizes and agriculture.

Commissioner Nevill asked what her farm is raising. Ms. Thomas stated they farm grass hay and then they run cattle on it.

**Kassie Strohmeier – IN OPPOSITION – 26525 Middleton Rd, Middleton, ID 83644**

Ms. Strohmeyer stated she runs cattle and has almost been hit on her tractor, side by side and four-wheeler from traffic coming down Lansing. There is also concern about Foothill.

Commissioner Williamson asked how wide the bridges on Duff are and the weight capacity. Ms. Strohmeyer stated she doesn't know the specifications but you cannot drive a combine and vehicle at the same time on them and provided the weight restrictions found online.

**Bart Grayson – IN OPPOSITION – 24503 Lansing Ln, Middleton, ID 83644**

Mr. Grayson agreed with everything that was said previously with the addition of having a concern that Meadow Park Rd is planned to be expanded from Duff to Lansing and that will go through his five acres. At this time the subdivision doesn't have any access to it without going through his property.

Commissioner Nevill asked Mr. Grayson to use the pointer to give a visual. Mr. Grayson gave the explanation with the visual.

Planner Debbie Root advised in the Highway District 4 document it states there is monies in lieu of if the developer is not able to obtain the property for that section of Meadow Park Rd. there is a figure within the development document. Chairman Sturgill asked if there is no legal access than the road is stubbed. Planner Debbie Root stated that Meadow Park Rd. is part of the master transportation plan. Chairman Sturgill asked they would require access through eminent domain. Planner Debbie Root stated that is possible. Chairman Sturgill stated part of the criteria is if there is access to the property and asked Planner Debbie Root for comment. Planner Debbie Root advised the developer could reconfigure but there is a master transportation plan that is to be implemented in this area.

**Rodger Hawker – IN OPPOSITION – 9542 Purple Sage Rd, Middleton, ID 83644**

Mr. Hawker stated he is opposed to the development because the density of the homes do not match the surrounding area. Mr. Hawker believes Purple Sage has become a bypass for the City of Middleton, the speed limit being 50 mph seems like a suggestion. Mr. Hawker is concerned about his well because his static level has already dropped.

Commissioner Nevill asked if Mr. Hawker has had to re-drill his well. Mr. Hawker stated he has had to drop his pump but not re-drill.

**Donna Goelz – IN OPPOSITION – 9142 Willow View Dr, Middleton, ID 83644**

Ms. Goelz stated the project will negatively affect the area and quality of life of the nearby residents. Ms. Goelz stated one of her concerns is the impact to Purple Sage. There have been more than 18 car accidents in the past 5 years, one of those accidents was fatal and with the proposed project that would create more traffic. Ms. Goelz other concerns have to do with the already crowded school, the draw down of water resources and the impact to essential services. Ms. Goelz stated having construction in stages could be the rest of a lifetime for many in the area.

**Kim Takugi / Rose Varguson – IN OPPOSITION – 24295 Duff Lane, Middleton, ID 83644**

Ms. Takugi spoke on behalf of Rose Varguson. Ms. Takugi provided pictures of the area. One of the pictures showed an area for homes ready to be built and Ms. Takugi stated it is to show there is housing availability.

**Marc Rehberger – IN OPPOSITION – 9992 Story Brook Way, Middleton, ID 83644**

Mr. Rehberger stated he agrees with everything that has been said before him. Mr. Rehberger believes the letter from the County attorney was clouded and didn't directly answer the question. Mr. Rehberger stated there are vacant lots south of Foothill Rd. Then going up Foothill, the road cannot be widened and



is private property. Mr. Rehberger stated most that testified in favor do not live in the area with the exception of those in favor due to the traffic lights being put in. He agrees they need to be there but believes that should be the Idaho Transportation Department's job to put those in. Mr. Rehberger stated the land is active farm land that is producing.

**Clayton Cramel – IN OPPOSITION – 24408 Tombstone Ridge, Middleton, ID 83644**

Mr. Cramel stated the proposed development will negative affect the area. When he moved into the area he could see the sky at night.

**Rick Francis – IN OPPOSITION – 24654 Blaze Ave, Middleton, ID 83644**

Mr. Francis stated the issues with wells drying up is not hypothetical it happened a few years ago in the South Nampa in the Lake Lowell area, he wants to see the County be preventive.

**Kirsten Higginson – IN OPPOSITION – 9047 Kemp Rd, Middleton, ID 83644**

Ms. Higginson stated that the proposed project that would add more than a thousand cars on the road. She is a substitute teacher and the overcrowded schools are a concern. With large classroom sizes of 38, kids sitting on tables because there are not enough seats, this has evened out with adding portables but with adding more students she is concerned of the outcome.

**Richard Trudeau – IN OPPOSITION – 9810 Ground Teton Trail, Middleton, ID 83644**

Mr. Trudeau is concerned about water because his well has dropped down 14 feet in the past 20 years. When he spoke with Department of Water Resources, they informed him the plateau above the foothills has been dropping about a half a foot a year for the last 20 years. Mr. Trudeau's three-minute testimony time ended, Mr. Trudeau state he wanted to go over a constitution issue he has. No motion for more time was given.

Commissioner Sheets asked Mr. Trudeau what his constitutional issue is. Mr. Trudeau stated the State Constitution obligates the Department of Water Resources to utilize the water resources of the state of Idaho for economic development at the same time obligates the Department of Water Resources to protect his water rights. Mr. Trudeau stated that is a conflict.

**Richard Beery – IN OPPOSITION – 8088 Rustin Road, Middleton, ID 83644**

Mr. Beery stated he agrees with everything that has been said previously. Mr. Beery stated he was at a community meeting in Star and there will be a proposal for 917 houses within a mile of this proposed project, next to that one there will be another 900 houses. On the north side they are talking about 4400 houses. All of those are in the Middleton School District.

Commissioner Dorsey asked the density of the projects. Mr. Beery stated within two 296 acre lots there will be 455 single family homes, 250 town homes, and 112 fourplexes.

**Brett Eversmann – IN OPPOSITION – 23319 Duff Lane, Middleton, ID 83644**

Mr. Eversmann stated he agrees with everything everyone has said. He looks at the developer who is trying to help the traffic and the schools in this area but they are from Ada County, Mr. Eversmann believes they should work on bettering the area in Ada County where they are located.

**Randy Hettema – IN OPPOSITION – 8639 Quail Hollow, Middleton, ID 83644**

Mr. Hettema stated he moved in the area for the rural atmosphere and that would change if the project gets approved. He is concerned about the school buses stopping on Lansing and Duff to pick up kids. Mr. Hettema expressed his concern about the wells in the area. Mr. Hettema stated he sees the financial gain

for the City of Middleton to annex the project.

Commissioner Williamson asked what Mr. Hettema would want for a condition of approval. Mr. Hettema stated he would hate to lose agriculture land but if he had to keeping the rural atmosphere and requiring 2-5 acre lots.

**Brad Wellman – IN OPPOSITION – 24058 Pheasant Ridge Ct, Middleton, ID 83644**

Mr. Wellman doesn't believe the traffic area in the Lansing area is up to date because there are other developments coming in and should consider the construction traffic.

**Christine Hitchner – IN OPPOSITION – 9308 Kemp Rd, Middleton, ID 83644**

Ms. Hitchner stated she can recognize when developments are carefully planned for the area, she doesn't want to see agriculture land go but if growth has to happen she is happy to see thoughtful developments. Ms. Hitchner believes with the density of this project it doesn't fit in the area and isn't thoughtful.

Commissioner Dorsey asked what she means by thoughtful. Ms. Hitchner stated when the developer looks at the area around the development and makes it blend in to the area.

**Lillian Moore – IN OPPOSITION – 9056 Kemp Road, Middleton, ID 83644**

Ms. Moore stated she is on the HOA board for Willow Creek Ranch Estates, the board and HOA members are opposed to the project for the same reasons everyone has already testified.

Chairman Sturgill asked how many homes are in the HOA and lot sizes. Ms. Moore stated there are 28 homes on two streets with lot sizes over an acre.

**Chris Pohl – IN OPPOSITION – 9104 Tula Dr, Middleton, ID 83644**

Mr. Pohl stated he lives in Cascade Hills on over two acre lots and with individual wells. Mr. Pohl is concerned about traffic, he emailed the new Mayor of Middleton to get some facts for the light on Duff. He read her letter into record stating there are studies occurring now on the intersection of 44 and Duff and will take about 2 years.

**Todd Ognibene – IN OPPOSITION – 1973 Scotch Pine Dr, Middleton, ID 83644**

Mr. Ognibene stated he agrees with everything that has been said. He presented a map showing developments that have been approved in the area. Mr. Ognibene stated he is concerned about the water as well as the development getting re-platted through the city and becoming even lower density.

**Mike McDougall – IN OPPOSITION – 13037 Greenwell, Caldwell, ID 83607**

Mr. McDougall stated the meeting on January 30<sup>th</sup> with Middleton Sewer System stating they are at capacity and it will cost 80 million dollars to make it work. The document for the pre-annexation was signed on December 29<sup>th</sup> when the Mayor's last day was on January 3<sup>rd</sup>.

Chairman Sturgill asked where the information is for the overcapacity. Mr. McDougall stated it is on the City website on YouTube.

**Gary Brown – IN OPPOSITION – 23593 Lansing Lane, Middleton, ID 83644**

Mr. Brown stated if you try to cross on Foothill Rd it is terrifying and even with traffic lights that will create a new hazard going down the steep hills. Mr. Brown believes it is not compatible for the area because it is high density housing put in the middle of rural housing. He doesn't believe that County should be dealing with high density housing and the Cities should do that.

**Tamara Sloviaczek – IN OPPOSITION – 11741 Bullock Rd, Middleton, ID 83644**

Ms. Sloviaczek stated the Comprehensive Plan is to protect agriculture lands and this development does not support that. Small acreage farms have been forced to sell their land and 20 million of farm land has been lost since 2017. Ms. Sloviaczek stated the Farmington Hills project is not compatible with the area or the Comprehensive Plan.

**Hethe Clark – REBUTTAL – 251 E Front St, Boise & Zane Cradic – 332 N Broadmore way, Nampa**

Mr. Clark suggested a continuance and completing the rebuttal at the continuance. Chairman Sturgill advised unless there is a motion to continue they are moving forward.

Mr. Clark stated the Comprehensive Plan for the County and the City has deemed this area residential. Mr. Clark touched on a few things that had been mentioned during testimony stating each lot will have vinyl fencing, pathways will be available to the public, the clubhouse will be HOA only. The Fire District in their letter noted a 5-minute response time, they also met with the Fire District and offered property to them, they indicated that they weren't interested in that. Mr. Clark addressed Meadow Park Lane stating Meadow Park Lane continues on the west side of the neighbor's property, they worked with Highway District 4 to go around his property, they have legal access on Duff, they are not going through the neighbor's property and they are paying into the funds for the frontage improvements if that goes through in the future. In regards to the Duff and Lansing traffic lights, he understands the two years that was quoted is for study alone, that is why they are saying it is going to take a decade. Mr. Clark's five minutes testimony time ended, he requested an additional five to ten minutes.

**MOTION:** Commissioner Sheets moved to give an additional three minutes of testimony time, seconded by Commissioner Mathews, voice vote, motion carried.

Mr. Clark continued testimony stating the reason for the density they have is because they are going to be conducting 15 million in repairs. The code states you can do 12,000 sq. foot lots in R1 if you have access to urban services. The intersections have been placed where it is required by the Highway District. The contributions for Duff and Lansing were so high that additional mitigation was not required. The other intersections have impact fees so those weren't of focus. Mr. Clark went over the rezone criteria showing how he thinks this project is compatible for the area. Additional testimony time ended.

Commissioner Sheets asked if Mr. Clark needed additional time. Mr. Clark stated he will stand for questions.

Commissioner Williamson asked about the City of Middleton's sewage capacity. Mr. Clark had Mr. Cradic come up to answer the question. Mr. Cradic stated they were locked into allocated units for the sewage plant and have set aside those EDU's for this development. Commissioner Williamson asked what would happen if they gave to many EDU's. Mr. Cradic stated he isn't directly involved but they know they track very well with what EDU's are out there. Mr. Clark advised the pre-annexation was not approved by the Mayor but unanimously by the City Council. Commissioner Williamson asked best guess for annexation. Mr. Clark stated he isn't aware of a timeframe. Commissioner Williamson asked about the testimony in regards to saying the area should be low density and Mr. Clark saying the area should be residential. Mr. Clark stated the Middleton Comprehensive plan shows the area as residential, they don't have a high density or low-density residential distinction. Commissioner Williamson asked if Mr. Clark believes the Comprehensive Plan is set in stone. Mr. Clark stated the Comprehensive Plan promotes preservation of Ag but it also puts this area as residential, it is basically saying to preserve Ag where you can that are intended to be Ag.



Commissioner Sheets asked about exhibit 15 if it is accurate or if it has been revised. Mr. Clark stated it is his understanding that the EDU's have been set aside but it will be confirmed upon recording of phase one of final plat.

Commissioner Dorsey asked why they are oversizing the water lines. Mr. Clark stated it is only one well and the oversizing is fairly standard when Cities do pre-annexation to accommodate the future development the City foresees in that area.

Commissioner Williamson asked about a redundant backup. Mr. Clark stated it would be in a network of wells for the City of Middleton.

Commissioner Dorsey asked if the irrigation water will be separate than the surface water rights. Mr. Clark had Mr. Cradic come up to answer the question. Mr. Cradic stated that is correct. It will be pressurized irrigation system based on surface water rights. The shares of the un-irrigatable acre shares will be redistributed to the irrigation district to be redirected elsewhere.

Planner Debbie Root advised that Staff conducted a meeting with the City of Middleton to verify that the waste treatment would be able support this project and that it is part of the allocated units, which they verified that to be true.

**MOTION:** Commissioner Nevill moved to close public testimony on Case RZ2021-0056 & SD2021-0059, seconded by Commissioner Mathews, voice vote, motion carried.

**DELIBERATION:**

Commissioner Nevill stated they are charged with reviewing the questions the County asks and do what is best for the County residents and he is concerned that the City of Middleton has overreached in the past and is over reaching now, he doesn't know when an annexation will occur and thinks the density size is not appropriate for County land. He stated the intersection infrastructure needs to be improved but if the roads don't support the already existing traffic. There is evidence that the land is productive agriculture and land of state-wide importance that needs protected. The Comprehensive Plan doesn't say it has to be residential right now.

Commissioner Villafana agrees with what Commissioner Nevill said in regards that the Comprehensive Plan says it is residential, that doesn't mean it is residential right now and needs to be compatible with what is going on. The lot sizes are too small for the area. The schools will be impacted and that is one of the criteria. Commissioner Villafana doesn't believe it is compatible and the negative impacts outweigh the positive impacts.

Commissioner Dorsey stated Ag is important to him and for him he feels like it is a waste of County resources to have 2-5-acre lot sizes and if you want to save agricultural ground then they should follow the comprehensive plan and in order to get the City services it needs to have higher density. He understands the infrastructure need to be caught up first.

Commissioner Mathews agrees with Commissioner Dorsey to save Ag you need to start going denser but when you look at the big picture in this area, there are large parcels, and it doesn't fit with the area. The schools are already overcrowded.

Commissioner Sheets commended the applicant and team for their hard work and effort. But this is a City project that is ahead of its time in the County, appropriate for the City and out of place for this area at this time. Criteria number 4 he believes it will negatively impact the area because it is too dense, it isn't compatible with the surrounding land use, he is concerned with the exporting of local ground water and having testimony of well draws, based upon those questions findings 3 and 4 he would change.

**MOTION:** Commissioner Nevill moved to recommend denial of Case RZ2021-0056 based on the Revised Findings of Fact and Conclusions of Law and conditions of approval with the modification to findings 2, 3, 4 and 8. Seconded by Commissioner Mathews.

**Discussion on the Motion:**

Chairman, Commissioners and Planner Debbie Root wordsmithed the modifications to findings 2, 3, 4 and 8. Also discussed, were the actions the applicant could take to try to obtain approval being lower density and/ or time to wait for the City to get to that area.

Roll call vote: 6 in favor, 1 opposed, motion passed.

**MOTION:** Commissioner Sheets moved to recommend denial of Case SD2021-0059 based on the Revised Findings of Fact and Conclusions of Law and conditions of approval. Seconded by Commissioner Mathews.

Roll call vote: 7 in favor, 0 opposed, motion passed.

**ACTION ITEM – APPROVAL OF MINUTES**

**MOTION:** Commissioner Nevill moved to approve February 15, 2024 minutes. Seconded by Commissioner Sheets. Voice vote, motion carried.

**DIRECTOR, PLANNER, COMMISSION COMMENTS:**

Due to the late hour no comments were made.

**ADJOURNMENT:**

**MOTION:** Commissioner Williamson moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 12:32 AM.

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

Approved this 4<sup>th</sup> day of April, 2024



Brian Sheets, Vice Chairman

ATTEST



Amber Lewter – Hearing Specialist



CANYON COUNTY PLANNING & ZONING COMMISSION  
MINUTES OF REGULAR MEETING HELD  
Thursday, March 21, 2024  
6:30 P.M.

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1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Robert Sturgill, Chairman  
Brian Sheets, Commissioner  
Miguel Villafana, Commissioner  
Patrick Williamson, Commissioner  
Harold Nevill, Commissioner  
Geoff Mathews, Commissioner  
Matt Dorsey, Commissioner

Staff Members Present: Jay Gibbons, Assistant Director of Development Services  
Carl Anderson, Planning Supervisor  
Dan Lister, Principal Planner  
Debbie Root, Principal Planner  
Amber Lewter, 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 1A:**

**Case No. RZ2021-0056 & SD2021-0059 – Farmington Hills – Approve revised FCO's.**

**MOTION:** Commissioner Nevill moved to approve & sign the revised Findings of Facts, Conclusions of Law and Order. Motion seconded by Commissioner Sheets. Voice vote, motion carried.

**Item 2A:**

**Case No. CU2023-0008 – Nampa Paving:** The applicant, Quadrant Consulting, Inc., representing Nampa Paving, is requesting a conditional use permit modification to Case No. CU2022-0033 regarding a long-term mineral extraction use on parcels R34061 & R34144. The modification updates the site plan increasing the footprint of gravel extraction areas. The subject properties, approximately 138.9 acres, is located at 9016 Lincoln Road, Caldwell, also referenced as a portion of the SE¼ of Section 16, T4N, R2W and a portion of the NE¼ of Section 21, T4N, R2W, BM, Canyon County, Idaho.

On January 4, 2024, the Planning and Zoning Commission tabled the hearing to a date uncertain requesting the applicant to return once wetland mitigation approval was received.

*Continued hearing scheduled for March 21, 2024 recommended by Staff to table again to April 4, 2024.*

**MOTION:** Commissioner Nevill moved to table case number CU2023-0008 to a date certain of April 4, 2024. Motion seconded by Commissioner Mathews. Voice vote, motion carried.

**Item 2B:**

**Case No. CU2023-0004 – AgEquity:** The applicant, Jeff Bower/Kristen McNeill representing AgEquity





PLANNING AND ZONING COMMISSION  
FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

In the matter of the application of:

**[CR) RZ2021-0056] – [Middleton 187 LLC]**

The Canyon County Planning and Zoning Commission considers the following:

- 1) Conditional Rezone [The applicant is requesting to conditionally rezone 217 ± acres from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) for the purpose of developing a residential subdivision, Farmington Hills Subdivision, proposed to have municipal water and sewer services supporting the development of 492 total lots with 421 residential lots subject to a Middleton City pre-annexation agreement approved December 6, 2023 and a development agreement with Canyon County. The subject properties, **R37605, R37605010, R37602010, and R37597** comprising 217 ± acres, are located between Duff Lane and Lansing Lane north of Foothill Road in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.]

**Summary of the Record**

1. The record is comprised of the following:
  - A. The record includes all testimony, the staff report, exhibits, and documents in Case File (CR) RZ2021-0056 and SD2021-0059.

**Applicable Law**

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and Canyon County Code §09-09-17 (Area of City Impact Agreement).
  - a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600’ were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2023 and December 4, 2023. The property was posted on December 15, 2023. On January 8, 2024 nine (9) property owners within 600 feet not included in the original mailing were mailed a property owner notification of the meeting date and provided an additional comment period to January 17, 2024.
  - b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote the public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See CCZO §07-06-07(1).*

EXHIBIT  
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- c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCZO §07-05-01
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. CCZO §07-03-01, 07-06-05. **Or** Any hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. *See* CCZO §07-03-07.
4. The burden of persuasion is upon the applicant to prove that all criteria, including whether the proposed use is essential or desirable to the public welfare, are satisfied. CCZO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County’s hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

**The application RZ2021-0056 was presented at a public hearing before the Canyon County Planning and Zoning Commission on January 18, 2024 and March 7, 2024. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Planning and Zoning Commission decides as follows:**

#### **CONDITIONAL REZONE CRITERIA – CCZO §07-06-07(6)**

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

**Conclusion:** The Commission concludes that as proposed the conditional rezone from “A” (Agricultural) to CR-R1 (conditionally zoned-Single Family Residential) is generally consistent with the 2020 Comprehensive Plan subject to the conditions of approval, the memorandum of understanding with the Middleton School District, and the pre-annexation agreement with the City of Middleton. The Commission need not examine each goal and policy but consider the Plan as a whole. The applicable plan, the 2020 Comprehensive Plan, designates the proposed application area as Residential. The Commission when reviewing the Plan as a whole, finds and concludes that the use and application are consistent with the Plan based on the evidence and review of the Plan components. The Plan directs the hearing body to utilize measures, like the conditional use permit and/or a development agreement, to mitigate potential interference with existing residential uses and potential impacts on agricultural resources, ground and surface water, transportation system and services, and school facilities which the Commission believes is accomplished here.

- Findings:**
- (1) The 2020 Comprehensive Plan designates this area as ‘Residential’ on the Future Land Use Map.
  - (2) The parcel lies within the Area of Impact for the City of Middleton. Pursuant to 09-09-17 of the Canyon County Code, the County recognizes that the City of Middleton has also developed a comprehensive plan that addresses this area of impact. The City of Middleton Future Land Use Map has this area of designated as ‘Residential’ (Section 09-05-19 Canyon County Code). The property does not currently lie adjacent to Middleton City limits but is in proximity (1/4 mile) whereby the City and the Developer have entered into a pre-annexation agreement to provide municipal services including sewer and water to the development

reducing the potential environmental impact in the immediate area and extending services for future growth.

- (3) “For the county at large, the Plan (if properly implemented) assures that land use conflicts will be resolved if not avoided, that misuses of land will not occur, that traffic congestion will be minimized, that facilities will be located in areas where people can best use them, and that the county’s growth will take place in an orderly, rational manner.” (page 4, 2020 Comprehensive Plan)
- (4) The Plan indicates that the residential designation is a zone specifically set aside for residential development. “Residential development should be within areas that demonstrate a development pattern of residential land uses.” This development is surrounded by residential development that has occurred through conditional use permits, administrative land divisions, and residential zoning entitlements and subdivisions. There are currently 65 platted subdivisions and additional subdivisions in platting within one mile of the subject properties as noted on the Subdivision Map and Lot Report (Exhibit 29). The Middleton city limits are located within ¼ mile to the south and a ½ mile west of the subject property as evidenced by the aerial map (see Exhibit 31) and municipal services will be provided to the property for the proposed development. (Exhibit 15-Pre-Annexation Agreement)
- (5) Chapter 2: Population Component: The plan is generally consistent with the goals and policies of the population component including the goal of guiding future growth in order to enhance the quality and character of the county while providing and improving the amenities and services available to county residents. City municipal services will be extended and enhanced at the location including water and sewer to serve this development and the surrounding area. Roadways and intersections are proposed to be improved in areas of significant concern including a signalized intersection at Duff Lane and Highway 44 prior to the first phase of the development as indicated in the Pre-Annexation agreement, ITD requirements, and Canyon Highway District 4 requirements (see Exhibits 15, 16, 19). A second signalized intersection at Lansing and State Highway 44 will be required prior to development of Phase 10 (prior to making a through connection from the development to Lansing Lane) if not previously constructed.
- (6) Chapter 1: Property Rights Component: The Property Rights Component of the Plan is intended to ensure that land use hearing procedures do not violate individual property rights and that individual property rights are not burdened by unnecessary technical limitation (see Goal no. 1 in this component). The Commission places conditions that aim to protect the life, health and safety of the property owners and citizens of Canyon County in compliance with state, federal, and county regulations as appropriate and as provided for in the Development Agreement and Preliminary Platting process of the Canyon County Ordinances. The Commission finds that the hearing and notifications were consistent with the requirements of the law and that the applicant and property owners were provided due process of law by the nature of these proceedings.
- (7) Chapters 5 Land Use Component and Chapter 6 Natural Resources Component: Although the overall guidance of the plan is to protect agriculture inclusive of agricultural land as a limited natural resource, the Plan also recognizes the challenge of balancing natural resources against the impacts of population growth. The subject property is located in an area that has for many years been trending toward residential growth and development. The character of the area is residential. The subject property is currently in irrigated agricultural production but it is nearly surrounded by developed residential subdivision lots. There are 16 platted subdivisions within 1/4 mile and 33 platted developments within a 1/2 mile of the property (See Subdivision Maps Exhibit 29). The area south and east is primarily residential with residential zoning (see Zoning Map Exhibit 30). The property lies within the Middleton



impact area. The Commission finds that the predominant character of the area is residential. The 2020 Canyon County Comprehensive Plan Future Land Use Map and the City of Middleton Future Land Use Maps have this area designated as 'Residential' (Exhibits 32 and 33).

- (8) Chapter 8: Public Services, Facilities and Utilities Component indicates that adequate public services and facilities are vital to the future of Canyon County and that these services are essential to the health, safety and welfare of its residents. This development will provide the extension of critical services to this transitioning area including municipal sewer and water services. The development as proposed and conditioned generally complies with this component of the Plan.
- (9) Chapter 9: Transportation Component states, "the responsibility for maintenance, operational improvements and capacity expansion of local roadways resides with four rural highway districts and eight cities in Canyon County." The proposed development is in general compliance with the goals and policies and more specifically with Goal 2, "Promote and improve traffic safety in the design and development of local and regional transportation facilities, particularly for local and neighborhood facilities." Goal 4, "Collaborate with highway districts, the Idaho Transportation Department (ITD), VRT, cities, and others in planning for, designing, developing and permitting new and/or expanding transportation facilities." The proposed development as conditioned will provide for additional traffic safety improvements through the design and build of the interim signalized intersection at State Highway 44 and Duff Lane prior to the first phase of development completion (Exhibits 15, 16, & 19). The development will also at full buildout provide connection of two collector roadway segments between Duff and Lansing Lanes including Willis Road and Meadow Park Boulevard. The completion of these roadway segments will provide much needed access for the public and emergency services alleviating pressure on Purple Sage Road and Foothill Road (Exhibit 3). COMPASS (Exhibit 22) indicates that bicycle lanes should be considered for Meadow Park Boulevard and traffic calming measures for Willis Road.
- (10) Chapter 3: School Facilities and Transportation Component indicates that new residential development brings new students into a district and eventually requires new school facilities. In recent years population growth and development have outpaced the ability of the affected school districts to provide new facilities. Middleton School District has not been successful in obtaining funding through school bond elections to build required school facilities. The goals and policies of this component focus primarily on the siting of schools in the land use planning process and providing opportunity for the school districts to participate in the planning processes. The District has been provided the opportunity to review and comment on the proposed applications and to provide clarification and additional information regarding the affected schools. The applicant was also encouraged to work with the District to understand and potentially mitigate their development's impact to the District's facilities. Currently the district is over capacity in two of the three elementary schools and nearing capacity in the middle and high school facilities as evidenced by information provided by Superintendent Marc Gee in Exhibit 12. It is important to note that through further discussion with Mr. Gee that the information provided does not include cumulative development approvals but rather current school population and the impact that the current development could present to the existing system (see Exhibit 12A). The District is currently providing required classroom space through the use of modular classrooms at the elementary schools. It is important to note that Mr. Gee in Exhibit 12A indicates that while the modular units provide for classroom space they do not provide for the "limitations of the common areas inclusive of the cafeteria, gymnasiums, restrooms, hallways, etc." The applicant has, consistent with Policy 4, worked with the District to provide for some funding to mitigate a portion of the cost burden created by the proposed development. Policy 4 indicates that the

developer should work with the District to “provide land or funding toward the purchases of land for school sites...” The agreement between the developer and Middleton School District does not provide for land or the purchase of land but can provide for additional infrastructure costs associated with the increased student enrollment as indicated in the memorandum of understanding (MOU) between the District and the developer (see Exhibit 13). The developer voluntarily agreed to provide \$1500 per buildable residential lot at the time of approval of the final plat for each phase of development which would result in \$630,500 (\$1500 x 421 residential lots) over the next 7-10 years if the development is approved.

- (11) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 & SD2021-059.
- (12) Evidence includes associated findings and evidence supported within this document.

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

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

- Findings:**
- (1) The Future Land Use Maps for both the County and the City of Middleton designate the expected and planned land use to be residential. (See maps 32 and 33)
  - (2) The Commission finds that the area and the subject property is primarily agricultural with larger lot (2-3 acre average) development as evidenced by testimony, site photos, and Exhibit 59 submitted by Mike Wedman, concerned Canyon County citizen.
  - (3) The Commission finds that the proposed density of the project is not consistent with the area and surrounding properties as evidenced by public testimony, site photos and Exhibit 59.
  - (4) The Commission finds that the subject property is in productive agriculture with class three and four soils consisting of primarily farmland of statewide importance as evidenced by case maps Soils, Farmland and Reports (Exhibit 36).
  - (5) The Commission finds that there is development in the area but that the character of the area remains agricultural with many large agricultural parcels in the immediate vicinity as evidenced by public testimony and photos.
  - (6) There are 65 platted subdivisions and additional developments in the platting process within one mile of the proposed development (Exhibit 29). The lot sizes of the platted county developments range from 0.80 acres to 5.0 acres per lot. The average lot size of the recent platted developments immediately adjacent to the subject property is 1.32 acres with no provisions for community open space. The Commission finds that as proposed the development with an “CR-R1” zoning designation is NOT consistent with the density and zoning in the surrounding area and that rural residential zoning is more appropriate.
  - (7) The Commission acknowledges that the public participated in the process and provided many comments and concerns regarding the proposed development of the 217 acres of currently productive agricultural properties (Exhibits 41-53). The written and oral testimony indicates that the agricultural lands should remain in agricultural production which is compatible with the surrounding ‘ranchettes’ on 1.3 acre average parcels or that the development should contain lots consistent with the one (1) acre lots in the vicinity. The written testimony indicates opposition to the density of the development not being consistent with the surrounding lot sizes of one acre or more in the area and significant concerns regarding the

transportation system and impacts to schools. There is concern regarding the development of 421 lots on the existing wells in the vicinity. Some of the concerns were regarding the impact to the Black Canyon Irrigation structures and facilities on the property. The Commission finds that the property is currently in agricultural production and that the average lot size in the immediate vicinity of the property is 1.3 acres. The Commission finds that the character of the area is agricultural, the proposal is not consistent with the requirements of the zoning ordinance and Comprehensive Plan, and that the requested conditional rezone and proposed density is NOT as appropriate as the current zone.

- (8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (9) Evidence includes associated findings and evidence supported within this document.

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

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

- Findings:**
- (1) The Commission finds that the proposed conditional rezone and development is NOT consistent with surrounding land uses as evidenced by public testimony, photos, and Exhibit 59. Surrounding properties remain in agricultural production requiring application of chemicals and other customary farming activities. The proposed development will have impacts to adjacent agricultural operations.
  - (2) The Commission finds that the proposed development contains a higher lot density than the existing residential development in the area. The development is proposing average 12,804 square foot lots versus the current average lot size of 1.3 acres for the platted lots adjacent to the development. The Commission finds that the proposed density is NOT compatible with the ongoing farming activities and residential development in the area as evidenced by public testimony, site photos and Exhibit 59.
  - (3) The Commission finds that “exporting” of the local ground water to the City of Middleton is not compatible with the surrounding area (Exhibit 15 Pre-Annexation Agreement-municipal well).
  - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (5) Evidence includes associated findings and evidence supported within this document.

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

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

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



- (2) The character of the area is agricultural and rural residential with average lot sizes of one acre or greater. The Commission finds that as proposed the density of the development is not consistent with development in the area at this time. The property is not adjacent to city limits and city density is not appropriate for this property as evidenced by public testimony, site photos, and Exhibit 31 Small Aerial.
- (3) Several of the letters in opposition inclusive of the petition electronically signed by 143 individuals (Exhibits 41-53), indicate that traffic in the area on the local roads is of concern and are opposed to adding additional residential traffic until the infrastructure is improved. The highway district having jurisdiction of the roads in the area has provided a review of the initial and revised traffic impact studies for the proposed development and indicated the required improvements to existing critical infrastructure and the proportionate share costs for future improvements of local infrastructure. The developer must design and build the interim intersection at State Highway 44 and Duff Lane prior to the approval of the Phase 1 Final Plat and the signalized intersection at State Highway 44 and Lansing Lane if not built out before Farmington Hills Subdivision Phase 10 (through connection to Lansing at either Meadow Park Boulevard or Willis Road) in accordance with ITD, City of Middleton and HD4 agency requirements (Exhibits 15, 16,19). The Commission finds that the impact of the development at the proposed density is too great and cannot be mitigated effectively for this area.
- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (5) Evidence includes associated findings and evidence supported within this document.

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

**Conclusion:** The Commission concludes that adequate facilities and services including sewer, water, drainage, irrigation, and utilities will be provided to accommodate the use.

- Findings:**
- (1) The development will be served by municipal sewer and water as evidenced by the pre-annexation agreement with the City of Middleton (Exhibit 15). The development has surface irrigation rights and will be installing pressurized irrigation to serve the development along with relocating and improving multiple irrigation facilities on the property in coordination with Black Canyon Irrigation District (Exhibit 20). The developer has provided a preliminary grading and drainage plan for the proposed development that will be finalized during the construction drawing review and build process at the time of development. Stormwater must be retained onsite in accordance with CCZO §07-17.
  - (2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600' were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2024 and December 4, 2023. The property was posted on December 15, 2023. Agency comments were received from the ITD, BCID, HD4, Williams Northwest Pipeline, COMPASS, DEQ, Middleton City, Idaho Fish and Game, Canyon Soil Conservation District, Middleton Fire District and the Middleton School District. Staff did not receive comments from Idaho Power or Intermountain Gas for this development proposal.
  - (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.

(4) Evidence includes associated findings and evidence supported within this document.

**6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

**Conclusion:** The Commission concludes that public street improvements are required at an offsite location, State Highway 44 and Duff Lane intersection, to improve and mitigate the impacts of the proposed development on the transportation system. Street improvements are required for access and internal development in accordance with the Highway District 4 (HD4) requirements and the City of Middleton pre-annexation agreement.

- Findings:**
- (1) The Commission finds that ITD, HD4 and the City of Middleton based on the applicable standards of development and the results of the traffic impact studies (2020 & revised 2023) require mitigation of multiple intersections at State Highway 44. Other street improvements require a contribution of proportionate share fees as indicated in the HD4, City of Middleton, and ITD exhibits as conditioned to meet agency requirements (see Exhibits 15, 16, 19).
  - (2) The Commission finds that the developer has provided a phasing plan for the development that restricts internal site traffic to a primary access to Duff Lane until Phase 10 (approx. 340 lots) at which time the intersection at State Highway 44 and Lansing Lane shall be improved and signalized prior to the development traffic taking direct access to Lansing Lane. The Commission finds that the developer has agreed to construct the Lansing intersection prior to signature on the final plat of Phase 10 (prior to direct access to Lansing Lane from the development) if not in service at the time of development.
  - (3) The Commission finds that cumulative impacts of development in the area has created congested areas as identified in the traffic impact studies. The agencies having expertise and primary jurisdiction of the roadways and for determining service levels have provided sufficient comments, conditions and mitigation for the proposed development. The Commission acknowledges that the public is concerned with the additional trips on the roadways and the potential safety impacts at other intersections impacted by the cumulative development. The jurisdictions having authority over the transportation systems are and will continue to make improvements as the level of service and safety dictate (Exhibits 15, 16, 19).
  - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (5) Evidence includes associated findings and evidence supported within this document.

**7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development?**

**Conclusion:** The Commission concludes that the subject property has frontage on Duff Lane, Lansing Lane, Meadow Park Boulevard (existing and future) and that legal access exists and will be improved at time of development.

- Findings:**
- (1) The applicant shall be conditioned to comply with Canyon Highway District #4 (HD4) to improve the frontage, future roadways, and access to existing roadways. HD4 has reviewed and provided comments and preliminary approval of the roadways and access points in Exhibit 3 & 16.
  - (2) HD4 also provided clarification that two lots proposed in Phase 13, Lots 3 & 4, Block 4 will take access directly to Meadow Park Boulevard via a shared access to the collector roadway.

Meadow Park Boulevard shall be constructed by the developer of Farmington Hills in accordance with HD4 requirements as indicated in Exhibits 16 & 17.

- (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
- (4) Evidence includes associated findings and evidence supported within this document.

**8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**

**Conclusion:** The Commission concludes that the Middleton School District and emergency services will be impacted as a result of the conditional rezone entitlement to the subject property and eventual development on the property as proposed.

- Findings:**
- (1) The Middleton Rural Fire District provided a review of the proposed project and provided comments and conditions to be executed during the development phases of the project (Exhibit 11).
  - (2) The Commission finds that the proposed development will contribute to the capacity concerns of the school district. The Middleton School District provided information on the current status of the District's affected schools with capacity as follows: Mill Creek Elementary, 500 N. Middleton Road, is at 118 % of capacity with six (6) portable classroom units totaling 12 classrooms. The middle school is at 85% capacity and the high school is nearing capacity at 91%. The school district indicates, *"there is an immediate need for additional facilities in our school district, primarily at the elementary grades. However, we have significant concerns of the continued growth and our ability to meet the future facility needs of our district at the secondary level..."* (Exhibit 12)
  - (3) The Commission finds that the development, if approved, will be developed in thirteen proposed phases with an expected buildout of 7-10 years dependent upon market demands as stated by the developer. The District indicates that with each new home they can expect [0.5 - 0.7 students] with an average of 0.569 students (210-294 total) attending schools in the district (421 residential lots x 0.569 = 239 students). If on the upper end of the predicted number of students it equates to approximately 23 students per phase of the proposed development. The typical number of students per standard classroom is 26.72 students. The Commission finds that as proposed the development could contribute between 23-46 students per year to the school system (Exhibits 12 and 13) and that the developer has voluntarily entered into an agreement to contribute \$1500 dollars per buildable lot to help to mitigate interim infrastructure costs of students entering the system (Exhibit 12 and 13). The Commission finds that although the developer has voluntarily agreed to provide a source of mitigation, that mitigation will not alleviate the impact on the schools that are presently overcrowded.
  - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.
  - (5) Evidence includes associated findings and evidence supported within this document.



**Canyon County Code §09-09-17 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT  
ORDINANCE**

**Conclusion:** The property is located within the Middleton Area of City Impact. A notice was sent to the City of Middleton per Canyon County Code Section 09-09-17. The Pre-Annexation Agreement and Conditions applied require future development to work with the City of Middleton.

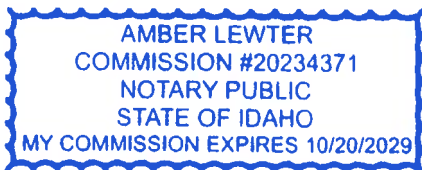
- Findings:**
- (1) Pursuant to the pre-annexation agreement with the City of Middleton the developer is required to work with the City to connect to municipal infrastructure, complete improvements and meet the requirements of the plan as proposed in the application.
  - (2) The properties, 217± acres, are located within the Middleton area of city impact and are located within a quarter mile of the city limits to the south at Foothill Road as evidenced herein and on the aerial map (Exhibit 31).
  - (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. RZ2021-0056 and SD2021-0059.

**Order**

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **recommends DENIAL** of Case # RZ2021-0056, a conditional rezone from an "A" (Agricultural) zone to "CR-R1" (CR-Single Family Residential) zone for parcels R37605, R37605010, R37602010, and R37597 comprised of approximately 217 ± acres.

The Commission further states that if the applicant wishes to gain approval they may consider larger lot sizes and/or to wait for the right time, which is when the City of Middleton is ready to annex the property.

**DATED** this 21 day of March, 2024.



**PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO**

  
Robert Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this 21 day of March, in the year 2024, before me Amber Lewter, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: Amber Lewter

My Commission Expires: 10/20/2029



**FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER**

**Findings**

1. Middleton 187, LLC and TBC Land Holding, LLC, represented by Ardurra (formerly T-O Engineering), is requesting approval for a Preliminary Plat, Phasing Plan, Irrigation Plan, Hillside Development Plan, and Grading and Drainage Plan (Exhibits 3-7, Staff Report) subject to approval of a request, RZ2021-0056, to conditionally rezone the subject property from “A” (Agricultural) to “CR-R1” (CR-Single Family Residential) with conditions enumerated in a Development Agreement between the applicant and the County. The development is also subject to a pre-annexation agreement with the City of Middleton (Exhibit 15, Draft Agreement). The proposed development, Farmington Hills Subdivision, encompasses approximately 217 acres. The proposed development consists of 421 residential lots with an average lot size of 12,804 square feet and seventy-one (71) common lots for a total of 492 lots. The development shall be served by the City of Middleton municipal water and sewer (wastewater) infrastructure. The properties are designated “Residential” in the Canyon County 2020 Comprehensive Plan. The subject parcels R37605, R37605010, R37602010, R37597 are located north of Foothill Road between Lansing Lane and Duff Lane, Middleton, in a portion of the SW ¼ and the SE ¼ of Section 33, T5N, R2W, BM, Canyon County, Idaho.
2. Parcels R37605, R37605010, R37602010, R37597, containing 217± acres, are proposed to be conditionally zoned “CR-R-R” (Conditional Rezone - Rural Residential) per case file RZ2021-0056 subject to a development agreement. Developer and future property owners shall be subject to the conditions of the development agreement and preliminary plat.
3. There are 421 residential lots with an average residential lot size of 12,804 square feet in compliance with CCZO §07-10-21(2) Table 2 footnote #1; *“For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.”*
4. The property is located within the Middleton area of city impact.
5. A pre-annexation agreement with the City of Middleton indicates the development will be served by municipal services including water and sewer (wastewater) systems (Exhibit 15).
6. The property has surface irrigation water rights. The developer shall provide irrigation water to each residential lot in compliance with Idaho Code 31-3805.
7. The property is located within the Black Canyon Irrigation District and the developer shall work with the irrigation district to meet development requirements impacting the district’s facilities. (Exhibit 20)
8. Subdivision runoff will be maintained within the subdivision. Lots will be graded to facilitate drainage to a roadway, which will then convey storm water to a storage facility or directly to a common lot containing a facility. Storm water & excess irrigation water will be treated by sand & grease traps and/or retention ponds with grassy or sand bottoms (Exhibit 7).
9. The development will have paved public roads with curb, gutter and sidewalks throughout. (Exhibit 14)
10. Canyon Highway District #4 (HD4) is a signatory on the final plat and the developer must comply with the requirements of the highway district (Exhibit 16).
11. The development is located within the Middleton Rural Fire District and the developer shall work with the fire district to meet the requirements of the International Fire Code (Exhibit 11).

12. The development is located in an area that contains slopes greater than 15%. The applicant submitted a Hillside Development application in accordance with CCZO §07-17-33 (1) and provided the required engineering report submissions for the project site inclusive of Soil and Geology Report, Hydrology Report, and a Slope Stabilization and Revegetation Report. (Exhibits 5, 6, 54, and 55)
13. The developer has voluntarily entered into an agreement with the Middleton School District to provide a sum of \$1500 per buildable final platted lot per phase as described in Exhibit 13 "...to proactively address potential impacts on the School District of new residents that will eventually occupy residences with the property."
14. The record includes all testimony, the staff report, exhibits, and documents in Case File Nos. RZ2021-0056 & SD2021-0059.
15. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Affected agencies were noticed on February 24, 2023 and December 4, 2023. JEPA Notice to the City of Middleton was provided on February 24, 2023 and December 6, 2023. Newspaper notice was published on December 7, 2023. Property owners within 600' were notified by mail on December 4, 2023. Full political notice was provided on February 24, 2023 and December 4, 2023. The property was posted on December 15, 2023. On January 8, 2024 nine (9) property owners within 600 feet not included in the original mailing were mailed a property owner notification of the meeting date and provided an additional comment period to January 17, 2024.
16. On January 18, 2023 and March 7, 2024 the Planning and Zoning Commission heard case file RZ2021-0056 considering all testimony, the staff report and exhibits. The Planning and Zoning Commission forwarded a recommendation of DENIAL of the proposed rezone to the Board of County Commissioners with revised findings.
17. On March 7, 2024 the Planning and Zoning Commission forwarded case SD2021-0059 with a recommendation of DENIAL to the Board of County Commissioners citing failure to obtain residential zoning approval.

### **Conclusions of Law**

Section 07-17-09(4)A of the Canyon County Zoning Ordinance (CCZO) states, "*The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:*

1. *The ordinance and standards used in evaluating the application;*
2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*

This application is subject to the review and approval of the proposed Conditional Rezone from "A" (Agricultural) to "CR-R1" (CR-Single Family Residential) zoning district. On March 7, 2024 the Commission did not recommend approval of the zoning district change.

Upon review of the preliminary plat application and submittals, the Planning and Zoning Commission finds that the preliminary plat, irrigation plan, grading and drainage plan, the hillside development plan are consistent with the following subject to conditions of approval:

- Idaho Code, Sections 67-6509 and 67-6513 (Subdivisions, Hearings, Decisions);
- Idaho Code, Sections 50-1301 through 50-1329 (Platting);
- Idaho Code, Section 31-3805 (Irrigation); and
- Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations).
- Canyon County Zoning Ordinance, Chapter 7, Article 10 (Minimum Parcel or Lot Size)



The preliminary plat application was found to be consistent with the standards of review, as conditioned (Staff Report Exhibits 3, 4, 5-7, 10, 15, 16, 19, 20, 26, 54 and 55).

**Order**

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2021-0058, the Planning & Zoning Commission **recommends DENIAL** of the Preliminary Plat, Phasing Plan, Irrigation Plan, Hillside Development Plan, and Grading and Drainage Plan for Farmington Hills Subdivision to the Board of County Commissioners due to recommendation of denial of the proposed rezone of the subject properties, case file RZ2021-0056.

If the applicant wishes to obtain approval they may consider increasing the lot sizes and wait for the right time, which is when the City of Middleton is ready to annex the subject properties.

DATED this 21 day of March, 2024.



PLANNING AND ZONING COMMISSION  
CANYON COUNTY, IDAHO

  
Rob Sturgill, Chairman

State of Idaho )

SS

County of Canyon County )

On this 21 day of March, in the year 2024, before me Amber Lewter, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she) executed the same.

Notary: Amber Lewter  
My Commission Expires: 10/20/2029

The following are:

ADDITIONAL EXHIBITS Received after PHM documents posted to Land Use Hearings PHM but within the comment/materials deadline period.

Dear Commissioners,

My name is Lisa Baker and I live at 9863 Meadow Park Blvd, Middleton.

My husband and I moved to our home in July of 2023. When we purchased our home we asked our realtor if any development would happen on the farm to the rear of our property. She advised us that the land was in the County, so if by chance it was rezoned from agriculture land to residential zoning, that the smallest the lots could be, are one acre parcels. She also believed that the County was attempting to preserve agricultural land.

Four months later a sign was posted from Planning & Zoning Commission to hear the proposal for Farmington Hills. We also found out that they were working with the city to do a skip-annexation so they would be allowed to propose 12,000 sq. ft. lots as opposed to one-acre lots. We were advised by a friend who is an engineer that he had also seen this done in Eagle with the Avimor development.

In reading the 2020 comp plan, it states the county's goal to preserve farmland. From the maps we have seen, the land in question is rated with "excellent soil" and 60 acres are "of state importance". It would be a shame to see this beautiful property fall to the profits of a housing developer and the City of Middleton.

It is clear to me that this is a strategic plan by the City of Middleton to urbanize the bluffs. At a City Council meeting, Planner Roberta Stewart stated, "large amounts of City infrastructure up on the bluff would set the stage for growth." What I believe she meant by this, was now they would have sewer and water lines on the bluff, paid for by a developer. I also wonder if the City used the skip annex to bounce to other farms for development, even though the City boundary is moving farther and farther out.

In the proposed development, the City is requiring the developer to place a community well and possibly two wells. I have been advised that due to the size of the piping, the word "community well" is not correct, it should state "City of Middleton" well. They are requiring the developer to bring in water lines. Why would they do this unless this "community well" is just pumping our water from the bluff back into the city limits.

Commissioners, both my husband and myself have been active in the communities we have previously resided in. We have hosted many gatherings in upwards of 60 attendants. In this proposed plan we see that they plan for "no parking" signs to be placed on Meadow Park Blvd. Currently, there are only 4 homes built on our street and plans for a total of 8 on the Duff side of Meadow Park. With a proposed no parking, how will service men with trailers, or homeowners hosting multiple guests have access to parking?

The plan also speaks to the goal of connecting Meadow Park to the east (Lansing side) through to Duff. If this large development is stopped, there would be no need to make the street a thoroughfare. Two blocks north and two blocks south are Purple Sage and Foothill. Two major thoroughfares. The end of Meadow Park from Duff currently, dead ends into private farm land. At the last Planning and Zoning meeting the owner of this property spoke and stated that no one had approached him about his land being taken and turned into a road to connect the two sides of Meadow Park. When we moved to our home last summer there was a posted sign at the dead end stating that the road would extend in the future. We have also had

EXHIBIT  
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35 MPH signage posted on our street that is currently a Dead End street. Why are agencies acting like this is a done deal or has this thoroughfare been a plan all along, but residents were never notified?

The current traffic report being used, states that there are no driveways that exit onto Meadow Park Blvd. This is untrue as all of our homes on the street exit to Meadow Park. The reason the report states this is that it is considerably outdated and our street did not exist when the report was compiled. The report dates back to 2015 and the traffic flow data was from 2019-2021. At a recent Middleton Planning and Zoning meeting they attested that a 2021 traffic report was outdated.

My husband will be presenting a video at the County Commission Meeting on June 10, 2024. This will be additional documentation of the dangerous traffic conditions on Duff. The traffic report cites "existing profile grade is not ideal. Defer improvements with cash deposit." What does that mean? It appears that our safety lies on a "cash deposit" from somewhere. What is our value of safety worth?

To address the Waste Water issues. A few months ago Middleton had a workshop with the City Engineer, Ms. Woodruff. She stated in a report that Middleton has 4,912 existing residences with 3,389 plotted sites. The maximum EDU's is 8,064. This places Middleton at 237 over the maximum. However, a recent list provided by Roberta Stewart shows a total of 3,684 that are plotted make the total 8,596. That would make the total 532 EDU's over the max. These numbers do not include the Farmington Hills project which would add another 421 EDU's and two older projects on the books. One of these older projects recently was heard before the Middleton Planning and Zoning and the applicant stated several miscommunications from P & Z one in which they sent him a letter stating the wastewater system was full and their project could not move forward. Later he received a second notification saying it had been rescinded.

On the topic of the Middleton School District overcrowding. The district's elementary schools are at 118 percent and 145 percent capacities. Middleton Council voted in an ordinance that states, "no development will be approved in the area of a school with over 110 percent capacity." Since these two campuses are over the 110 percent limit, this should mean no new development should occur until they are under the 110 percent. You can see with the 3,684 plotted homesites it could be many years until any new development could be plotted. Please keep in mind, Farmington Hills 421 plotted sites are not part of these current school statistics.

We moved here because we desired to live in a country, rural setting. This project does not match the surrounding areas of land and lot sizes, nor the style of homes in the area. You have farms, ranches, many with large acreage. This project will bring excessive traffic to our two lane, country roads. I also believe it will cause a devaluing of our home values, who wants to look at 421 rooftops? It is clear that the City of Middleton wants to urbanize this bluff area. Please, don't let them do this. Let's keep the country in the county.

Please, consider all of these details and vote against this development.

Thank you,  
Lisa Baker

EXHIBIT  
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## Debbie Root

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**From:** Lisa Baker <lisakbaker93@gmail.com>  
**Sent:** Monday, May 20, 2024 4:11 AM  
**To:** Debbie Root  
**Subject:** [External] Re: Farmington Hills Letter of Opposition/Commission Meeting 6.10.24  
**Attachments:** Farmington Hills Letter of Opposition.pdf

Dear Ms. Root,

Attached is my letter of opposition on the Farmington Hills proposed development, to be forwarded to the Canyon County Commissioners.

Thank you,

Lisa Baker

9863 Meadow Park Blvd.

Middleton, ID

## Debbie Root

---

**From:** J BECK <jrbeck2@msn.com>  
**Sent:** Tuesday, April 23, 2024 7:43 AM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills Proposed Development

Good Morning, Debbie,

I am a realtor and live in the Middleton area. I am very concerned about the proposed Farmington Hills development. My concerns are as follows:

1. Infrastructures : Water, sewer, drainage, irrigation and utilities
  - a. The real estate market is already seeing water issues throughout developments in the valley, and this high density development will add to the problem.
2. Traffic: Middleton already is experiencing a high volume of traffic with more stress on the existing traffic patterns and impacts.
3. Schools, police, fire, and emergency services: We do not have the facilities to support additional development of this size.
4. Taxes: Taxes keep escalating yearly and local residents are finding it difficult to keep up with the taxing on development or purchasing a new home with the inflated prices.

I would like to see a Moratorium on all building throughout the area, and a study conducted regarding additional development in the area.

Thank you for your consideration,  
Judy Beck

5.



## Debbie Root

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**From:** Bret Cartier <airbret@yahoo.com>  
**Sent:** Thursday, May 23, 2024 6:42 AM  
**To:** Debbie Root  
**Subject:** [External] Farmington hills land hearing BOCC  
**Attachments:** Farmington Hills.docx; Report Middleton SD SY2021 20220331 FINAL (2).pdf

To be forwarded to county commissioners.

Commissioners,

I gave testimony at the planning and zoning hearing January 18, 2024. A copy of my complete testimony is attached below. I also want to submit the demographic study Middleton school district had done (2021) "Ten Year Student Population Projections" 2022-2031 which can be found on the Middleton school district website. I believe the demographic study is under reported based on the public documents from Canyon County and City of Middleton planning and zoning and city council meeting minutes. These public documents suggest far more home building in the Middleton School District specifically Mill Creek Elementary than the demographic study predicts. The demographic study predicts 1500 housing units in the next ten years for the whole school district. City of Middleton has already approved 861 single family lots and Canyon County has approved 393 just in the Mill Creek Elementary school zone as of January 2024. This does not include any new single family lots that the city of Star has proposed that fall in the Mill Creek school zone. Farmington Hills would be another 421 for a total of 1675. Multiplied by the 2021 student generation factor of 0.219 students per household K-5th grade. 366 additional students to Mill Creek which is already at 118% capacity. All of this far sooner then the 10 year projection. This increased capacity will be injurious to student education. There will not be adequate facilities and services for these students. Every student at Mill Creek as well as faculty will feel the effects of this increase. Past practice was to use hallways, the teacher lounge, the library and the computer lab as classrooms until portables could be installed. This same practice is not far off with the amount of continued growth. Do the students deserve to not have a library or computer lab because a builder wants to increase home density for increased personal profit? Infrastructure must be allowed to catch up. Simply providing money for portable classrooms is extremely short sighted and out of touch. For these reasons alone, you must deny this rezone.

Sincerely Bret Cartier  
24607 Blaze Ave.  
Middleton ID. 83644

Sent from my iPad

# Bret Cartier 24607 Blaze Ave.

I go on record as opposed to this development.

In relation to public schools, this proposed development is inconsistent with canyon county 2020 Comprehensive plan in the areas of

Main objective page 11 paragraph 2

(People moving into canyon county expect to find suitable schools. Residents of the county desire to maintain a good quality of life and improve the efficiency of school services.)

Inconsistent with

Population: Section 2 Goal 1 and 3

Schools: Section 3 Goal 3

and policy 2,3,4,and 9 as well as implementation actions

The county preliminary hearing materials contain only 2 documents associated with the school district. The superintendent has offered to meet in person with canyon county officials to discuss concerns and solutions. To my knowledge to date he has not been invited to present. Personally, I find this very troubling and a far cry from section 3 goal 3 which states: Provide on going opportunity for school representatives to participate in the community planning process.

Public records from Canyon county, City of Middleton , and the Middleton school district, document several already approved subdivisions in the Middleton School districts area of impact.

2020 comp plan section 2 goal 1 states

Consider population growth trends when making land use decisions.

Proposed Farmington Hills sits in the Mill Creek Elementary School Zone.

Mill creek is currently at 118% capacity with 726 students.

City of Middleton has already approved 861 Single family lots JUST in the Mill creek school zone. According to Davis demographics latest student generation factor, those homes will produce 490 students district wide, 188 to Mill Creek. Canyon County has 393 approved single family lots in the Mill creek zone, 224 students, 86 to Mill creek. Farmington hills, the largest proposed subdivision in the Mill Creek area, 421 proposed single family lots will produce 240 students, 92 to Mill creek. In 5-7 years Mill creek will be at 177%. 367 additional students. 10 additional new portables at a cost of 2.5 million. This is irresponsible development. A new school is far from being available. This is a serious problem at the fundamental stage of education.

(Hold up demographic study)

The Davis demographics study estimates 1500 new homes district wide in 10 years. Public records suggest more than 1500 just in Mill creeks area.

With just the lots already approved in the district, every one of our schools K-12 will be over capacity when construction is complete. At the elementary school level, class sizes have doubled over the last few years. It doesn't take a genius to figure out that the middle school and high school will soon see the same.

Portable classrooms are a band-aid not a solution and create more problems then they solve. At Mill creek, we are out of gym space, cafeteria space, hallways are crowded, and bathroom facilities are over capacity by plumbing code standards to name a few. Last year, the students did not have access to the library or music room because they were turned into classrooms. In closing, \$1500/ home offered seems to be a take it or leave it proposition and is an



extreme low ball offer. For these reasons I am asking you to deny this rezone application.

Thank you



**MIDDLETON SCHOOL DISTRICT**

**Every Child Learning Every Day**

**Ten Year  
Student Population Projections  
By Residence**

**SY2022 – 2031**

**(Based on SY2021 Data)**

**Prepared by**



**February 9, 2022**







## Middleton School District SY2021/22 Demographic Report

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### INTRODUCTION

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The Middleton School District (MSD) has contracted with Davis Demographics (Davis) to develop and analyze demographic data relevant to the District's facility planning efforts. The scope of contracted work includes creating District mapping files, analyzing the District's past four years of geocoded student data files, developing, and researching pertinent demographic data in and around the District, identifying current and future residential development plans and preparing a ten-year student population projection.

The purpose of this report is to identify and inform the District of the demographic trends occurring within the community; how these trends may affect future student populations; and to assist the District in making facility adjustments that may be necessary to accommodate the potential student population shifts and the need for potential attendance area boundary changes and/or the construction of additional capacity.

MSD has contracted with Davis, a non-biased third-party consultant, to prepare an annual ten-year demographic study. In this study, Davis produces detailed neighborhood and attendance area population projections based on the residential address of Middleton SD students. Davis bases its projections on the belief that school facility planning is more accurate when facilities are located where the greatest number of students live or will live in the future. This study is intended to help the District notice specific demographic trends that could assist them in making informed decisions regarding long-range planning efforts.

The **Sources of Data** section details how the two sources of data, both geographic and non-geographic, are collected and used in the ten-year student population projection model.

The **Ten-Year Projection Methodology** section discusses, in detail, how the factors used in the study are calculated, and how they are used. These factors include area birthrates, and their effect on incoming kindergarten classes; the effects of student mobility within and out of the District; student yield factors, based on historic housing data and trends; and a detailed view of future residential development within the District.

The **Student Resident Projection Summary** sections offer a review of this year's student resident projection results. Included in these sections are the districtwide student population projection summary and a projected resident student population summary for each of the existing attendance areas and of the individual Study Areas from which they were calculated.

While reading this report, it is important to remember that it is based on data gathered in late 2021 and early January-2022. Because population demographics, development plans, funding opportunities and District priorities are all subject to change, it is recommended that these factors are re-evaluated on an annual basis, with new ten-year resident projections produced annually.



### EXECUTIVE SUMMARY

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Davis Demographics is assisting the Middleton School District to plan for future student population changes. By factoring current and historical student data with the latest demographic data and planned residential development, Davis calculates a ten-year student population projection for the District annually. These projections are based on the residence of the students and are designed to alert the District as to when and where student population shifts will occur.

#### Districtwide Analysis Summary:

- District had been experiencing growth until 2019 but post pandemic bounce back has occurred, and growth should be expected for the next seven years.
- New construction is expected to bring over 1500 housing units the next ten years (250 more than the previous study).
- Surrounding communities in the western parts of the Treasure Valley are continuing to experience impact from inward population shifts caused by housing pressure closer to the capital.

#### Elementary Schools Analysis Summary:

- Elementary school student population in Middleton SD had been growing annually since SY2013 except for a slight loss in SY2016 and then again in 2019 and 2020.
- The district is expected to experience an overall increase of approximately 250 K-5 students or about 15.5% growth by SY2028.
- The resident elementary population is expected to exceed 1,750 K-5 resident students by SY2027.

#### Middle Schools Analysis Summary:

- The middle school student population had been growing since SY2015 around 1-2 classrooms through 2019.
- The student population is forecasted to gain almost 100 students, or 10% growth within five years.
- The school site may reach 100% capacity next year.

#### High Schools Analysis Summary:

- The high school student enrollment may surpass 1,600 students by next year.
- The high school is projected to have a net increase of about 220 resident students, or 12.3% growth in SY2029.
- The high school enrollment is impacted from 11% of the students attending from outside the district boundary.

The chart, on the following page, summarizes the projected student populations from SY2019 to SY2031. More detailed information and analysis is provided in Section Five: Attendance Area Projections by Residence.

*The District has provided Davis with the best available information at the time of this report. The circumstances regarding future facilities are subject to change, especially when dealing with shifts in the housing market and economy. The suggestions presented in this report are based upon the trends that the District is currently experiencing. Projections should be updated annually to make sure to capture any changes that might occur more quickly than expected.*





## Middleton School District SY2021/22 Demographic Report

**Table 1**  
Projected Districtwide Resident Student Populations (SY2022 – SY2031)

Historic Resident Counts									Current	Forecasted Resident Counts									
Grade	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	208	236	218	206	235	267	249	236	219	242.5	251.0	259.5	261.2	266.3	269.7	271.3	270.2	270.9	271.0
1	236	220	256	244	230	267	261	226	267	237.6	263.9	273.7	280.0	278.7	281.7	284.0	281.1	279.7	279.8
2	218	263	260	276	258	252	251	250	240	280.1	252.6	279.9	287.4	290.8	287.2	289.1	286.9	283.7	281.7
3	244	235	277	276	274	272	252	242	266	254.2	296.9	270.2	295.4	299.9	301.1	296.3	293.6	291.2	287.3
4	221	270	239	282	303	283	266	221	272	272.5	263.0	305.1	276.2	298.2	300.6	300.7	291.8	289.0	286.0
5	280	233	287	251	281	295	280	256	256	290.5	292.7	284.0	324.8	292.4	312.4	313.6	309.1	299.6	296.1
6	243	292	244	295	274	291	304	269	294	272.2	310.0	314.1	303.2	340.6	305.1	324.5	321.1	316.4	306.2
7	288	262	298	260	311	283	314	288	305	317.3	293.9	334.9	337.5	323.6	358.3	320.5	335.8	332.1	326.7
8	243	296	267	305	276	324	289	320	327	326.4	344.4	318.1	359.3	359.2	343.0	376.4	332.9	348.3	343.8
9	268	260	315	296	315	290	345	304	360	354.1	356.1	374.7	345.7	385.2	383.4	365.2	395.5	349.6	365.2
10	249	269	258	310	300	317	297	346	335	376.6	373.3	375.7	392.3	360.2	398.0	393.7	370.5	401.4	354.5
11	231	244	269	257	318	291	321	309	346	346.6	389.7	387.0	387.5	400.7	366.7	403.2	395.0	371.7	401.8
12	216	221	233	253	234	292	266	321	313	344.9	347.4	389.7	384.6	382.4	393.7	359.1	390.2	382.7	359.7
Resident Student Totals by Grade Configuration																			
K-5	1,407	1,457	1,537	1,535	1,581	1,636	1,559	1,431	1,520	1,577.4	1,620.1	1,672.4	1,725.0	1,726.3	1,752.7	1,755.0	1,732.7	1,714.1	1,701.9
6-8	774	850	809	860	861	898	907	877	926	915.9	948.3	967.1	1,000.0	1,023.4	1,006.4	1,021.4	989.8	996.8	976.7
9-12	964	994	1,075	1,116	1,167	1,190	1,229	1,280	1,354	1,422.2	1,466.5	1,527.1	1,510.1	1,528.5	1,541.8	1,521.2	1,551.2	1,505.4	1,481.2
K-12	3,145	3,301	3,421	3,511	3,643	3,724	3,695	3,588	3,800	3,915.5	4,034.9	4,166.6	4,235.1	4,278.2	4,300.9	4,297.6	4,273.7	4,216.3	4,159.8
Non-Resident Students																			
K-5	181	173	162	159	155	139	139	145	138	143.2	147.1	151.8	156.6	156.7	159.1	159.3	157.3	155.6	154.5
6-8	94	110	110	106	109	95	97	88	77	76.2	78.9	80.4	83.2	85.1	83.7	84.9	82.3	82.9	81.2
9-12	205	206	187	159	169	149	159	184	170	178.6	184.1	191.7	189.6	191.9	193.6	191.0	194.8	189.0	186.0
K-12	480	489	459	424	433	383	395	417	385	397.9	410.1	424.0	429.4	433.7	436.4	435.3	434.4	427.5	421.7
Total Enrollment*																			
K-5	1,588	1,630	1,699	1,694	1,736	1,775	1,698	1,576	1,658	1,720.6	1,767.2	1,824.2	1,881.6	1,883.0	1,911.8	1,914.3	1,890.0	1,869.7	1,856.4
6-8	868	960	919	966	970	993	1,004	965	1,003	992.1	1,027.2	1,047.5	1,083.2	1,108.5	1,090.1	1,106.3	1,072.1	1,079.7	1,057.9
9-12	1,169	1,200	1,262	1,275	1,336	1,339	1,388	1,464	1,524	1,600.8	1,650.6	1,718.8	1,699.7	1,720.4	1,735.4	1,712.2	1,746.0	1,694.4	1,667.2
K-12	3,625	3,790	3,880	3,935	4,042	4,107	4,090	4,005	4,185	4,313.4	4,445.0	4,590.6	4,664.5	4,711.9	4,737.3	4,732.9	4,708.1	4,643.8	4,581.5
Annual Change																			
K-5 Difference	42	69	-5	42	39	-77	-122	82	62.6	46.6	57.0	57.4	1.4	28.8	2.5	-24.3	-20.3	-13.3	
6-8 Difference	92	-41	47	4	23	11	-39	38	-10.9	35.1	20.4	35.6	25.3	-18.4	16.2	-34.2	7.6	-21.8	
9-12 Difference	31	62	13	61	3	49	76	60	76.8	49.9	68.2	-19.1	20.7	15.0	-23.2	33.8	-51.6	-27.2	
K-12 Difference	165	90	55	107	65	-17	-85	180	128.4	131.5	145.6	73.9	47.5	25.4	-4.4	-24.8	-64.3	-62.3	



## SECTION ONE: METHODOLOGY

### SOURCES OF DATA

#### A. Geographic Map Data

Five geographic data layers were modified or created for use in the ten-year student population projections:

1. Street Centerline Database / Address Points
2. Study Areas
3. Schools
4. Middleton SD Students – Historic and Current
5. Planned Residential Development

##### 1) Street Centerline Data / Address Points

The main function of this data file is in the geocoding process of the student data. The geocoding process places a point on the map for every student in the exact location that student resides. Each student is geocoded to the streets by their given residence address. This enables Davis to analyze student data in a geographic manner.

##### 2) Study Areas

Study Areas are small geographic areas, similar to neighborhoods or portions of neighborhoods, and are the building blocks of school district attendance areas. Study Areas are geographically defined following logical boundaries of the neighborhood such as freeways, streets, railroad tracks, or green space. Every Study Area is coded with the school code of the elementary, middle, and high school's attendance area into which it falls. By gathering information about the District at the Study Area level, Davis and the District can closely monitor growth and demographic trends regions and identify potential need for boundary or facility adjustments. Currently, 473 Study Areas make up the Middleton SD boundary.

##### 3) Schools

School facility information including school name, address, unique identifying code, grade ranges, and permanent capacity were provided to Davis by District staff.

##### 4) Student Data

**a. Historic Student Data** - Historic population data is used to compare past student population trends as well as the effects of mobility (student movement in or out of existing housing) throughout the District. The District provided the last four years of student data (SY2018 - SY2021) to serve as the basis for calculating Student Mobility Factors.

**b. Current Student Data** - A student data file representing student membership on the first ISEE reporting (October 2021) was provided to Davis by District staff. This data was summarized by grade level and each student was located by residential address to identify current Study Area populations. This data is used as a base for student population projections. The projections run each of the next ten years from SY2022 through SY2031.

**c. Student Accounting** - The Student Accounting Summary (Table 2) indicates a snapshot of October 2021 ISEE report, and the number of students used in the ten-year student population projections. The projection model is based on student residence, and typically excludes *students residing outside of the District's boundaries* and *Pre-Kindergarten students*. The following pages provide the signed student verification forms and ancillary information regarding the changes from the last several years as determined by district provided information.



# Middleton School District SY2021/22 Demographic Report

**Table 2**  
Student Verification



## Student Data Verification Form Current SY 2021 - 2022

District: Middleton SD  
To: Lisa Pennington  
Email: LPennington@msd134.org  
From: Jasmine Berganza  
Email: jberganza@davisdemographics.com

Date Received	11/9/2021
Date Processed	11/9/2021
Initial	Date of Data (Fall Snapshot)
File Name	Fall 2021 (1).xlsx
Student Records	4,218
Valid Address Fields	4,210
*PO Boxes	0
*Invalid/Empty Address Fields	8

\*Will not be geocoded

### Data Fields In File:

The following fields are included in the file. If additional fields are necessary to correctly identify students in various categories or programs for boundary planning or other types of analysis deemed important by the District, immediately notify Davis Demographics and send a new complete student data file with the added fields. PLEASE SEND A LIST OF VALUES (Data Dictionary) FOR EACH FIELD.

statedid	504
otherid	LEP
LastName	Language
FirstName	Title1
Gender	ResDistrict
Fed Race N. As Of 10/01/2020 - 11/04/2020	
Fed Race Asian	
Fed Race AmIndAKNat	
Fed Race Black	
Fed Race White	
Fed Race	
SchoolID	
F1 F1Address	
F1 F1City	
F1 F1State	
F1 F1Zip	
Grade	
GradYear	
LunchCode	
GT	
Advance	
SpecEd	

### Attribute Details

Grade	# of Records	SchoolID	# of Records
PK	33	Purple Sage ES (101)	464
KG	241	Heights (102)	498
1	291	Mill Creek ES (103)	729
2	258	Middleton HS (401)	1,377
3	287	Middleton MS (601)	1,003
4	291	Atlas Middleton Academy (777)	147
5	290	<b>Total</b>	<b>4,218</b>
6	315		
7	326		
8	362	<b>Gender</b>	<b># of Records</b>
9	397	F	2,039
10	381	M	2,179
11	389	<b>Total</b>	<b>4,218</b>
12	357		
<b>Total</b>	<b>4,218</b>	<b>SpecEd</b>	<b># of Records</b>
		N	3,673
		Y	545
		<b>Total</b>	<b>4,218</b>
<b>LunchCode</b>	<b># of Records</b>	<b>LEP</b>	<b># of Records</b>
D	552	N	4,080
F	75	Y	138
N	581	<b>Total</b>	<b>4,218</b>
P	2,977		
R	33		
(blank)		<b>Language</b>	<b># of Records</b>
<b>Total</b>	<b>4,218</b>	English	4,016
		Spanish	189
		Swahili	3
		German	3
		Ukrainian	2
		Dutch	1
		Filipino	1
		American Sign L.	1
		Portuguese	1
		Norw Bok	1
		(blank)	
		<b>Total</b>	<b>4,218</b>
<b>504</b>	<b># of Records</b>		
N	4,028		
Y	190		
<b>Total</b>	<b>4,218</b>		
<b>Title1</b>	<b># of Records</b>		
N	1,514		
Y	2,704		
<b>Total</b>	<b>4,218</b>		

### IMPORTANT! PLEASE READ CAREFULLY, COMPLETE AND SIGN

The District acknowledges by signature below that the above numbers accurately reflect the enrollment of the District as of the annual fall reporting date. In addition, the District represents that the fields included with the file, as listed above, are the only fields necessary to identify any students the District deems important for all anticipated types of boundary planning and analysis. Davis Demographics will be basing its project work on this file. If errors are later found to exist in the file or if important fields are not included, additional fees may be required by Davis Demographics to correct any inaccuracies and the project timeline may need to be extended.

Signature: *Lisa Pennington* Date: *11/11/21*  
Printed Name: Lisa Pennington Title: Assistant Superintendent

We will proceed with this file once this form has been returned signed. Time is of the essence, but accuracy is more important. Please contact us with any questions ASAP. Thank you!







# Middleton School District SY2021/22 Demographic Report



## Student Data Verification Form Current SY 2020 - 2021

District: Middleton SD  
To: Lisa Pennington  
Email: LPennington@msd134.org  
From: Jasmine Berganza  
Email: jberganza@davisdemographics.com

Date Received	11/10/2021
Date Processed	11/11/2021
Initial	Date of Data (Fall Snapshot)
File Name	Fall 2020 (2).xlsx
Student Records	4,064
Valid Address Fields	4,056
*PO Boxes	0
*Invalid/Empty Address Fields	8
*Will not be geocoded	

**Data Fields In File:**  
The following fields are included in the file. If additional fields are necessary to correctly identify students in various categories or programs for boundary planning or other types of analysis deemed important by the District, immediately notify Davis Demographics and send a new complete student data file with the added fields. PLEASE SEND A LIST OF VALUES (Data Dictionary) FOR EACH FIELD.

stateid	504
otherid	LEP
LastName	Language
FirstName	Title1
Gender	ResDistrict
Fed Race N	As Of 10/01/2020 - 11/04/2020
Fed Race Asian	
Fed Race AmIndAKNat	
Fed Race Black	
Fed Race White	
FedRace	
SchoolID	
F1 F1Address	
F1 F1City	
F1 F1State	
F1 F1Zip	
Grade	
GradYear	
LunchCode	
GT	
Advance	
SpecEd	

### Attribute Details

Grade	# of Records	SchoolID	# of Records
PK	59	Purple Sage ES (101)	435
KG	262	Heights (102)	493
1	249	Mill Creek ES (103)	707
2	263	Middleton HS (401)	1,337
3	259	Middleton MS (601)	963
4	262	Atlas Middleton Academy (777)	129
5	281	<b>Total</b>	<b>4,064</b>
6	293		
7	316	<b>Gender</b>	<b># of Records</b>
8	356	F	1,979
9	357	FEMALE	1
10	383	M	2,083
11	355	MALE	1
12	369	<b>Total</b>	<b>4,064</b>
<b>Total</b>	<b>4,064</b>		

LunchCode	# of Records	SpecEd	# of Records
D	623	N	3,597
F	61	Y	467
N	87	<b>Total</b>	<b>4,064</b>
P	3,249		
R	44	<b>LEP</b>	<b># of Records</b>
(blank)		N	3,925
<b>Total</b>	<b>4,064</b>	Y	139
		<b>Total</b>	<b>4,064</b>

504	# of Records	Language	# of Records
N	3,889	English	3,878
Y	175	Spanish	178
<b>Total</b>	<b>4,064</b>	Bosnian	1
		(blank)	1
		Swahili	1
<b>Title1</b>	<b># of Records</b>	Turkish	1
N	1,151	Ukrainian	1
Y	2,913	Filipino	1
<b>Total</b>	<b>4,064</b>	American Sign L	1
		Portuguese	1
		<b>Total</b>	<b>4,064</b>

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Signature: *Lisa Pennington* Date: 11/11/21  
Printed Name: Lisa Pennington Title: Assistant Superintendent

We will proceed with this file once this form has been returned signed. Time is of the essence, but accuracy is more important. Please contact us with any questions ASAP. Thank you!



# Middleton School District SY2021/22 Demographic Report



## Student Data Verification Form Historical Data SY 2019 - 2020

District: Middleton SD  
To: Lisa Pennington  
Email: [LPennington@msd134.org](mailto:LPennington@msd134.org)  
From: Jasmine Berganza  
Email: [jberganza@davisdemographics.com](mailto:jberganza@davisdemographics.com)

Date Received	11/9/2021
Date Processed	11/9/2021
Initial	Date of Data (Fall Snapshot)
File Name	Fall 2019 (1).xlsx
Student Records	4,145
Valid Address Fields	4,131
*PO Boxes	0
*Invalid/Empty Address Fields	14
*Will not be geocoded	

Data Fields in File:	
The following fields are included in the file. If additional fields are necessary to correctly identify students in various categories or programs for boundary planning or other types of analysis deemed important by the District, immediately notify Davis Demographics and send a new complete student data file with the added fields. PLEASE SEND A LIST OF VALUES (Data Dictionary) FOR EACH FIELD.	
StateID	504
OtherID	LEP
LastName	Language
FirstName	Title1
Gender	ResDistrict
Fed Race N. As Of 10/01/2019 - 11/04/2019	
Fed Race Asian	
Fed Race AmIndAKNat	
Fed Race Black	
Fed Race White	
FedRace	
SchoolID	
F1 F1Address	
F1 F1City	
F1 F1State	
F1 F1Zip	
Grade	
GradYear	
LunchCode	
GT	
Advance	
SpecEd	

### Attribute Details

Grade	# of Records	SchoolID	# of Records
PK	55	Purple Sage ES (101)	495
K	267	Heights (102)	552
1	280	Mill Creek ES (103)	707
2	269	Middleton HS (401)	1,301
3	293	Middleton MS (601)	1,003
4	288	Atlas Middleton Academy (777)	87
5	301	<b>Total</b>	<b>4,145</b>
6	332		
7	342		
8	330	<b>Gender</b>	<b># of Records</b>
9	380	F	1,998
10	335	FEMALE	1
11	368	M	2,145
12	305	MALE	1
<b>Total</b>	<b>4,145</b>	<b>Total</b>	<b>4,145</b>
<b>LunchCode</b>	<b># of Records</b>	<b>SpecEd</b>	<b># of Records</b>
D	648	N	3,659
F	108	Y	486
N	39	<b>Total</b>	<b>4,145</b>
P	3,262		
R	87	<b>LEP</b>	<b># of Records</b>
(blank)	1	N	4,022
<b>Total</b>	<b>4,145</b>	Y	123
		<b>Total</b>	<b>4,145</b>
<b>504</b>	<b># of Records</b>	<b>Language</b>	<b># of Records</b>
N	3,945	English	3,974
Y	200	Spanish	159
<b>Total</b>	<b>4,145</b>	(blank)	5
		Russian	3
		Bosnian	1
<b>Title1</b>	<b># of Records</b>	Ukrainian	1
N	1,287	Filipino	1
Y	2,858	Turkish	1
<b>Total</b>	<b>4,145</b>	<b>Total</b>	<b>4,145</b>

### IMPORTANT! PLEASE READ CAREFULLY, COMPLETE AND SIGN

The District acknowledges by signature below that the above numbers accurately reflect the enrollment of the District as of the annual fall reporting date. In addition, the District represents that the fields included with the file, as listed above, are the only fields necessary to identify any students the District deems important for all anticipated types of boundary planning and analysis. Davis Demographics will be basing its project work on this file. If errors are later found to exist in the file or if important fields are not included, additional fees may be required by Davis Demographics to correct any inaccuracies and the project timeline may need to be extended.

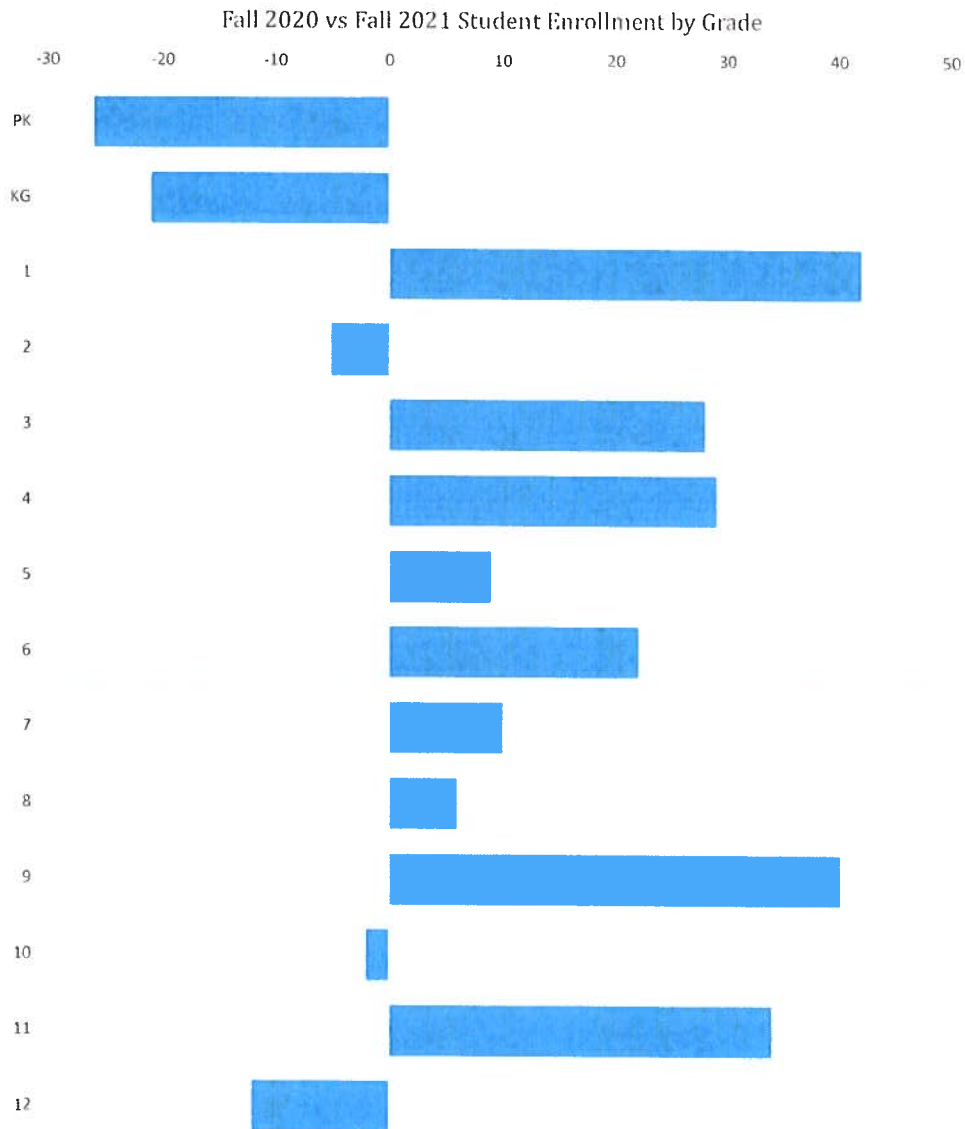
Signature: *Lisa Pennington* Date: *11/11/21*  
Printed Name: Assistant Superintendent Title:

We will proceed with this file once this form has been returned signed. Time is of the essence, but accuracy is more important. Please contact us with any questions ASAP. Thank you!



### Student Data Analysis Current SY 2021 - 2022

According to the fall snap shots, this year's enrollment is up by 154 students. 1st grade has seen the highest increase, with 42 students, while PK has declined by 26 students. All schools have experienced an increase in student enrollment from Fall 2020 to Fall 2021.

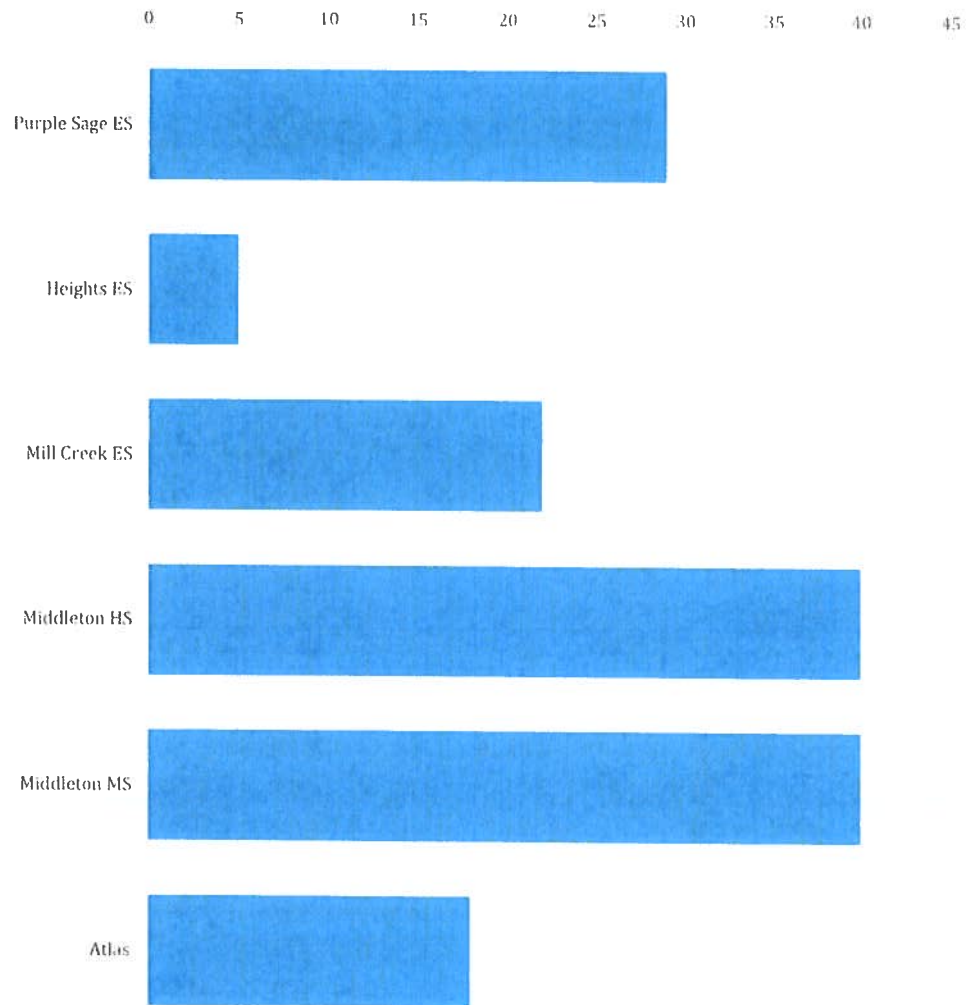






**Student Data Analysis**  
Current SY 2021 - 2022

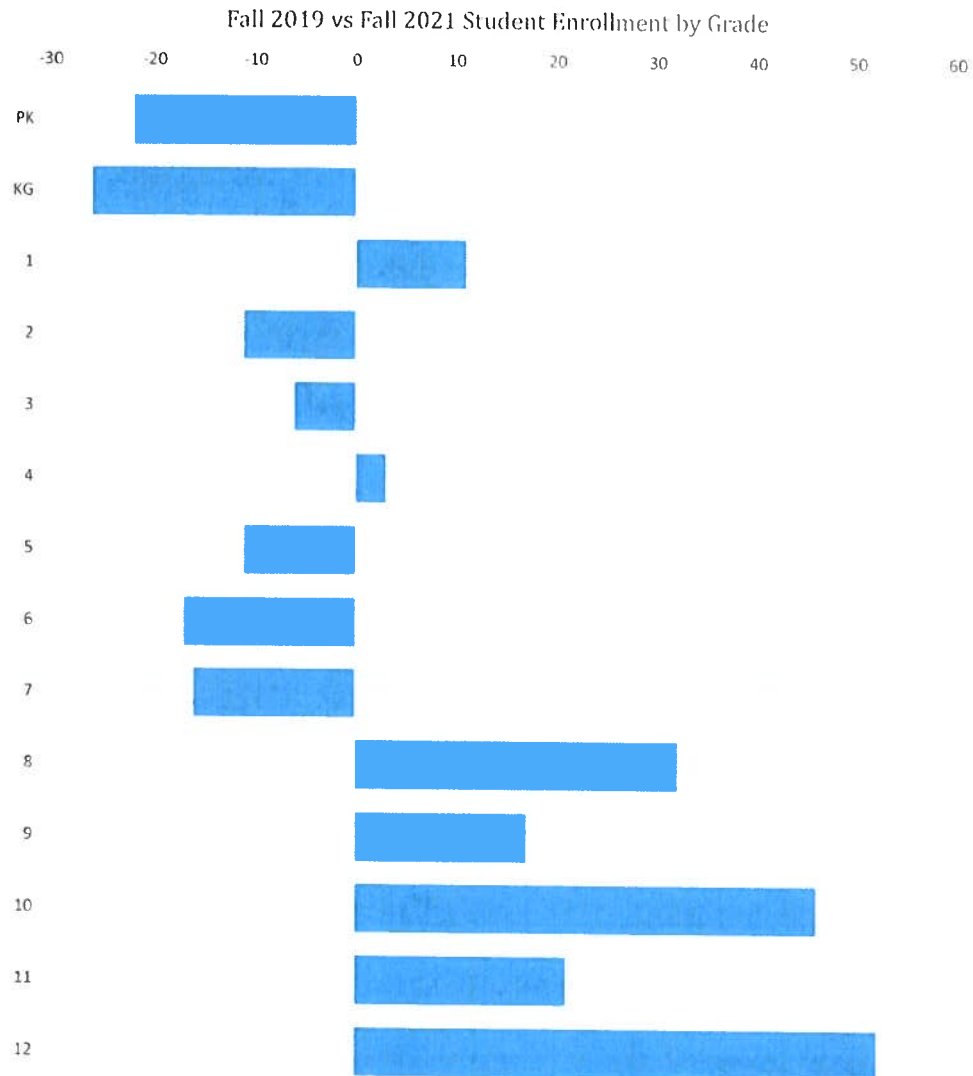
Fall 2020 vs Fall 2021 Student Enrollment by School





**Student Data Analysis**  
SY 2019-20 vs SY 2021-22

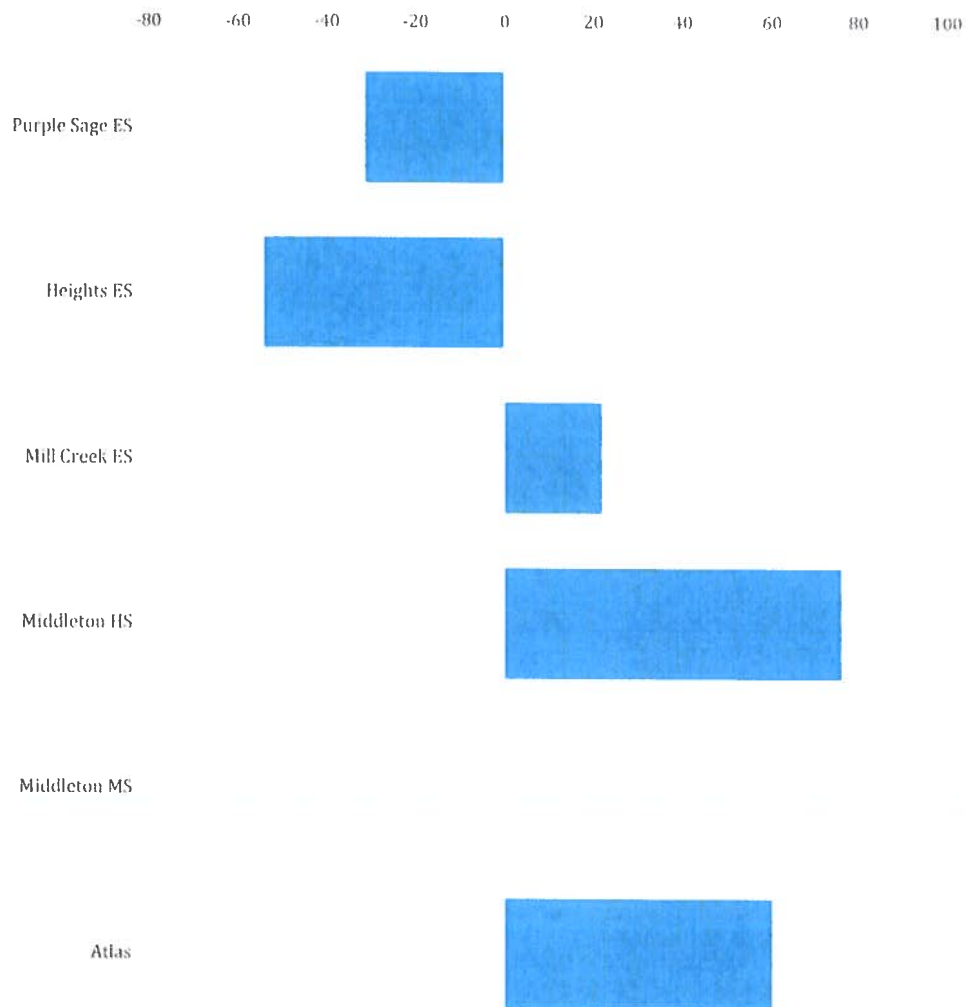
In this comparison we are looking at pre-COVID numbers, this year's enrollment is up by 73 students. 12th grade has seen the highest increase, with 52 students, while Kindergarten has declined by 26 students. All schools except Purple Sage ES and Heights ES, have experienced an increase in enrollment from Fall 2019 to Fall 2021. Middleton MS has shown no change in enrollment.





**Student Data Analysis**  
SY 2019-20 vs SY 2021-22

Fall 2019 vs Fall 2021 Student Enrollment by School

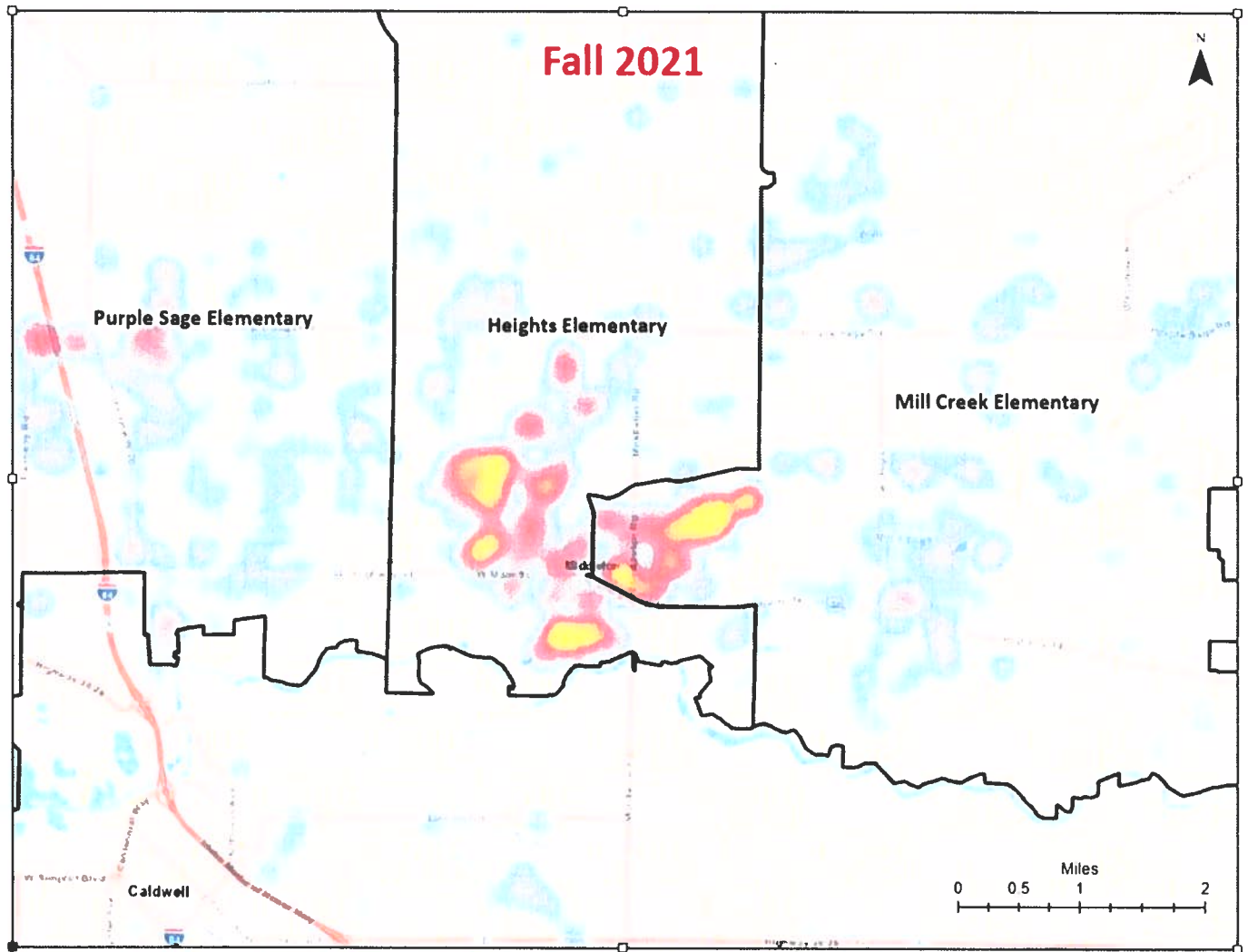






# Middleton School District SY2021/22 Demographic Report

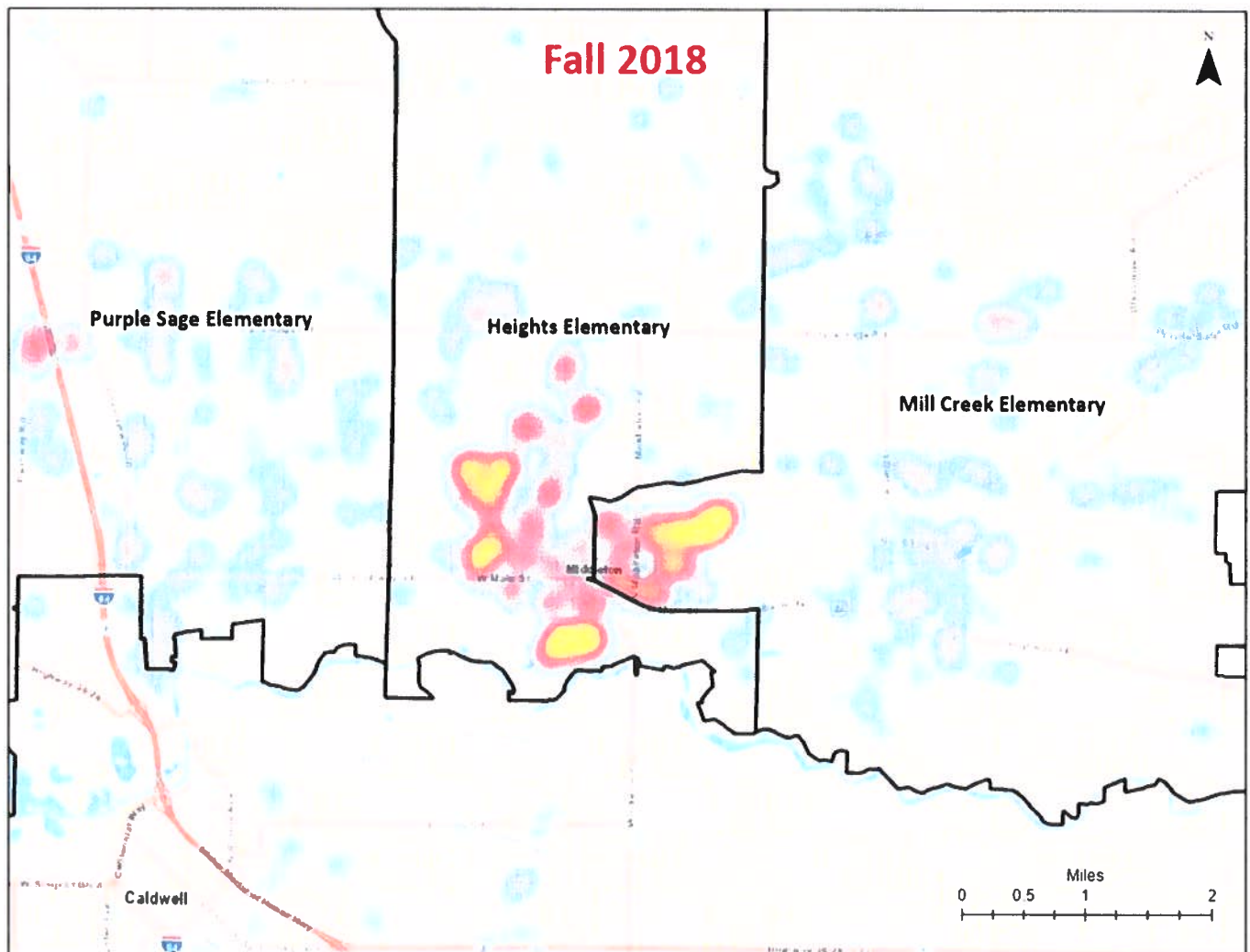
**Map 1**  
Fall 2021 Middleton Student Heat Map





## Middleton School District SY2021/22 Demographic Report

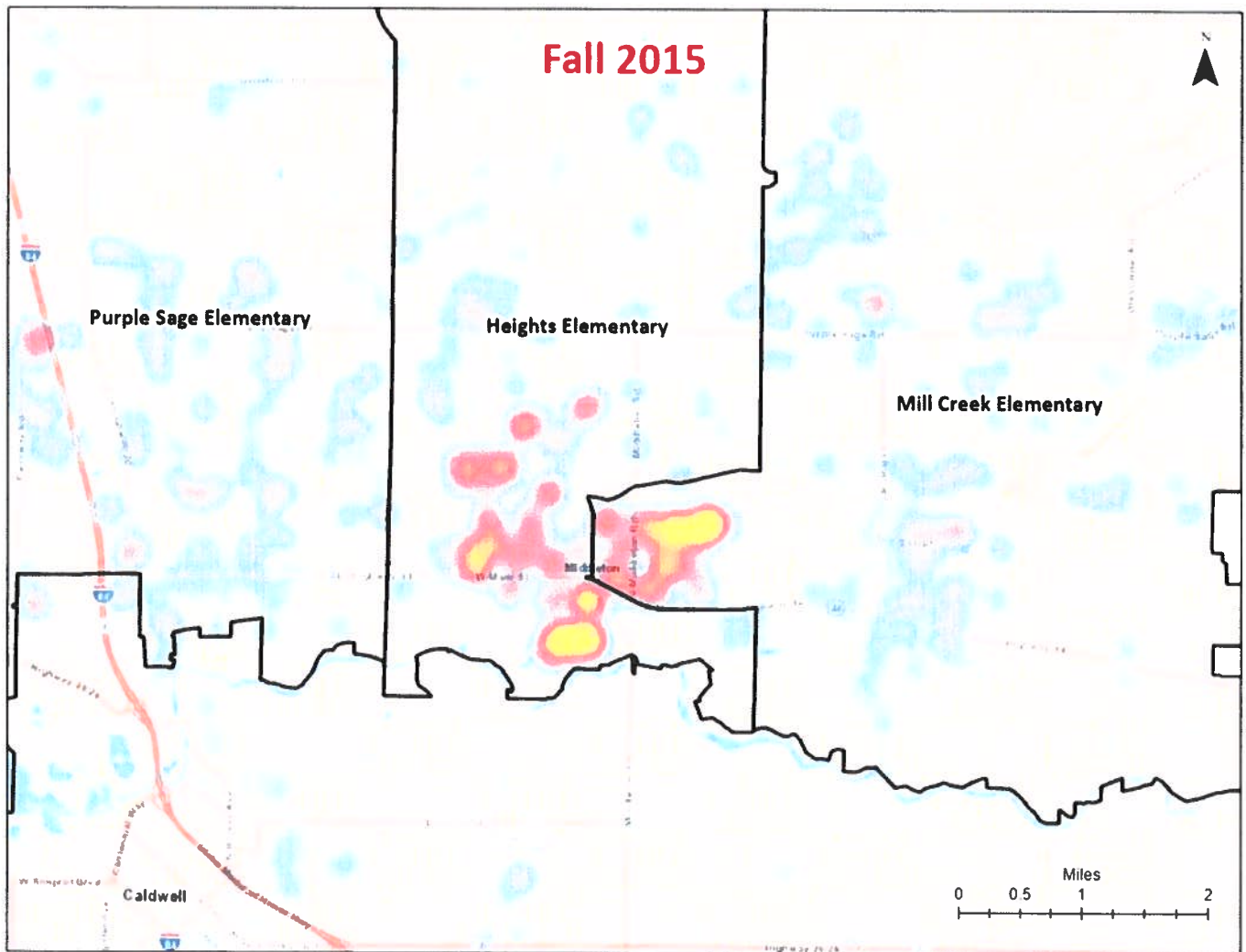
**Map 2**  
Fall 2018 Middleton Student Heat Map





## Middleton School District SY2021/22 Demographic Report

**Map 3**  
Five Years Earlier Fall 2015 Middleton Student Heat Map





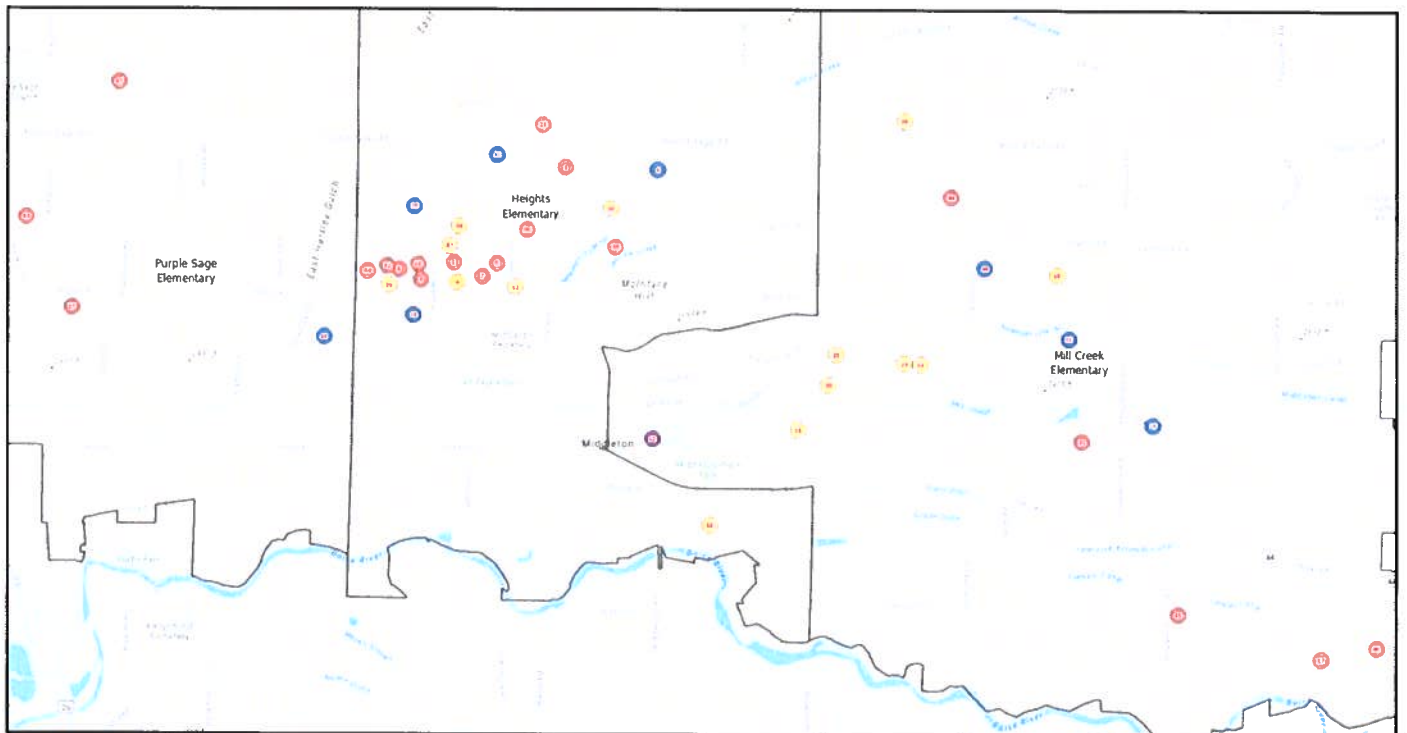


## 5) Planned Residential Development

This data was obtained through discussions with District staff, city and county agencies, and major developers within the District boundaries. Davis Demographics staff visited residential development sites in late fall 2021 this year to verify construction status, update phasing, and review information with Middleton SD staff. This data includes development name, location, housing type, total number of units of development, remaining number of units in development and project phasing (projected move-in dates). The phasing for planned housing development is factored into the ten-year projections (see Section Two for a detailed listing of the planned residential development). In the student population projection, Davis includes all approved developments and those developments under review, in addition to any planned or proposed development that will occur within the projection timeframe. The planned residential development information, including phasing estimates are also a snapshot at the time of this study. Because this information is subject to changes in the marketplace, this data should be reevaluated annually.

### Map 4

Active or Planned Residential Development Projects in Middleton SD (as 02/01/2022)





## **B. Data Used for Variables**

Three sets of data were compiled and reviewed for use in the ten-year student population projections by residence:

1. Births by City
2. Mobility Factors
3. Student Yield Factors

### **1) Births by City**

Birth data by city was obtained from the Idaho Department of Health and Welfare for the years 2011-2020. Past changes in historical birth rates are used to estimate future incoming kindergarten student population from existing housing.

### **2) Mobility Factors**

Mobility refers to the increase or decrease in the movement of students within and out of the District boundary. Mobility, which is a modified cohort, is applied as a percentage of increase/decrease among each grade for every year of the projections.

### **3) Student Yield Factors (SYFs)**

Student Yield Factors were calculated from a housing count of existing residential units (SFD, SFA, APT, etc.) throughout the District. The student yield factors combined with planned residential development units are used to determine the number of students potentially generated from new residential housing development projects. Student Yield Factor calculations will be discussed again in the Ten-Year Projection Methodology section.

## **TEN-YEAR PROJECTION METHODOLOGY**

The projection methodology used in this study combines historic student population counts, past and present demographic characteristics, and planned residential development to forecast future student population at the Study Area level. Districtwide projections are summarized from the individual Study Area projections. **These projections are based on where students reside and where they are assigned to attend school. Davis uses the location of where the students reside, as opposed to their school of enrollment, in order to provide the most accurate estimate of where future school facilities may be needed.** The best way to plan for future student population shifts is to know where the next group of students will be living. The following details the methodology used in preparing the student population projections by residence.

### **Ten-Year Projections**

Projections are calculated out ten years from the date of projection for several reasons. The planning horizon for any type of facility is typically no less than five years, often longer. Ten years is usually enough to plan for any new facility. Projections beyond ten years are based on speculation due to the lack of reliable information on birth rates, new home construction, and economic conditions.

### **Why Projections are Calculated by Residence**

Typically, district generated projections are based on school enrollments and are projected for staffing and budgetary needs. However, this method is often inadequate for long-range planning needs, such as the location of future school facilities, because the location of the students is not taken into consideration. A school's enrollment can fluctuate annually not only due to population trends but also due to variables in the curriculum, program changes, school administration, and open enrollment policies. These variables can skew the apparent need for new or additional facilities in an area.



## Middleton School District SY2021/22 Demographic Report

The method used by Davis is unique because it modifies a standard cohort projection with demographic factors and student residential location. **Davis bases its projections on the belief that school facility planning is more accurate when facilities are located where the greatest number of students reside.**

The best way to plan for facility requirements is to know where the next group of students will be residing. The following details the methodology used in preparing the student population projections.

### PROJECTION VARIABLES

For each year of the projections, 12<sup>th</sup> grade students graduate, and other students continue to progress through to the next grade level. The following factors modify this normal student progression.

#### 1) Incoming Kindergarten

Live birth data is reported to the Idaho Department of Health and Welfare by the resident city of the mother. Davis uses the birth data correlating to the District boundary and applies the data accordingly. The assumption underlying the use of birth statistics from year to year is that increases or decreases in the number of births in the area will translate to increases or decreases in future kindergarten enrollment. For example, the SY2021 kindergarten classes in Middleton SD were born five years ago (2016). Any subsequent changes in births in 2017 compared to 2016 and 2018 to 2016, etc. would either increase or decrease future kindergarten class sizes.

Incoming kindergarten classes, for existing homes, are estimated by comparing changes in past births in the area. Davis assumes the current kindergarten class was born five years prior in 2016. Future incoming kindergarten classes are estimated by comparing the number births in 2016 to the number of births in 2017 through 2020. Davis compared the total births in 2016 to the total births in 2017, to determine a factor for next year's kindergarten class (SY2022). The 2016 births were compared to 2018 (SY2023 K class), 2016 to 2019 (SY2024 K class), and 2016 to 2020 (SY2025 K class).

Davis collected birth data and listed the live birth counts for the area from 2011 through 2020 (2021 data is not yet available). Davis calculated a districtwide set of birth rates, using live birth from previous years. Table 3 provides birth rates for the city.

**Table 3**  
Birth Factors Used in Projections

Births by City				Birth Rate		
Birth Year	Kinder Year	Middleton	Total	% Change*	Birthrate Used in Forecast	School Year
2011	2016	136	136	80.5%		2016/17
2012	2017	122	122	72.2%		2017/18
2013	2018	146	146	86.4%		2018/19
2014	2019	159	159	94.1%		2019/20
2015	2020	165	165	97.6%		2020/21
2016	2021	169	169	Base Year		2021/22
2017	2022	154	166	98.2%	0.982	2022/23
2018	2023	165	165	97.6%	0.976	2023/24
2019	2024	173	173	102.4%	1.024	2024/25
2020	2025	173	173	102.4%	1.024	2025/26
2021	2026	Birth Data was not available		100.8%	1.008	2026/27
				101.8%	1.018	2027/28
				101.7%	1.017	2028/29
				101.4%	1.014	2029/30
				101.6%	1.016	2030/31
				101.6%	1.016	2031/32

\* % Change refers to the change in total births for each year compared to the base year.

Source: Idaho Department of Health and Welfare

\* % Change refers to the change in total births for each year compared to the base year.

Source: Idaho Department of Health and Welfare

To calculate the birth rates that would be used to determine the incoming kindergarten class for SY2022, Davis compared the SY2016 live birth counts (representing the future SY2021 K class) for the city and compared it to the SY2017 counts.





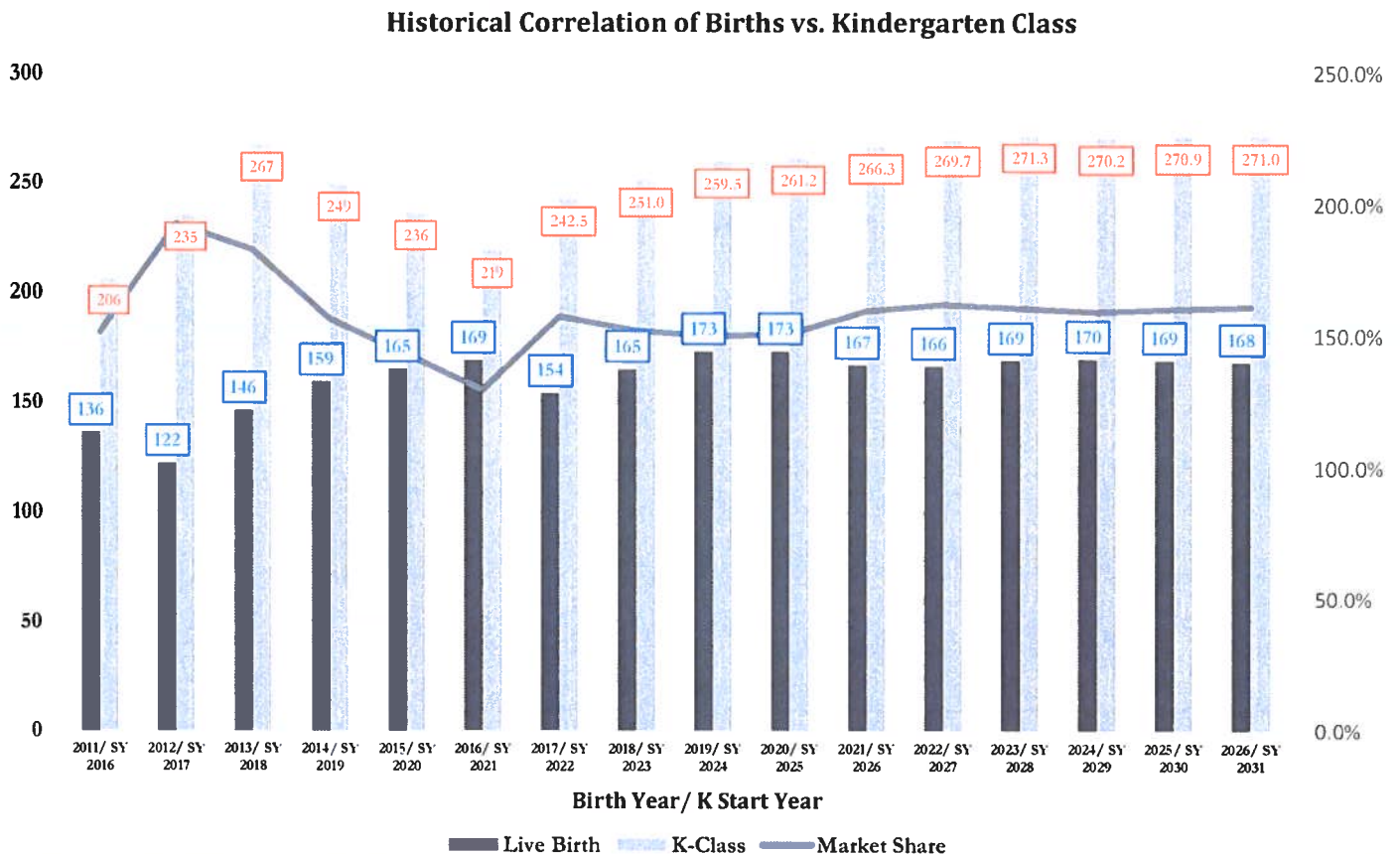
## Middleton School District SY2021/22 Demographic Report

- Since the future students representing SY2026 through SY2031 (2021 to 2026 births) are not reported or are not born yet, Davis had to determine the birth factors used for SY2026 through SY2031. Davis used a linear trend model of the previous four years of birth rates to create the last six years' birth rates. This was done to avoid over or under projecting the number of new kindergarteners in the final years of the projection.
- Idaho ranked second fastest growing state does not equate to increased birth counts. Most growth in MSD can be attributed to the inward migration from other areas of the U.S. and families escaping housing pressures in the denser populated areas of the Treasure Valley.

Chart 1 illustrates the number of births within the MSD area from 2011 to 2020. These totals were then compared to the number of reported Kindergarten students. The table also details that students registered in MSD for Kindergarten this SY2021 outnumbered the live birth in 2016 (50). Also included in the table are the estimated number of births from 2021 to 2026. Davis used a trend model formula in order to calculate future Kindergarten students.

**Chart 1**

Historic Correlation of Birth vs. Kindergarten Class "Market Share" in Middleton SD





## 2) Student Mobility Factors

Student mobility factors further refine the ten-year student population projections. Mobility refers to the increase or decrease in the movement of students within and out of the District boundary (move-in/move-out of students from existing housing). Mobility Factors consider movement of students residing in apartments within the District, housing re-sales, foreclosures, movement out of the District and high school dropout rates. Mobility, like a cohort, are applied to all elementary attendance area as a percentage of increase/decrease to each grade every year of the projections.

A net increase or decrease of zero students over time is represented by a factor of **1.000** or a 100% pass through rate. A net student loss is represented by a factor less than **1.000** (such as 0.97 or a 3% net loss) and a net gain by a factor greater than **1.000** (such as 1.01 or a 1% net increase).

The sampling used to calculate student mobility was taken over a four-year period using “address matched” (located by place of residence) student data from SY2018 through SY2021 for individual grade comparisons. For example, a comparison was made for the SY2018 Kindergarten student population to the SY2019 1st grade students; the same for SY2018 1st graders to SY2019 2nd graders, etc. This comparison was also conducted through 12th grade and for the following school years: comparing SY2019 students to SY2020 students and comparing SY2020 student data to SY2021 students.

There are a few main reasons for using the last four years of data, and for not using more or fewer years for the Mobility Study. If student data goes back too far (5+ years) is used, then specific trends that were occurring during that time that are not occurring in now will be factored into the projections and therefore not reflect the most recent patterns. If only the last few years of student data (i.e., SY2020 and SY2021 only) are used, then isolated anomalies occurring in the District (sharp rise or decline in the student population) would then be overrepresented in the ten-year projections. Davis’s experience has shown that using the last four years of data and averaging the three years of change provides a more balanced and accurate mobility trend for ten-year student projections.

Having historical student data categorized by Study Area is extremely helpful in calculating accurate Student Mobility Factors. For this year’s report, Davis used current elementary school attendance areas as the basis to calculate Mobility Factors. In other words, three sets of Mobility Factors were used to calculate student projections (listed in Table 5), using these, smaller geographic areas help to identify and focus on trends within the District. Focusing Mobility Factors at the Elementary Area instead of larger geography will help to refine those changes at the neighborhood level, identifying lower retention and better assist in forecasting projections.

The advantage to running the Mobility Factors at the attendance area level rather than looking only at a districtwide average is that you can focus on specific trends that are occurring in specific neighborhoods, which can lead to projections that are more accurate. Remember, the Mobility Factors are summaries of school attendance areas and those neighborhoods within the areas. This intensive study will allow the District to review forecasted figures at the elementary school level – the planning area.

It is important to remember that the mobility study is evaluating all grade levels within the elementary attendance area. Elementary attendance areas are the smallest geographic area that Davis can produce. These calculated mobility factors allow a granular focus to show local trends. This helps the District see the neighborhood level of information needed to project future shifts demographically and spatially.

For an example on how to interpret the Mobility Factors listed in Table 4, let us look at what is going on in the current Heights Elementary School attendance area. The column with the heading “G1” represents the rate to apply the attendance area as the Kindergarten students transition to 1<sup>st</sup> grade. For the Kindergarten grade level in the Heights attendance area, there is an increase of **0.01**, or **99%** of those students move through to the 1<sup>st</sup>



## Middleton School District SY2021/22 Demographic Report

grade while remaining in the attendance area. The Mobility Factors also show that the Heights attendance area will trend to decrease several times in elementary and in high school grades.

Example	100	Kindergarten students in SY2021
x	.99	Heights Elementary Area 1st grade mobility
=	99	1st grade students in SY2022

**Table 4**

Mobility Factors by Elementary Attendance Areas the Last Three Studies

2016 study												
AREA	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12
Heights Elementary	1.13	1.09	1.09	1.03	1.06	1.05	1.07	1.00	1.10	1.04	1.01	0.92
Mill Creek Elementary	1.04	1.13	1.06	1.06	1.10	1.02	1.05	1.03	1.07	0.98	0.99	1.00
Purple Sage Elementary	1.06	1.11	0.98	1.03	0.97	1.04	1.02	1.03	1.07	0.95	0.95	0.89
Districtwide	1.08	1.11	1.04	1.04	1.04	1.04	1.05	1.02	1.08	0.99	0.98	0.94
2018 study												
AREA	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12
Heights Elementary	1.07	1.04	1.09	1.01	1.01	1.01	1.00	0.97	1.06	1.01	1.02	0.94
Mill Creek Elementary	1.08	1.08	1.00	1.04	0.95	1.06	1.05	1.07	1.03	0.96	1.00	0.91
Purple Sage Elementary	1.13	1.08	0.93	1.07	0.99	1.06	1.05	1.00	1.09	0.98	0.98	0.87
Districtwide	1.09	1.07	1.01	1.04	0.98	1.04	1.03	1.01	1.06	0.98	1.00	0.91
2021 study												
AREA	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12
Heights Elementary	0.99	0.95	1.02	0.94	1.04	0.98	1.00	1.02	1.03	1.05	0.98	0.95
Mill Creek Elementary	0.97	0.92	0.95	0.96	1.00	1.01	0.98	0.97	1.08	0.99	1.02	0.96
Purple Sage Elementary	1.01	0.99	0.98	1.00	1.03	1.10	1.15	1.13	1.03	0.99	1.00	0.99
Districtwide	0.99	0.95	0.98	0.97	1.02	1.03	1.04	1.04	1.05	1.01	1.00	0.97





### 3) Student Yield Factors (SYF)

The Student Yield Factors, when applied to planned residential development units, estimate how many additional students will be generated from new construction within the District (see Section Two for details on planned residential development).

Two sets of data are required to calculate Student Yield Factors: a current geocoded student file (provided by the District) and current housing unit data (taken from information provided by the Canyon County Tax Assessors Office). The two data sets, students, and parcels are then overlapped. This allows Davis to associate each student with a specific housing type (SFD, SFA, APT, etc.)



Before the SYFs can be calculated from the current housing stock, the year of construction for each housing type must be determined. In general, new housing attracts families with elementary school aged children. Over the following 12 to 15 years, the children grow older and pass through the grades. A portion of those families, now without school-aged children, will then relocate and the cycle is then repeated throughout the life of the home. Identifying the year of construction and number of current resident students in recently built housing units assists in estimating the number of new students generated from future residential development.

In addition, other elements apart from the year of construction can be assessed. These elements include, but are not limited to, housing type, number of bedrooms, geographic location (study area), value of home, etc. Once all determining elements are decided upon, simple calculations are performed to produce a Student Yield Factor. The total number of units for that housing type then divides the number of current students residing in each housing type.

Student Yield Factors provide calculation over the last three studies (see Table 5). All residential units built within the District were extracted from Canyon County Assessor's office data. The housing sample (4000 units) from the last three studies was used for continuity when comparing changes over the last five years. Typically, statistics are based on parcels built the last five years, the county data did not provide the context needed to differentiate the year built. Davis determined to use the entire existing housing file and noted building types during each site visit. Single-Family Detached development is the predominate housing type within the district.



## Middleton School District SY2021/22 Demographic Report

There is a decline in student generation. This is similar to other areas of the country as births decline, families are having fewer children and the market pressure from dual income no children households increases.

**Table 5**  
Student Generation the Last Three Studies

2021		
0.219	SFD K-5	944
0.139	SFD 6-8	596
0.211	SFD 9-12	910
0.569	SFD K-12	2450

2018		
0.297	SFD K-5	1276
0.158	SFD 6-8	682
0.218	SFD 9-12	940
0.673	SFD K-12	2898

2016		
0.265	SFD K-5	1142
0.210	SFD 6-8	905
0.217	SFD 9-12	936
0.693	SFD K-12	2983



#### 4) Planned Residential Development

Closely related to the Student Yield Factors (SYF) are planned residential development units. Planned residential development data is collected to determine the number of new residential units that will be built over the period of the student population projections. The units built within the next ten years will have the appropriate SYF applied to them to determine the number of new students the planned residential development may yield.



Most development data was acquired from research by Davis and additional information obtained through discussions and meetings with the District staff, the cities in the area, and Canyon County planning departments, active sales offices, and major developers within the District boundaries. Davis staff visited the active and planned developments within Middleton SD in the late fall 2021. Davis developed online tools to share with staff existing project information during the research process. In some cases, District Study Areas were split into smaller areas so to help future analysis. Data in Section Two includes development name, location, housing type, total number of units and projected move in dates (phasing). Phasing for planned housing is factored into the ten-year projections.

In the student population projection by residence, Davis includes all Approved and Proposed projects maps in addition to any planned or proposed development that will occur within the projection timeframe. The planned residential development information and phasing estimates are a snapshot of the District at the time of this study. Davis makes all attempts to have the most up-to-date information used at the time of production. Because this information may change, it should be reevaluated and updated annually.





## APPLYING THE VARIABLES TO GENERATE THE PROJECTIONS

The following flowchart summarizes how Davis uses the factors to determine the student population projections (Chart 3). Remember that these projections are based on the residence of students and not school enrollment. Middleton SD has been divided into 473 Study Areas. Every Study Area is coded with the school code of the elementary, middle, and high school attendance area into which it falls. The residential projections are calculated at the Study Area level. This means that Davis conducts 473 individual projections that are based upon the number of students residing in each Study Area.

The first step in calculating the projections is to tally the number of students that live in each Study Area by grade level (Kindergarten through 12<sup>th</sup> grade). The current student base (SY2021) is then passed onto the next year's grade (SY2021 K become SY2022/ 1<sup>st</sup> graders, SY2021 1<sup>st</sup> graders become SY2022 2<sup>nd</sup> graders, and so on). After the natural progression of students through the grades is applied, then Birth Factors are multiplied to the current kindergarten class to generate a base for the following year's kindergarten class.

Next, a Mobility Factor is applied to all grades. Again, these factors consider the natural in and out movement of students throughout the District. The mobility factor is calculated by student movement in every grade. Based on this, a unique mobility factor is applied to each elementary school attendance area determined by the mobility factor study.

The last essential layer applied to the projections is the additional students projected from planned residential development. This is a simple calculation, again conducted at the Study Area level, where the estimated number of new housing units for a particular year is multiplied by the appropriate Student Yield Factor. For example, if 100 Single-Family Detached (SFD) units are to be built in a specific Study Area in a given year, 100 units would be multiplied by the appropriate SFD Elementary student yield factor (.373) and the resulting number (37.3) would be divided evenly among elementary grade levels.

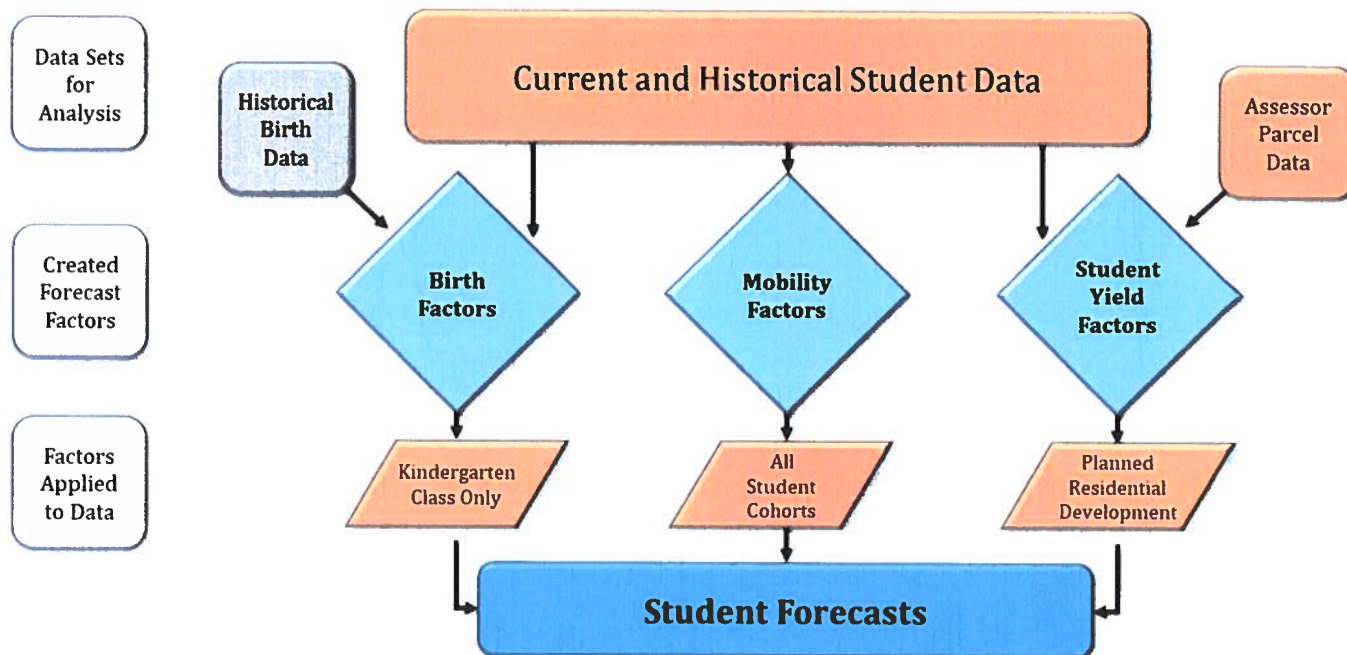
To finish generating the projections by residence, the same process is conducted for each of the 473 Study Areas. Once the projections have been run at the Study Area level, then it is simple addition to determine projections for each of the District's attendance areas or for a districtwide summary. For example, the residential projections for the Heights Elementary School attendance area is simply the summary of all the Study Areas that make up this specific attendance area (see Section Five for the projections of each elementary, middle, and high school attendance area). The District Summary for the projections is a total summary of all 473 Study Areas.

*Current and historical students, geographic data, and non-geographic data are used to calculate the factors used in the student population projections by residence. These factors are applied using Davis's SchoolSite software and projections are calculated for each Study Area for each grade.*



## Middleton School District SY2021/22 Demographic Report

**Chart 2**  
Projections by Residence Flowchart





## SECTION TWO: PLANNED RESIDENTIAL DEVELOPMENT

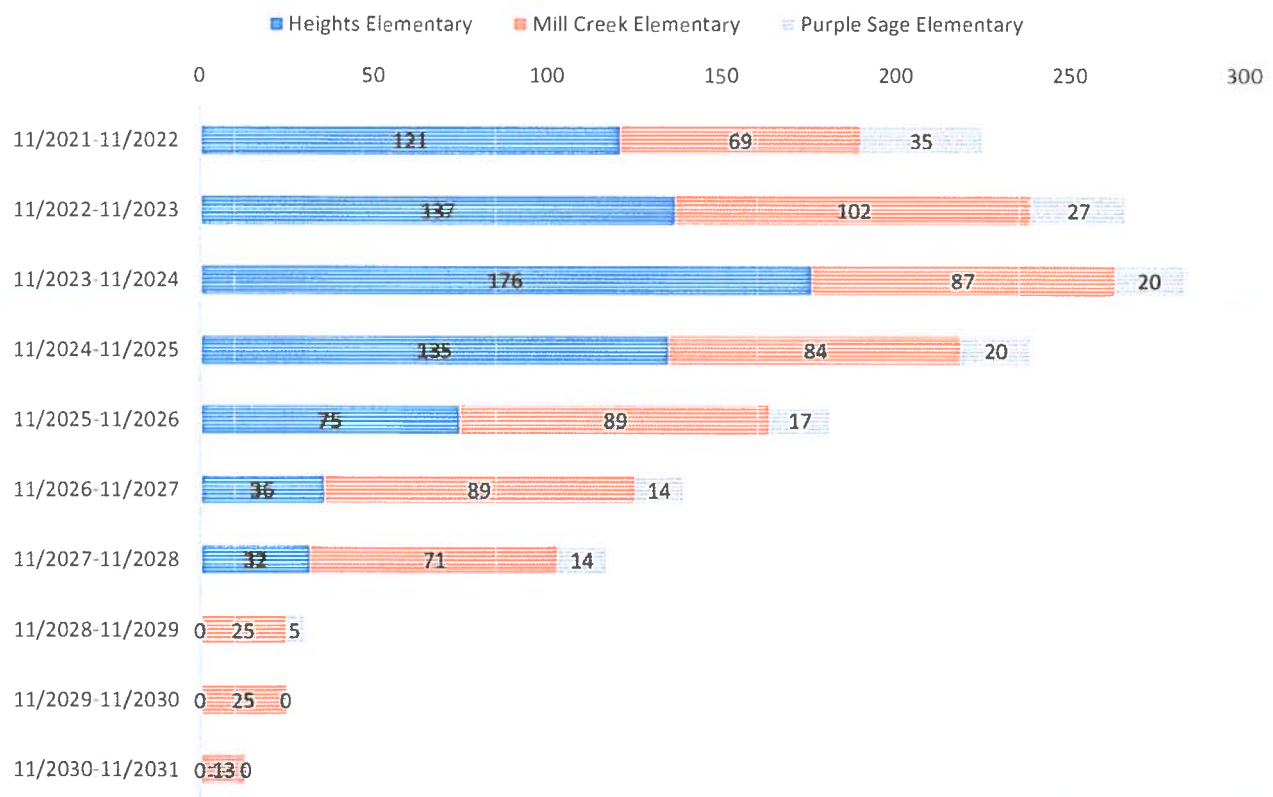
In the student population projection by residence, Davis includes all Approved and Tentative projects in addition to any planned or proposed development that may occur within the ten-year projection timeframe. The planned residential development information and phasing estimates is a snapshot of the District at the time of this study. As development plans are subject to change, all planned residential development data should be updated annually.

All the residential development data used in this report was obtained by Davis, conversations with staff from Middleton SD, officials at the cities of Middleton and the County of Canyon, as well as direct contact with developers and sales offices with current and future housing projects within the District boundaries. A database and maps of planned residential developments have been created, including, when available, project name, location, housing type, total number of units and estimated move in dates (phasing schedule). Davis has also created an online tool to help District staff to view projects and updates during the research portion of this project. Development research is an unending activity and should continually maintained.

**Chart 3**

Active or Planned Housing Projects in Middleton SD (as 02/1/2022)

### DEVELOPMENT TIMELINE



Projected phasing is based on occupancy of the unit and is used to help time the arrival of students from new developments. Known future residential projects in the Middleton School District area are shown by elementary school attendance area on the following pages. The occupancy dates for new housing units over the next ten years have been estimated based on either visual site inspection or by projections provided by the developers.





## Middleton School District SY2021/22 Demographic Report

**Table 6**  
Residential Development in Middleton SD (as 02/01/2022)

MAP ID	CITY	PROJECT	LOCATION	UNITS	STATUS	TYPE	ES ZONE
1	Middleton	Crossing at Meadowpark	Purple Sage Rd and Crossings Ave	50	ACT	SFD	Heights Elementary
2	Middleton	Valhalla	SW corner of Middleton Rd and Purple Sage Rd	75	PLN	SFD	Heights Elementary
4	Middleton	West Highlands Ranch Phase A	North of Willis Rd, east of Hartley Rd	48	FUT	SFD	Heights Elementary
5	Middleton	West Highlands Ranch Phase B	North of Willis, east of Hartley Rd	41	ACT	SFD	Heights Elementary
6	Middleton	West Highlands Ranch Subdivision no 17	North of Willis Rd, West of Cemetery Rd	43	ACT	SFD	Heights Elementary
7	Middleton	West Highlands Ranch Phase 9	North of Willis Rd, West of Cemetery Rd	32	ACT	SFD	Heights Elementary
8	Middleton	West Highlands Ranch Phase H	North of Willis Rd, East of Emmett Rd	37	ACT	SFD	Heights Elementary
9	Middleton	West Highlands Ranch Phase 10	North of Willis Rd, West of Hartley Ln	49	ACT	SFD	Heights Elementary
10	Middleton	West Highlands Ranch Phase 11	North of Willis Rd, West of Hartley Ln	49	ACT	SFD	Heights Elementary
11	Middleton	Bowler	W of Duff Ln, N of Cornell	173	FUT	SFD	Mill Creek Elementary
12	Middleton	McKinley Meadows Townhomes	611 CORNELL ST	5	ACT	SFA	Mill Creek Elementary
14	Middleton	Stonehaven	West of Hartley, South of Willis	163	PLN	SFD	Heights Elementary
15	Middleton	Watkins	E of Middleton Rd, S of Hwy 44	408	FUT	SFD	Heights Elementary
17	Star	River Ranch	West of River Ranch Ln, just north of Boise River	136	ACT	SFD	Mill Creek Elementary
18	Middleton	Wyatts Hollow	east of Lansing, north of Foothill Rd	22	FUT	SFD	Mill Creek Elementary
19	Middleton	Lucich	E of Kingsbury Rd, S of Telaga Way	25	PLN	SFD	Mill Creek Elementary
22	Middleton	Blue Meadows	S of Foothill Rd between Kingsbury and Lansing	25	PLN	SFD	Mill Creek Elementary
23	Middleton	Lucich, Menafee & Brown	Between Brandt Trust property and Lansing Ln	89	FUT	SFD	Mill Creek Elementary
24	Middleton	Saddle Creek	Lucich Menafee Brown	9	FUT	SFD	Mill Creek Elementary
25	Middleton	Waterford Subdivision	East of Middleton Rd, S of Willis	238	FUT	SFD	Mill Creek Elementary
26	Middleton	Freer	NW corner of Flower Ln and Hartley Ln	9	PLN	SFD	Heights Elementary
27	Caldwell	Albion Acres	Corner of Willis and Timber Hills	33	ACT	SFD	Purple Sage Elementary
28	Middleton	Mark Irwin Trust Rezone	11701 Purple Sage Rd	60	ACT	SFD	Heights Elementary
29	Middleton	Dale and Cathy Rezone	9640 Purple Sage Rd	150	FUT	SFD	Mill Creek Elementary
30	Middleton	Smith Trust	E of Middleton Rd N of 9th St	384	FUT	SFD	Mill Creek Elementary
31	Middleton	Crescent Lake	23223 KINGSBURY RD	127	ACT	SFD	Mill Creek Elementary
34	Middleton	Western Pines	South terminus of Scotch Pine Dr, W of Middleton Dr	4	ACT	SFD	Heights Elementary



## Middleton School District SY2021/22 Demographic Report

**Table 6**  
Residential Development in Middleton SD (as 02/01/2022)

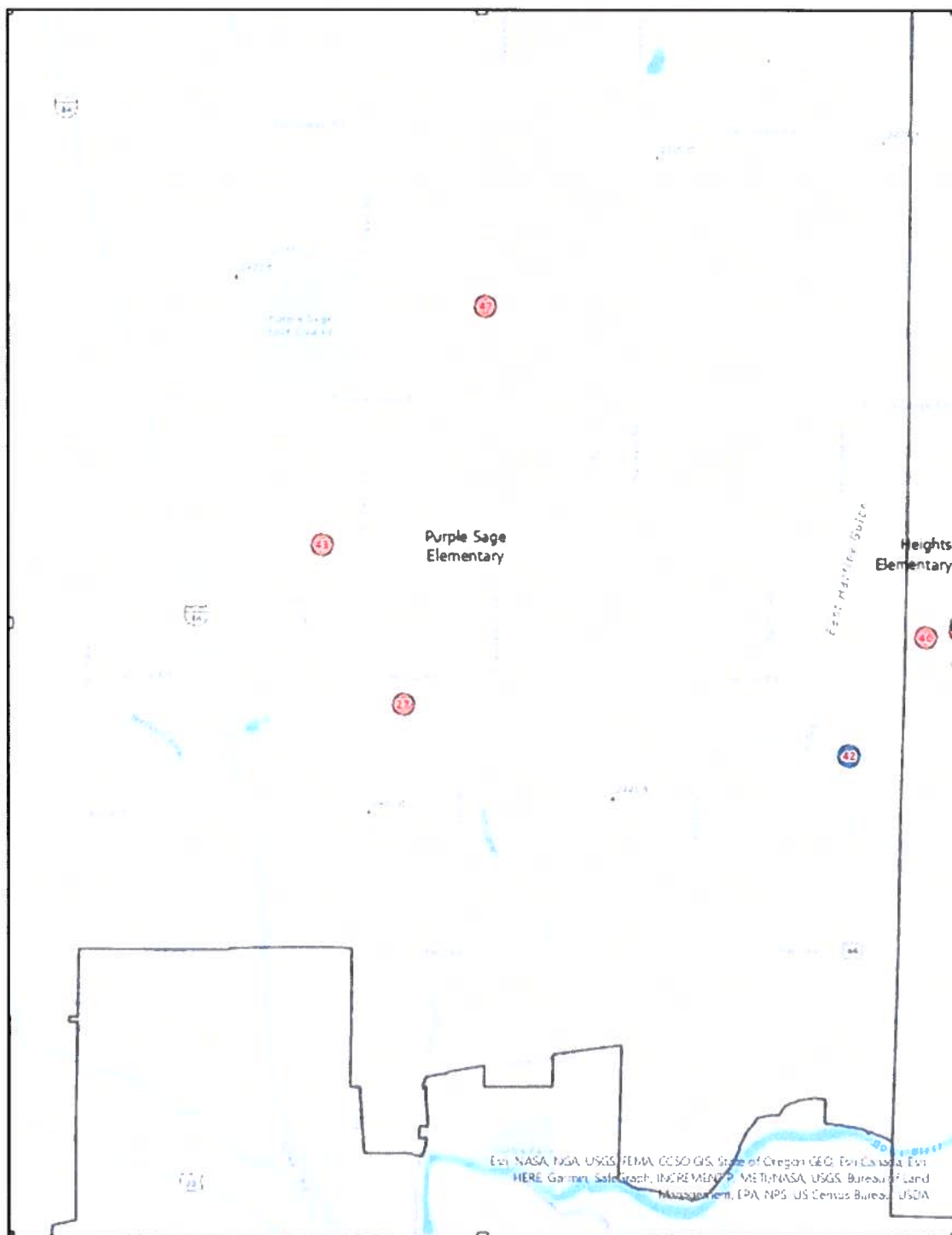
MAP ID	CITY	PROJECT	LOCATION	UNITS	STATUS	TYPE	ES ZONE
36	Middleton	The Estates at West Highlands	North of Willis. East of Cemetery	52	ACT	SFD	Heights Elementary
37	Middleton	West Highlands Ranch Phase D	North of Willis Rd, East of Hartley Rd	43	FUT	SFD	Heights Elementary
38	Middleton	West Highlands Ranch Phase E	South of Flower Ln, East of Hartley Ln	53	FUT	SFD	Heights Elementary
39	Middleton	West Highlands Ranch Phase F	North of Willis Rd, East of Emmett Rd	55	FUT	SFD	Heights Elementary
40	Middleton	West Highlands Ranch Phase G	North of Willis Rd, East of Emmett Rd	49	ACT	SFD	Heights Elementary
41	Middleton	West Highlands Ranch Phase I	North of Willis Rd, East of Emmett Rd	40	ACT	SFD	Heights Elementary
42	Middleton	Apple Properties	13065 W 9TH ST	70	PLN	SFD	Purple Sage Elementary
43	Caldwell	Purple Sage Estates	across from Purple Sage Golf Course	50	ACT	SFD	Purple Sage Elementary
44	Middleton	Cascade Hills	24607 BLAZE AVE. Middleton ID	50	ACT	SFD	Mill Creek Elementary
45	Star	LEIGHTON LAKE EST	22002 TRIGGER RANCH LN, Star ID	14	ACT	SFD	Mill Creek Elementary
46	Star	Star River Meadows	6278 CHATEAU CT, Starr ID	14	ACT	SFD	Mill Creek Elementary
47	Caldwell	OAKRIDGE Estates	25427 HAVARD OAK PL. Caldwell ID	27	ACT	SFD	Purple Sage Elementary
48	Middleton	Quail Haven Subdivision	Lansing Lane @ Quail Haven Way	26	PLN	SFD	Mill Creek Elementary
50	Middleton	white barn real estate	200-298 Meadow Park Blvd	0	FUT	SFD	Heights Elementary
51	Middleton	Black Acres Estates	cemetery and purple sage	26	PLN	SFD	Heights Elementary
52	Middleton	Empty lot with Utilities Set	North of Willis. East of Cemetery	0	FUT	SFD	Heights Elementary



## Middleton School District SY2021/22 Demographic Report

### Map 5

Residential Development Projects in Middleton SD (Purple Sage as 02/01/2022)



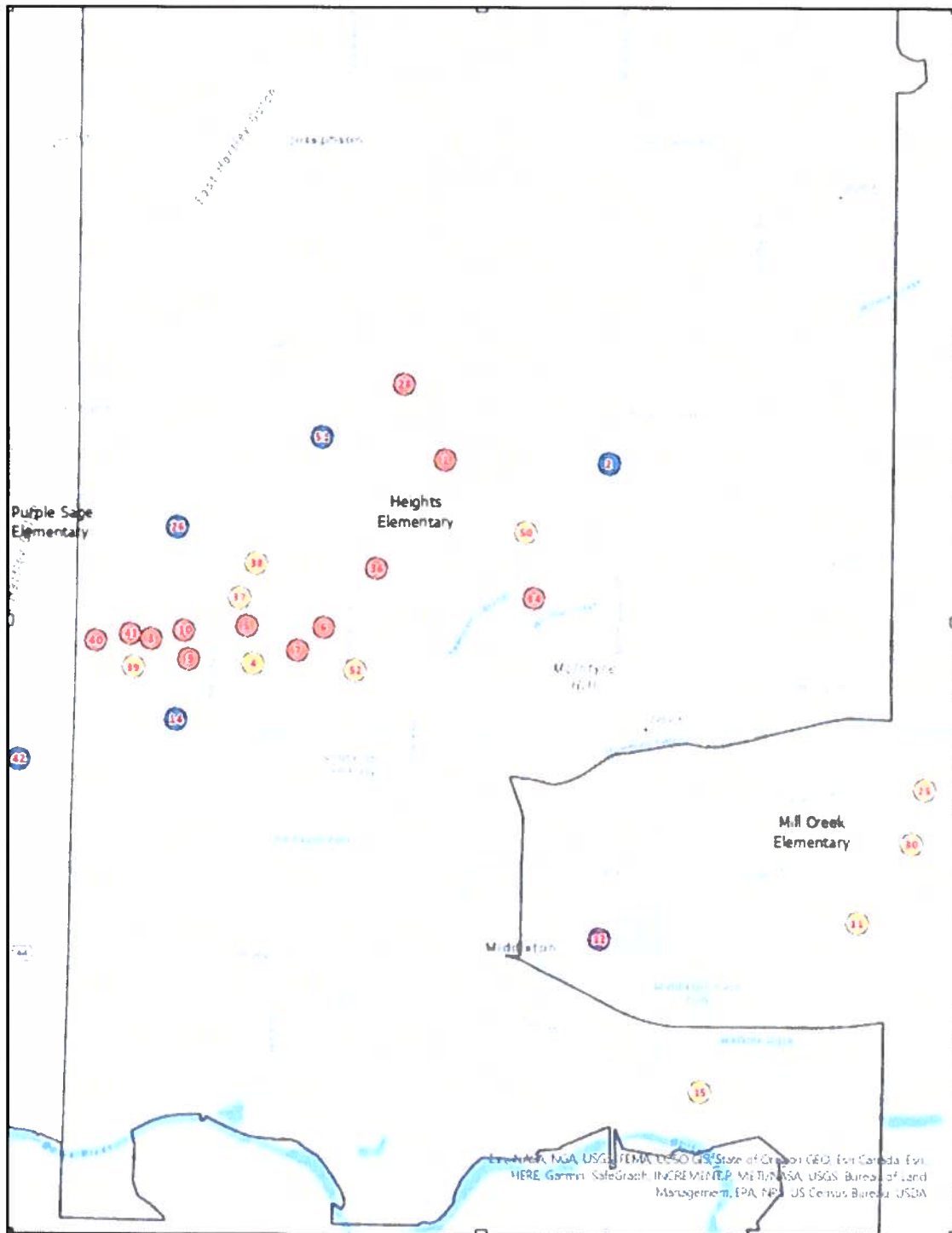




## Middleton School District SY2021/22 Demographic Report

### Map 6

Residential Development Projects in Middleton SD (Heights as 02/01/2022)







### SECTION THREE: ATTENDANCE MATRIX

One Attendance Matrix has been included to provide a better understanding of where students reside and where they attend school. **Remember, Davis projections are based on where the students reside, not where the student is enrolled. This method allows Davis to provide the most accurate forecast of where shifts in student population may occur and changes to future facilities (if necessary) should be located.** Because Davis projections are based on where the students reside, the figures we use as a base for each school's resident projection may be slightly higher or lower than the actual reported enrollment for each school. The best way to plan for future facilities is to know where the next group of students will be coming from, not necessarily which school they are currently attending.

The attendance matrix acts as a "check and balance" for student accounting, illustrating where the students reside (School of Residence) based upon their geocoded address and which school they attend (School of Enrollment) based upon District provided student data. It is essential to show how the students used in the projections match up to the District's records of enrollment for each school. Furthermore, intra-district transferring patterns can be determined by comparing School of Residence data to the School of Attendance data. The student counts used in all the matrices represent the Middleton SD's enrollment as of October 2021.

### READING THE MATRIX

MATRIX DEFINITIONS
The rows of the Attendance Matrix represent student data based on the attendance area in which the student lives (School of Residence), while the columns represent where the student is enrolled in school (School of Enrollment). There is one matrix for the Elementary school level.
ATTENDANCE AREA
Outline of where students will attend school.
CAMPUS CAPACITY
The maximum number of seats available for students at the campus.
CURRENT PK-5 UTILIZATION
This shows how current student enrollment at the school compares to how many students the campus can accommodate (PK-5 Enrollment/Capacity).
UTILIZATION IF ALL PK-5 RESIDENT STUDENTS ENROLLED
This shows what the capacity for the school would be if every PK-5 student who lives within the attendance area were enrolled at their zoned neighborhood school.
INTRADISTRICT TRANSFERS
The Intradistrict transfers refers to students who live in the district boundary but attend a school that is different than the one they are assigned to.





<b>INTRADISTRICT STUDENTS IN</b>
Transfers In refer to students who live in a different ES area but are transferring into that school.
<b>INTRADISTRICT STUDENTS OUT</b>
Transfers Out refer to students who live in that area but are enrolled in a different school.
<b>TOTAL TRANSFERS IN</b>
The total number of enrolled students who live outside of the attendance area.
<b>INTERDISTRICT STUDENTS IN</b>
This is total enrolled students who live outside the district boundary.
<b>READING THE MATRIX</b>
<p>The remaining column headers are the names of schools where the students are enrolled. For example, in the first row of the Elementary Attendance Matrix, it shows that Heights ES has a permanent capacity of 396 students, current total enrollment of 498 students, and there are 451 elementary students residing and attending Heights ES attendance zone. The cells with bold numbers indicate the number of students who are enrolled at their assigned school based on their address. The matrix shows that 153 students reside in the attendance area and transfer out of Heights ES to other schools; 120 student transfers into Mill Creek ES, and 33 student transfers to Purple Sage ES.</p> <p>For Heights ES, there is 22 students that are attending from outside the district boundaries and 5 unmatched students which you see in the rows beneath the matrices.</p>



## Middleton School District SY2021/22 Demographic Report

**Table 7**  
Elementary School Attendance Matrix SY2021

SCHOOL OF RESIDENCE	Attendance Area	Count of Students Living in Attendance Area	SCHOOL OF ENROLLMENT		
			HEIGHTS ES	MILL CREEK ES	PURPLE SAGE ES
	HEIGHTS ES	604	451	120	33
	MILL CREEK ES	548	13	514	21
	PURPLE SAGE ES	401	7	22	372
	Resident Students	1,553	471	656	426
	Out of District Students	131	22	71	38
	Unmatched Students	7	5	2	0
	Total Enrollment	1,698	498	729	464

Attendance Area	Campus Capacity	Resident Students	Enrolled Students	Utilization*		Resident Student Transfers		Non-Resident Students In	Net Total Transfers In
				Resident Students	Enrolled Students	Students In	Students Out		
HEIGHTS ES	396	604	498	152.5%	125.8%	20	153	22	42
MILL CREEK ES	616	548	729	89.0%	118.3%	142	34	71	213
PURPLE SAGE ES	594	401	464	67.5%	78.1%	54	29	38	92
* Utilization is the number of students divided by capacity. The resident student column shows what utilization would be if all resident students attended their assigned school. The enrolled students column shows the current utilization based on actual students attending.									



## Middleton School District SY2021/22 Demographic Report

### SECTION FOUR: DISTRICTWIDE STUDENT POPULATION PROJECTIONS

Student populations are projected ten years out for each of the Study Areas, attendance areas and for the Middleton School District as a whole. Districtwide summary enables the District to see a broad overview of future population shifts and what affect these shifts may have on existing and future facilities. Each attendance area is summarized to give a local view of population changes and identify variances within the district.

Together, these projection summaries present the means for identifying the timing of future population shifts and overall facility adjustments needed to accommodate these shifts. Study Areas and their projected resident students can be shifted between schools to assist in balancing enrollment through boundary changes, grade-level reassignments, or other means identified to better utilize school facilities. Projections provided in this report are based on students who live in the District and are part of the student data file from October 2021. Middleton SD should continue to update student forecasting annually to help track trends within the District student population.

**Table 8**  
Historic and Forecasted Students in Middleton SD (SY2022 – SY2031)

Historic Resident Counts									Current	Forecasted Resident Counts									
Grade	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
K	208	236	218	206	235	267	249	236	219	242.5	251.0	259.5	261.2	266.3	269.7	271.3	270.2	270.9	271.0
1	236	220	256	244	230	267	261	226	267	237.6	263.9	273.7	280.0	278.7	281.7	284.0	281.1	279.7	279.8
2	218	263	260	276	258	252	251	250	240	280.1	252.6	279.9	287.4	290.8	287.2	289.1	286.9	283.7	281.7
3	244	235	277	276	274	272	252	242	266	254.2	296.9	270.2	295.4	299.9	301.1	296.3	293.6	291.2	287.3
4	221	270	239	282	303	283	266	221	272	272.5	263.0	305.1	276.2	298.2	300.6	300.7	291.8	289.0	286.0
5	280	233	287	251	281	295	280	256	256	290.5	292.7	284.0	324.8	292.4	312.4	313.6	309.1	299.6	296.1
6	243	292	244	295	274	291	304	269	294	272.2	310.0	314.1	303.2	340.6	305.1	324.5	321.1	316.4	306.2
7	288	262	298	260	311	283	314	288	305	317.3	293.9	334.9	337.5	323.6	358.3	320.5	335.8	332.1	326.7
8	243	296	267	305	276	324	289	320	327	326.4	344.4	318.1	359.3	359.2	343.0	376.4	332.9	348.3	343.8
9	268	260	315	296	315	290	345	304	360	354.1	356.1	374.7	345.7	385.2	383.4	365.2	395.5	349.6	365.2
10	249	269	258	310	300	317	297	346	335	376.6	373.3	375.7	392.3	360.2	398.0	393.7	370.5	401.4	354.5
11	231	244	269	257	318	291	321	309	346	346.6	389.7	387.0	387.5	400.7	366.7	403.2	395.0	371.7	401.8
12	216	221	233	253	234	292	266	321	313	344.9	347.4	389.7	384.6	382.4	393.7	359.1	390.2	382.7	359.7
Resident Student Totals by Grade Configuration																			
K-5	1,407	1,457	1,537	1,535	1,581	1,636	1,559	1,431	1,520	1,577.4	1,620.1	1,672.4	1,725.0	1,726.3	1,752.7	1,755.0	1,732.7	1,714.1	1,701.9
6-8	774	850	809	860	861	898	907	877	926	915.9	948.3	967.1	1,000.0	1,023.4	1,006.4	1,021.4	989.8	996.8	976.7
9-12	964	994	1,075	1,116	1,167	1,190	1,229	1,280	1,354	1,422.2	1,466.5	1,527.1	1,510.1	1,528.5	1,541.8	1,521.2	1,551.2	1,505.4	1,481.2
K-12	3,145	3,301	3,421	3,511	3,643	3,724	3,695	3,588	3,800	3,915.5	4,034.9	4,166.6	4,235.1	4,278.2	4,300.9	4,297.6	4,273.7	4,216.3	4,159.8
Non-Resident Students																			
K-5	181	173	162	159	155	139	139	145	138	143.2	147.1	151.8	156.6	156.7	159.1	159.3	157.3	155.6	154.5
6-8	94	110	110	106	109	95	97	88	77	76.2	78.9	80.4	83.2	85.1	83.7	84.9	82.3	82.9	81.2
9-12	205	206	187	159	169	149	159	184	170	178.6	184.1	191.7	189.6	191.9	193.6	191.0	194.8	189.0	186.0
K-12	480	489	459	424	433	383	395	417	385	397.9	410.1	424.0	429.4	433.7	436.4	435.3	434.4	427.5	421.7
Total Enrollment*																			
K-5	1,588	1,630	1,699	1,694	1,736	1,775	1,698	1,576	1,658	1,720.6	1,767.2	1,824.2	1,881.6	1,883.0	1,911.8	1,914.3	1,890.0	1,869.7	1,856.4
6-8	868	960	919	966	970	993	1,004	965	1,003	992.1	1,027.2	1,047.5	1,083.2	1,108.5	1,090.1	1,106.3	1,072.1	1,079.7	1,057.9
9-12	1,169	1,200	1,262	1,275	1,336	1,339	1,388	1,464	1,524	1,600.8	1,650.6	1,718.8	1,699.7	1,720.4	1,735.4	1,712.2	1,746.0	1,694.4	1,667.2
K-12	3,625	3,790	3,880	3,935	4,042	4,107	4,090	4,005	4,185	4,313.4	4,445.0	4,590.6	4,664.5	4,711.9	4,737.3	4,732.9	4,708.1	4,643.8	4,581.5
Annual Change																			
K-5 Difference	42	69	-5	42	39	-77	-122	82	62.6	46.6	57.0	57.4	1.4	28.8	2.5	-24.3	-20.3	-13.3	
6-8 Difference	92	-41	47	4	23	11	-39	38	-10.9	35.1	20.4	35.6	25.3	-18.4	16.2	-34.2	7.6	-21.8	
9-12 Difference	31	62	13	61	3	49	76	60	76.8	49.9	68.2	-19.1	20.7	15.0	-23.2	33.8	-51.6	-27.2	
K-12 Difference	165	90	55	107	65	-17	-85	180	128.4	131.5	145.6	73.9	47.5	25.4	-4.4	-24.8	-64.3	-62.3	

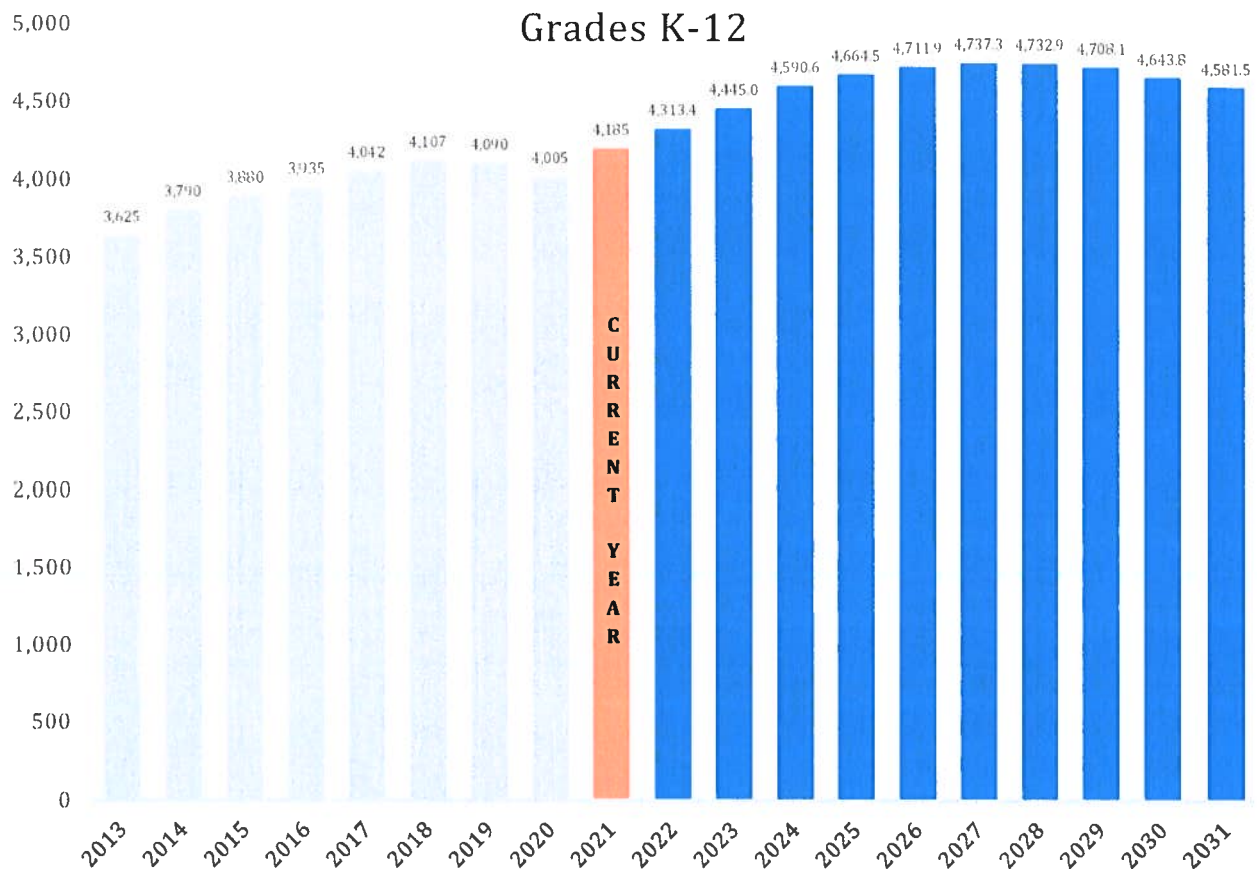




## DISTRICTWIDE STUDENT PROJECTION TRENDS

The basic units in the projections are the individual Study Areas. There are currently 473 Study Areas in the Middleton School District. The current attendance areas are made up of specific Study Areas. The entire District Summary is simply the compilation of all of Study Areas. For each Study Area, the student counts are projected over ten years (Current: SY2021; Projected: SY2022 through SY2031). The districtwide projections can be found in Chart 4 depicting the District's historic enrollment beginning with SY2013 current SY2021 and the next projected ten years.

**Chart 4**  
District Historic and Ten-Year Projected K-12 Students



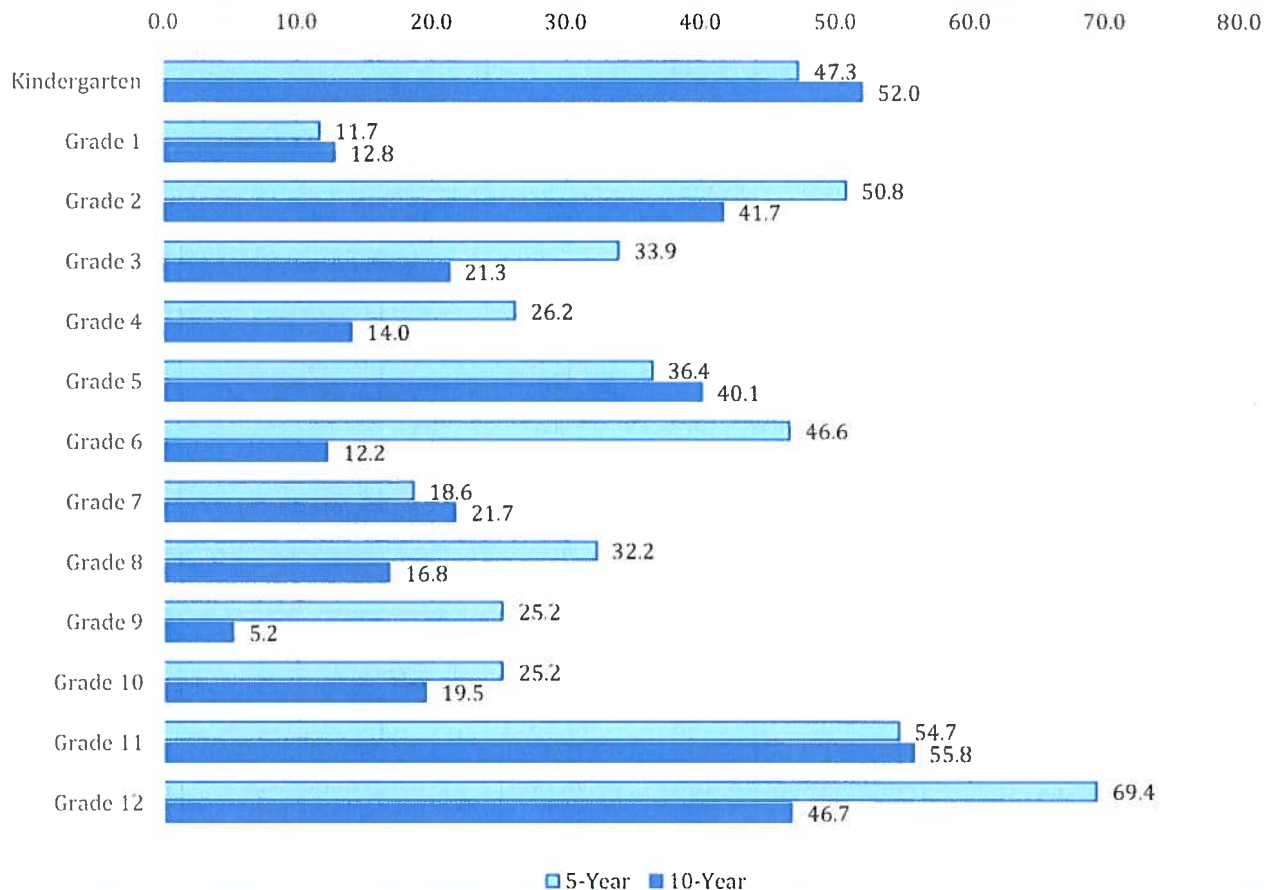
Currently, the Middleton School District is comprised of three elementary schools, one middle school, and one high school. This SY2021, the District reported an enrollment of 4,185 K-12 students which had 3,800 K-12 resident students this school year, over 200 student increase in two years. MSD accepted 385 students residing outside the District boundary a decline attributed to enrollment restrictions.

According to the historical resident student enrollment in the last four school years, resident K-12 population had been decreasing between 2018 and 2020. The first year could be attributed to the introduction of a new charter school and the pandemic in 2020. The district has experienced 15% growth over the last nine years.



## Middleton School District SY2021/22 Demographic Report

**Chart 5**  
Five and Ten-Year Projected K-12 Students



According to the ten-year projections, the K-12 resident students for Middleton School District are expected to increase over the next seven years. Overall, the District is forecasted to have a net increase of almost 500 K-12 resident students by the end of SY2027. The strong projected trend of Middleton SD is associated with a booming real estate market associated with in-migration from other states. Based on development information Davis collected, there may be more than 1,500 housing units built within the school district through SY2031.

Elementary student enrollment is expected to increase through year seven of these projections. MSD will need to closely track the birth rates in the area for the next several years as those figures correlate to new incoming K-5 students. The larger incoming elementary grade classes are expected to impact middle and high schools as they matriculate through the ten-year projections. The overall elementary enrollment could exceed 1,900 students by SY2028.

The middle school student population in MSD is expected to increase similarly to the elementary levels of growth. The resident middle school student counts are projected to decrease in year ten (SY2027). The middle school could experience student enrollment exceeding 1,100 students by SY2026.

The high school will see growth of student population through SY2029. The number of 9-12 students will surpass 1,700 mark in SY2024. By the end of these projections, Middleton High is projected to gain almost 130 students.

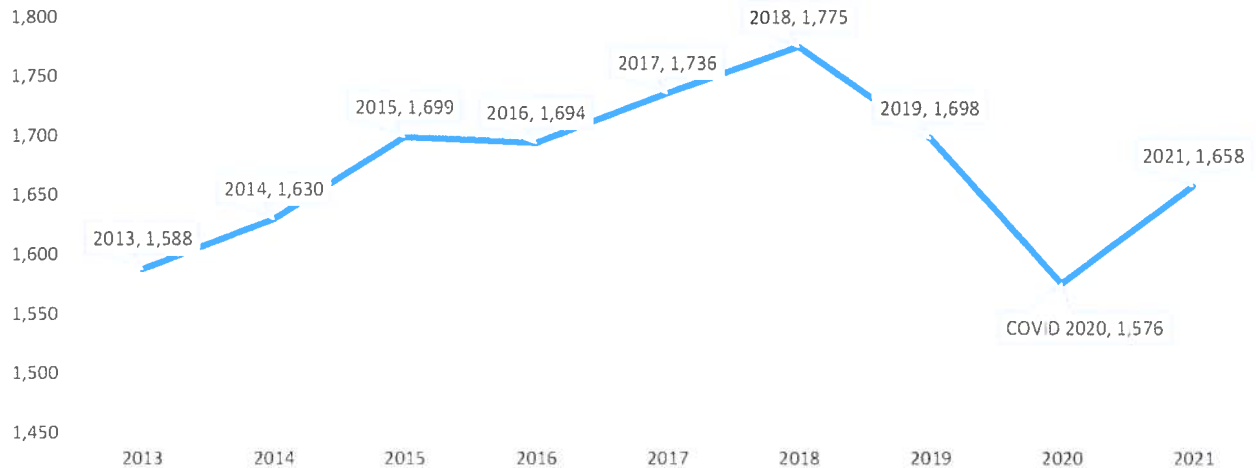


## SECTION FIVE: ATTENDANCE AREA PROJECTIONS BY RESIDENCE

### ELEMENTARY STUDENT POPULATION PROJECTION TRENDS

Elementary school student population in Middleton SD has been growing annually since SY2013 except for a slight loss in SY2016 of ten students and then back-to-back declines in 2019 and 2020. According to these projections, growth is expected the next seven to eight years. By the end of SY2028, elementary school attendance areas are expected to experience an overall increase of almost 260 students or about 8% growth by the end of SY2028. Projected growth can be greatest in Heights and Mill Creek zones.

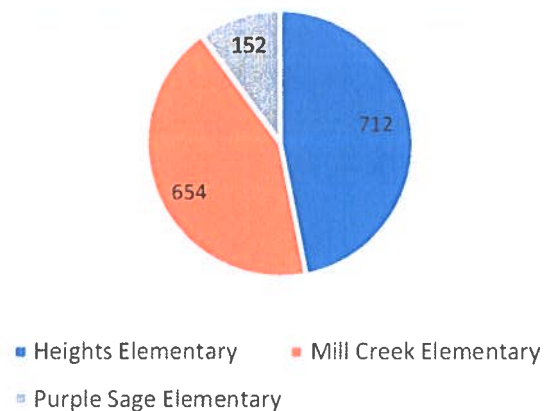
Overall K-5 Enrollment 2013-2021



Both Heights Elementary and Mill Creek Elementary are forecasted to have similar student growth, each area will gain about 80-90 K-5 students by the end of these projections. These two attendance areas are experiencing capacity issues. SY2021, Heights Elementary is operating at more than 25.8% over capacity. Mill Creek Elementary also surpasses its capacity limit (616), when it had 729 students enrolled this school year.

The school district should continue to experience dramatic changes occurring in the southcentral areas, the cities of Middleton and Caldwell, where there are the most active or planned residential projects. The District has experienced increasing population coming from in-migration mostly driven by new housing.

Development by ES Zone



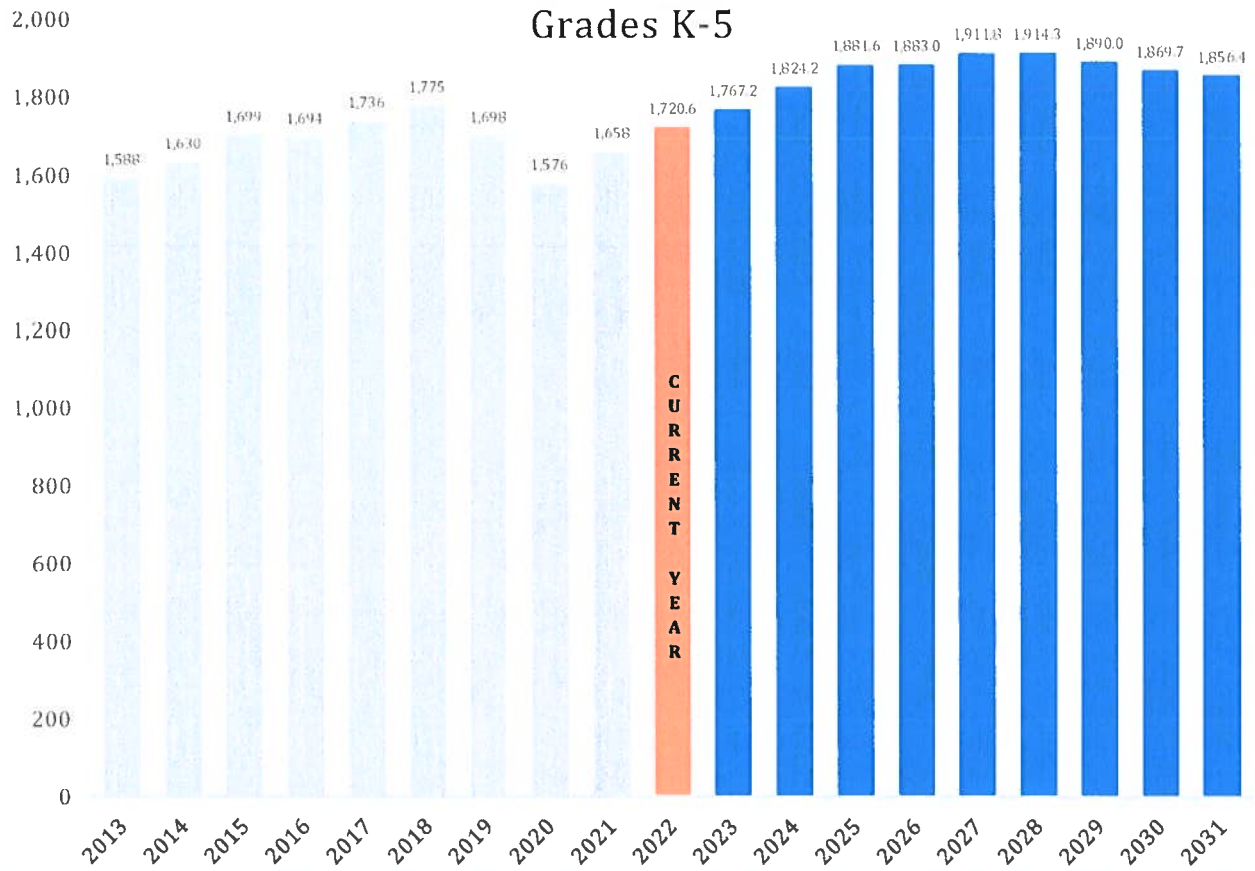




## Middleton School District SY2021/22 Demographic Report

**Chart 6**

Historic and Projected Enrolled Elementary School Students SY2013 – SY2031

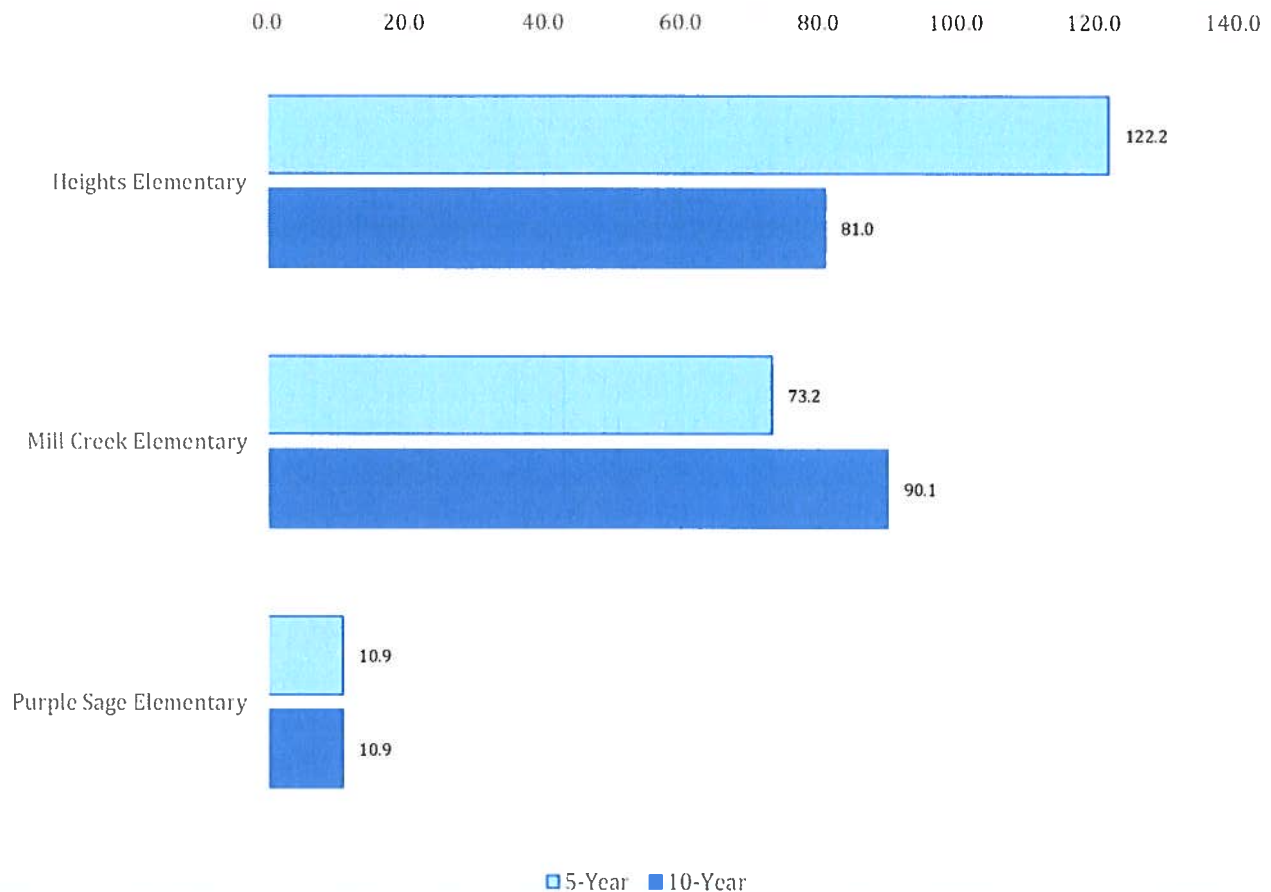




## Middleton School District SY2021/22 Demographic Report

**Chart 7**

Forecasted Change in Elementary Attendance Areas Year 5 and Year 10



The following pages show detailed maps and attendance summaries tables of each elementary area. The District attendance areas were split into smaller planning units called study areas. This was done to help staff better understand the changes within each geography. The information details the rate of change between this year's space and the end of the projections. The bar graphs provide the total number of residential K-5 students. Pre-Kindergarten is excluded from these projections because all PK students in the District attend one site.

Over capacity has been a huge issue among elementary schools in Middleton SD, especially in Heights ES campus. Putting restrictions on open enrollment will not improve the current impact at HES and MCES sites. The district needs to increase site capacity or build another elementary campus.

The District has provided Davis with the best available information at the time of this report. The circumstances regarding future facilities are subject to change, especially when dealing with shifts in the housing market and economy. The suggestions presented in this report are based upon the trends that the District is currently experiencing. Projections should be updated annually to make sure to capture any changes that might occur more quickly than expected. The attendance area summaries detail the current year snapshot of data, reported data in last three years, and projected information over the next ten years. Davis details this information by grade-to-grade progression so staff can see projected population bubbles in the data. This can help anticipate those variances in future planning.



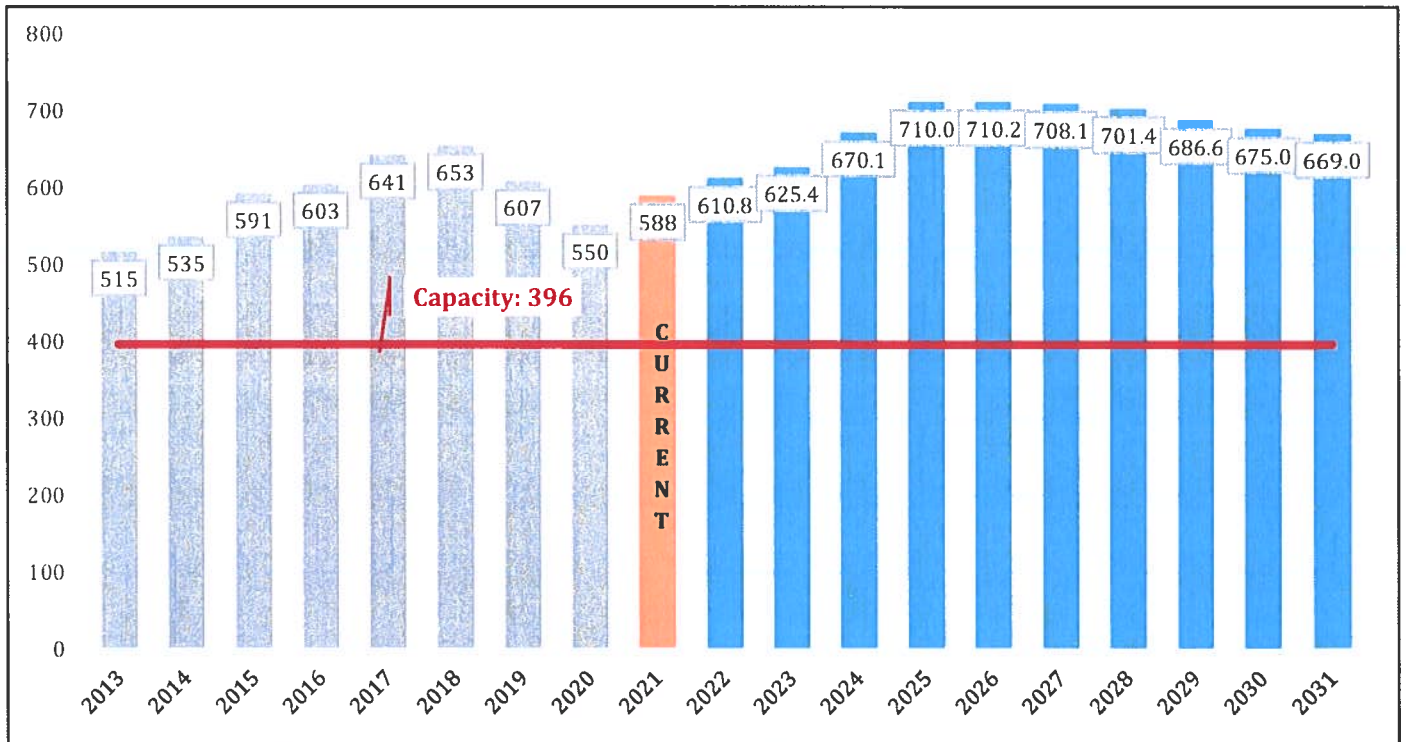
# Middleton School District SY2021/22 Demographic Report

## IMPACT ON THE MIDDLETON SD ELEMENTARY REGIONS

### Heights Elementary

Grade	Historic Resident Students								Current	Forecasted Resident Students									
	SY 2013	SY 2014	SY 2015	SY 2016	SY 2017	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
K	75	89	76	80	95	98	91	88	87	95.2	99.5	105.4	106.8	108.3	108.3	108.9	108.2	108.3	108.3
1	95	79	106	92	90	101	97	76	101	96.1	105.4	111.9	115.8	114.0	113.5	113.3	112.1	111.4	111.5
2	75	106	95	110	101	97	101	90	83	107.3	103.2	114.5	118.9	119.7	115.9	115.2	113.3	112.1	111.4
3	92	86	112	111	120	111	105	97	97	91.1	116.7	114.6	123.9	125.2	124.0	119.9	117.5	115.6	114.4
4	77	96	92	113	121	119	102	93	113	97.1	92.3	118.2	114.3	120.1	119.5	118.1	112.7	110.4	108.6
5	101	79	110	97	114	127	111	106	107	124.0	108.3	105.5	130.3	122.9	126.9	126.0	122.8	117.2	114.8
Actual Resident Students										Forecasted Resident Students									
Total K-5	515	535	591	603	641	653	607	550	588	610.8	625.4	670.1	710.0	710.2	708.1	701.4	686.6	675.0	669.0

Annual Change	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
	20.0	56.0	12.0	38.0	12.0	-46.0	-57.0	38.0	22.8	14.6	44.7	39.9	0.2	-2.1	-6.7	-14.8	-11.6	-6.0
	3.9%	10.5%	2.0%	6.3%	1.9%	-7.0%	-9.4%	6.9%	3.9%	2.4%	7.1%	6.0%	0.0%	-0.3%	-0.9%	-2.1%	-1.7%	-0.9%





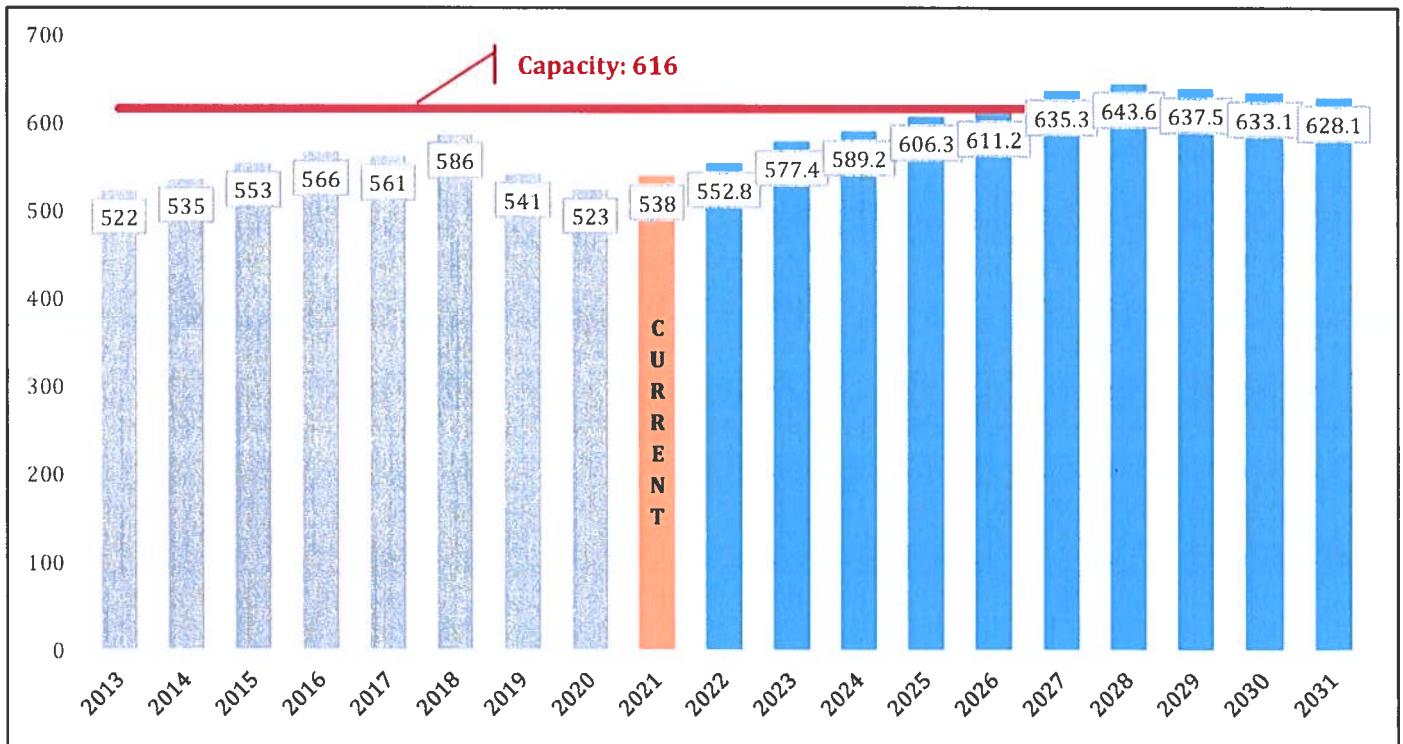


## Middleton School District SY2021/22 Demographic Report

### Mill Creek Elementary

Mill Creek Elementary																				
Grade	Historic Resident Students									Current	Forecasted Resident Students									
	SY 2013	SY 2014	SY 2015	SY 2016	SY 2017	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031	
K	84	80	78	85	81	96	87	92	75	85.5	89.1	91.2	91.9	94.5	97.7	98.5	98.1	98.8	98.9	
1	87	89	80	83	88	102	92	86	98	80.9	93.5	96.5	98.4	99.4	102.1	104.4	102.8	102.4	102.5	
2	85	97	106	86	91	97	84	96	86	101.6	86.2	98.0	100.8	103.1	104.0	105.7	105.7	104.1	103.1	
3	70	91	105	109	85	94	89	88	96	89.6	106.9	90.7	102.4	105.4	107.7	107.7	107.0	107.0	104.8	
4	85	82	90	110	112	93	90	83	91	100.6	95.8	112.5	96.0	108.1	111.1	112.5	110.1	109.4	108.7	
5	111	96	94	93	104	104	99	78	92	94.6	105.9	100.3	116.8	100.7	112.7	114.8	113.8	111.4	110.1	
Actual Resident Students										Forecasted Resident Students										
Total K-5	522	535	553	566	561	586	541	523	538	552.8	577.4	589.2	606.3	611.2	635.3	643.6	637.5	633.1	628.1	

Annual Change	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
	13.0	18.0	13.0	-5.0	25.0	-45.0	-18.0	15.0	14.8	24.6	11.8	17.1	4.9	24.1	8.3	-6.1	-4.4	-5.0
	2.5%	3.4%	2.4%	-0.9%	4.5%	-7.7%	-3.3%	2.9%	2.8%	4.5%	2.0%	2.9%	0.8%	3.9%	1.3%	-0.9%	-0.7%	-0.8%

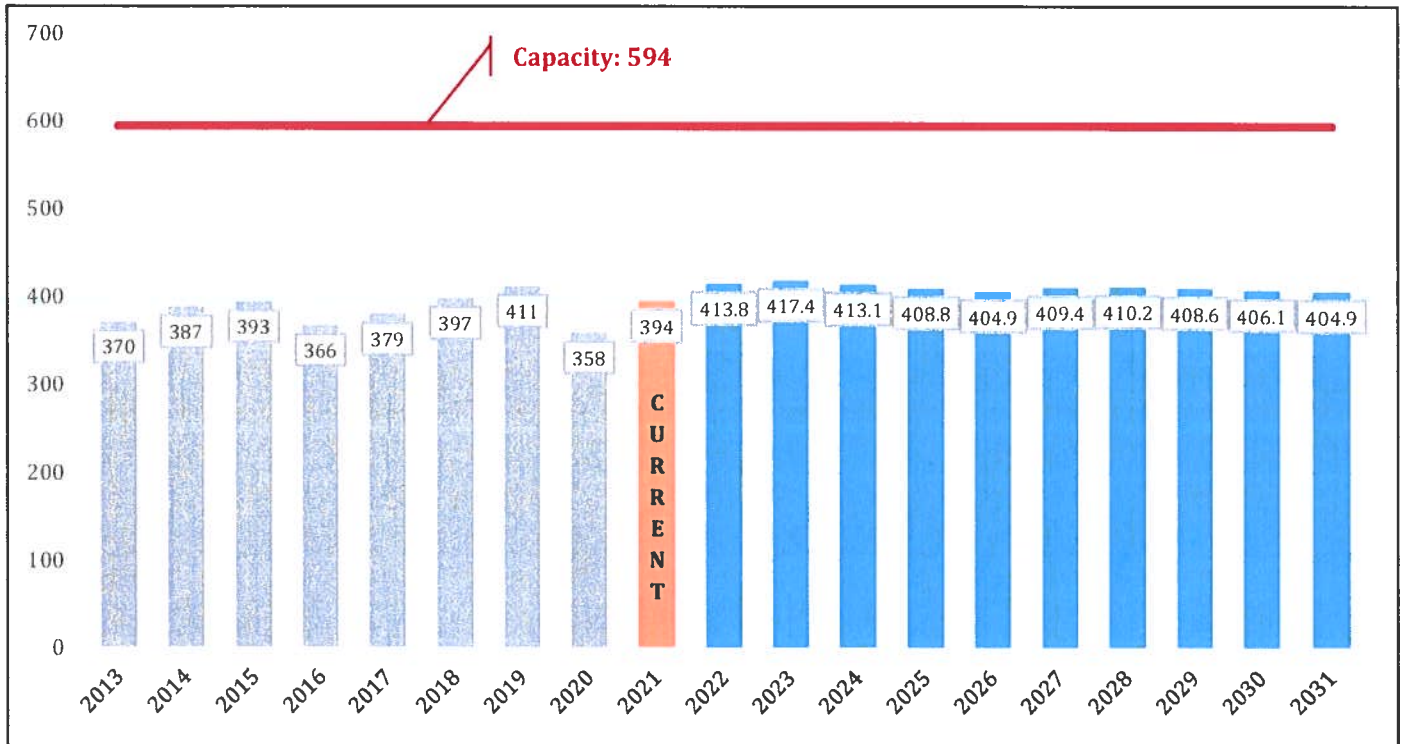




## Middleton School District SY2021/22 Demographic Report

Purple Sage Elementary																				
Grade	Historic Resident Students								Current	Forecasted Resident Students										
	SY 2013	SY 2014	SY 2015	SY 2016	SY 2017	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031	
K	49	67	64	41	59	73	71	56	57	61.8	62.4	62.8	62.5	63.5	63.7	63.9	63.9	63.9	63.9	
1	54	52	70	69	52	64	72	64	68	60.6	65.1	65.3	65.8	65.3	66.1	66.4	66.1	65.8	65.8	
2	58	60	59	80	66	58	66	64	71	71.2	63.2	67.4	67.7	68.0	67.3	68.2	68.0	67.5	67.2	
3	82	58	60	56	69	67	58	57	73	73.5	73.3	64.9	69.2	69.3	69.4	68.7	69.1	68.7	68.1	
4	59	92	57	59	70	71	74	45	68	74.8	74.9	74.4	65.9	70.0	70.0	70.2	69.0	69.1	68.7	
5	68	58	83	61	63	64	70	72	57	71.9	78.5	78.3	77.7	68.8	72.9	72.8	72.5	71.1	71.2	
Actual Resident Students										Forecasted Resident Students										
Total K-5	370	387	393	366	379	397	411	358	394	413.8	417.4	413.1	408.8	404.9	409.4	410.2	408.6	406.1	404.9	

Annual Change	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
	17.0	6.0	-27.0	13.0	18.0	14.0	-53.0	36.0	19.8	3.6	-4.3	-4.3	-3.9	4.5	0.8	-1.6	-2.5	-1.2
	4.6%	1.6%	-6.9%	3.6%	4.7%	3.5%	-12.9%	10.1%	5.0%	0.9%	-1.0%	-1.0%	-1.0%	1.1%	0.2%	-0.4%	-0.6%	-0.3%



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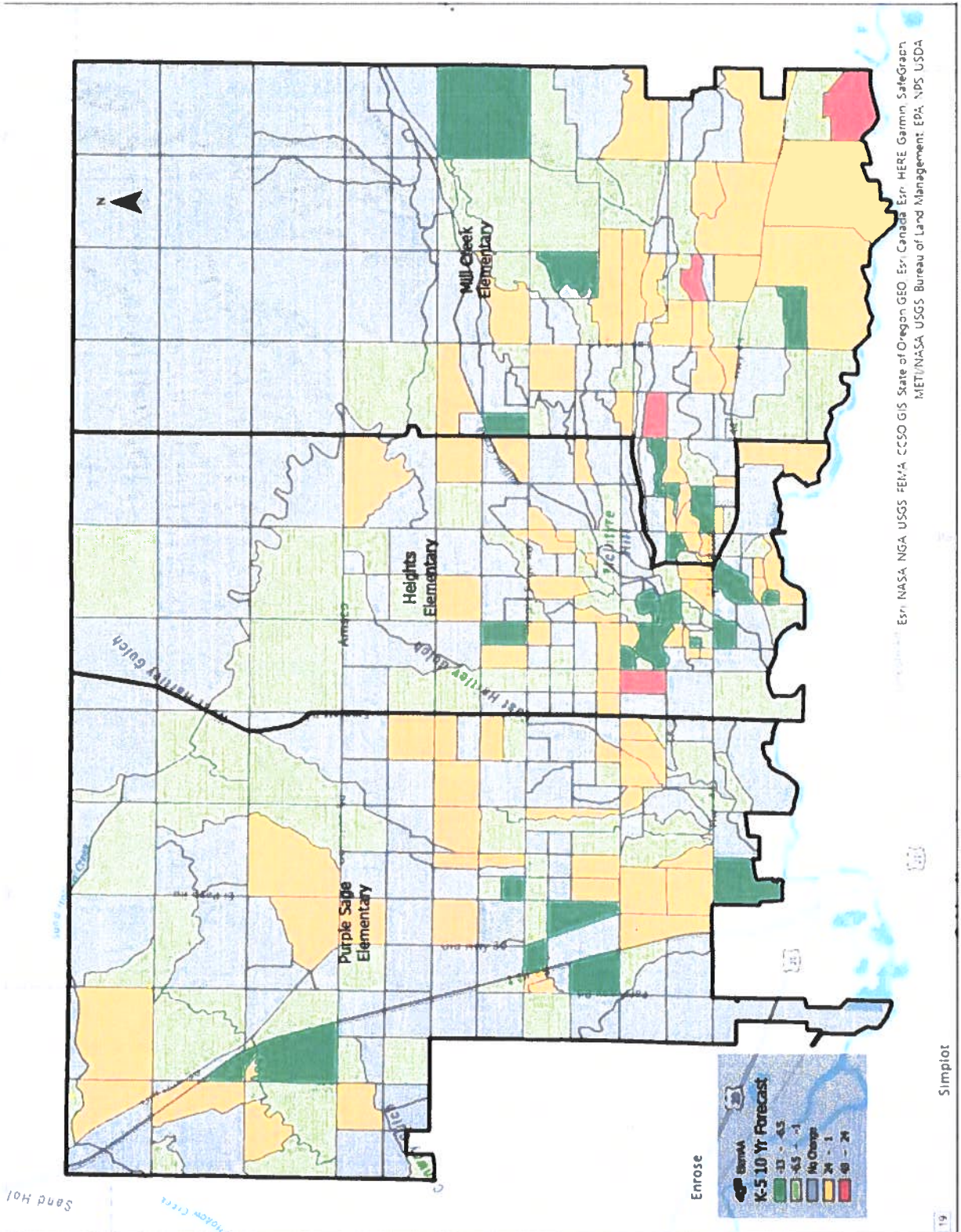




# Middleton School District SY2021/22 Demographic Report

## Map 8

Projected Resident Elementary Students Population between SY2022 – SY2031







## Middleton School District SY2021/22 Demographic Report

### MIDDLE SCHOOL STUDENT POPULATION PROJECTION TRENDS

The Middleton School District currently has one comprehensive middle school, Middleton Middle School (MMS). Resident projections are based on the existing areas of the District and where the students live. This SY2021, MMS has 926 resident middle school students enrolled, and accepted 87 open enrollment students. According to the reported student data, resident student population had been increasing since SY2013 until last year. The school has over 1000 students as of this fall. Currently, MMS campus is operating at 83% of its site capacity (1,200).

These projections indicate MMS is projected to have continual growth over the next nine years. The resident student population is expected. MSD can expect an increase one two classes the next several years. The area is projected to gain of almost 100 students by SY2028 of these projections and surpass 1,100 resident student counts. On average, the annual changes will be about 5.5 students. There can be some shifts from year to year but nothing too extreme. This growth is directly attributed to the introduction of new homes to the area.

By the end of these projections, middle school student population is forecasted to grow over 10%. The student population will peak at about 1,100 students in SY2028. The chart below indicates how resident students have changed from SY2013 to SY2021, and how they will be forecasted over the next ten years. The chart is based on projections in the Middleton School District. Keep in mind these figures are based on snapshots of a given year (SY2021) and this type of study should be updated regularly.

**Chart 8**

Historic and Ten-Year Projected Resident Middle School Students

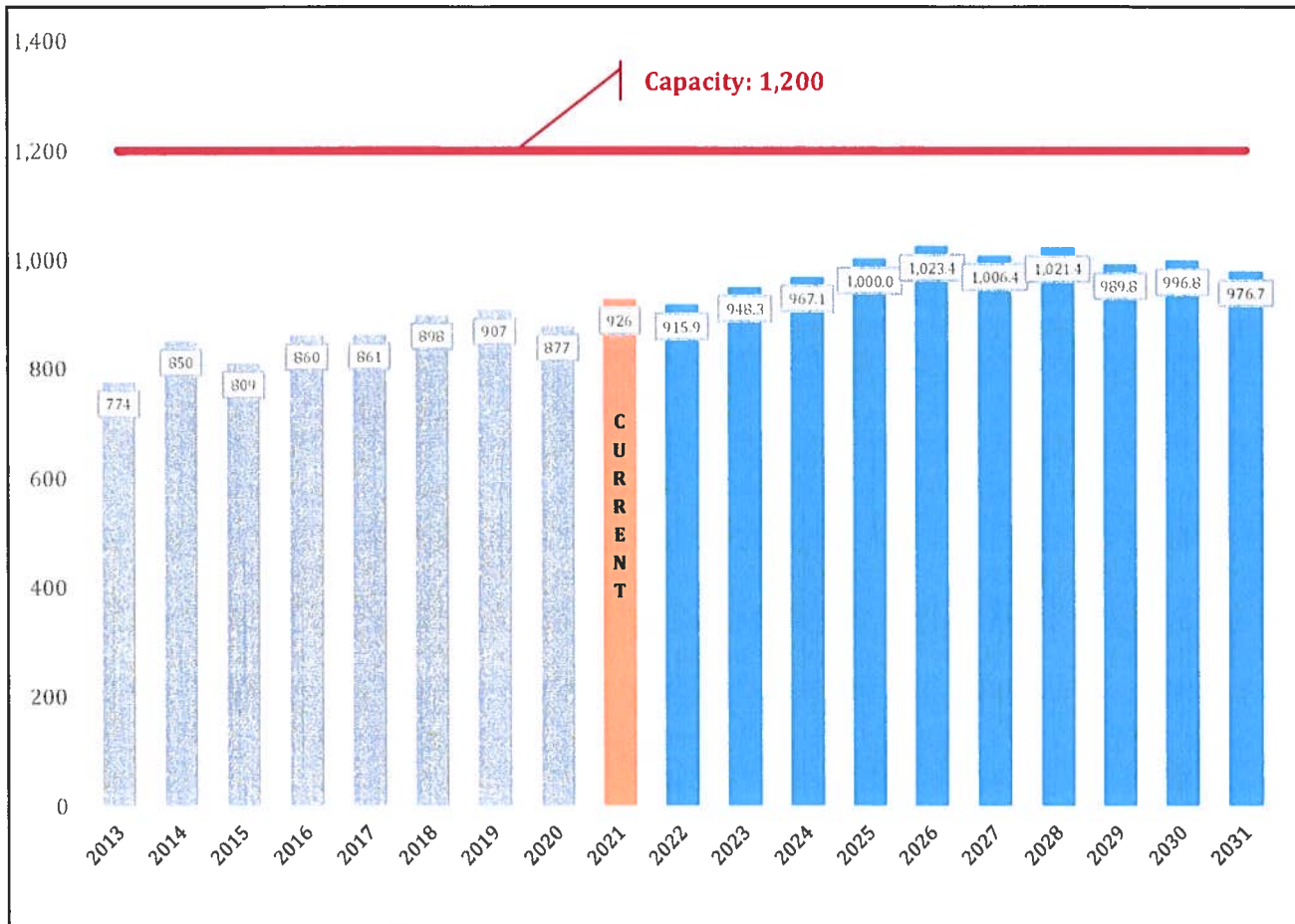
Middleton Middle School																			
Grade	Historic Resident Students								Current	Forecasted Resident Students									
	SY 2013	SY 2014	SY 2015	SY 2016	SY 2017	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
K	208	236	218	206	235	267	249	236	219	242.5	251.0	259.5	261.2	266.3	269.7	271.3	270.2	270.9	271.0
1	236	220	256	244	230	267	261	226	267	237.6	263.9	273.7	280.0	278.7	281.7	284.0	281.1	279.7	279.8
2	218	263	260	276	258	252	251	250	240	280.1	252.6	279.9	287.4	290.8	287.2	289.1	286.9	283.7	281.7
3	244	235	277	276	274	272	252	242	266	254.2	296.9	270.2	295.4	299.9	301.1	296.3	293.6	291.2	287.3
4	221	270	239	282	303	283	266	221	272	272.5	263.0	305.1	276.2	298.2	300.6	300.7	291.8	289.0	286.0
5	280	233	287	251	281	295	280	256	256	290.5	292.7	284.0	324.8	292.4	312.4	313.6	309.1	299.6	296.1
6	243	292	244	295	274	291	304	269	294	272.2	310.0	314.1	303.2	340.6	305.1	324.5	321.1	316.4	306.2
7	288	262	298	260	311	283	314	288	305	317.3	293.9	334.9	337.5	323.6	358.3	320.5	335.8	332.1	326.7
8	243	296	267	305	276	324	289	320	327	326.4	344.4	318.1	359.3	359.2	343.0	376.4	332.9	348.3	343.8
Actual Resident Students										Forecasted Resident Students									
Total 6-8	774	850	809	860	861	898	907	877	926	915.9	948.3	967.1	1,000.0	1,023.4	1,006.4	1,021.4	989.8	996.8	976.7

Annual Change	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
	76.0	-41.0	51.0	1.0	37.0	9.0	-30.0	49.0	-10.1	32.4	18.8	32.9	23.4	-17.0	15.0	-31.6	7.0	-20.1
	9.8%	-4.8%	6.3%	0.1%	4.3%	1.0%	-3.3%	5.6%	-1.1%	3.5%	2.0%	3.4%	2.3%	-1.7%	1.5%	-3.1%	0.7%	-2.0%



## Middleton School District SY2021/22 Demographic Report



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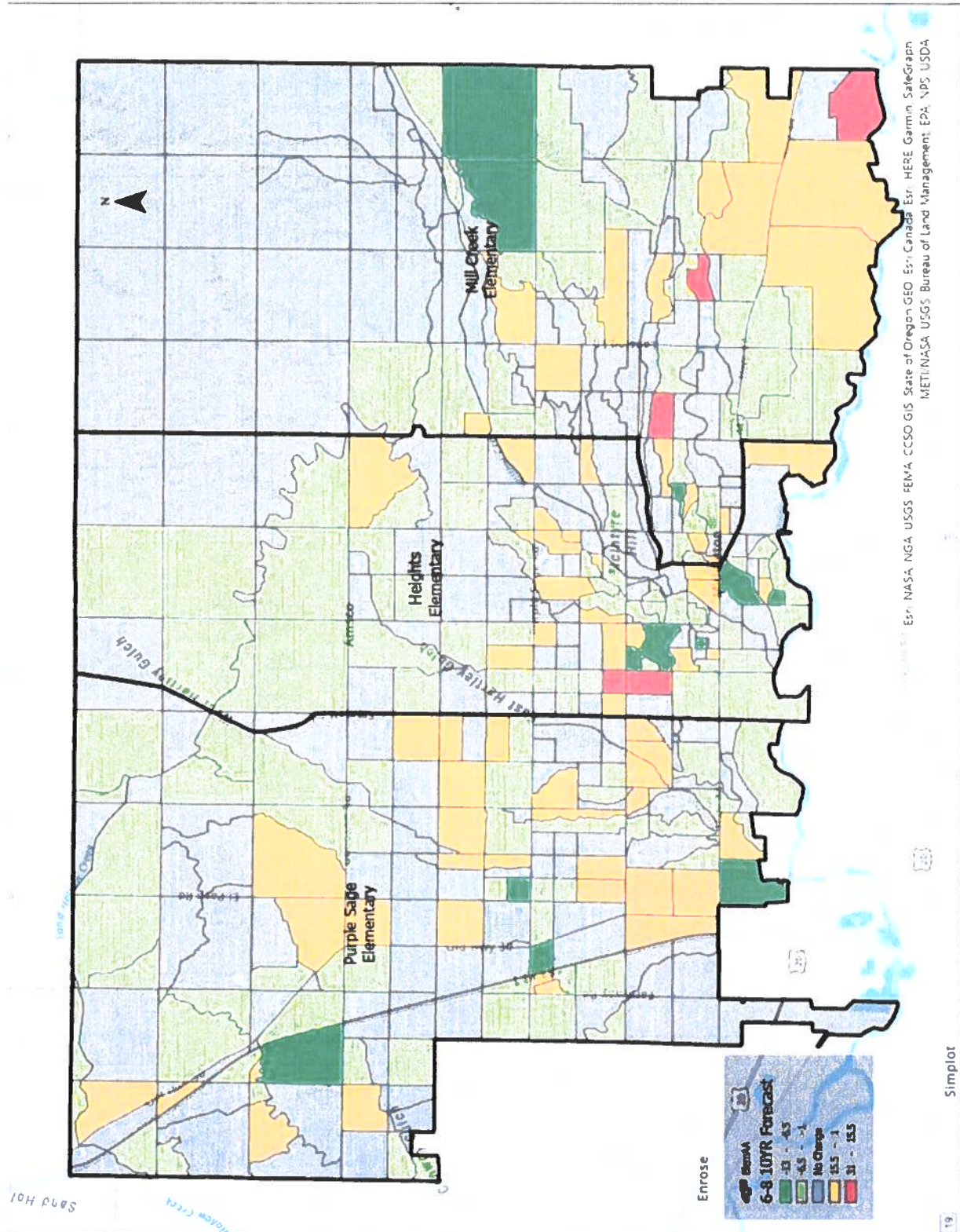




# Middleton School District SY2021/22 Demographic Report

## Map 9

Projected Changes in Resident Middle Students Population between SY2022 – SY2031







## Middleton School District SY2021/22 Demographic Report

### HIGH SCHOOL STUDENT POPULATION PROJECTION TRENDS

The Middleton School District currently has one comprehensive high school, Middleton High School (MHS). Resident projections are based on the existing areas of the District and where the students live. For SY2021, the District reported a total of 1,354 resident high school students, up slightly from the 1,280 that was reported in SY2020. This SY2021, the school accepted 170 open enrollment students, making up 11.1% of the total enrollment (1,524). Currently, MHS campus is operating at 98% of its site capacity (1,550).

According to the high school projections, the area will reflect the districtwide projections pattern. MHS is forecasted to have continuous annual growth over the next 7 to 8 years, before slightly declining in SY2030 and SY2031. The high school student population will surpass 1,530 students in SY2024 and stay around that amount or more through SY2029. The projected resident growth may match total site capacity in year seven. The high school capacity could be surpassed next school year if open enrollment continues.

**Chart 9**

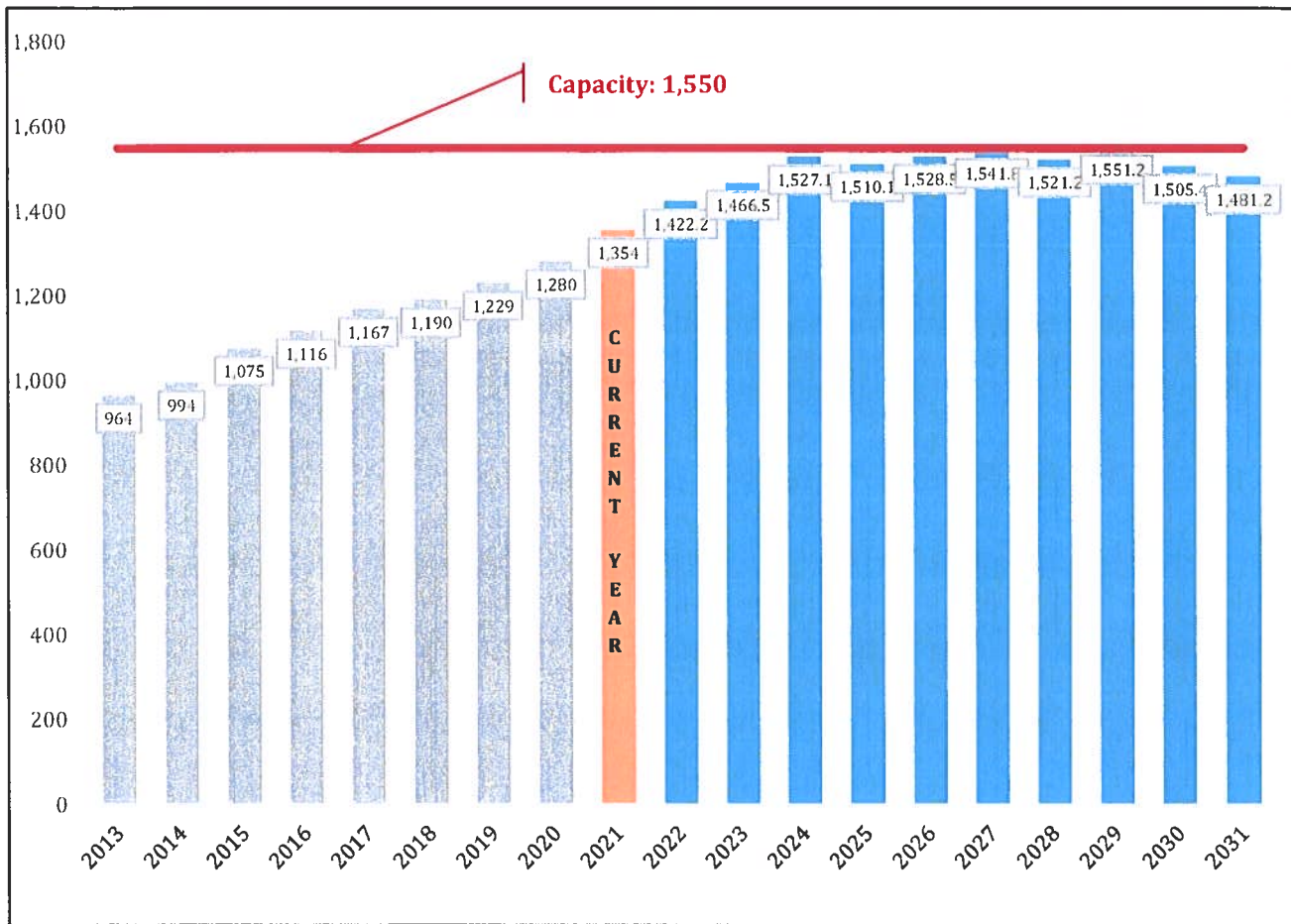
Historic and Ten-Year Projected Resident High School Students

Middleton High																			
Grade	Historic Resident Students								Current	Forecasted Resident Students									
	SY 2013	SY 2014	SY 2015	SY 2016	SY 2017	SY 2018	SY 2019	SY 2020	SY 2021	SY 2022	SY 2023	SY 2024	SY 2025	SY 2026	SY 2027	SY 2028	SY 2029	SY 2030	SY 2031
K	208	236	218	206	235	267	249	236	219	242.5	251.0	259.5	261.2	266.3	269.7	271.3	270.2	270.9	271.0
1	236	220	256	244	230	267	261	226	267	237.6	263.9	273.7	280.0	278.7	281.7	284.0	281.1	279.7	279.8
2	218	263	260	276	258	252	251	250	240	280.1	252.6	279.9	287.4	290.8	287.2	289.1	286.9	283.7	281.7
3	244	235	277	276	274	272	252	242	266	254.2	296.9	270.2	295.4	299.9	301.1	296.3	293.6	291.2	287.3
4	221	270	239	282	303	283	266	221	272	272.5	263.0	305.1	276.2	298.2	300.6	300.7	291.8	289.0	286.0
5	280	233	287	251	281	295	280	256	256	290.5	292.7	284.0	324.8	292.4	312.4	313.6	309.1	299.6	296.1
6	243	292	244	295	274	291	304	269	294	272.2	310.0	314.1	303.2	340.6	305.1	324.5	321.1	316.4	306.2
7	288	262	298	260	311	283	314	288	305	317.3	293.9	334.9	337.5	323.6	358.3	320.5	335.8	332.1	326.7
8	243	296	267	305	276	324	289	320	327	326.4	344.4	318.1	359.3	359.2	343.0	376.4	332.9	348.3	343.8
9	268	260	315	296	315	290	345	304	360	354.1	356.1	374.7	345.7	385.2	383.4	365.2	395.5	349.6	365.2
10	249	269	258	310	300	317	297	346	335	376.6	373.3	375.7	392.3	360.2	398.0	393.7	370.5	401.4	354.5
11	231	244	269	257	318	291	321	309	346	346.6	389.7	387.0	387.5	400.7	366.7	403.2	395.0	371.7	401.8
12	216	221	233	253	234	292	266	321	313	344.9	347.4	389.7	384.6	382.4	393.7	359.1	390.2	382.7	359.7
Actual Resident Students										Forecasted Resident Students									
Total 9-12	964	994	1,075	1,116	1,167	1,190	1,229	1,280	1,354	1,422.2	1,466.5	1,527.1	1,510.1	1,528.5	1,541.8	1,521.2	1,551.2	1,505.4	1,481.2

Annual Change	2013 to 2014	2014 to 2015	2015 to 2016	2016 to 2017	2017 to 2018	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	2024 to 2025	2025 to 2026	2026 to 2027	2027 to 2028	2028 to 2029	2029 to 2030	2030 to 2031
	30.0	81.0	41.0	51.0	23.0	39.0	51.0	74.0	68.2	44.3	60.6	-17.0	18.4	13.3	-20.6	30.0	-45.8	-24.2
Annual Change	3.1%	8.1%	3.8%	4.6%	2.0%	3.3%	4.1%	5.8%	5.0%	3.1%	4.1%	-1.1%	1.2%	0.9%	-1.3%	2.0%	-3.0%	-1.6%



## Middleton School District SY2021/22 Demographic Report



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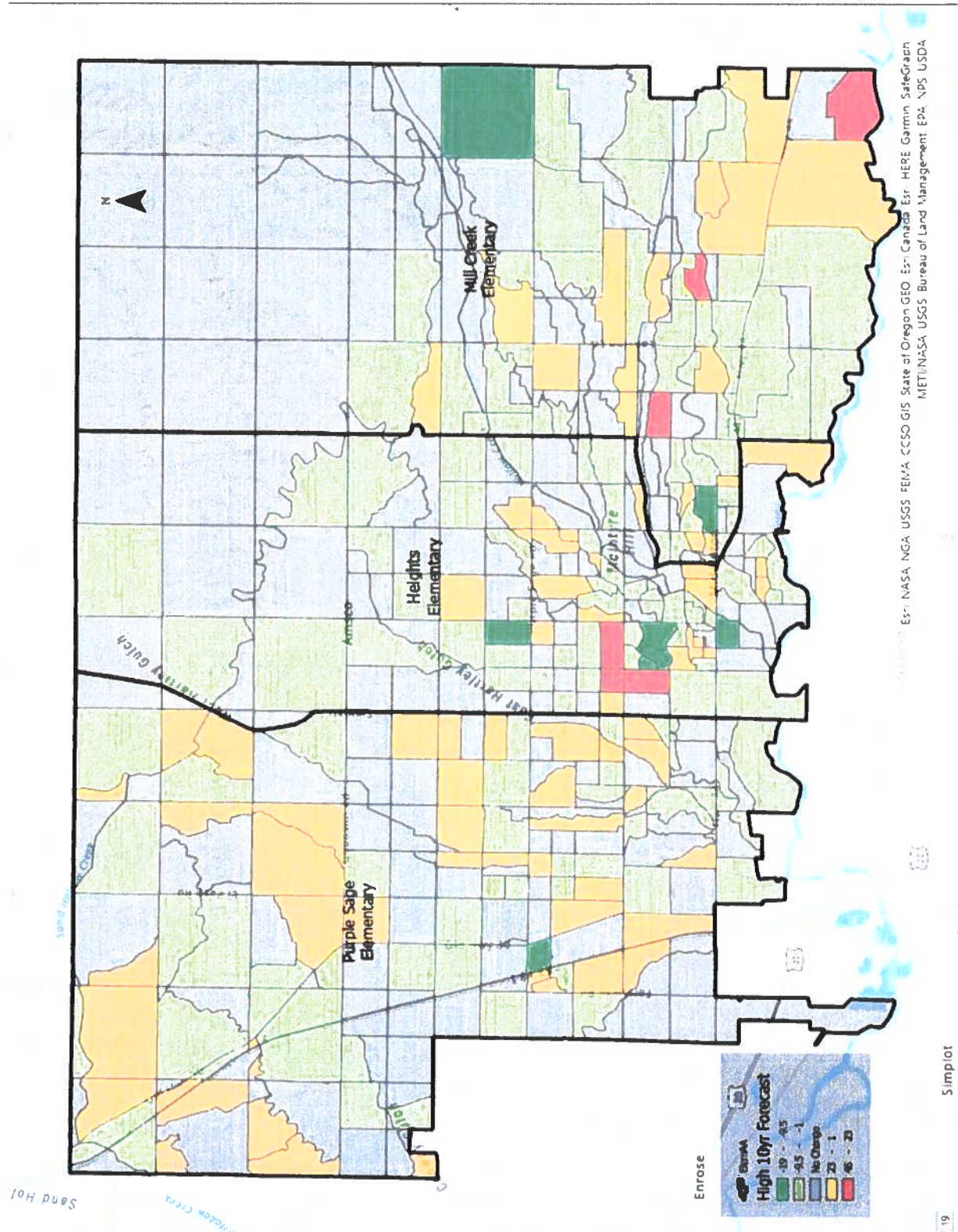




## Middleton School District SY2021/22 Demographic Report

### Map 10

Projected Change in Resident High Students Population between SY2022 – SY2031







## APPENDIX - DEMOGRAPHIC AND INCOME PROFILE PROVIDED BY CENSUS

Data provided on the following pages is based on geographically related information of Deer Creek School District based on a third-party source using Esri analytics in combination with Census information and American Community Survey. This information is provided by Davis Demographics as supplemental information about the district. Davis did not research nor guarantees accuracy of the Census data. Demographic And Income Profile Provided By Census.

### Methodology Statement

- **Demographic and Income Profile / Community Profile:** Esri forecasts for 2020 and 2025. Esri Updated Demographics are point estimates representing July 1 of the current and forecast years. The following table summarizes the updated demographic variables. Also included are select averages, medians, aggregates, and per capita values.
- **American Community Survey (ACS) Housing Summary:** Esri provides reports, data enrichment, and thematic mapping for ACS estimates in standard geographies, current ZIP codes, and user-defined polygons. Reports include two summary profiles, Population and Housing. Esri's reports/maps are designed to simplify the data and enhance its usability with reliability thresholds. ACS data provides much of the information previously available through the decennial census. ACS uses a continuous measurement or "rolling" sample, in which a small percent of the population is sampled every month. The ACS is updated and released more frequently than the decennial census—every year instead of every ten years. Smaller sample sizes and variable collection times have introduced a margin of error into their estimates.
- **Tapestry Segmentation:** provides an accurate, detailed description of America's neighborhoods—U.S. residential areas are divided into 67 distinctive segments based on their socioeconomic and demographic composition—then further classifies the segments into LifeMode and Urbanization Groups. Each year, population and household count by Tapestry segment are updated. While most geographic areas retain their original Tapestry Segment assignment, select areas may be assigned a new market segment when research uncovers new or significant local growth. The entire Tapestry Segmentation system is refreshed every three to five years, resulting in a more comprehensive reassignment in rapidly changing neighborhoods. Tapestry is a geodemographic segmentation system that integrates consumer traits with residential characteristics to identify markets and classify US neighborhoods. Neighborhoods with the most similar characteristics are grouped together, while neighborhoods with divergent characteristics are separated. Internally homogenous, externally heterogeneous market segments depict consumers' lifestyles and lifestyles. Tapestry Segmentation combines the "who" of lifestyle demography with the "where" of local geography to create a classification model with 67 distinct, behavioral market segments.

Middleton's two largest tapestry segment are [Green Acres](#). (53.7%) and [Middleburg](#) (32.4%). The original Green Acres lifestyle features country living and self-reliance. Avid do-it-yourselfers, they maintain and remodel their homes, with all the necessary power tools to accomplish the jobs. Gardening, especially growing vegetables, is a priority, again with the right tools, tillers, tractors, and riding mowers. Outdoor living features a variety of sports: hunting and fishing, motorcycling, hiking, and camping, and even golf. While Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures.



# Middleton School District SY2021/22 Demographic Report



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## Demographic and Income Profile

Prepared using SchoolSite by DDP

Summary	Census 2010	2021	2026				
Population	15,098	20,555	23,625				
Households	5,157	7,060	8,110				
Families	4,071	5,461	6,241				
Average Household Size	2.93	2.91	2.91				
Owner Occupied Housing Units	4,213	6,034	7,016				
Renter Occupied Housing Units	944	1,026	1,093				
Median Age	36.6	39.3	39.7				
Trends: 2021-2026 Annual Rate	Area	State	National				
Population	2.82%	1.67%	0.71%				
Households	2.81%	1.67%	0.71%				
Families	2.71%	1.56%	0.64%				
Owner HHS	3.06%	1.92%	0.91%				
Median Household Income	2.62%	2.21%	2.41%				
Households by Income		2021	2026				
	Number	Percent	Number	Percent			
	<\$15,000	419	5.9%	396	4.9%		
	\$15,000 - \$24,999	561	7.9%	548	6.8%		
	\$25,000 - \$34,999	625	8.9%	629	7.8%		
	\$35,000 - \$49,999	969	13.7%	965	11.9%		
	\$50,000 - \$74,999	1,208	17.1%	1,316	16.2%		
	\$75,000 - \$99,999	1,175	16.6%	1,439	17.7%		
	\$100,000 - \$149,999	1,134	16.1%	1,515	18.7%		
	\$150,000 - \$199,999	473	6.7%	668	8.2%		
\$200,000+	497	7.0%	633	7.8%			
Median Household Income	\$68,166		\$77,566				
Average Household Income	\$89,505		\$100,316				
Per Capita Income	\$30,740		\$34,434				
Population by Age		Census 2010	2021	2026			
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,090	7.2%	1,345	6.5%	1,505	6.4%
	5 - 9	1,339	8.9%	1,436	7.0%	1,650	7.0%
	10 - 14	1,374	9.1%	1,507	7.3%	1,754	7.4%
	15 - 19	1,171	7.8%	1,473	7.2%	1,551	6.6%
	20 - 24	602	4.0%	1,144	5.6%	1,174	5.0%
	25 - 34	1,638	10.8%	2,368	11.5%	2,884	12.2%
	35 - 44	2,175	14.4%	2,498	12.2%	2,761	11.7%
	45 - 54	2,232	14.8%	2,709	13.2%	2,944	12.5%
	55 - 64	1,801	11.9%	2,816	13.7%	3,091	13.1%
	65 - 74	1,081	7.2%	2,092	10.2%	2,586	10.9%
	75 - 84	456	3.0%	933	4.5%	1,401	5.9%
	85+	138	0.9%	232	1.1%	322	1.4%
	Race and Ethnicity		Census 2010	2021	2026		
Number		Percent	Number	Percent	Number	Percent	
White Alone		14,033	92.9%	18,804	91.5%	21,434	90.7%
Black Alone		29	0.2%	53	0.3%	73	0.3%
American Indian Alone		112	0.7%	155	0.8%	185	0.8%
Asian Alone		71	0.5%	123	0.6%	154	0.7%
Pacific Islander Alone		10	0.1%	18	0.1%	22	0.1%
Some Other Race Alone		497	3.3%	784	3.8%	948	4.0%
Two or More Races		346	2.3%	618	3.0%	808	3.4%
Hispanic Origin (Any Race)		1,399	9.3%	2,210	10.8%	2,694	11.4%

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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## Middleton School District SY2021/22 Demographic Report

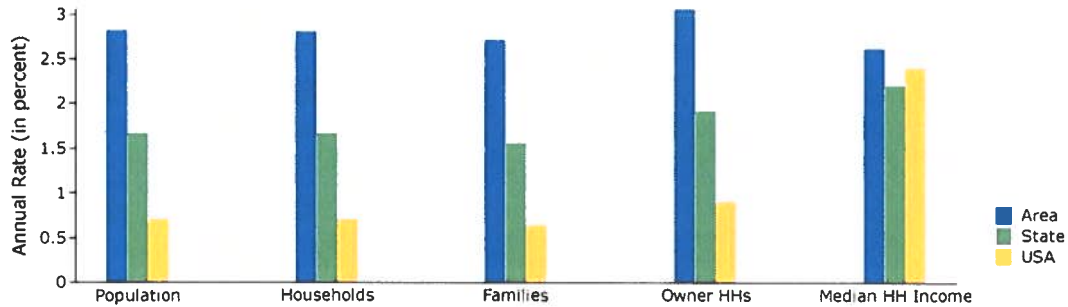


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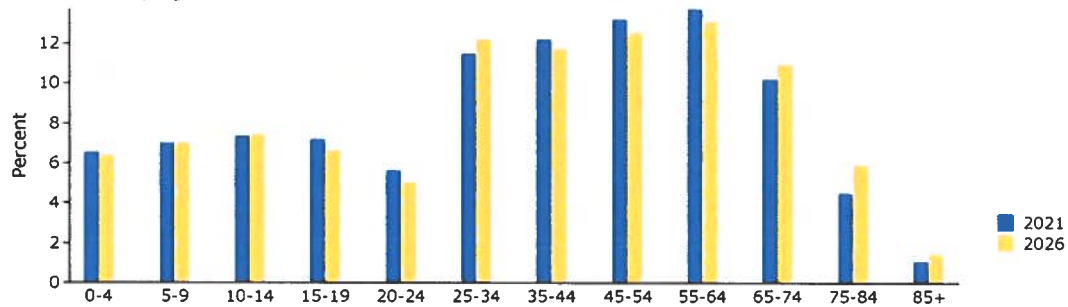
### Demographic and Income Profile

Prepared using SchoolSite by DDP

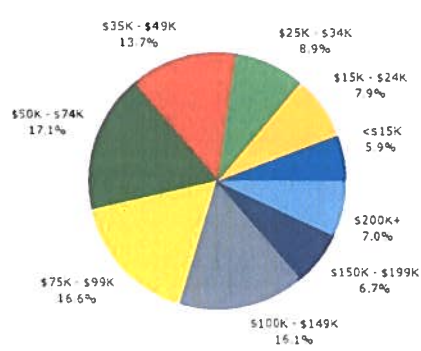
Trends 2021-2026



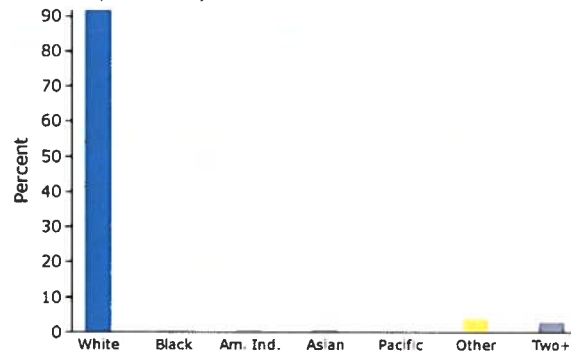
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 10.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

February 09, 2022





# Middleton School District SY2021/22 Demographic Report



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## ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>TOTALS</b>				
Total Population	19,099		578	High
Total Households	6,250		206	High
Total Housing Units	6,638		218	High
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS</b>				
Total	5,437	100.0%	193	High
Housing units with a mortgage/contract to purchase/similar debt	4,067	74.8%	194	High
Second mortgage only	108	2.0%	50	Medium
Home equity loan only	361	6.6%	73	Medium
Both second mortgage and home equity loan	24	0.4%	20	Low
No second mortgage and no home equity loan	3,573	65.7%	202	High
Housing units without a mortgage	1,370	25.2%	98	High
<b>AVERAGE VALUE BY MORTGAGE STATUS</b>				
Housing units with a mortgage	\$260,734		\$18,748	High
Housing units without a mortgage	\$316,222		\$53,111	High
<b>OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS &amp; SELECTED MONTHLY OWNER COSTS</b>				
Total	5,437	100.0%	193	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	192	3.5%	37	High
10.0 to 14.9 percent	662	12.2%	99	High
15.0 to 19.9 percent	973	17.9%	128	High
20.0 to 24.9 percent	743	13.7%	109	High
25.0 to 29.9 percent	301	5.5%	60	Medium
30.0 to 34.9 percent	223	4.1%	57	Medium
35.0 to 39.9 percent	201	3.7%	57	Medium
40.0 to 49.9 percent	224	4.1%	43	High
50.0 percent or more	470	8.6%	104	Medium
Not computed	78	1.4%	68	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	750	13.8%	80	High
10.0 to 14.9 percent	282	5.2%	63	Medium
15.0 to 19.9 percent	149	2.7%	35	Medium
20.0 to 24.9 percent	49	0.9%	17	Medium
25.0 to 29.9 percent	32	0.6%	16	Medium
30.0 to 34.9 percent	24	0.4%	19	Low
35.0 to 39.9 percent	34	0.6%	39	Low
40.0 to 49.9 percent	17	0.3%	29	Low
50.0 percent or more	32	0.6%	25	Low
Not computed	1	0.0%	12	Low

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

February 09, 2022



# Middleton School District SY2021/22 Demographic Report



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## ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT</b>				
Total	813	100.0%	130	High
With cash rent	721	88.7%	128	High
Less than \$100	0	0.0%	0	Low
\$100 to \$149	34	4.2%	53	Low
\$150 to \$199	11	1.4%	15	Low
\$200 to \$249	12	1.5%	32	Low
\$250 to \$299	0	0.0%	0	Low
\$300 to \$349	3	0.4%	23	Low
\$350 to \$399	2	0.2%	16	Low
\$400 to \$449	0	0.0%	0	Low
\$450 to \$499	12	1.5%	13	Low
\$500 to \$549	179	22.0%	82	Medium
\$550 to \$599	58	7.1%	62	Low
\$600 to \$649	54	6.6%	40	Low
\$650 to \$699	25	3.1%	26	Low
\$700 to \$749	61	7.5%	39	Medium
\$750 to \$799	40	4.9%	37	Low
\$800 to \$899	55	6.8%	22	Medium
\$900 to \$999	11	1.4%	14	Low
\$1,000 to \$1,249	31	3.8%	29	Low
\$1,250 to \$1,499	10	1.2%	13	Low
\$1,500 to \$1,999	105	12.9%	108	Low
\$2,000 to \$2,499	0	0.0%	0	Low
\$2,500 to \$2,999	0	0.0%	0	Low
\$3,000 to \$3,499	18	2.2%	29	Low
\$3,500 or more	0	0.0%	0	Low
No cash rent	92	11.3%	77	Low
Median Contract Rent	\$646		N/A	
Average Contract Rent	N/A		N/A	
<b>RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT</b>				
Total	813	100.0%	130	High
Pay extra for one or more utilities	798	98.2%	131	High
No extra payment for any utilities	15	1.8%	33	Low

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

February 09, 2022



## Middleton School District SY2021/22 Demographic Report



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### ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT</b>				
Total:	813	100.0%	130	High
With cash rent:	721	88.7%	128	High
Less than \$100	0	0.0%	0	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	16	2.0%	14	Low
\$250 to \$299	34	4.2%	53	Low
\$300 to \$349	2	0.2%	18	Low
\$350 to \$399	4	0.5%	34	Low
\$400 to \$449	0	0.0%	0	
\$450 to \$499	0	0.0%	3	
\$500 to \$549	8	1.0%	69	Low
\$550 to \$599	6	0.7%	81	Low
\$600 to \$649	94	11.6%	69	Low
\$650 to \$699	129	15.9%	78	Medium
\$700 to \$749	60	7.4%	28	Medium
\$750 to \$799	13	1.6%	16	Low
\$800 to \$899	56	6.9%	37	Low
\$900 to \$999	90	11.1%	49	Medium
\$1,000 to \$1,249	45	5.5%	26	Medium
\$1,250 to \$1,499	42	5.2%	29	Low
\$1,500 to \$1,999	51	6.3%	78	Low
\$2,000 to \$2,499	54	6.6%	81	Low
\$2,500 to \$2,999	0	0.0%	0	
\$3,000 to \$3,499	0	0.0%	0	
\$3,500 or more	18	2.2%	29	Low
No cash rent	92	11.3%	77	Low
Median Gross Rent	\$781		N/A	Low
Average Gross Rent	N/A		N/A	Low

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

February 09, 2022





# Middleton School District SY2021/22 Demographic Report



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## ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>HOUSING UNITS BY UNITS IN STRUCTURE</b>				
Total	6,638	100.0%	218	High
1, detached	5,577	84.0%	214	High
1, attached	92	1.4%	48	Medium
2	2	0.0%	21	Low
3 or 4	77	1.2%	50	Medium
5 to 9	56	0.8%	62	Low
10 to 19	19	0.3%	20	Low
20 to 49	10	0.2%	16	Low
50 or more	26	0.4%	34	Low
Mobile home	715	10.8%	105	High
Boat, RV, van, etc.	64	1.0%	62	Low
<b>HOUSING UNITS BY YEAR STRUCTURE BUILT</b>				
Total	6,638	100.0%	218	High
Built 2014 or later	499	7.5%	72	High
Built 2010 to 2013	531	8.0%	92	High
Built 2000 to 2009	1,833	27.6%	144	High
Built 1990 to 1999	1,489	22.4%	137	High
Built 1980 to 1989	527	7.9%	91	High
Built 1970 to 1979	1,097	16.5%	134	High
Built 1960 to 1969	175	2.6%	51	Medium
Built 1950 to 1959	221	3.3%	42	High
Built 1940 to 1949	154	2.3%	52	Medium
Built 1939 or earlier	113	1.7%	62	Medium
Median Year Structure Built	1997		N/A	
<b>OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT</b>				
Total	6,250	100.0%	206	High
Owner occupied				
Moved in 2017 or later	595	9.5%	98	High
Moved in 2015 to 2016	753	12.0%	87	High
Moved in 2010 to 2014	1,445	23.1%	134	High
Moved in 2000 to 2009	1,700	27.2%	147	High
Moved in 1990 to 1999	604	9.7%	75	High
Moved in 1989 or earlier	340	5.4%	52	High
Renter occupied				
Moved in 2017 or later	158	2.5%	55	Medium
Moved in 2015 to 2016	256	4.1%	67	Medium
Moved in 2010 to 2014	196	3.1%	84	Medium
Moved in 2000 to 2009	167	2.7%	82	Medium
Moved in 1990 to 1999	21	0.3%	29	Low
Moved in 1989 or earlier	15	0.2%	26	Low
Median Year Householder Moved Into Unit	2011		N/A	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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# Middleton School District SY2021/22 Demographic Report



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## ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL</b>				
Total	6,250	100.0%	206	High
Utility gas	2,958	47.3%	187	High
Bottled, tank, or LP gas	289	4.6%	54	High
Electricity	2,177	34.8%	127	High
Fuel oil, kerosene, etc.	181	2.9%	68	Medium
Coal or coke	0	0.0%	0	Low
Wood	472	7.6%	65	High
Solar energy	0	0.0%	0	Low
Other fuel	132	2.1%	51	Medium
No fuel used	42	0.7%	45	Low
<b>OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE</b>				
Total	6,250	100.0%	206	High
Owner occupied				
No vehicle available	75	1.2%	51	Low
1 vehicle available	648	10.4%	85	High
2 vehicles available	2,205	35.3%	154	High
3 vehicles available	1,553	24.8%	140	High
4 vehicles available	676	10.8%	98	High
5 or more vehicles available	280	4.5%	63	Medium
Renter occupied				
No vehicle available	53	0.8%	63	Low
1 vehicle available	339	5.4%	105	Medium
2 vehicles available	199	3.2%	49	Medium
3 vehicles available	149	2.4%	71	Medium
4 vehicles available	71	1.1%	63	Low
5 or more vehicles available	3	0.0%	12	Low
Average Number of Vehicles Available	N/A		N/A	
<b>VACANT HOUSING UNITS</b>				
Total vacant housing units	386	100.0%	87	Medium
For rent	84	21.8%	57	Low
Rented, not occupied	0	0.0%	0	Low
For sale only	50	13.0%	73	Low
Sold, not occupied	49	12.7%	75	Low
Seasonal/occasional	45	11.7%	68	Low
For migrant workers	7	1.8%	65	Low
Other	151	39.1%	69	Medium

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

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## Middleton School District SY2021/22 Demographic Report



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### ACS Housing Summary

Prepared using SchoolSite by DDP

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
<b>OWNER-OCCUPIED HOUSING UNITS BY VALUE</b>				
Total	5,437	100%	193	High
Less than \$10,000	25	0.5%	16	Low
\$10,000 to \$14,999	24	0.4%	18	Low
\$15,000 to \$19,999	57	1.0%	91	Low
\$20,000 to \$24,999	61	1.1%	40	Medium
\$25,000 to \$29,999	51	0.9%	25	Medium
\$30,000 to \$34,999	0	0.0%	0	Low
\$35,000 to \$39,999	16	0.3%	22	Low
\$40,000 to \$49,999	18	0.3%	17	Low
\$50,000 to \$59,999	31	0.6%	24	Low
\$60,000 to \$69,999	28	0.5%	14	Medium
\$70,000 to \$79,999	24	0.4%	17	Low
\$80,000 to \$89,999	165	3.0%	70	Medium
\$90,000 to \$99,999	47	0.9%	23	Medium
\$100,000 to \$124,999	345	6.3%	68	High
\$125,000 to \$149,999	491	9.0%	102	Medium
\$150,000 to \$174,999	390	7.2%	87	Medium
\$175,000 to \$199,999	293	5.4%	77	Medium
\$200,000 to \$249,999	746	13.7%	111	High
\$250,000 to \$299,999	797	14.7%	96	High
\$300,000 to \$399,999	1,082	19.9%	117	High
\$400,000 to \$499,999	359	6.6%	92	Medium
\$500,000 to \$749,999	309	5.7%	69	Medium
\$750,000 to \$999,999	45	0.8%	65	Low
\$1,000,000 to \$1,499,999	0	0.0%	0	Low
\$1,500,000 to \$1,999,999	0	0.0%	0	Low
\$2,000,000 or more	34	0.6%	19	Medium
Median Home Value	\$243,767		N/A	Low
Average Home Value	\$274,716		\$17,606	High

Data Note: N/A means not available.

**2015-2019 ACS Estimate:** The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

**Margin of error (MOE):** The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

**Reliability:** These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High medium low

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# Middleton School District SY2021/22 Demographic Report



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## Tapestry Segmentation Area Profile

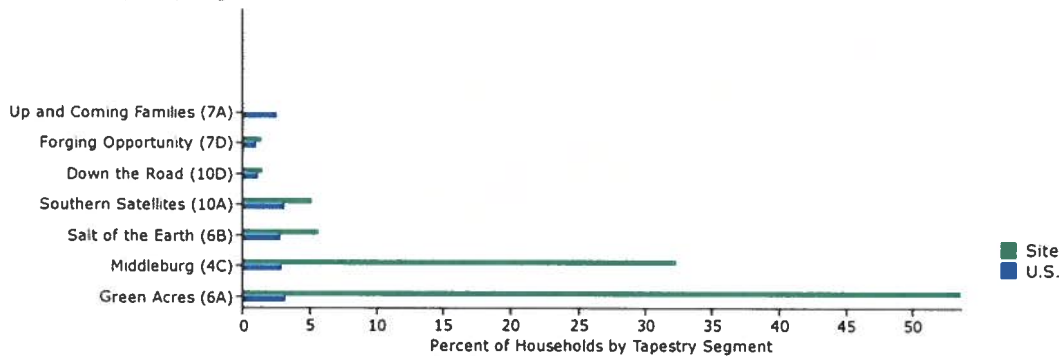
Prepared using SchoolSite by DDP

### Top Twenty Tapestry Segments

Rank	Tapestry Segment	2021 Households		2021 U.S. Households		Index
		Percent	Cumulative Percent	Percent	Cumulative Percent	
1	Green Acres (6A)	53.7%	53.7%	3.3%	3.3%	1647
2	Middleburg (4C)	32.4%	86.1%	3.0%	6.2%	1,091
3	Salt of the Earth (6B)	5.7%	91.8%	2.9%	9.1%	199
4	Southern Satellites (10A)	5.2%	97.0%	3.2%	12.3%	163
5	Down the Road (10D)	1.5%	98.5%	1.2%	13.4%	133
	<b>Subtotal</b>	<b>98.5%</b>		<b>13.6%</b>		
6	Forging Opportunity (7D)	1.5%	100.0%	1.0%	14.5%	142
7	Up and Coming Families (7A)	0.0%	100.0%	2.6%	17.1%	1
	<b>Subtotal</b>	<b>1.5%</b>		<b>3.6%</b>		

**Total** **100.0%** **17.1%** **585**

### Top Ten Tapestry Segments Site vs. U.S.



**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

**Source:** Esri

February 09, 2022



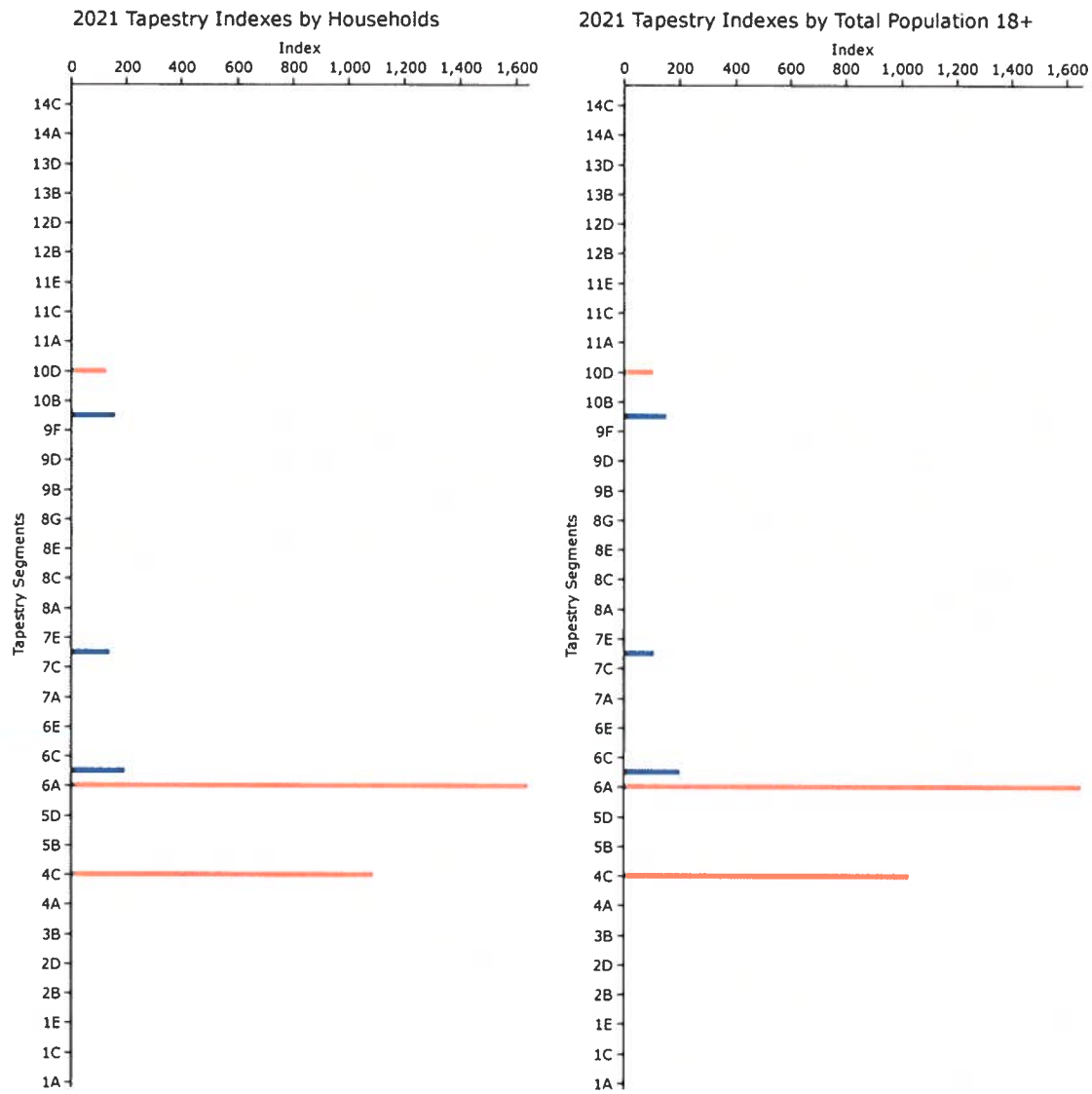
## Middleton School District SY2021/22 Demographic Report



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### Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP



**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

February 09, 2022



## Middleton School District SY2021/22 Demographic Report



### Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
<b>Total:</b>	<b>7,060</b>	<b>100.0%</b>		<b>15,345</b>	<b>100.0%</b>	
<b>1. Affluent Estates</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
<b>2. Upscale Avenues</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
<b>3. Uptown Individuals</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
<b>4. Family Landscapes</b>	<b>2,288</b>	<b>32.4%</b>	<b>425</b>	<b>4,701</b>	<b>30.6%</b>	<b>384</b>
Workday Drive (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Middleburg (4C)	2,288	32.4%	1,091	4,701	30.6%	1,032
<b>5. GenXurban</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
In Style (5B)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
<b>6. Cozy Country Living</b>	<b>4,191</b>	<b>59.4%</b>	<b>492</b>	<b>9,481</b>	<b>61.8%</b>	<b>520</b>
Green Acres (6A)	3,788	53.7%	1,647	8,586	56.0%	1,655
Salt of the Earth (6B)	403	5.7%	199	895	5.8%	203
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
<b>7. Sprouting Explorers</b>	<b>105</b>	<b>1.5%</b>	<b>21</b>	<b>211</b>	<b>1.4%</b>	<b>16</b>
Up and Coming Families (7A)	1	0.0%	1	3	0.0%	1
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	0	0.0%	0	0	0.0%	0
Forging Opportunity (7D)	104	1.5%	142	208	1.4%	109
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0

**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

**Source:** Esri

February 09, 2022





## Middleton School District SY2021/22 Demographic Report



### Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry LifeMode Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
<b>Total:</b>	<b>7,060</b>	<b>100.0%</b>		<b>15,345</b>	<b>100.0%</b>	
<b>8. Middle Ground</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
City Lights (8A)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
<b>9. Senior Styles</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
<b>10. Rustic Outposts</b>	<b>476</b>	<b>6.7%</b>	<b>81</b>	<b>952</b>	<b>6.2%</b>	<b>74</b>
Southern Satellites (10A)	367	5.2%	163	762	5.0%	154
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	109	1.5%	133	190	1.2%	105
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
<b>11. Midtown Singles</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
City Strivers (11A)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
<b>12. Hometown</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
<b>13. Next Wave</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
<b>14. Scholars and Patriots</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

**Source:** Esri

February 09, 2022



## Middleton School District SY2021/22 Demographic Report



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### Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
<b>Total:</b>	<b>7,060</b>	<b>100.0%</b>		<b>15,345</b>	<b>100.0%</b>	
<b>1. Principal Urban Center</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
Laptops and Lattes (3A)	0	0.0%	0	0	0.0%	0
Metro Renters (3B)	0	0.0%	0	0	0.0%	0
Trendsetters (3C)	0	0.0%	0	0	0.0%	0
Downtown Melting Pot (8D)	0	0.0%	0	0	0.0%	0
City Strivers (11A)	0	0.0%	0	0	0.0%	0
NeWest Residents (13C)	0	0.0%	0	0	0.0%	0
Fresh Ambitions (13D)	0	0.0%	0	0	0.0%	0
High Rise Renters (13E)	0	0.0%	0	0	0.0%	0
<b>2. Urban Periphery</b>	<b>104</b>	<b>1.5%</b>	<b>9</b>	<b>208</b>	<b>1.4%</b>	<b>8</b>
Pacific Heights (2C)	0	0.0%	0	0	0.0%	0
Rustbelt Traditions (5D)	0	0.0%	0	0	0.0%	0
Urban Villages (7B)	0	0.0%	0	0	0.0%	0
Urban Edge Families (7C)	0	0.0%	0	0	0.0%	0
Forging Opportunity (7D)	104	1.5%	142	208	1.4%	109
Southwestern Families (7F)	0	0.0%	0	0	0.0%	0
City Lights (8A)	0	0.0%	0	0	0.0%	0
Bright Young Professionals (8C)	0	0.0%	0	0	0.0%	0
Metro Fusion (11C)	0	0.0%	0	0	0.0%	0
Family Foundations (12A)	0	0.0%	0	0	0.0%	0
Modest Income Homes (12D)	0	0.0%	0	0	0.0%	0
Diverse Convergence (13A)	0	0.0%	0	0	0.0%	0
Family Extensions (13B)	0	0.0%	0	0	0.0%	0
<b>3. Metro Cities</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>
In Style (5B)	0	0.0%	0	0	0.0%	0
Emerald City (8B)	0	0.0%	0	0	0.0%	0
Front Porches (8E)	0	0.0%	0	0	0.0%	0
Old and Newcomers (8F)	0	0.0%	0	0	0.0%	0
Hometown Heritage (8G)	0	0.0%	0	0	0.0%	0
Retirement Communities (9E)	0	0.0%	0	0	0.0%	0
Social Security Set (9F)	0	0.0%	0	0	0.0%	0
Young and Restless (11B)	0	0.0%	0	0	0.0%	0
Set to Impress (11D)	0	0.0%	0	0	0.0%	0
City Commons (11E)	0	0.0%	0	0	0.0%	0
Traditional Living (12B)	0	0.0%	0	0	0.0%	0
College Towns (14B)	0	0.0%	0	0	0.0%	0
Dorms to Diplomas (14C)	0	0.0%	0	0	0.0%	0

**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

February 09, 2022



## Middleton School District SY2021/22 Demographic Report



**esri**

### Tapestry Segmentation Area Profile

Prepared using SchoolSite by DDP

Tapestry Urbanization Groups	2021 Households			2021 Adult Population		
	Number	Percent	Index	Number	Percent	Index
<b>Total:</b>	<b>7,060</b>	<b>100.0%</b>		<b>15,345</b>	<b>100.0%</b>	
<b>4. Suburban Periphery</b>	<b>1</b>	<b>0.0%</b>	<b>0</b>	<b>3</b>	<b>0.0%</b>	<b>0</b>
Top Tier (1A)	0	0.0%	0	0	0.0%	0
Professional Pride (1B)	0	0.0%	0	0	0.0%	0
Boomburbs (1C)	0	0.0%	0	0	0.0%	0
Savvy Suburbanites (1D)	0	0.0%	0	0	0.0%	0
Exurbanites (1E)	0	0.0%	0	0	0.0%	0
Urban Chic (2A)	0	0.0%	0	0	0.0%	0
Pleasantville (2B)	0	0.0%	0	0	0.0%	0
Enterprising Professionals (2D)	0	0.0%	0	0	0.0%	0
Workday Drive (4A)	0	0.0%	0	0	0.0%	0
Home Improvement (4B)	0	0.0%	0	0	0.0%	0
Comfortable Empty Nesters (5A)	0	0.0%	0	0	0.0%	0
Parks and Rec (5C)	0	0.0%	0	0	0.0%	0
Midlife Constants (5E)	0	0.0%	0	0	0.0%	0
Up and Coming Families (7A)	1	0.0%	1	3	0.0%	1
Silver & Gold (9A)	0	0.0%	0	0	0.0%	0
Golden Years (9B)	0	0.0%	0	0	0.0%	0
The Elders (9C)	0	0.0%	0	0	0.0%	0
Military Proximity (14A)	0	0.0%	0	0	0.0%	0
<b>5. Semirural</b>	<b>2,397</b>	<b>34.0%</b>	<b>361</b>	<b>4,891</b>	<b>31.9%</b>	<b>350</b>
Middleburg (4C)	2,288	32.4%	1,091	4,701	30.6%	1,032
Heartland Communities (6F)	0	0.0%	0	0	0.0%	0
Farm to Table (7E)	0	0.0%	0	0	0.0%	0
Senior Escapes (9D)	0	0.0%	0	0	0.0%	0
Down the Road (10D)	109	1.5%	133	190	1.2%	105
Small Town Simplicity (12C)	0	0.0%	0	0	0.0%	0
<b>6. Rural</b>	<b>4,558</b>	<b>64.6%</b>	<b>382</b>	<b>10,243</b>	<b>66.8%</b>	<b>393</b>
Green Acres (6A)	3,788	53.7%	1,647	8,586	56.0%	1,655
Salt of the Earth (6B)	403	5.7%	199	895	5.8%	203
The Great Outdoors (6C)	0	0.0%	0	0	0.0%	0
Prairie Living (6D)	0	0.0%	0	0	0.0%	0
Rural Resort Dwellers (6E)	0	0.0%	0	0	0.0%	0
Southern Satellites (10A)	367	5.2%	163	762	5.0%	154
Rooted Rural (10B)	0	0.0%	0	0	0.0%	0
Economic BedRock (10C)	0	0.0%	0	0	0.0%	0
Rural Bypasses (10E)	0	0.0%	0	0	0.0%	0
Unclassified (15)	0	0.0%	0	0	0.0%	0

**Data Note:** This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

**Source:** Esri

February 09, 2022



## Debbie Root

---

**From:** Vanessa Foster <vefoster79@yahoo.com>  
**Sent:** Wednesday, May 22, 2024 4:49 PM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills

My family and I are strongly opposed to Farmington Hills development. It will completely ruin our way of life! Please do not allow this!!

Vanessa Foster  
Sent from my iPhone

EXHIBIT  
X

## Debbie Root

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**From:** DMG DMG <donnag2011@gmail.com>  
**Sent:** Thursday, May 23, 2024 2:36 PM  
**To:** Debbie Root  
**Subject:** [External] Case No. RZ2021-0056 & SD2021-0059

As a longtime resident of Middleton, I live near the intersection of Purple Sage and Lansing Lane.

There is no disputing that the approval of Farmington Hills Development (as proposed) will negatively affect the character of the area and the quality of life for those of us who live nearby.

As a rural community, our roads are an extension of our lifestyle, whereby neighbors ride horses, families bicycle together, and residents find pleasure walking or jogging. School children stand on the side of the road (often in the dark) as they wait for their bus to collect them in the early morning hours. In a rural setting, there are no sidewalks or streetlamps. Yet, for all these years our families and our lifestyles have remained relatively safe and intact... until recently.

Much focus of this hearing has been on Highway 44 at Duff and Lansing Lanes; however, we should not overlook the impact to Purple Sage. According to the Highway District 4's statistics, in the past five (5) years there have been more than 18 car accidents collectively at the intersections of Purple Sage & Lansing and Purple Sage & Duff. Tragically, one of these accidents resulted in the death of a teenage driver and a child in 2020. Our roads are becoming unsafe.

With the proposed addition of 421 homes, it is easy to foresee the increase of traffic will not only negatively impact the traffic flow, noise, congestion and safety of our roads, but also create harm to the quality of life within our community. And this does not take into account the harm caused by this development to the school children who attend our already overcrowded school system, the drawdown of our water resources, or the overwhelming impact to other essential public services that others have highlighted.

Should the approval of the proposed rezone of Farmington Hills move forward, it will do so at the expense of the rural residents who live nearby. For it is we, the rural community who will endure the loss of our lifestyle and quality of life, not just during the 10 long years of construction, but for many years beyond. And for some, that represents the rest of a lifetime.

Thank you for your time, and for considering my testimony and that of the Middleton rural community.

Donna Goelz

9142 Willowview Dr.

Middleton, ID 83644

EXHIBIT  
Y

## Debbie Root

---

**From:** Phil Goelz <goelzphil@gmail.com>  
**Sent:** Thursday, May 23, 2024 2:55 PM  
**To:** Debbie Root  
**Subject:** [External] Case No. RZ2021-0056 & SD2021-0059

As I am unable to attend the hearing due to work, please accept this as my testimonial in opposition of the planned Farmington Hills development.

Planning and Zoning got it right by denying the application for the proposed Farmington Hills Development. This, indeed, was an overreach of the past Middleton mayor in attempts to rezone the area without annexation. Also, the planned development is way out of line with any other type of development in the area.

The Farmington Hill planners and developers knew this, and is why they offered in loose terms "bribes" to the Middleton mayor, the school, and the offer of installing traffic lights at HW44/Duff and HW44/Lansing. Without these "incentives", there is no way anyone in the area would agree to push this through.

Furthermore, the idea of stretching out the development over 10 years is absurd. 10 years of heavy equipment noise, construction trucks on the road, sawing and hammering are in no way a benefit to the surrounding neighbors.

The developers say "we need this". I completely disagree, they are the ones who want it, and they will do whatever backdoor means necessary to push it through. If they wanted high-density development, they should have purchased land in an area that allows it, not make the surrounding area change to accommodate them.

Thank you for allowing this testimony.

Regards,  
Philip Goelz  
9142 Willowview Drive  
Middleton ID 83644

EXHIBIT  
Z



## Debbie Root

---

**From:** Bart Grayson <BartGrayson1400@outlook.com>  
**Sent:** Wednesday, May 22, 2024 4:37 PM  
**To:** Debbie Root  
**Subject:** RE: [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059  
**Attachments:** Farmington Hills.pptx

Hello Debbie,

I would like to discuss this at the Farmington Hills meeting with the commissioners on June 10<sup>th</sup>.

Please let me know if that would be acceptable.

Have a great evening.

Bart

**From:** Debbie Root <Debbie.Root@canyoncounty.id.gov>  
**Sent:** Wednesday, March 6, 2024 3:24 PM  
**To:** 'Bart Grayson' <BartGrayson1400@outlook.com>  
**Subject:** RE: [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Mr. Grayson,

I believe that the highway districts' letter speaks to that location and easements in their requirements. The developer will be required to build out their half width or provide monies in lieu of construction of that portion of Meadow Park Boulevard if the development is approved and those easements have not been acquired. That is proposed to be one of the final phases of the development 7-10 years out. Currently that negotiation will be between you and the developer and potentially the highway district. That is a planned collector roadway that will eventually be completed.

Respectfully,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
NEW public office hours  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*

**From:** Bart Grayson <[BartGrayson1400@outlook.com](mailto:BartGrayson1400@outlook.com)>  
**Sent:** Wednesday, March 6, 2024 2:19 PM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Subject:** RE: [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

EXHIBIT  
AA

Hello Deb,

I am probably to late but I would like to discuss Meadow Park drive at the meeting tomorrow. The two 20 ft flag lots these folks are discussing belong to me and my neighbor. What they are calling flag lots are actually our road to our 5 acre properties and the ground is part of the 5 acres. Meadow Park is projected to go right through our properties. I am going to respectfully ask that Meadow Park's location is determined before any sub division is approved.

Other people will already bring up my points below.

**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Sent:** Monday, January 1, 2024 10:19 AM  
**To:** 'Bart Grayson' <[BartGrayson1400@outlook.com](mailto:BartGrayson1400@outlook.com)>  
**Subject:** RE: [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Mr. Grayson,

Thank You for reaching out and providing your concerns regarding the proposed development and I will include it in the hearing packet. I encourage you to attend the public hearing and provide your testimony to the Planning and Zoning Commission to consider in the decision making process. The Planning and Zoning Commission will make a recommendation to the Board of County Commissioners on the rezone and preliminary plat.

Sincerely,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

Development Services Department (DSD)  
NEW public office hours  
Effective Jan. 3, 2023  
Monday, Tuesday, Thursday and Friday  
8am – 5pm  
Wednesday  
1pm – 5pm  
\*\*We will not be closed during lunch hour \*\*

**From:** Bart Grayson <[BartGrayson1400@outlook.com](mailto:BartGrayson1400@outlook.com)>  
**Sent:** Sunday, December 31, 2023 4:13 PM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Subject:** [External] Farmington Hills Subdivision RZ2021-0056 & SD2021-0059

Hello Debbie,

I am e-mailing you in regards to the case in the subject line. When I go this link:  
( <https://www.canyoncounty.id.gov/elected-officials/commissioners/dsd>)) I get a message that says the page is under maintenance or does not exist. So I am sending this note to you directly.

My wife and I have a 5 acre property (24503 Lansing Ln) that borders this proposed subdivision on the North side. We are strongly opposed to a development with .25 acre lots being built adjacent to our property.

This is a rural area and there have been a multitude of 1 to 2 acre subdivisions built around us over the last few years. Cascade Hills borders our property on the north and it is still a work in progress with one acre lots. We are not opposed to progress, but, in the interest of keeping this area a rural setting and Farmington Hills fitting in with the existing subdivisions; we would prefer Farmington Hills be zoned for lots no smaller than 1 acre to fit in with all the neighborhood's that border the property.

I am also very concerned about a huge well being drilled in this area. There have been lots of new wells drilled here lately and it's my understanding the water supply is somewhat limited.

Thank you for your consideration.

Bart Grayson





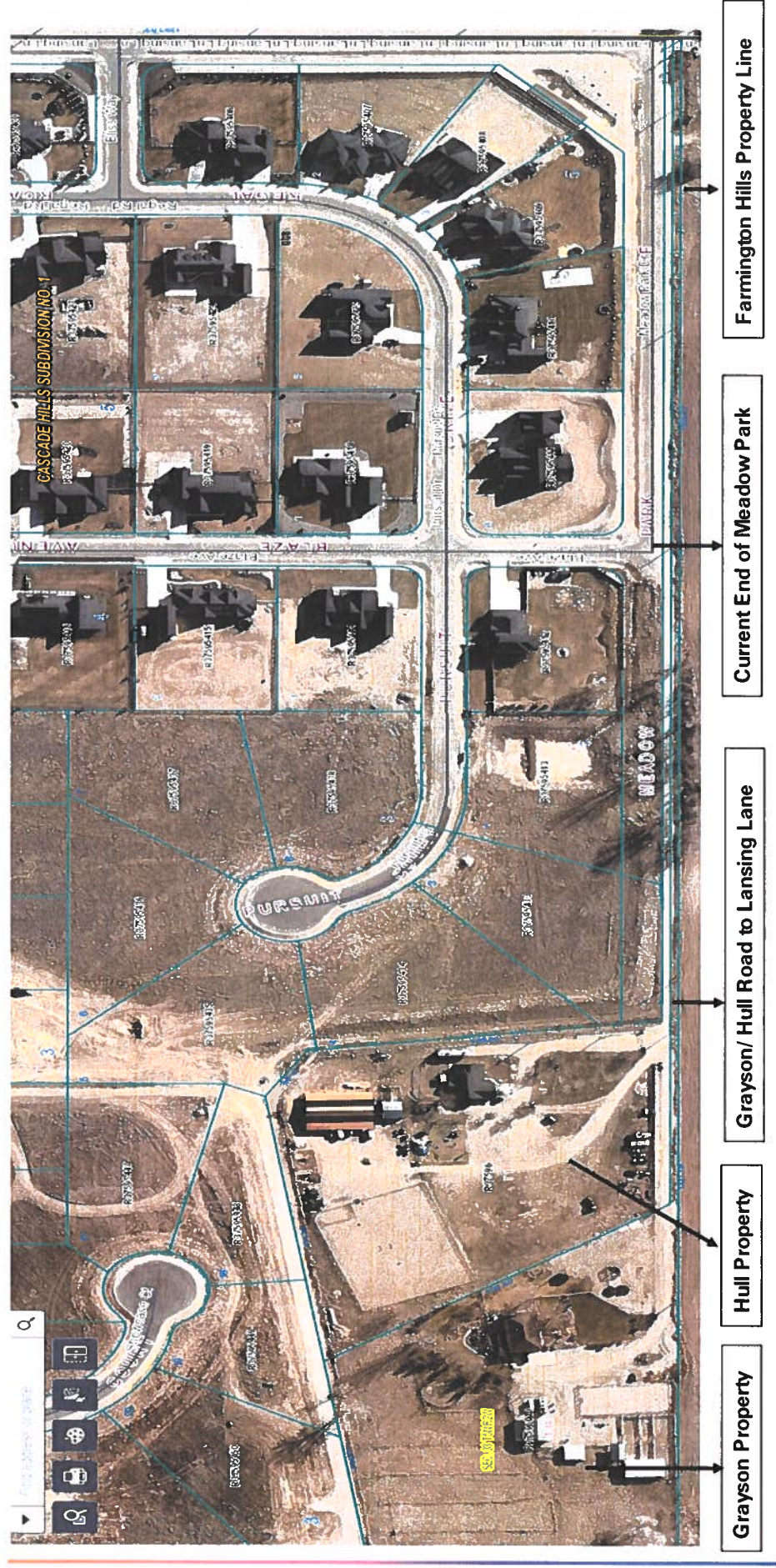
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**FARMINGTON HILLS ZONING MEETING**  
**BART GRAYSON**  
**06/10/2024**



# Grayson Property and Farmington Hills



## **MEADOW PARK BLVD**

- **Meadow Park Access to Farmington Hills**
  - Meadow Park has no access to Farmington Hills on the Lansing Lane (Eastern Side) of the property
    - Grayson and Hull properties own the 20 foot of road in between Meadow Park and Farmington Hills
  - There is no current plan for Canyon County or the Developer to obtain that access
    - Grayson's and Hull's have not been approached by anyone
  - If the developer's plan is approved as is; Meadow Park will likely never make it to Duff
- **Owners Suggestions Should Any Development be Approved**
  - Drop the City of Middleton's Plan to have Meadow Park run from Duff to Lansing
  - If Meadow Park must go between Duff and Lansing; plan for it to go south of the Grayson and Hull Properties
    - This would require a discussion between the developer and the current owners
- **The Grayson family is requesting the Meadow Park road issue to be resolved before any development is approved**



## Debbie Root

---

**From:** Laura Hallenberger <slpromo@hotmail.com>  
**Sent:** Sunday, May 19, 2024 2:22 PM  
**To:** Debbie Root  
**Subject:** [External] Canyon County Resident Expressed Opposition to Farmington Hills Housing Development  
**Attachments:** IMG\_3204 (1).JPG

Hello Debbie,

I am writing to express my deep concern and opposition regarding the proposed housing development, Farmington Hills that will run from Duff Lane to Lansing Ln and north of Foothill to Meadow Park. (image attached)

I am reiterating my opposition to be considered at the Monday, June 10th, hearing at 1:30 p.m. I will be unable to attend in person, but **I would appreciate a notification if we are allowed to attend by YouTube stream or other online options.**

As a resident of Canyon County/Middleton, I strongly believe that this development will have detrimental effects on our neighborhood and community as a whole.

As a native Idahoan born in Boise in 1971, I have a deep connection to our State and moved to Middleton to be part of a strong community that valued the way Idaho used to be. While growth is inevitable, and as a small business owner I can understand and support it, the growth we are experiencing here in the Middleton area is out of control.

Simply put, we do not have the infrastructure to support more homes and more people. Our schools are full, our roads cannot support the daily traffic that would be generated by this development, we do not have the services to support the incoming families, and it will destroy acres of the agricultural landscape that we all moved to Middleton to admire and enjoy. **It's killing our way of life.**

As I am drafting this email, hundreds of homes are already being built around us. We need time to absorb the growth we have already seen. We need the paint to dry on the homes already in construction before you let them build more.

I urge you, as a representative of our community's interests, to carefully consider the concerns raised by myself and other residents regarding this development. I believe it is crucial to prioritize sustainable and responsible growth that aligns with the values and needs of the community. Please do not sit back as the housing developers get rich and your community suffers for it. You have the power to stop it.

Thank you for your time and attention to this matter. I am hopeful that, with your support, we can work together to find solutions that benefit our community while preserving its integrity.

Respectfully submitted,

Laura Hallenberger

24126 B Bar S LN

Middleton, ID 83644

*slpromo@hotmail.com*

*208-871-2826*

EXHIBIT  
BB

This letter is from Rodger and Mary Hawker, our address this 9542 Purple Sage rd Middleton. We have lived at this address since July of 1987.

Board of County Supervisors; thank you for letting us express our concerns with the proposed subdivision Farmington Hills, north of Foothill RD between Lansing and Duff lanes. First we are opposed to the subdivision as it is currently designed. The densities of the homes are not congruent with the surrounding area. Most all the homes in the surrounding area are 1 acre or more. The design of the proposed subdivision will be a home on a half acre or less, which is more than the surrounding area. Also the current use of the land is for crops and has been productive for many years. The land is currently irrigated by center pivot and is very efficient for crop production.

We have lived at our current address for 37 years. Believe me; we have seen the changes in the county that the growth has brought to the area. We used to be able to stand in the road and visit with the neighbor and not worry about traffic; in fact our neighbor used to have their basketball hoop facing in the road and used the road for the court. Not anymore. Purple sage has become a bypass for the City of Middleton, especially for Middleton High School. With the density of the proposed subdivision the traffic will increase exponentially. With all the other construction that is going on the truck traffic has increased and will be more with construction of this subdivision. The speed limit is 50 mph, I believe to most that is merely a suggestion. With a subdivision of the proposed density the traffic will only get worse. There is a subdivision to the east of me that is almost completed and will be over 30 homes.

EXHIBIT  
CC

Our home was built in 1980 the static level of our well was at 109 feet, about 15 years ago we replaced the pump on our well and the static level on the well was at 115 feet. That is a drop of 6 feet. With the proposed density of the subdivision what affect will that have on the aquifer and how will it affect my water level. If the level should drop and I need to lower my pump, it's not my fault but I will have to burden the cost of the repair due to no fault of my own. All those in the area will be in the situation as me.

With the advent that the city will annex the parcel directly into the city limits upon approval, it is very concerning that there will be a city parcel in the middle of the county. Once that is complete, those in the county will have no input on what happens. If the city proposes to add more homes, that could be allowed without any input from the surrounding area.

Everyone that is moving to the area are trying to get that small town country living feel. With the density of the proposed subdivision, it will go against what those that are here for and are trying to keep.

We are looking to you as the BOCS to look out for our best interests. The individual that has proposed the subdivision does not live in the area so to him it will have no affect on his daily life, whereas, to those that live in the area it will have a very detrimental affect to our lives and not in a good way.

We are opposed the current design of the planned subdivision Farmington Hills north of Foothill RD between Lansing and Duff lanes.

Thank you, BOCC for allowing us to voice my concerns.



## Debbie Root

---

**From:** Rodger Hawker <rbhawker78@gmail.com>  
**Sent:** Thursday, May 23, 2024 10:10 AM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills Subdivision, Middleton ID  
**Attachments:** Farmington Hills Opposition.docx

Debbie Root, please see the attached letter with our concerns and opposition to the proposed subdivision Farmington Hills, Middleton Id.

Rodger and Mary Hawker

## Debbie Root

---

**From:** alabamjames@aol.com  
**Sent:** Monday, May 20, 2024 9:25 AM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills Opposition

This project is not compatible with our rural area. The negative impact on our services, traffic, and future cannot be overstated.

Sincerely,

Robert & Cindy James  
9370 Kemp Rd  
Middleton, ID 83644

EXHIBIT  
DD

## **Debbie Root**

---

**From:** Kirk <kraftka@frontier.com>  
**Sent:** Thursday, May 23, 2024 8:07 PM  
**To:** Debbie Root  
**Subject:** [External] Ref: Middleton 187 / Farmington Hills RZ2021-0056 & SD2021-0059

**Hello**

**My primary concern with this development as with many others in the area is no foresight when it comes to infrastructure. This includes law enforcement, public works (including stop lights at Lansing and Duff) and overcrowded schools. This development request should be rejected outright until all those issues are reviewed and solved. End of story. This is reckless development of an area, that not that long ago, was a pleasant rural area.**

**I urge you to deny the request to build at this development for the immediate future.**

**Thank you for your time.**

**Sincerely,  
Kirk and Patty Kraft  
Middleton, ID**

**EXHIBIT  
EE**



## Debbie Root

---

**From:** Cheryl Palange <cherylpalange@gmail.com>  
**Sent:** Thursday, May 23, 2024 4:05 PM  
**To:** Debbie Root  
**Subject:** [External] Re: Public comment for Middleton 187 / Farmington Hills RZ2021-0056 & SD2021-0059  
**Attachments:** Palange-9155 PursuitDr-BOCC Submission-FarmingtonHillsV2.pdf

Please replace my submission yesterday with this update. Thank you.

--  
*Cheryl Palange*  
[cherylpalange@gmail.com](mailto:cherylpalange@gmail.com)  
925.989.6452

On Wed, May 22, 2024 at 5:18 PM Cheryl Palange <[cherylpalange@gmail.com](mailto:cherylpalange@gmail.com)> wrote:  
Attached is our public comment for inclusion in the staff report.

--  
*Cheryl Palange*  
[cherylpalange@gmail.com](mailto:cherylpalange@gmail.com)  
925.989.6452

--  
*Cheryl Palange*  
[cherylpalange@gmail.com](mailto:cherylpalange@gmail.com)  
925.989.6452

## **Cheryl & Steve Palange**

9155 Pursuit Drive ■ Middleton ID 83644

May 22, 2024

BOCC

1115 Albany St. Rm101

Caldwell, ID 83605

Re: Middleton 187 / Farmington Hills RZ2021-0056 & SD2021-0059

Sent by email to: [debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)

Dear BOCC,

Our kitchen window overlooks the scenic farmland that is the subject of the above referenced application. While we were encouraged by the thorough professionalism and thoughtful consideration by the Planning and Zoning commissioners in delivering their denial, we know BOCC is the ultimate decision maker. We are opposed to the Farmington Hills application for the following reasons:

1. The proposed conditional rezone IS NOT generally consistent with the (2020) comprehensive plan. From the Statement of Purpose ("land use conflicts will be resolved if not avoided, that misuses of land will not occur, that traffic congestion will be minimized,... and that the county's growth will take place in an orderly, rational manner."), to the objective ("People moving into Canyon County expect to find suitable roads, emergency services, schools, and a variety of places to live, work, and recreate. Residents of the county desire to maintain a good quality of life and improve the efficiency of transportation, school, business and recreational services."), to land use areas ("The ability to manage and control the use of one's property as well as privacy and enjoyment of land, without unreasonable interference from another landowner's activities, are the values that the Canyon County community was built on..."), to the population component ("Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses"), and goals ("To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities."), the proposal does not align with the plan.
2. The proposed conditional rezone IS NOT more appropriate than the current zoning designation when considering the surrounding land uses. It's true the area north of Foothill Road up on the bluff is currently a mixture of farmland and rural residential properties, and residential land use is increasing. However, we are one dwelling per

acre or more consistent with the character of the area. The proposed high density plan of 12k sq ft lots is incompatible. This is supported by Exhibit 40 (p 257-274) in the BOCC preliminary materials, and the analysis Mike Wedman presented in January at P&Z: of the 570 residential lots nearby, the average size is 2.25 - 3.5 acres.

The current designation is AG! Page 252 of the preliminary materials is the farmland report. Much of the land is irrigated prime farmland and farmland of statewide importance. We see over half of the subject parcels from our home. It's active farmland. As shown below, it's already been prepped and planted with feed corn as it was last year. The farmer harvested and threshed the corn for the entire month of November 2023, hauling out truckload after truckload of feed corn. This activity is the definition of Canyon County's goals and should be encouraged.



3. The proposed conditional rezone IS NOT compatible with surrounding land uses. Per point #2, the surrounding land uses are 1+ acre rural homes on wells/septic, including 20 yards to the east of the proposed development: [Todd Campbell's Quail Haven](#) claims to be "Located along the rolling countryside of the Middleton foothills, Quail Haven provides luxury custom built homes on large acreage estate lots. The perfect place to call home amongst scenic farmland and tranquil ridge views."
4. The proposed conditional rezone WILL negatively affect the character of the area with more traffic, more congestion and more students in already overcrowded schools as Superintendent Gee testified to at the P&Z hearing. The proposed mitigation is wholly insufficient. While the developer claims residents won't see stop lights at Duff and Lansing for 7-10 years without him, Idaho Transportation Department testified at the May 1, 2024 Middleton City Council meeting about the alternate route and when questioned by Mayor Hutchison about the timing of these lights (without this project), the ITD response was 2-3 years. While a gesture, the 'donation' to the school district only buys ~2.5 temporary portables and does not expand the common area facilities (gyms, libraries, restrooms) to handle the influx of students from >3000 new homes in the area.
5. The proposed facilities and services in the Farmington Hills proposal will negatively impact neighboring properties. Their plan will siphon water from Canyon County to create the municipal well described on page 4 of 10 of the preliminary package to



service the City of Middleton. Not only will the developer be stealing water from the County, the rate and volume of water they will pull from the aquifer with their deep well could cause the ~570 private wells nearby to run dry.

6. The proposed conditional rezone claims the addition of traffic signals at Duff and Lansing will mitigate the access to and from the property and minimize undue interference with existing or future traffic patterns. (See point 4 that these lights will likely be installed by ITD in 2-3 years.) However, these lights are not enough.

The developer has not included upgrades to the 2 bridges on lower Duff with weight limitations (see pics) to allow for 7-10 years of their construction equipment accessing the Duff end of the development (phases 1-10). This will put even more construction traffic on Lansing than we have today. And we already know from the spills, closures, and accidents that construction trucks have difficulty making the turn at Foothill to cut across to Duff.



The developer also has not included safety mitigation for the speed zones (50mph+ on Duff and Lansing up on the bluff) and steep hills with blind intersections above Foothill that will have thousands more vehicles than they do today. These sections will become death zones for families moving to the new community as well as existing neighbors.

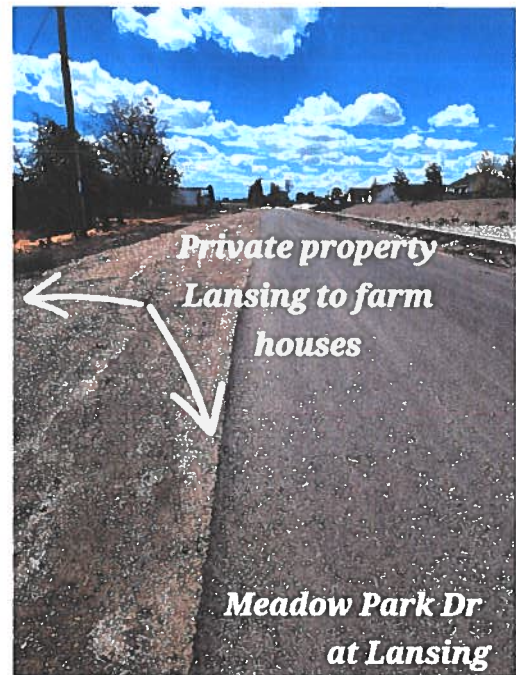
Meadow Park may not be accessible by the development due to the strip of private property/unpaved road (see pic: south edge of Meadow Park Boulevard from Lansing to Blaze) that extends from Lansing to the 2 ~5



acre farms to the West. If Meadow Park is not accessible via Blaze Avenue by Farmington Hills residents, the primary access to Duff and Lansing from

Farmington Hills may need to be Willis Road and vehicles exiting the subdivision will be targets for the blind hill speed zones.

7. While the developer may have access to the subject property, the property owner of the strip of land/unpaved road in between Meadow Park Dr. (see pic – between Lansing and Blaze) and the subject farmland testified in March that that strip of land is private property.
8. The proposed conditional rezone amendment will impact already overcapacity schools, [fire](#) and [emergency personnel](#) due to inadequate funding. The reality is that impact fees (that are rumored to not even be collected by Canyon County!) are insufficient to provide the infrastructure needed to fuel this kind of growth. Another reality is that these homes would likely sell for upwards of \$800k, delivering revenues to the tune of \$375M to the developer at the expense of the community.



In closing, we know growth is inevitable. We just ask for sensible growth with the infrastructure in place to support it and compatibility with the surrounding area. Your Planning and Zoning team got it right. We pray you will support their conclusions.

Sincerely,

*Cheryl & Steve Palange*

## Debbie Root

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**From:** Nancy Phillips <bryanshomemom@hotmail.com>  
**Sent:** Friday, May 10, 2024 11:44 AM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills

Dear Canyon County officials,

As I sit here trying to put my thoughts into words, the speeding on Purple Sage and on Lansing continues. It does no good to call the Sheriff because I was informed they don't have the man power to have someone sit out here. So, let's add 400+ houses to the mix. More cars , more traffic and oh by the way more accidents at our corner of Purple Sage and Lansing.

Also, why don't we make these developers have to pay to put in new schools????

I live at 9061 Willowview Dr. I enjoy the peace I found when I moved here, but in the last few years your have aloud more building to be done with no idea what the traffic, the higher count of children needing schools, And more pressure on the already strapped Sheriff will do.

Please I hope that you will take all the concerns of everyone on Lansing, Duff and Purple Sage. We do not need this coming to our real area.

Thank you for your time,  
Nancy Phillips



## Debbie Root

---

**From:** Rhodes <rhodesmtn@gmail.com>  
**Sent:** Monday, May 20, 2024 3:37 PM  
**To:** Debbie Root  
**Subject:** [External] Fwd: Farmington Hills Opposition  
**Attachments:** BOCC letter.pdf; 1-30-2024 Approved Minutes CC - Special Meeting.pdf

I just realized I didn't add my address. 24750 N Gray Hawk, Middleton ID 83644

Thank you  
Sent from my iPhone

Begin forwarded message:

**From:** One Nation under God Rhodes <rhodesmtn@gmail.com>  
**Date:** May 8, 2024 at 5:11:12 PM MDT  
**To:** Debbie Root <Debbie.Root@canyoncounty.id.gov>, BOCC@canyoncounty.id.gov  
**Subject:** Farmington Hills Opposition

Hi Debbie,  
Attached is my letter of opposition and the City Engineers presentation regarding the waste water in Middleton.

Respectfully,  
Jon Rhodes

## Debbie Root

---

**From:** One Nation under God Rhodes <rhodesmtn@gmail.com>  
**Sent:** Wednesday, May 8, 2024 5:11 PM  
**To:** Debbie Root; BOCC  
**Subject:** [External] Farmington Hills Opposition  
**Attachments:** BOCC letter.pdf; 1-30-2024 Approved Minutes CC - Special Meeting.pdf

Hi Debbie,  
Attached is my letter of opposition and the City Engineers presentation regarding the waste water in Middleton.

Respectfully,  
Jon Rhodes

Honorable Commissioners and County Staff Members,

I am writing to express my opposition to the Farmington Hills Development plans. I would ask that you comb through this developer's application and ask the hard questions as it has many irregularities and inaccuracies. I ask that you look at this development under Canyon County's Comp Plan and treat it as a county development held to county standards.

***Is the proposed conditional rezone generally consistent with the comprehensive plan (2020).***

NO! The comprehensive plan has it at residential. Under the plan this would be considered transitional, *not high density*. It should adhere to the CC standards 1 home per acre. Honestly, it should be 1 home per 2 acres as the properties south, east, west and ½ of north are 2-acre minimums.

***When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?*** NO! The development proposed is taking away valuable farmland (all but 30 acres are prime farmland and "farmland of state importance") The developer is a 3<sup>rd</sup> generation developer. He knew what he was buying. The fact that he had a backdoor deal with the prior mayor does not excuse his lack of due diligence and should not be the burden of CC residents or the BOCC to make it profitable for them.

***Is the proposed conditional rezone compatible with surrounding land uses?*** NO! The properties that border this development ON ALL SIDES are Farmland, Rural Residential and 1 home per acre minimum. Contrary to what the developer wants you to believe, *there is no medium or high density bordering this property.*

***Will the proposed conditional rezone negatively affect the character of the area? YES! What measures will be implemented to mitigate the impacts?*** The developer has not proposed any mitigation to maintain the character of the area and only has a negative effect. The developer will talk about the "green area" proposed in the plan. Nothing for public use and all for residents of the development. He is not doing it out of the "goodness of his heart" it MUST be green as it sits on the Williams Pipeline. This density does not fit the character of the area at all.

***Does the proposed conditional rezone require public street improvements 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 minimize undue interference with existing or future traffic patterns.?***

Why are the traffic studies from 2019,2020 and 2021 (Covid years)? They were asked to update the study; they submitted 4 pages from 2023 saying "nothing changed." Adding a light to a failing intersection while simultaneously adding 800 cars does nothing to mitigate traffic impacts. Adding a 1-mile addition to Willis Road will not mitigate the traffic on State Street.

***Will the proposed conditional rezone amendment impact essential public services?***

YES! Schools are overcrowded now; the children are being taught in "temporary trailers" with no running water and no bathrooms in all but one. This developer is promising \$1500 per home to the schools. Enough to fund 2 ½ trailers (5 classrooms) while adding 8 classrooms of children to the system. Important to note, this money does not cover the cost of furnishing the trailers with desks, supplies and teachers.



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

NO! The city has agreed to provide services they cannot accommodate.

On January 30<sup>th</sup> of this year, the City Engineer came to a City Council meeting and spoke of the **need to update the waste station to get it up to code**. She showed a slide of the current capacity vs. the existing homes, permit eligible and approved homes in Middleton.

In short, the current system has a capacity of 8064 EDU's.

The current number of existing homes plus the "building permit eligible" is 4913.

The current number of homes approved and in planning is 3,389.

That would bring the city's total to 8302. **233 homes over the limit**. With no current plan for updating the system. It is irresponsible of the City to bring services to this development when it is on County property. (see attachment presented by the City Engineer)

**The mayor, specifically asked, "are you recommending we do not annex any more homes? The City Engineers reply was, "Yes, no homes should be annexed and commercial should be reviewed on a case-by-case basis"**

**February 21 2024**, City Councilman Kiser said, when speaking of the people in the area of impact **"we get nothing from them"** So, we don't have the privilege of voting for city officials that will act responsibly, so we are depending on you to protect our rural way of life.

**March 23, 2024**, Middleton / Star Fire came to a City Council with a **request for a levy to build another fire station**. Stating that currently their response time is 5 minutes (acceptable) within city limits but 5 to 20 minutes in the rural areas (this development is in the rural area). The developer will tell you he has fire hydrants – that does nothing If the fire department can't get there.

**On April 3<sup>rd</sup>, 2024**, the irrigation department came to the City Council meeting with an update that our **irrigation water is becoming an issue**. He stated that the cities with the highest urbanization have the more serious problems and warned against over developing.

**On April 17, 2024**, the City Council voted 3-1 and passed an ordinance to **stop developing until the schools are at an acceptable capacity**. They have known this was an issue for many years and out outgoing mayor only added to the problem.

**On May 1, 2024**, during the City Council Meeting, the Mayor confirmed with HD4 that they will, in fact, be putting in a light at Lansing and Duff. The developer's proposal, if you read it entirely, states he will put in the lights and be reimbursed by the highway district. There is no need for the developer's involvement. It is already in the plans.

**Middleton has a history of over developing without infrastructure and have made promises they cannot keep. This pre-annexation agreement is putting the cart before the horse. As County Commissioners I am asking you to consider this development under the County standards. There is no chance this high-density project will be annexed in the next 8 years or more. During that time, they will be leaching the County's water to provide for the City's shortcomings. It is not your job to make it easy for Middleton.**

There were many people who spoke at the hearing about issues with their wells already. Adding a well for city purposes on land they have no jurisdiction over is grand theft and a detriment to the people you serve.

Several times in the P&Z hearing the engineer stated the William Pipeline is 6' below the ground. I have photos from a home nearby that show it is only 3' below. I also confirmed this in a meeting with the Williams Pipeline.

What does Middleton have to gain in this pre-annexation? This is Middleton's attempt to spot zone, take resources (water) from the county residents to use to Middleton's benefit.

We moved to Canyon County in 2013 for its rural nature, friendly and conservative values and to live amongst the beauty of farmland. We specifically chose this county and to live outside the city limits. We chose you and are depending on you to protect our lifestyle.

I urge you to deny this application in its entirety.

Respectfully,  
Jon Rhodes

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**MIDDLETON CITY COUNCIL  
SPECIAL MEETING  
JANUARY 30, 2024**

The Special Meeting of the Middleton City Council was called to order on January 30, 2024, at 2:07 p.m. by Mayor Jackie Hutchison.

**Roll Call:**

City Council: Council President Kiser and Council Members Christiansen, Murray were present at the beginning. Councilman O'Meara joined the meeting at 3:14 p.m.

Mayor Hutchison, City Attorney Ms. Yett, City Administrator Ms. Crofts, City Engineer Ms. Woodruff, Public Works Director Mr. Van Gilder, and Deputy Clerk Ms. Reynolds were present.

**Information Item:**


**1. Municipal System Capacity Workshop, City Engineer and PW Director**

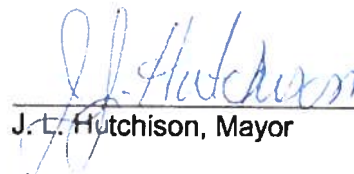
City Engineer Ms. Woodruff and Public Works Director Mr. Van Gilder presented information regarding the city wastewater and water capacity.

Discussion only, no decisions made, and no action taken.

**Adjourn:** Mayor Hutchison adjourned the meeting at 3:39 p.m.

ATTEST:

  
Jennica Reynolds, Deputy Clerk  
Minutes Approved: February 7, 2024

  
J. L. Hutchison, Mayor







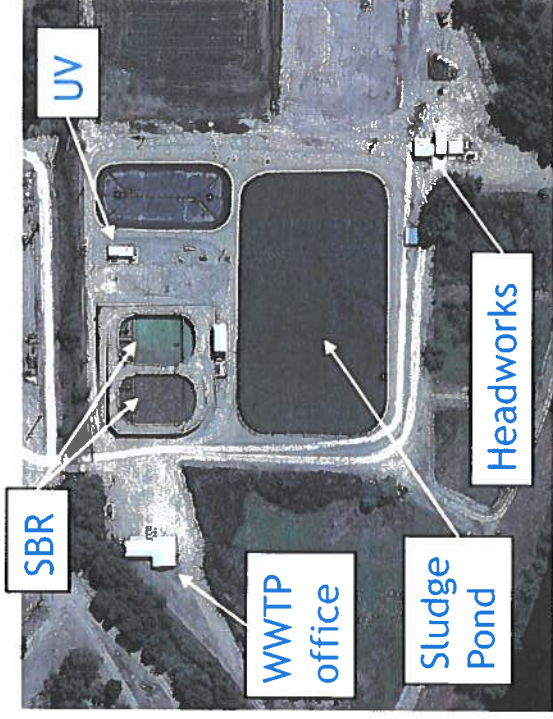
# Wastewater and Water Status

City of Middleton

January 30, 2024

# Existing Wastewater System

7 Lift Stations  
~50 miles  
~1,000 manholes

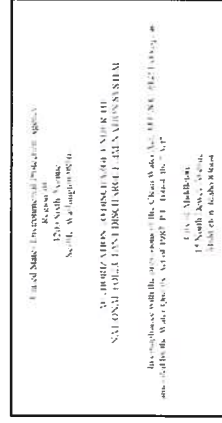
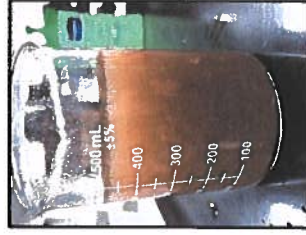


Treated Wastewater  
Discharged to Boise  
River

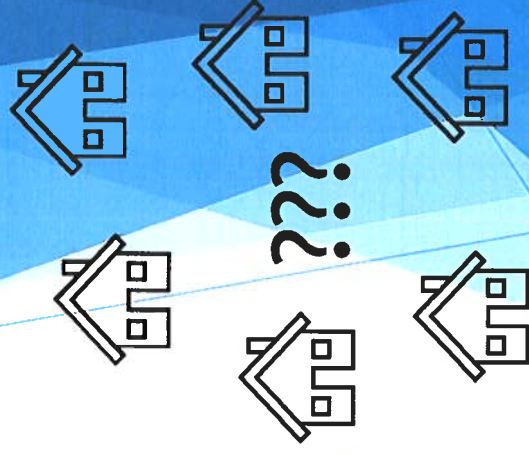
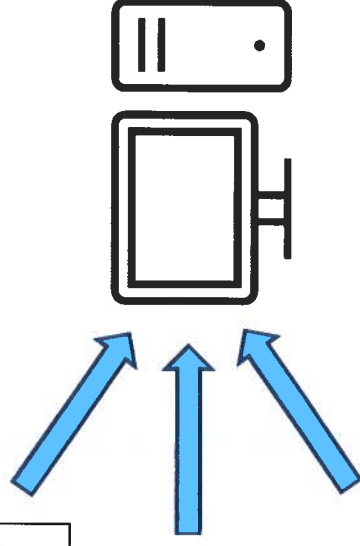
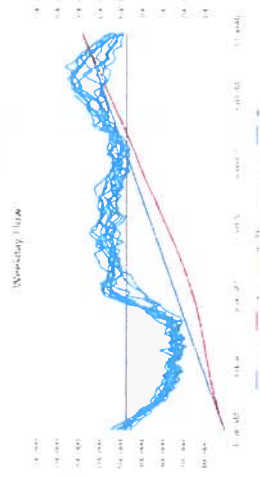
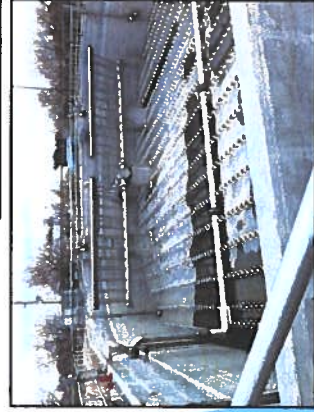


1999 Permit  
\*Expired in 2004  
\*Administratively Extended  
Capacity 8,064 EDU  
SBR System  
\*Upgraded from lagoons in  
2013

# Capacity: What is it?



NPDES permit limits,  
wastewater, flow,  
temperature, SBR, UV,  
weather



Equivalent Dwelling Units (EDU)

\*how many homes can the City  
provide services?



# Background

2018

- EPA gave authority, or primacy, to DEQ for Idaho
- DEQ notifies City regarding status of IPDES permit (#2)
- City started moving forward with wastewater planning
  - Pilot Study, Mill Slough Water Quality Improvement, WWTP Planning

2019

- Wastewater Facility Plan completed
- WWTP rated at 1 MGD

2020

- COVID
- Significant growth

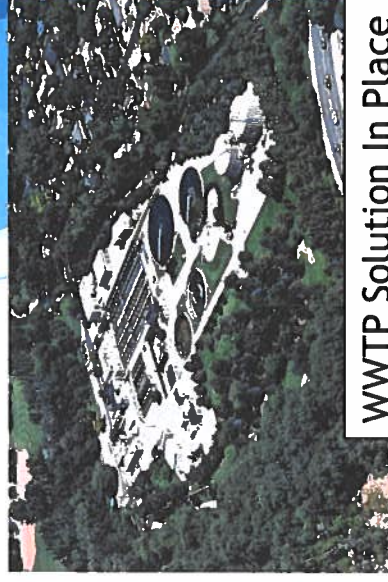
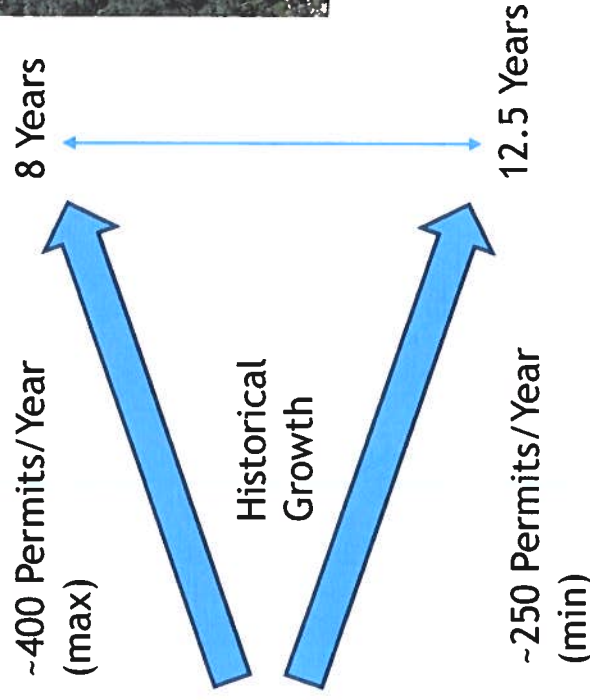
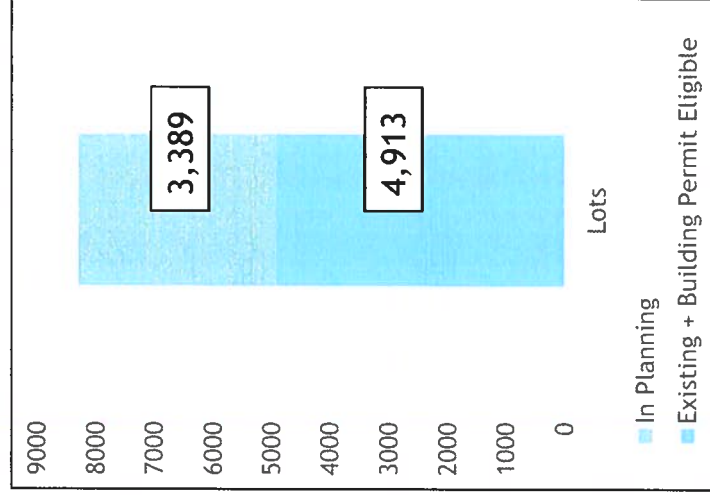
2021

- WWTP flows increasing above 1 MGD
- WWTP re-rated to 1.5 MGD and 5,882 EDU
- City aggressively mitigates for infiltration and inflow, remove Piccadilly park, proactively plan for new WWTP

2022

- WWTP re-rated to 2.1 MGD and 8,064 EDU

# Planning



WWTP Solution In Place

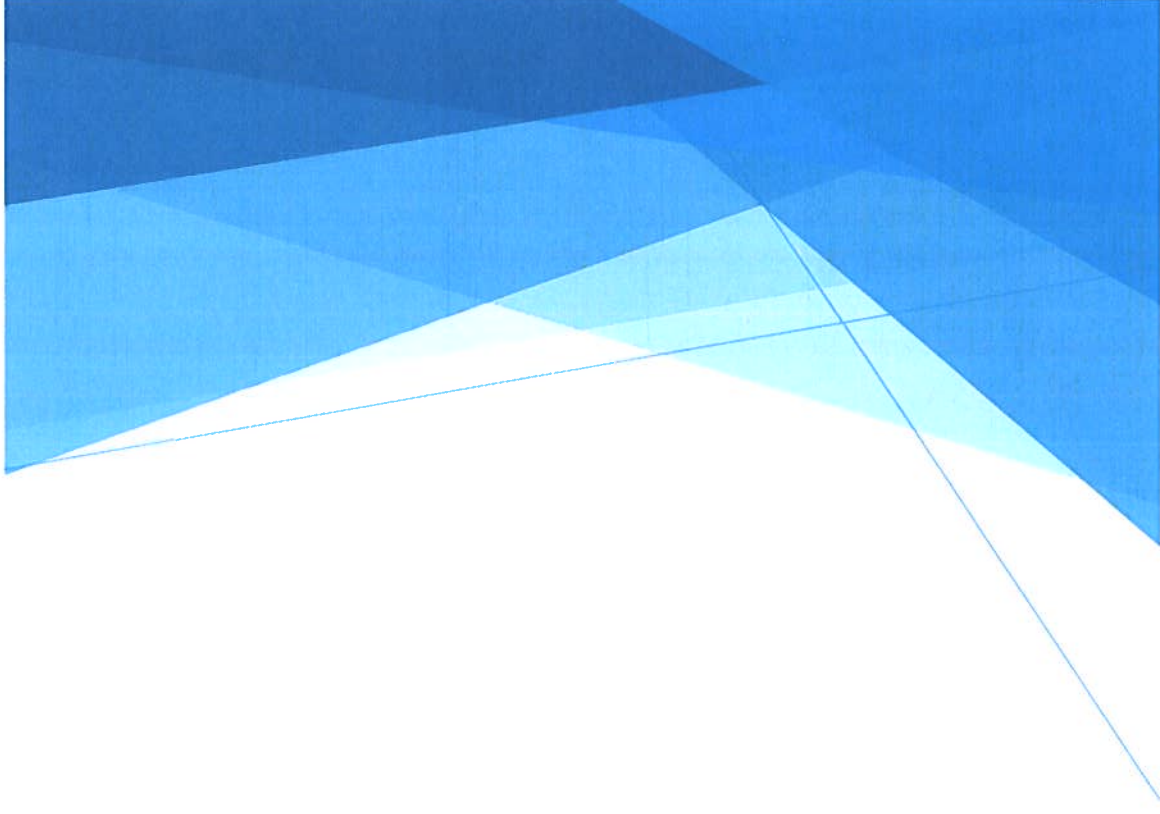
\*New IPDES Permit must be issued

\*\*Must meet IPDES Permit limits

\*\*\*Capacity for planning period

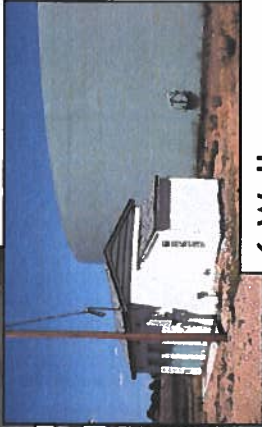
# Wastewater Next Steps

- ▶ Annexations
- ▶ Rate Study: Monthly use fee
- ▶ Connection Fee: Equity buy in to the existing system
- ▶ Funding for Future Upgrade
  - ▶ Grants
  - ▶ Savings
  - ▶ Bond/Loan

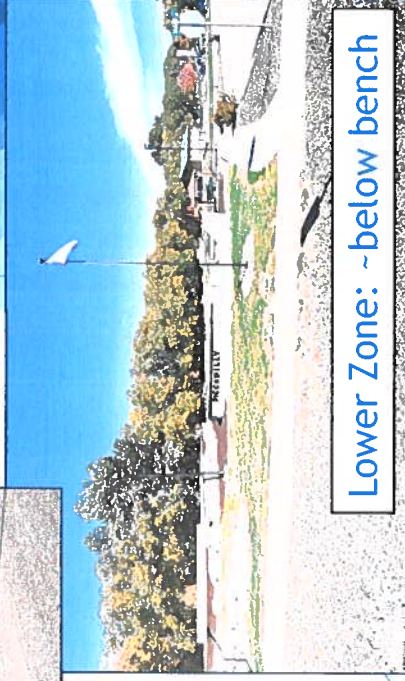
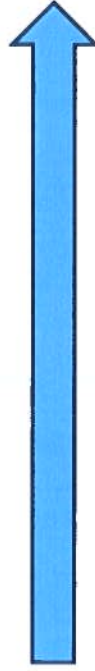
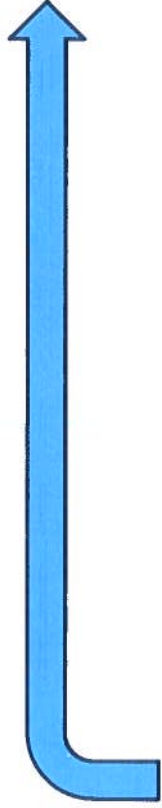
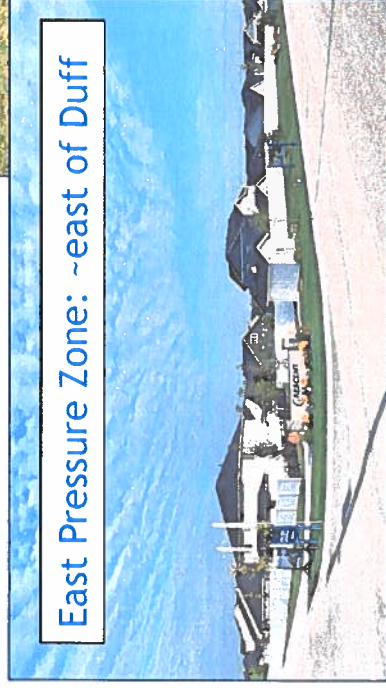




# Existing Water System



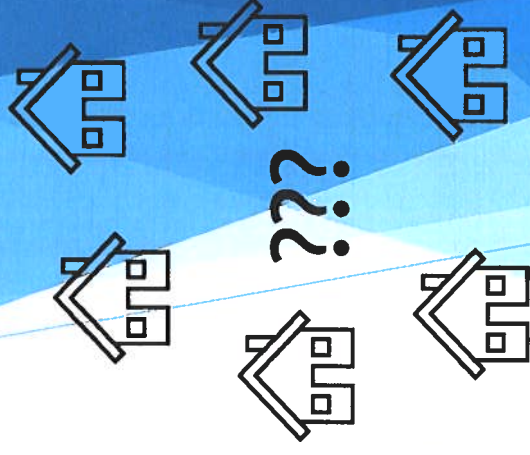
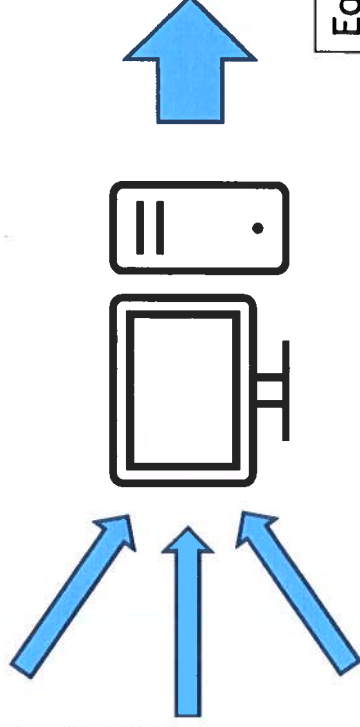
- 6 Wells
- 1 Reservoir
- 2 Booster Stations
- 2 Intertie Stations
- ~65 miles
- Fire Hydrants



# Capacity: What is it?



Drinking Water Rules, well flow, storage volume, generators, well out-of-service scenarios, pressure zones, water use, fire flow



Equivalent Dwelling Units (EDU)

\*how many homes can the City provide services?

\*\*Entire system

\*\*\*Per zone



IDAPA 58 – DEPARTMENT OF ENVIRONMENTAL QUALITY  
Drinking Water Protection and Finance Division  
58.01.08 – Idaho Rules for Public Drinking Water Systems



## Background

2015

- Well No. 7 added to system (increase capacity)

2018

- Well No. 10 added to system for Fire Flow protection (increase fire flow capacity)

2019

- Well No. 4 generator installed (increase capacity)

2020

- Falcon Valley Booster Station added to system (increase capacity and fire flow capacity)
- East Pressure Zone created

2022

- Water Facility Plan completed

2023

- Interties optimized to transfer water from Upper to Lower zone (increase capacity)



# Planning

## Water Conservation @ Parks

\*utilize surface water resource



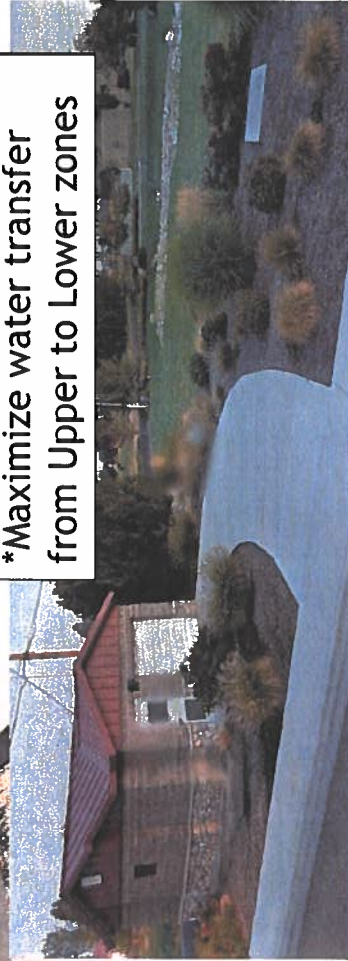
Efforts:  
\*Conservation

\*\*Tracking

\*\*\*Improving Flow between Zones

## Optimize Intertie Stations

\*Maximize water transfer from Upper to Lower zones



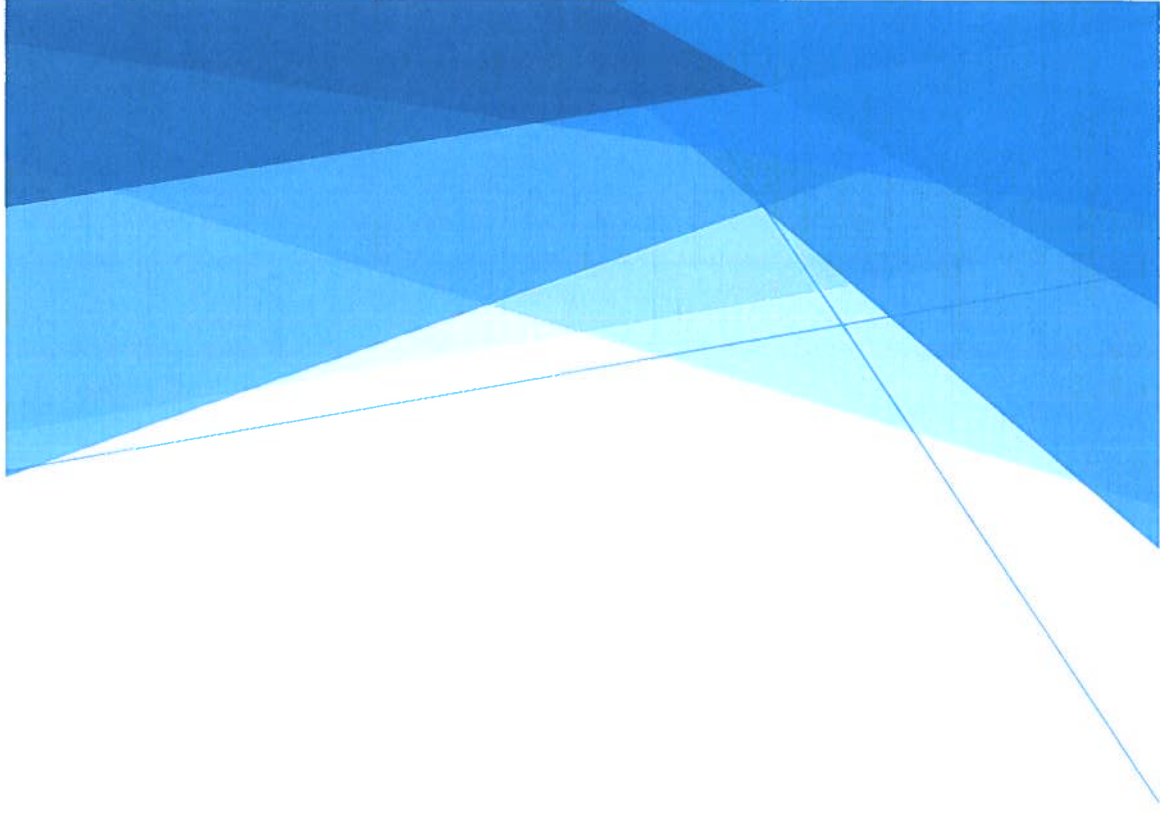
Improvement	Description
1	Leak Survey (meter connections)
2	5,200-LF 12-in Pipe from Bass Ln to Donna Dr
3	1,800-LF 12-in Pipe in S 4th Ave from Main St to Donna Ln
4	Convert Well 6 to potable supply
5	Backup generator for Well 8
6	Backup generator for Well 6
7	Cemetery Rd (from W Concord St. to Middle School)
8	Hartley Ln PRV Station
9	Emmett Rd PRV Station
10	Summit Ave.
11	Meadow Ct
12	W 4th St N
13	N 7th Ave W
14	Cedar St (aka W 5th St N)
15	6th St / Duke Ave. / 4th St
16	Wilfin Ln
17	Kennedy Dr. to N Dewey Ave.
18	S Middleton Rd (from E Idaho Rd. to Star Rd.)
19	W 2nd St N (from Jasper Ave. to N Viking Ave.)
20	Integrate Well 10 into potable supply operations.
21	Establish Fire Flow Policy
22	Develop and Implement Conservation Plan

## Capital Improvement Plan

\*from Facility Plan

# Water Next Steps

- ▶ Annexations
- ▶ EDU analysis
- ▶ Rate Study: Monthly use fee
- ▶ Connection Fee: Equity buy in to the existing system
- ▶ Funding for Future Upgrades
  - ▶ Grants
  - ▶ Savings
  - ▶ Bond/Loan



## Debbie Root

---

**From:** Gayle Simmons <mgsimm@yahoo.com>  
**Sent:** Thursday, May 16, 2024 10:29 PM  
**To:** Debbie Root  
**Subject:** [External] reference: Middleton 187 / Farmington Hills RZ2021-0056 & SD2021-0059.

No to Farmington



Virus-free [www.avast.com](http://www.avast.com)

EXHIBIT  
II



## Debbie Root

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**From:** Michael Smith <mikesmith0125@yahoo.com>  
**Sent:** Thursday, May 16, 2024 11:31 AM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills Middleton Development

To whom it may concern,

My name is Michael Smith. I am a resident in Middleton. I write you to strongly advise against the Farmington development. This is not what Middleton wants. No To This Development! Thank You,

[Sent from Yahoo Mail for iPhone](#)

## Debbie Root

---

**From:** Shawntae Smith <shawntaem@yahoo.com>  
**Sent:** Thursday, May 16, 2024 12:17 PM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills

Good afternoon,

I am writing to express my strong opposition to the Farmington Hills project in Middleton.

Our town is becoming over crowded and unmanageable. Another subdivision development is not what we need.

There has to be an end to the frivolous building. Growth should only happen with thoughtful planning and real impact studies. All of our schools are over capacity.

Thank you for your time.

Shawntae Smith  
2146. N Concha Ct  
Middleton

EXHIBIT  
KK

# STOP THE DEVELOPMENT OF FARMINGTON HILLS SUBDIVISION

Case No. RZ2021-0056 and SD2021-0059

Farmington Hills, Middleton, ID

RECEIVED  
MAY 09 2024

BY: Makaila  
Phillips

We, the undersigned, strongly object and protest the rezoning and proposed development referred to as Farmington Hills. As residents of Middleton, ID and Canyon County, ID, we are going to be adversely affected by the addition of 421 homes, thus creating a suburban environment in a rural area. We believe that this high-density development is in violation of the spirit of the comprehensive plan and the planning and zoning commission should deny this application. The planning and zoning commission should take into consideration the following, per the comprehensive plan and Zoning Ordinance section 6 of the code:

1. Rezoning is not appropriate considering the zoning that exists in the area. Rezoning will convert the current land from agricultural and homes with large parcels of land more than one acre to a suburban, high-density environment. This is incompatible with the current surrounding land uses.
2. Rezoning will negatively affect the character of the area. A high-density development in an agricultural/rural environment will completely change that character, regardless of the proposed measures to mitigate the impacts (which we consider to be insufficient).
3. Currently, there are over 1,000 new homes approved for development in the area. Notwithstanding these new homes, public services are already stretched beyond their normal abilities to provide services. The school system at full capacity of 4,138 students. Adding the existing and proposed projects will add approximately 1,500 homes, 4,000 to 6,000 residents, and over 800 additional students will overwhelm the already beyond capacity school system and will further negatively impact all public services. The developer's offer of \$,1500 per student is a significant shortfall of the estimated cost of \$50,000 per student. Farmington Hills will add an estimated 240 students to our overwhelmed school system.
4. Adding stop lights will not help the traffic of the neighborhoods and traffic patterns will be adversely affected by this proposed development. The area of proposed development consists of one lane roads and are already experiencing significant traffic.
5. Suburban environments have a greater degree of vandalism and crime than rural environments, again creating a dangerous environment where none exists.

In summary, this proposed rezoning and planned development will absolutely change the nature of the area in detrimental ways. We, the undersigned, urge the appropriate parties to deny this application. (IF YOU ARE PLANNING ON SPEAKING AT THE PLANNING AND ZONING MEETING JANUARY 19<sup>TH</sup>, PLEASE DO NOT SIGN THE PETITION AS YOU MAY NOT BE ABLE TO SPEAK)

EXHIBIT  
LL  
May 9, 2024



petition\_signatures\_jobs\_37802297\_20240509170958

Name	City	State	Postal Code	Country	Signed On
Ron Saunders	Deschutes	OR		US	2023-12-21
Sandra Seufert	Boise	ID	83709	US	2023-12-21
Candyce Moss	Middleton	ID	83644	US	2023-12-21
Skeeter Meyers	Salt Lake City	UT	84189	US	2023-12-21
Carol Watkins	Caldwell	ID	83607	US	2023-12-21
Lisa Mayerhofer	Nampa	ID	83686	US	2023-12-21
Laura Clawson	Nampa	ID	83686	US	2023-12-21
Ed Carson	Middleton	ID	83644	US	2023-12-21
Kim Carson	Middleton	ID	83644	US	2023-12-21
Susan Lowe	Star	ID	83669	US	2023-12-21
Sylvan Banas	Middleton	ID	83644	US	2023-12-21
Wendy Pohl	Seattle	ID	83644	US	2023-12-21
Sarah Medina	Middleton	ID	83644	US	2023-12-21
Alexia Ancheta	Middleton	ID	83644	US	2023-12-21
Nicole Cherry	Middleton	ID	83644	US	2023-12-21
Nicole Shackelford	Middleton	ID	83644	US	2023-12-21
Susie Conger	Middleton	ID	83644	US	2023-12-21
Emily Medina	Middleton	ID	83644	US	2023-12-21
Josef Smith	Middleton	ID	83644	US	2023-12-21
Mitchell Melissa	Middleton	ID	83644	US	2023-12-21
Jabe Tattersall	Meridian	ID	83646	US	2023-12-21
Shannon Colson	Middleton	ID	83644	US	2023-12-21
Sharlene Hinshaw	Nampa	ID	83686	US	2023-12-21
jill angelichio	charlotte	NC	28204	US	2023-12-21
Edward Jerome	Middleton	ID	83644	US	2023-12-21
Estela McClelland	Middleton	ID	83644	US	2023-12-21
Sandra Hansen	Star	ID	83669	US	2023-12-21
Robert Evans	Erie	PA	16507	US	2023-12-21
Chris Pohl	Seattle	WA	98160	US	2023-12-21

<b>Leslie cliché</b>	Middleton	ID	83644	US	2023-12-22
<b>Melinda Kotko</b>	Eagle	ID	83616	US	2023-12-22
<b>Eric Flores</b>	Caldwell	ID	83607	US	2023-12-22
<b>Michelle Alvarez</b>	Middleton	ID	83644	US	2023-12-22
<b>Kristin Erskine</b>	Middleton	ID	83644	US	2023-12-22
<b>Jessica Perryman</b>	Middleton	ID	83644	US	2023-12-22
<b>Destiny Taylor</b>	Meridian	ID	83646	US	2023-12-22
<b>Tina Miller</b>	Caldwell	ID	83607	US	2023-12-22
<b>Sarah Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Amy Gabica</b>	Middleton	ID	83644	US	2023-12-22
<b>Christine Couture</b>	Caldwell	ID	83607	US	2023-12-22
<b>Jacqueline Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Kim Takagi</b>	Middleton	ID	83644	US	2023-12-22
<b>Betsy Radford</b>	Middleton	ID	83644	US	2023-12-22
<b>Rose Vargason</b>	Middleton	ID	83644	US	2023-12-22
<b>Rick Williams</b>	Middleton	ID	83644	US	2023-12-22
<b>Kay Burkett</b>	Middleton	ID	83644	US	2023-12-22
<b>David Richard</b>	Middleton	ID	83644	US	2023-12-22
<b>Brian Guinotte</b>	Middleton	ID	83644	US	2023-12-22
<b>Michael Richard</b>	Middleton	UT	83644	US	2023-12-22
<b>Amanda Thomas</b>	Middleton	ID	83644	US	2023-12-22
<b>ashley Whitlow</b>	Middleton	ID	83644	US	2023-12-22
<b>Kelly O'Neal</b>	Middleton	ID	83644	US	2023-12-22
<b>MELINDA MCALISTER</b>	Caldwell	ID	83607	US	2023-12-22
<b>Christopher Whitlow</b>	Middleton	ID	83644	US	2023-12-22
<b>Camille Thomas</b>	Middleton	ID	83644	US	2023-12-22
<b>wesley majors</b>	Meridian	ID	83642	US	2023-12-22
<b>Marlon Manwill</b>	Star	ID	83669	US	2023-12-22
<b>Adam Kaluba</b>	Burleson		76028	US	2023-12-22
<b>Dawn Alverson</b>	Middleton	ID	83644	US	2023-12-22
<b>Sean Cluff</b>	Middleton	ID	83644	US	2023-12-22
<b>Kelly Simmons</b>	Middleton	ID	83644	US	2023-12-22

<b>Vickie Parker</b>	Wimberley	TX	78676	US	2023-12-24
<b>Ginger Osmus</b>	Middleton	ID	83644	US	2023-12-25
<b>David Davidson</b>	Dallas		75243	US	2023-12-25
<b>Austin Ward</b>	Corvallis	OR	97330	US	2023-12-25
<b>Kelli Keyes</b>	Middleton	ID	83644	US	2023-12-25
<b>S. Kinnamon</b>	Greenville	SC		US	2023-12-26
<b>saadia mohsin</b>	Flushing		11355	US	2023-12-26
<b>Yazmin Lopez</b>	San Antonio		78250	US	2023-12-26
<b>Guy Hollands</b>	Middleton	ID	83644	US	2023-12-26
<b>Jonathan Turner</b>	Middleton	ID	83644	US	2023-12-26
<b>Cynthia Foote</b>	Middleton	ID	83644	US	2023-12-26
<b>Gabby Schelthoff</b>	Lisle		60532	US	2023-12-27
<b>Steven Allstead</b>	Middleton	ID	83644	US	2023-12-27
<b>Steve Yerger</b>	Middleton	ID	83644	US	2023-12-27
<b>Kristin Denver</b>	Middleton	ID	83644	US	2023-12-27
<b>Mara Raddatz</b>	Amherst Jct		54407	US	2023-12-28
<b>Melanie Mihm</b>	Middleton	ID	83644	US	2023-12-28
<b>Krystyna Meyer</b>	Middleton	ID	83644	US	2023-12-28
<b>Liang Yuan</b>	Westwood		2090	US	2023-12-28
<b>Susan Sonnenberg</b>	Middleton	ID	83644	US	2023-12-28
<b>Bo Pang</b>	Fremont		94536	US	2023-12-28
<b>Joshua Curphey</b>	Peterborough		PE7	US	2023-12-28
<b>Beth Phillips</b>	Middleton	ID	83644	US	2023-12-28
<b>John Gilmore</b>	Middleton	ID	83644	US	2023-12-28
<b>Brandi Mitchell</b>	MIDDLETON	ID	83644	US	2023-12-28
<b>Carley Hawker</b>	Middleton	ID	83644	US	2023-12-28
<b>Jackie Grayson</b>	Middleton	ID	83644	US	2023-12-28
<b>Shannon Russell</b>	Salt Lake City	UT	84118	US	2023-12-28
<b>Marita Hawker</b>	Star	ID	83669	US	2023-12-29
<b>Erlinda Stringfellow</b>	Seal Beach	CA	90740	US	2023-12-29
<b>Lin Moore</b>	Meridian	ID	83642	US	2023-12-29
<b>Melanie Elkins</b>	Boise	ID	83713	US	2023-12-29



<b>Gabriel Gonzalez</b>	Watsonville		95076	US	2024-01-04
<b>Eric Nelson</b>	Nampa	ID	83687	US	2024-01-04
<b>Kalene Bales</b>	Nampa	ID	83686	US	2024-01-04
<b>Sarah Cole</b>	Meridian	ID	83642	US	2024-01-04
<b>Tylene Aldrich</b>	Nampa	ID	83686	US	2024-01-04
<b>tricia ramos</b>	Boise	ID	83705	US	2024-01-04
<b>Timothy+Yvonna Stypins</b>	Meridian	ID	83642	US	2024-01-04
<b>Kendra Baker</b>	Middleton	ID	83644	US	2024-01-05
<b>Glen Rager</b>	MIDDLETON	ID	83644	US	2024-01-05
<b>Ian Cole</b>	Meridian	ID	83642	US	2024-01-05
<b>Amy Scott</b>	Middleton	ID	83644	US	2024-01-05
<b>Nicole Marsters</b>	Nampa	ID	83686	US	2024-01-05
<b>Holly Winn</b>	Middleton	ID	83644	US	2024-01-05
<b>sandra essing</b>	Clifton		7011	US	2024-01-05
<b>Caroline Gamst</b>				US	2024-01-05
<b>Lisa Wells</b>	Carrollton		30117	US	2024-01-05
<b>Gary Vanderstraeten</b>	Middleton	ID	83644	US	2024-01-05
<b>Jacob Perez</b>	Harlingen		78552	US	2024-01-05
<b>Jill Jenkins</b>	Middleton	ID	83644	US	2024-01-05
<b>Jordin Jenkins</b>	Middleton	ID	83644	US	2024-01-05
<b>sandra hofferber</b>	Middleton	ID	83340	US	2024-01-05
<b>Susan Drayton</b>	Star	ID	83669	US	2024-01-05
<b>Curt Bentzinger</b>	Middleton	ID	83644	US	2024-01-05
<b>Jeremiah Hansen</b>	Middleton	ID	83644	US	2024-01-05
<b>Tiffany Frisa-Farrahkon</b>	Nampa	ID	83686	US	2024-01-05
<b>Joanne Miller</b>	Middleton	ID	83644	US	2024-01-05
<b>Lorraine Hunter</b>	Middleton	ID	83644	US	2024-01-05
<b>Ingrid Dunckel</b>	Boise	ID	83705	US	2024-01-05
<b>Sandra Fontana</b>	Middleton	ID	83644	US	2024-01-06
<b>Neal Bryson</b>	Middleton	ID	83644	US	2024-01-06
<b>Kathy Good</b>	Middleton	ID	83644	US	2024-01-06
<b>Felisha Fadely</b>	Middleton	ID	83644	US	2024-01-06

<b>Anabella Hernandez</b>	The Bronx		10456	US	2024-01-08
<b>Jessica McCurdy</b>	Middleton	ID	83644	US	2024-01-08
<b>Kristin Vass</b>	New York		10080	US	2024-01-08
<b>Pamela Grubbs</b>	Danville		24540	US	2024-01-08
<b>Yazmin Huerta</b>	Staten Island		10309	US	2024-01-08
<b>brody reiber</b>	Pittsburgh		15212	US	2024-01-08
<b>Dean Compton</b>	Middleton	ID	83644	US	2024-01-08
<b>Betty Rodriguez</b>	Salt Lake City	ID	83687	US	2024-01-08
<b>Pauline Rodriguez</b>	Irving		75060	US	2024-01-08
<b>Krista Abrahamian</b>	Middleton	ID	83644	US	2024-01-08
<b>Fabian Arizmendi</b>	Middleton	ID	83644	US	2024-01-08
<b>Brooke Brink</b>	Middleton	WA	83644	US	2024-01-08
<b>Larry Wilkerson</b>	Star	ID	83669	US	2024-01-08
<b>Vanessa Lombardo</b>	Meridian	ID	83642	US	2024-01-08
<b>Janet Gregory</b>	Star	ID	83669	US	2024-01-08
<b>Brittany Burdine</b>	Middleton	ID	83644	US	2024-01-08
<b>Robert Mathiasen</b>	Middleton	ID	83644	US	2024-01-08
<b>Karen Ruscheinsky</b>	Star	ID	83669	US	2024-01-09
<b>Tammy Bailey</b>	Middleton	ID	83644	US	2024-01-09
<b>Patrick Clark</b>	Caldwell	ID	83607	US	2024-01-09
<b>Maria Loyola</b>	New Milford		6776	US	2024-01-09
<b>Christopher Tittle</b>	Nampa	ID	83651	US	2024-01-09
<b>Colleen Matosich</b>	Middleton	ID	83644	US	2024-01-09
<b>Paul Markillie</b>	Grand Blanc Township		48439	US	2024-01-09
<b>Heather Guardiola</b>	West Valley City	UT	84120	US	2024-01-09
<b>Trina Snyder</b>	Glendale	AZ	85310	US	2024-01-09
<b>Whitney Strickland</b>	Middleton	ID	83644	US	2024-01-09
<b>Jenice Gonzales</b>	Middleton	ID	83644	US	2024-01-09
<b>Arnie Steiner</b>	Middleton	ID	83644	US	2024-01-09
<b>Jamie Hanson</b>	Middleton	ID	83644	US	2024-01-09
<b>Sharon Jensen</b>	Middleton	ID	83644	US	2024-01-09
<b>Gali Giguere</b>	Salt Lake City	UT	84123	US	2024-01-09

<b>Mark Cushman</b>	Meridian	ID	83646	US	2024-01-17
<b>Jack Alvord</b>	Middleton	ID	83644	US	2024-01-17
<b>tiffany neely</b>	Caldwell	ID	83607	US	2024-01-17
<b>Rena McKean</b>	Meridian	ID	83642	US	2024-01-17
<b>Patsy Phelan</b>	Nampa	ID	83651	US	2024-01-17
<b>Hunter Gaspar</b>	Middleton	ID	83644	US	2024-01-17
<b>Joseph Jakubiak</b>	Middleton	ID	83644	US	2024-01-17
<b>Alexis Gaspar</b>	Middleton	ID	83644	US	2024-01-17
<b>Rachel Maygra</b>	Caldwell	ID	83607	US	2024-01-17
<b>Paul Morris</b>	middleton	ID	83644	US	2024-01-17
<b>Carol Haywood</b>	Nampa	ID	83686	US	2024-01-17
<b>Diana Haywood</b>	Middleton	ID	83644	US	2024-01-17
<b>CHAD SULLIVAN</b>	Middleton	ID	83644	US	2024-01-17
<b>Stephanie Sanders</b>	Star	ID	83669	US	2024-01-17
<b>Kristine Skiff</b>	Middleton	ID	83644-4711	US	2024-01-17
<b>Jeanette Levandowski</b>	Middleton	ID	83644	US	2024-01-18
<b>Malissa Ostler</b>	Middleton	ID	83607	US	2024-01-18
<b>Howard Ronkin</b>	Middleton	ID	83644	US	2024-01-18
<b>Edgar Escalante</b>	Star	ID	83669	US	2024-01-18
<b>Nic Jones</b>	Middleton	ID	83644	US	2024-01-18
<b>Angela Riccardelli</b>	Middleton	ID	83644	US	2024-01-18
<b>Susan Mackiewicz</b>	Caldwell	ID	83607	US	2024-01-18
<b>Brenda Halbert</b>	Middleton	ID	83644	US	2024-01-18
<b>Jennifer Tillinger</b>	Los Angeles	CA	90060	US	2024-01-18
<b>Marissa Simpson</b>	Middleton	ID	83644	US	2024-01-18
<b>Kristin Rogers</b>	Middleton	ID	83644	US	2024-01-18
<b>Brittney Ketcherside</b>	Caldwell	ID	83607	US	2024-01-18
<b>Thomas Rogers</b>	Middleton	ID	83644	US	2024-01-18
<b>Robin Tomasi</b>	Middleton	ID	83644	US	2024-01-18
<b>Chrystle Fuentes</b>	Middleton	ID	83644	US	2024-01-18
<b>Lily VanDerWiele</b>	Caldwell	ID	83605	US	2024-01-18
<b>Shirley Hoffman</b>	Middleton	ID	83646	US	2024-01-18



<b>Michael Hofferber</b>	Middleton	ID	83644	US	2024-01-21
<b>Tamara Murdoch</b>	Livermore	CA	94550	US	2024-01-21
<b>Bruce Bushore</b>	Middleton	ID	83644	US	2024-01-21
<b>karla cortes</b>	sugar gill		30518	US	2024-01-21
<b>shane suddeth</b>	easley		29640	US	2024-01-21
<b>Dominic Scotti</b>	Middleton	ID	83644	US	2024-01-21
<b>Carter Saul</b>	Grove City		43123	US	2024-01-22
<b>Lauren Amick</b>	New York		10011	US	2024-01-22
<b>Yazmin Diaz</b>	amarillo		79107	US	2024-01-22
<b>Soren Walker</b>				US	2024-01-22
<b>Ayden Lewis</b>	Baltimore		21230	US	2024-01-22
<b>Joe Corbo</b>	Marshfield		2050	US	2024-01-23
<b>Brenda Bell</b>	MIDDLETON	ID	8364r	US	2024-01-24
<b>Lesley Mertz-Lambright</b>	Milton		17847	US	2024-01-24
<b>Jeanine Rock</b>	Middleton	ID	83644	US	2024-01-24
<b>Katie Randolph</b>	Oak Brook		60523	US	2024-01-25
<b>Sophia Nguyen</b>	Lancaster		17601	US	2024-01-25
<b>naya kay</b>	Cass Lake		56633	US	2024-01-26
<b>Sarah Esparza</b>	Meridian	ID	83646	US	2024-01-26
<b>Shanequa Holloman</b>	Alexandria		22303	US	2024-01-27
<b>john wortman</b>	Boise	ID	83704	US	2024-01-27
<b>Geraldine Reeves</b>	Minneapolis		55111	US	2024-01-28
<b>Julianna Quinn</b>	Nashville		37211	US	2024-01-28
<b>Joe Colley</b>	Boise	ID	83706	US	2024-01-29
<b>Evan Hajda</b>				US	2024-01-29
<b>Jacquelyn St John</b>	Hibbing		55746	US	2024-01-30
<b>Hawrah Aljbory</b>	Parker		80134	US	2024-01-30
<b>Ryan Browder</b>	Slidell		70458	US	2024-01-31
<b>C G</b>				US	2024-01-31
<b>Jackie Ocampo</b>	Spartanburg		29306	US	2024-02-01
<b>Weak Moon</b>	Philadelphia		19126	US	2024-02-01
<b>Jayla Mosleey</b>	Anderson		46012	US	2024-02-01

<b>Brian Gray</b>	Middleton	ID	83644	US	2024-02-22
<b>April Holland</b>	Middleton	ID	83644	US	2024-02-22
<b>David Stanfield</b>	Meridian	ID	83646	US	2024-02-22
<b>Cheryl Neumann</b>	Middleton	ID	83644	US	2024-02-22
<b>Kassandra Doramus</b>	Middleton	ID	83644	US	2024-02-22
<b>Krissy Hirsch</b>	Middleton	ID	83644	US	2024-02-22
<b>Rebecca Bryson</b>	Middleton	ID	83644	US	2024-02-22
<b>Kalye Obendorf</b>	Payette	ID	83661	US	2024-02-22
<b>Celeste Marshall</b>	Middleton	ID	83644	US	2024-02-23
<b>Penny McManus</b>	Middleton	ID	83644	US	2024-02-23
<b>Kirsten Clouse</b>	Middleton	ID	83644	US	2024-02-23
<b>Samii Johnston</b>	Middleton	ID	83644	US	2024-02-23
<b>Christin Green</b>	Middleton	ID	83644	US	2024-02-24
<b>Kathleen Park</b>	Middleton	ID	83644	US	2024-02-24
<b>Jennifer Green</b>	Middleton	ID	83644	US	2024-02-24
<b>Kathy Winter</b>	Middleton	ID	83644	US	2024-02-24
<b>Sarah Chambers</b>	Star	ID	83669	US	2024-02-24
<b>Delynn Gruver</b>	Caldwell	ID	83607	US	2024-02-24
<b>Carol Watkins</b>	Meridian	ID	83642	US	2024-02-24
<b>Judith Isgar</b>	Middleton	ID	83644	US	2024-02-26
<b>Mary Anderson</b>	Boise	ID	83709	US	2024-02-26
<b>Kimberly Hendryx</b>	Sonoma	CA	95476	US	2024-02-26
<b>Gayle Simmons</b>	Middleton	ID	83644	US	2024-02-26
<b>Debra Barton</b>	Middleton	ID	83644	US	2024-02-29
<b>Patty Dougal</b>	Middleton	ID	83644	US	2024-03-01
<b>Rosa D House</b>	Middleton	ID	83644	US	2024-03-02
<b>Lynn House</b>	Middleton	ID	83644	US	2024-03-02
<b>Robert Bregante</b>	Middleton	ID	83644	US	2024-03-02
<b>Marc Aguilar</b>	Meridian	ID	83646	US	2024-03-02
<b>June Tae</b>	Harrisburg	PA	17110	US	2024-03-02
<b>Benjamin Bingaman</b>	Fair Oaks	CA	95628	US	2024-03-03
<b>Nataliya Yakovleva</b>	Largo	FL	33771	US	2024-03-03

<b>Faughn Tami</b>	Middleton	ID	83644	US	2024-03-07
<b>Dala Oldham</b>	Caldwell/Middlet	ID	83607	US	2024-03-07
<b>Vestal Marilyn</b>	Middleton	ID	83644	US	2024-03-07
<b>David Buck</b>	Meridian	ID	83642	US	2024-03-07
<b>Laura McCormick</b>	Meridian	ID	83646	US	2024-03-07
<b>Stephanie Teachman</b>	Caldwell	ID	83605	US	2024-03-07
<b>Katherine Butts</b>	Middleton	ID	83644	US	2024-03-07
<b>LARRY KORNZE</b>	Middleton	ID	83644	US	2024-03-07
<b>Taylor Elshof</b>	Middleton	ID	83644	US	2024-03-07
<b>Teresa addicott</b>	Middleton	ID	83644	US	2024-03-07
<b>Wendell Archer</b>	Middleton	ID	83644	US	2024-03-07
<b>Peter Conlon</b>	Middleton	ID	83644	US	2024-03-07
<b>Lillian Moore</b>	Middleton	ID	83644	US	2024-03-07
<b>Amy Olson</b>	Middleton	ID	83644	US	2024-03-07
<b>Laura Beck</b>	Middleton	ID	83644	US	2024-03-07
<b>Adrienne Peterson</b>	Middleton	ID	83644	US	2024-03-07
<b>Karen Herz</b>	Middleton	ID	83644	US	2024-03-07
<b>Brandi Fielding</b>	Middleton	ID	83644	US	2024-03-07
<b>Lisa Bomben</b>	Middleton	ID	83644	US	2024-03-07
<b>Julie McInelly</b>	Middleton	ID	83644	US	2024-03-07
<b>John Bomben</b>	Middleton	ID	83644	US	2024-03-07
<b>Robert McInelly</b>	Middleton	ID	83644	US	2024-03-07
<b>Susan Gudmundson</b>	Denver	CO	80252	US	2024-03-07
<b>Robert Collins</b>	Seattle	WA	98160	US	2024-03-07
<b>Liza Jo Saylor</b>	Sagle	ID	83860	US	2024-03-07
<b>Alma Moy</b>	Middleton	ID	83644	US	2024-03-07
<b>Tyler Bailey</b>	Middleton	ID	83644	US	2024-03-07
<b>Kim Boguslawski</b>	Middleton	ID	83644	US	2024-03-07
<b>Sara Bartlett</b>	Middleton	ID	83644	US	2024-03-07
<b>Elizabeth Wilcox</b>	Middleton	ID	83644	US	2024-03-07
<b>Bertina Jones</b>	Middleton	ID	83644	US	2024-03-07
<b>Kristine Oswald</b>	Middleton	ID	83644	US	2024-03-07



<b>Ernesto DeArmas</b>	Middleton	ID	83644	US	2024-03-08
<b>Sponge Bob</b>	Janesville	WI	53546	US	2024-03-08
<b>Keon McClure</b>	Huntington	WV	25701	US	2024-03-08
<b>Jaclyn Gustin</b>	Rio Rancho	NM	87124	US	2024-03-08
<b>Marina Leos</b>	Middleton	ID	83644	US	2024-03-08
<b>Norman Burkhardt</b>	Middleton Idaho	ID	83644	US	2024-03-08
<b>D Hancock</b>	Caldwell	ID	83607	US	2024-03-08
<b>Reinhard Bangerter</b>	Middleton	ID	83644	US	2024-03-08
<b>Markus Heinrich</b>	Middleton	ID	83644	US	2024-03-09
<b>Cynthia Smith</b>	Middleton	ID	83644	US	2024-03-09
<b>Brandon Hallam</b>	Phoenix	AZ	85021	US	2024-03-10
<b>Lisa Reyna</b>	Nampa	ID	83651	US	2024-03-10
<b>Lori Sanders</b>	Reno	NV	89506	US	2024-03-11
<b>Stephanie Saul</b>	Superior	WI	55880	US	2024-03-11
<b>Wilbert Prince</b>	Houston	TX	77033	US	2024-03-11
<b>Tanya Rios</b>	The Bronx	NY	10453	US	2024-03-11
<b>Aurora Weede</b>	Yuma	AZ	85364	US	2024-03-11
<b>Amy Wong</b>	Beverly Hills	CA	90212	US	2024-03-11
<b>Henry Thibodeau</b>	Dracut	MA	1826	US	2024-03-12
<b>Maria Wahl</b>	Salt Lake City	UT	84108	US	2024-03-13
<b>Carl Nadeau</b>	Middleton	ID	83644	US	2024-03-15
<b>Amelia Nadeau</b>	Middleton	ID	83644	US	2024-03-15
<b>Stefano Fuschetto</b>	Gallarate		21013	Italy	2024-03-22
<b>Billie Suder</b>	Sacramento	CA	95811	US	2024-03-22
<b>Karen Bauman</b>	Boise	ID	83704	US	2024-03-22
<b>Tanya Wulf</b>	Middleton	ID	83644	US	2024-03-22
<b>Bill Suder</b>	Sacramento	CA	95826	US	2024-03-22
<b>Tamara Otley</b>	Meridian	ID	83642	US	2024-03-23
<b>Fae Gilkey</b>	Middleton	ID	83644	US	2024-03-23
<b>Shannon Furiani</b>	Middleton	ID	83644	US	2024-03-23
<b>William Otteson</b>	Middleton	ID	83644	US	2024-03-23
<b>Heather Kuenzli</b>	Longview	WA	98632	US	2024-03-23

## Debbie Root

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**From:** Bluenos <bluenos@comcast.net>  
**Sent:** Monday, April 22, 2024 6:08 PM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills project in Middleton

Hi Debbie,

Im emailing to veto Farmington Hills development. I attended both P&Z hearings and agree with the decision of CC P&Z to deny the project. I really hope you will as well as it does not fit into the rural farming community.

Thanks,

Joe Strongone  
9617 Golden Willow St  
Middleton ID 83644

EXHIBIT  
MM

## Debbie Root

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**From:** Julie Thomas <juliebayisblessed@gmail.com>  
**Sent:** Wednesday, May 22, 2024 8:07 AM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills in Opposition

The Farmington Hills project is not consistent with the comprehensive plan under which it was filed.

When considering the surrounding land, the majority of the properties within a one mile radius are on average of two acres.

A rezone is not compatible with surrounding land uses  
In addition, the character of the area is rural and the proposed land use is high density.

The proposed development will negatively affect the ability for essential public services and facilities due to shortfalls of the current infrastructure.

Please deny the Farmington Hills development and allow the Middleton infrastructure to catch up to the population explosion in the last few years.

Thank you  
Julie Thomas  
23687 Lansing Ln, Middleton, ID 83644

EXHIBIT  
NN



## Debbie Root

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**From:** Robert Ubry <rjubry@sbcglobal.net>  
**Sent:** Thursday, May 16, 2024 9:29 AM  
**To:** Debbie Root  
**Cc:** Canyon County Zoning Info  
**Subject:** [External] Farmington Hills Subdivision

Canyon County Commissioners:

I am writing to voice my strong opposition to the Farmington Hills subdivision proposal and rezone in Middleton Idaho.

You fully understand the guidance given in the County Comprehensive Plan 2030 regarding rezoning. Terms such as "Protects the rural character", "Compatible with surrounding community", "Protect and enhance the rural landscape", "Consider site compatibility and characteristics", and "Does not fragment existing land use patterns" just to name a few fill that document. Your duty is to protect the land, the people, ag land preservation, and the way of life in Canyon County. The Farmington high density housing project violates this guidance on every level and must be stopped.

Farmington's impact on rural livability, traffic, schools, water, and waste, cannot be denied or reasoned away with platitudes or promises. It will forever change the character of Canyon County and the greater Middleton area unincorporated lands. You cannot disregard this impact on the existing community to accommodate developers who will not have to live with or in the urban disaster they create.

I urge each of you to take a drive out to Middleton and explore the neighborhoods on Lansing, Quail Haven, Duff, and Purple Sage and see if high density housing is appropriate or in line with the County Comprehensive Plan. Drive down Duff or Lansing during peak hours and attempt to make a left onto SH44. And then consider this when making your decision on the absurd fiasco that is Farmington. I am not anti-development, I fully support development in line with the existing land use and communities. If Farmington were 1 house, 1 acre we would not even be having this discussion. Please follow the Guidance from the P&Z Board and say no to the disaster that is Farmington Hills.

No to Farmington.

Regards  
Robert Ubry  
24106 Painted Horse Ct  
Middleton, ID 83644

EXHIBIT  
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Commissioner Leslie Van Beek  
Commissioner Brad Holton  
Commissioner Zach Brooks  
1115 Albany St. Rm101  
Caldwell, ID 83605



Dear Commissioners,

As a resident of 24295 Duff Lane for the past 46 years, I would like my voice to be heard in the matter of a permit for Farmington Hills subdivision. My deceased husband and I moved to 30 acres on Duff Lane in 1978 so we could escape the hustle and bustle of Boise and have open space to raise our own food. This quiet little piece of land brought us so much joy and also delighted our grandchildren. And now after 46 years, you are considering approving a permit that will allow the once quiet hayfield across Duff Lane from me to become a development of 421 houses. My view of the mountains will be destroyed, and enjoyment of my property will be destroyed by 800 plus people living across the street from me.

Issuing a permit for Farmington Hills does not follow the requirements of IDAPA 67-6512 or the 2020 Canyon County Comprehensive Plan. A development like Farmington Hills belongs on a street like N. Middleton Road or Cemetery Road where there are 3 lane streets, sidewalks and roundabouts already in place.

First, I would like to discuss Canyon County's obligation under IDAPA 67-6512 when considering the approval of permits for new or special uses.

**67-6512. SPECIAL USE PERMITS, CONDITIONS, AND PROCEDURES.** (a) *As part of a zoning ordinance each governing board may provide by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section 67-6509, Idaho Code, for the processing of applications for special or conditional use permits. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Denial of a special use permit or approval of a special use permit with conditions unacceptable to the landowner may be subject to the regulatory taking analysis provided for by section 67-8003, Idaho Code, consistent with requirements established thereby.*

Approval of Permit # RZ2021-0056 would not consider the ability of the following political subdivisions to provide services for the proposed use:

1. Schools:

In a letter dated December 29, 2023, the superintendent of Middleton School district explained that Middleton elementary and secondary schools are currently near or over capacity. Superintendent Gee's letter also stated of Farmington Hills subdivision's addition of 210-294 new students: "This equates to roughly 8-11 new classrooms of students across elementary and secondary as a result of this development."

EXHIBIT  
PP

Approval of Permit # RZ2021-0056 will not consider the abilities of the school district to provide services to Farmington Hills. Middleton School District is at or above capacity and the \$631,500 the developer has offered as an offset will not even cover the costs of 8 portable classrooms.

2. Canyon County Highway District:

In a staff report dated April 26, 2023, Canyon County Highway District made the following statements concerning the county roads affected by Farmington Hills development:

- Duff Lane (minor arterial)
  - Staff recommends cash deposit in lieu of improvements shown in the 5-lane typical section (Existing road grade makes it undesirable to widen at this time).

Approval of Permit # RZ2021-0056 will not consider the abilities of the highway district to provide services to Farmington Hills. Canyon County Highway District cannot widen Duff Lane between Foothills and Purple Sage because land on both sides of the road is actively being farmed and cannot legally be obtained to convert to a five lane road.

3. Idaho Transportation Department November 17, 2023

TIS Mitigation Recommendations

- Construct a traffic signal at the intersection of SH 44 at Lansing Lane
- Construct a traffic signal at the intersection of SH 44 at Duff Lane
- Construct a traffic signal and restripe the westbound approach to provide a left turn lane at the intersection of SH 44 at N Middleton Road
- Construct a traffic signal at the intersection of SH 44 at Cemetery Road
- Construct an eastbound right-turn lane and restripe the northbound approach to provide one left-turn lane and one left-turn/right-turn shared lane at the intersection of SH 44 at S Middleton Road
- (Ultimately) promote the SH 44 alternate route or develop additional through lanes on SH 44 through Middleton

**In an email to ITD dated November 17, 2023, Zane Cradic of Ardurra objected to the one-year expiration requirement and the requirement to construct an entire intersection as their mitigation/proportionate share cost.**

Approval of Permit # RZ2021-0056 will not consider the abilities of ITD to provide services to Farmington Hills. The reconstruction of intersections at Highway 44 Duff Lane, Lansing Lane, N Middleton Road and Cemetery Road is not in the long-term development plan for ITD. ITD will however require the developer to complete these traffic mitigations. Zane Cradic of Ardurra sent an email balking at the idea to construct entire intersections, so it appears Ardurra has no intentions of applying the traffic mitigation recommendations.

4. Idaho Department of Environmental Quality December 18, 2023

- 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.
- 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 requests that this project comply with Idaho's Ground Water 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."

Approval of Permit # RZ2021-0056 will not consider the abilities of the City of Middleton to provide adequate drinking water and sewer services to Farmington Hills. Nowhere in the application or other materials provided on the Planning and Zoning website are copies of capacity statements, declining balance reports, and willingness to serve letters from the drinking water provider or the sewer provider.

IDAPA 67-6512 also requires Canyon County to only issue a permit when "*when it is not in conflict with the plan*". The 2020 Canyon County Comprehensive Plan, **Goal #1** in the Land Use Component is, "**To encourage growth and development in an orderly fashion, minimize adverse impacts on differing land uses, public health, safety, infrastructure and services.**"

The proposed permit does not align with the overall vision of the plan and with many of the goals and policies within the applicable components of the plan, especially Goal #1.

**Orderly Fashion** – Farmington Hills will be a development of 421 houses with 3.9 units per acre in an area where the main land use is farming on greater than 10 acre lots. The majority of the residential properties on Duff Lane and Lansing Lane are 5 acres or greater in size. Allowing 421 houses on quarter acre lots is not the order of the area, therefore Farmington Hills cannot be called growth in orderly fashion.

#### **Minimize Adverse Impacts On Differing Land Uses**

1. There are working farm properties on both sides of Duff Lane between Foothills Road and Purple Sage. These farms are used to grow crops or graze cattle, both of which are used to feed the population of Idaho. These farms also provide permeable land surface by which precipitation can recharge the Source Water aquifer below the unpaved land. The land proposed to be used by Farmington Hills was an active, irrigated alfalfa field with at least three very lush cuttings taken yearly. Cattle were then grazed on the alfalfa stubble after the hay season was over. With the change of this area to homes, 217+ acres of prime farmland will disappear along with 271 acres of permeable land to recharge the aquifer and 217 acres of crops to feed Idaho families.
2. Duff Lane is a fairly quiet area with the exception of tractors working in the fields and lawn mowers in the yards. There are approximately 16 homes fronting Duff Lane between Foothills Road and Purple Sage Road. Farmington Hills will put nearly 4 homes per acre, or 30+ homes within view of Duff Lane. The noise level will be continuous and in high decibels late into the night. The inhabitants of Farmington Hills will not enjoy farmers baling hay before 8:00 am, which will most likely increase the number of calls to the Canyon County Sheriff for noise complaints. The inhabitants of Farmington Hills will not appreciate the "atmosphere" created by grazing livestock and will again complain. When the inhabitants of Farmington Hills discover that the right to early farm work and the noise and smells of farming are guaranteed by Idaho State Law, will they turn to vandalism to punish the farmers?

## **Public Health**

421 houses on 217 acres will certainly change the public health on Duff Lane. 421 residents spraying fertilizers and weed killers on their lawns can and will affect the groundwater. This area is already just outside the Northeast Canyon County Nitrate Priority Area. The fertilizers applied to 421 lawns will supply new nitrates to the groundwater in the area and cause the Nitrate Priority Area to expand. Those of us who rely on wells for our drinking water could be forced to pay for reverse osmosis filters for our houses.

421 houses on 217 acres will generate tons of garbage and dirty diapers that may not all end up in the landfill. And what will happen when any of those 421 houses decide to burn their garbage and add extra pollutants to our air? And consider the particulates and carbon monoxide released from 2 cars for each of the 421 households?

The developer stated during the first public hearing that he was trying to move Middleton out of the Dark Ages. It is more likely that he is trying to turn Farmington Hills into a 17<sup>th</sup> century New York slum.

## **Safety**

Duff Lane is already an unsafe road due to the high speed at which cars from north of Purple Sage travel. There have been many close calls when a car comes down the hill just south of Turner Drive and finds a tractor traveling at slow speeds on Duff Lane. Of course, the tractor wasn't visible until after the fast moving car started down the hill. The speed limit is 45 mph, but the Sheriff has recorded speeds of up to 120 mph on the automatic speed recorder.

Farmington Hill proposes using Meadow Park Boulevard as an entry on to Duff Lane for the residents of Farmington Hills. That will increase the traffic coming down the hill and most likely cause many accidents.

Duff Lane has no sidewalks and no shoulder to speak of, so Duff Lane is not a safe walking path and is not a safe place for kids to ride bicycles.

## **Infrastructure And Services**

The City of Middleton received a grant to determine the capacity of their sewer system and waste water treatment plant. The records included for the permit review process do not contain a copy of the findings of the capacity report. Can Middleton Sewer and Water accommodate the needs of Farmington Hills? We do not know because that information has not been made public.

Sincerely,

*Rose Vargason* 5/14/2024

Rose Vargason  
24295 Duff Lane  
Middleton, ID 83644

## Debbie Root

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**From:** Aubrey Walker <gmsjrw@gmail.com>  
**Sent:** Friday, May 10, 2024 2:01 PM  
**To:** Debbie Root  
**Subject:** [External] Farmington Hills Development Opposition

Hello, my name is Aubrey Walker. I live at 9059 Kemp Rd, Middleton, ID 83644. I am writing this email in opposition of the proposed Farmington Hills development between Duff and Lansing up on the bench north of Middleton.

I am NOT one of those people that moved to the area and now oppose all development. We have lived at our current residence for nearly 20 years and have seen much change.

We are not opposed to all development but we are opposing this development (specifically the rezone application and preliminary plat) for the following reasons:

1. The density proposed in this development is not consistent nor compatible with the surrounding (and recent) development.
2. The densities proposed in this development will exceed the capacity of the public services in the area including schools, roadways, and emergency services.
3. Rezoning will negatively affect the character of the area. A development with the proposed densities will dramatically change the feel and function of this rural area.

Thank you for the opportunity to be heard. I ask the County Commissioners to deny this application.

Aubrey Walker

EXHIBIT  
QQ



**Name**

Eric Abrego

**Email**

[abrego\\_ej@mtnhomesd.org](mailto:abrego_ej@mtnhomesd.org)

**Message**

Hello Commissioners!

I am emailing you since I cannot attend the public hearing tomorrow evening. I wanted to provide my support for the Farmington Hills development in Middleton that has been proposed by Todd Campbell Construction. From what I can tell through research, it appears their team has gone above and beyond the required solutions developers need to provide for issues such as traffic, school, and other community infrastructure items. With their commitment of two new intersections, a new city well, a new regional lift station, and donation of self-imposed impact fees to the Middleton School District, along with other items various agencies have asked them to provide, Farmington Hills will greatly add to the wonderful Middleton community. This development will be a beautiful residential addition to the community of Middleton as well as the county. It will also have a significant positive impact regarding employment for the construction industry.

My background for reference is I am the Senior Vice President of Signature Roofing and I have twenty eight years of experience in the residential building industry through supply, manufacturing, and contracting roles. Over those twenty eight years, I have been involved with many builders/developers and their developments and I have no doubt Farmington Hills will be one of the finest residential developments in the area. This will continue to add value to the surrounding areas to this development.

I am also the Board Chairman for the Mountain Home School District. I hope that provides you with credibility when I let you know that the community of Mountain Home would be lucky to have a development like this in Elmore County. The Mountain Home School District would love to reap the benefits of a project like this in our community. I am a little jealous if I am being honest!

I hope that this helps you guys approve this development for the good of all in Middleton as well as Canyon County.

Thank you,

Eric Abrego  
MHSD 193 School Board Chairman  
Senior Vice President of Signature Roofing  
208-830-3373

*Someone Read  
This into +  
record.*

EXHIBIT  
RR

VIDEO

GREG BAKER TESTIMONY

LOCATED:

CANYONCOUNTY.ID.GOV/LAND-HEARINGS/BOCC  
HEARINGS

PRELIMINARY HEARING MATERIALS  
EXHIBIT SS

EXHIBIT  
SS

## Debbie Root

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**From:** Amber Lewter  
**Sent:** Monday, April 15, 2024 3:11 PM  
**To:** Debbie Root  
**Subject:** FW: [External] RE: Agency Notification BOCC RZ2021-0056 & SD2021-0059 Farmington Hills

**From:** Flo Ghighina <Flo.Ghighina@itd.idaho.gov>  
**Sent:** Monday, April 15, 2024 2:58 PM  
**To:** debbie.root@canyoncounty.id.gov.  
**Cc:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Subject:** [External] RE: Agency Notification BOCC RZ2021-0056 & SD2021-0059 Farmington Hills

Hello Debbie,

I received your info and request for comments from Amber Lewter for the proposed Farmington Hills Sub-Division in Middleton, ID. After reviewing all the info you submitted, under the authority of the Idaho Code 21-513 through 21-520 and Idaho Transportation Rule No. 39.04.02, the Idaho Division of Aeronautics has performed an obstruction evaluation for the proposed project. It is our determination that the project itself (current location, type of work to be done, and the totality of the project) will not be a hazard to air navigation or the safety of air operations in the immediate area. Based on this evaluation, the Idaho State Division of Aeronautics has no objection to the project. Thank you and have a great day!

Best regards,

**Flo Ghighina**  
**Airport Inspector/Obstructions Evaluator**  
ITD-Division of Aeronautics  
Ph: 208-334-8895  
Cell: 208-866-1558  
<http://www.itd.idaho.gov/aero>  
<https://www.facebook.com/idahoeronautics>



**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Thursday, April 11, 2024 4:48 PM  
**To:** 'jhutchison@middletoncity.com' <[jhutchison@middletoncity.com](mailto:jhutchison@middletoncity.com)>; 'jreynolds@middletoncity.com' <[jreynolds@middletoncity.com](mailto:jreynolds@middletoncity.com)>; 'rstewart@middletoncity.com' <[rstewart@middletoncity.com](mailto:rstewart@middletoncity.com)>;

EXHIBIT  
TT



**WHEN RECORDED, return to**  
City Administrator  
City of Middleton  
1103 W. Main St.  
Middleton, ID 83644

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## **INFRASTRUCTURE CONSTRUCTION AND PRE-ANNEXATION AGREEMENT**

This Amended Infrastructure Construction and Pre-Annexation Agreement (this **“Agreement”**) is entered into and effective as of the date last written below (the **“Effective Date”**) by and between the City of Middleton, an Idaho municipal corporation located at 1103 W Main St., PO Box 487, Middleton, Idaho 83644 (the **“City”**) and Middleton 187 LLC, an Idaho limited liability company located at 13684 Meadowdale Dr., Boise, Idaho 83713, and TBC Land Holding LLC, an Idaho limited liability company located at PO Box 140298, Boise, Idaho 83714 (collectively, the **“Developer”**). The City and the Developer are sometimes individually referred to herein as a **“Party”** and collectively as the **“Parties.”**

### **RECITALS**

WHEREAS, the City is a municipal corporation created pursuant to the laws of the State of Idaho and has the power to enter into contracts and to provide public utilities as provided by Idaho Code Title 50, Chapter 3;

WHEREAS, the Developer owns that certain real property legally described in **Exhibit A** attached hereto and incorporated herein (the **“Property”**), that Developer is subdividing through Canyon County Development Services Department;

WHEREAS, the Property is situated in unincorporated Canyon County, Idaho (the **“County”**), is presently not contiguous to the City's corporate boundary, and is within the City's area of city impact;

WHEREAS, the Developer desires and intends the Property to be annexed into the City as soon as any part of the Property is contiguous to the City's corporate limits;

WHEREAS, the Developer desires and intends to subdivide and develop the Property as generally shown in the preliminary plat attached hereto as Exhibit **“B”** and incorporated herein by this reference (the **“Preliminary Plat”**), which Preliminary Plat includes approximately units at a density of 1.94 units per acre (**“Farmington Hills Subdivision”** or the **“Project”**);

WHEREAS, applications for Farmington Hills Subdivision are currently pending before the County and Developer's obligations herein are subject to and contingent upon such approval;

WHEREAS, subject to approval by Canyon County of the Preliminary Plat and Development Agreement, the City desires and intends to perpetually provide the Property with municipal water and sanitary sewer service. When the Property is contiguous to the City and eligible for annexation, the City will annex the Property pursuant to the commitments and consideration provided herein; and

WHEREAS, the City and Developer have agreed the City will be signatory to Project final plats and have negotiated the mutually acceptable terms and conditions to accomplish the parties' respective desire and intents.

### **TERMS AND CONDITIONS**

NOW, THEREFORE, pursuant to Idaho Code Section 50-222(4)(A), and for valuable consideration received by the parties, the sufficiency of which is hereby acknowledged, the City and Developer agree as follows.

Section One, Recitals Incorporated. The "Recitals" above are incorporated here as if restated in full.

#### Section Two, The Project.

- A. The Project is to be developed in accordance with that certain concept plan attached hereto as **Exhibit B** (the "**Concept Plan**"). The Concept Plan represents the current concept for completion of the Project; however, it is the intent of this Agreement to allow flexibility in accordance with the eventual approval of the Project by Canyon County. In the event the County denies the Project or if the Project is approved with conditions or requirements unacceptable to Developer, Developer may provide notice that it will not move forward with the Project, in which event this Agreement shall terminate and be of no further force or effect without further action of the Parties.
- B. Except as otherwise set forth below, Developer shall design, submit for City review and approval, and construct the following infrastructure and site improvements according to plans approved by agencies having jurisdiction:
  - 1. Intersection of Duff Lane and Highway 44. The intersection of Duff Lane and Highway 44 (the "**Duff Intersection**") shall be designed (by Developer or others) prior to approval by Canyon Highway District No. 4 ("**CHD4**") of Phase 1 construction drawings and shall be constructed (by Developer or others) prior to CHD4 signature on the final plat for Phase 1 of Farmington Hills Subdivision, with such construction to occur in accordance with that certain Duff Lane & Highway 44 Intersection and Roadway Improvement Agreement, dated April 17, 2023, and recorded in the records of Canyon County as Instrument #2023-012182, by and between Embassy Inc., Developer, and the City (the "**Duff Intersection Agreement**"). In the event Developer constructs the Duff Intersection, the City will contribute to Developer all funds actually collected for development of the Duff Intersection from any source, including City's

“pro-rata traffic fees” collected pursuant to Middleton City Code 5-4-3 (the “**Pro-Rata Traffic Fee**”), except Developer will not be entitled to any such funds collected after the intersection improvement is constructed and accepted by CHD4, the Idaho Transportation Department (“ITD”), or the City, as applicable. Payment of the funds shall be made no later than the acceptance of the Duff Intersection by CHD4, ITD, or the City, as applicable. Such funds may be released to Developer during the course of construction upon receipt of written invoices evidencing completed work. Reimbursement for the cost of designing the intersection improvement will not be reimbursed prior to the start of actual construction of the intersection improvements. Said design costs may be included in the first invoice for completed construction work. To the extent permitted by law, the City shall ensure that any approvals for other properties having an impact on the Duff Intersection shall be subject to the City’s Pro-Rata Traffic Fee in order to ensure a proportionate contribution to the obligations set forth herein. To the extent City, rather than County, issues a building permit to Developer, Developer shall be entitled to additional reimbursement for the Duff Intersection construction costs by way of credits for transportation impact fees under the Mid-Star Traffic Impact Fee program as provided in the Idaho Development Impact Fee Act, specifically §67-8209. Such credits would reimburse Developer for costs over and above the Pro-Rata Traffic Fees City extended to Developer to help construct the Duff Intersection. Any such credits will be limited to only the amount of Duff Intersection construction costs included in the Mid-Star Capital Improvement Plan. Developer acknowledges that the funds released to Developer for reimbursement and any credits issued under the Mid-Star Transportation Impact Program may not cover the entire cost of the completed intersection improvements. In the event Duff Intersection is constructed by others prior to approval of construction drawings for Phase 1 of Farmington Hills Subdivision, the obligations set forth in this Section 2.B.1 shall be deemed satisfied without further action of Developer.

2. Intersection of Lansing Lane and Highway 44. The intersection of Lansing Lane and Highway 44 (the “**Lansing Intersection**”) shall be constructed (by Developer or others) prior to permitting any new street from the Project access onto Lansing Lane. The Lansing Intersection shall be designed prior to CHD4 signature on the final plat containing the 360<sup>th</sup> lot and is anticipated to include a temporary traffic mitigation solution, such as a traffic signal or roundabout, in accordance with the requirements of the Farmington Hills traffic impact study and subject to the review and approval of the agencies having jurisdiction over the Lansing Intersection. In the event Developer constructs the Lansing Intersection, the City will contribute to Developer all funds actually collected for development of the Lansing Intersection from any source, including as a result of the City’s Pro-Rata Traffic Fee, in the same manner, and to the same degree, as described in Section B.1 above. To the extent permitted by law, the City shall ensure that any approvals for other properties having an impact on the Lansing Intersection shall be subject to the City’s Pro-Rata Traffic Fee in order to ensure a proportionate contribution to the obligations set forth herein. Developer shall not be entitled to reimbursement credits under the Mid-Star Traffic Impact Program for the improvements to the Lansing Intersection because no part of the intersection improvement is TIF Eligible under the Mid-Star program. In the event Lansing



Intersection is constructed by others prior to signature on the final plat containing the 360<sup>th</sup> lot, the obligations set forth in this Section 2.B.2 shall be deemed satisfied without further action of Developer.

3. Booster Station and Municipal Well Site.

- a. Prior to recording the Phase 1 final plat, Developer will construct and dedicate to the City a water booster station (a “**Booster Station**”) on property owned by City on Willis Road or, otherwise, in a location to be mutually agreed by the City and Developer. The specifications for the Booster Station shall include capacity adequate to serve Farmington Hills Subdivision, including fire flow protection. Any excess capacity created by the Booster Station, beyond the requirements for the Project, shall be subject to reimbursement in accordance with Section C, below.
- b. The Developer agrees, at its sole expense, to design, construct and install a municipal well to standards and requirements of DEQ and IDAPA pertaining to municipal wells and municipal well sites (the “**Well**”). The Well shall be equipped with necessary controls, equipment, and sequenced with City control system to allow the Well to be monitored and controlled using the City SCADA system. The Developer agrees to dedicate the Well and well site within the project in a location acceptable to the City and the Developer. Said well site shall include a sufficient ingress and egress easement thereto by the City, and such access shall be a public right of way or dedicated easement with an all-weather surface.
  - i. Detailed construction design plans and standards shall be provided to the City Engineer for written concurrence prior to the Developer submitting the design and construction plans to DEQ and Department of Water Resources. Before the City will assume ownership, operation and maintenance of the Well, the Developer must establish that the water quality meets the Primary Drinking Water Standards, as established by EPA. The water must also meet National Secondary Drinking Water Regulations (i.e. hydrogen sulfide, iron, manganese, and iron producing bacteria) and the levels of said secondary contaminants must be at, or below, a level that can be treated.
  - ii. The Well shall be constructed no later than such time as Phase 3 final plat for Farmington Hills Subdivision is recorded.
  - iii. The City shall be responsible for obtaining any and all water rights from the Idaho Department of Water Resources. The City acknowledges this obligation and the fact that it must occur in a manner that does not delay the ongoing construction of the Project and will commence such applications upon written notification by Developer that it has received approvals from Canyon County and is moving forward with the Project. In the event the City for any reason does not provide confirmation of water right permit in order to construct the Well by final plat of Phase 3, the deadline shall be extended six (6) months or such other amount of time agreed upon by

Developer and City and Developer shall be entitled to record Phase 3 and obtain building permits for construction within the same. Developer may continue to plat beyond Phase 3 so long as there is reasonable capacity within the City's system to serve such phases while City continues its efforts to confirm water right permits. However, once City confirms the approval of water right permits, Developer's finalization of the Well construction and dedication of the Well to City will be a condition of approval for the final plat phase under construction at that time of City's confirmation. Developer shall be eligible for reimbursement of any portion of the cost of the Well (including real property associated therewith) that is oversized to service any other properties or that creates capacity in excess of that required to accommodate the Project. Prior to construction and after Developer has received bids to construct the Well, the City and Developer shall document the final amount to be reimbursed. Said reimbursements shall be made in accordance with MCC 1-17-1.

4. Additional Improvements.

- a. Local Street Requirements. External roadways are to be constructed to the requirements of CHD4. Internal, local streets shall be constructed to the requirements of City. The Duff and Lansing Intersections shall be constructed according to the requirements of CHD4 and ITD. All road rights-of-way shall be public and dedicated to CHD4 or ITD.
- b. Water & Sewer Facilities. Design, construction, inspection, and testing of water facilities to be dedicated to the City shall be the responsibility of the Developer and shall be in full conformance with IDAPA, ISPWC and City standards and specifications, including the City's Supplement to the ISPWC. The location of water facilities, sizing of mains, and offsite construction is subject to review and approval by the City's engineer. Construction plans shall be submitted to the City and DEQ and shall be subject to the City's review and approval. Developer shall extend potable water and sewer distribution and carrier lines to and through the Project, including the following:
  - i. 16-inch diameter water pipe from the City's existing storage tank, through the Booster and to the Property using Duff Lane right of way.
  - ii. A 16 inch water main connection from the Project to the City's existing 12inch water main (east pressure zone) located at Lansing Lane, south of Foothill Road (redundant loop). All such pipe is oversized beyond the size needed to serve the Property and the oversize portion is eligible for reimbursement in accordance with Section C, below, with the only exception being 12-inch water main backbone to be installed in Willis Lane right of way that is not eligible for reimbursement.

- iii. Pressure reducing and pressure sustaining valves at the connection in Lansing Lane per sub-section ii, above.
- iv. Pressurized sewer pipe of appropriate diameter, fittings, etc. extended from the City identified existing sewer receiving manhole in Duff Lane south of Foothill Road to the Lift Station (defined below) on the Property. The foregoing shall be installed and accepted by the City prior to recording the Phase 1 final plat. Upsized portions of such sewer pipe shall be eligible for reimbursement in accordance with Middleton City Code. The diameter of such pressurized sewer pipe shall be identified by the City within sixty (60) days of written request by Developer.
- v. Developer agrees, at its sole expense, to construct and install a Lift Station (the “Lift Station”), to standards and requirements of DEQ, IDAPA and City, including the City’s Supplement to the ISPWC, as pertaining to lift station design and construction. The Lift Station shall be equipped with backup generator and necessary control equipment and sequenced with City control system to allow the Lift Station to be monitored and controlled using the City SCADA system. Developer agrees to dedicate the Lift Station and Lift Station site within the Project acceptable to City and Developer. Said Lift Station site shall include a sufficient ingress and egress easement thereto by the City, and such access shall be a public right of way or dedicated easement with an all-weather surface.
- vi. Detailed construction design plans and standards shall be provided to the City Engineer for written concurrence prior to the Developer submitting the design and construction plans to DEQ. The Lift Station shall be considered eligible for reimbursement from sewer connection fees for any other property that takes service from the Lift Station, as further set forth in Middleton City Code. The Lift Station shall be installed and accepted by the City prior to recording the Phase 1 final plat and shall allow for phased construction of the Lift Station (including phased installation of facilities, including pumps) to accommodate future growth outside the Project where possible.
- vii. The Parties agree that the capacity and sizing of the Booster Station, Well, and Lift Station shall be identified by the Parties in good faith and shall be consistent with the actual needs of the City. The capacity and sizing of the Booster Station, Well and Lift Station shall not be less than that required to serve the Project, including peak flows. In the event that capacity and sizing over and above the Project needs are identified by the City that are deemed by Developer to be beyond the requirements of the City or the capacity of Developer to reasonably bear or the proportionate impact of the Project on such systems, the Parties agree to meet and evaluate any other alternatives that might be available, including but not limited to phased construction of improvements or alternative designs, layouts, or systems. In the event the



Parties identify alternative requirements that are mutually acceptable to the City and the Developer, the Parties may modify this Agreement via mutually executed written amendment approved by City Council.

- c. Pressurized Irrigation. Developer to design and construct a pressurized irrigation system in accordance with Black Canyon Irrigation and Boise Project Board of Control, which system must be fully functional at the time Phase 1 final plat is recorded. Lots are prohibited from using the City municipal water system for irrigation of any kind. Language prohibiting irrigation from the municipal system shall be added to CCRs.
- C. If the Project involves constructing off-site infrastructure or oversized infrastructure over and above the Developer's proportionate share of the infrastructure, the Developer shall be entitled to a Latecomer's Agreement and/or Oversize Agreement as provided in Middleton City Code 1-17-1. Given the size and scope of the infrastructure improvements contemplated by this Agreement, the term of such Latecomer's Agreement and/or Oversize Agreement shall be twenty years with no requirement of extension requests as set forth in MCC 1-17-1.K.2.
- D. In light of the contributions offered herein by Developer, so long as Developer's obligations under this Agreement are satisfied, City shall upon recording of the Phase 1 final plat reserve capacity in its water system and sewer collection and sewer treatment systems adequate to complete the build-out of the Project and shall ensure such capacity is not devoted to third-party projects in a manner that would in any way impede the timely completion of the Project. However, if development stops for any reason, or if development stalls to the degree that more than five (5) years pass between final plat approval for any two (2) phases, then City will no longer be required to reserve wastewater treatment plant (WWTP) capacity for the remainder of the Project. The foregoing shall include providing "will serve" confirmation at the approval of construction drawings per phase to agencies with jurisdiction over such facilities, including, without limitation, Idaho Department of Environmental Quality.
- E. Developer shall pay a review fee to cover the review time of the City Engineer. City Engineer will invoice the City for the actual expense of the Engineering review time, and Developer shall reimburse the cost to the City upon receipt of the invoice. Additionally, Developer shall pay any City inspection fees pertaining to facilities to be dedicated to the City.
- F. Final Plat. City Engineer shall be a signatory to the final plat for each phase of the Project. Additionally, notice of the recorded Agreement shall be stated on all final plats using the following language:

"The lots shown on this final plat are subject to an Infrastructure Construction and Pre-Annexation Agreement recorded in the Records of Canyon County on \_\_\_\_\_ as Instrument # \_\_\_\_\_."

- G. The recorded covenant, conditions and restrictions for the Project shall contain the following language to provide notice of the pre-annexation to future purchasers:

*"All lots in the Farmington Hills Subdivision are subject to an Infrastructure Construction and Pre-Annexation Agreement recorded in the Records of Canyon County, # \_\_\_\_\_. When the City of Middleton's corporate limits extend to the Subdivision boundary, City will annex the entire subdivision into the City of Middleton. By purchasing a lot in the Farmington Hills Subdivision, Purchaser agrees and consents to said annexation of his or her lot."*

- H. At each lot closing, Developer or its representative shall collect for each lot the current city water connection fee and the current city sewer connection fee. Developer or the title company ( \_\_\_\_\_ Title in the City of \_\_\_\_\_ ) shall be responsible for contacting the City to determine the appropriate fees. All fees shall be mailed to the City of Middleton at P.O. Box 487, Middleton, Idaho 83644.
- I. Upon each lot closing, Developer shall notify the new property owner in writing of the new property owner's responsibility to call the City within five (5) days of closing to make application for a utility account. The City will install the appropriate utility meter at the water service connection. .

Section Three. Dedicate Public Systems to the Public For Future Maintenance. When construction of infrastructure is complete, as indicated by the City's delivery to the Developer of a City-signed Notice of Completion, Developer shall dedicate the sewer and water improvements to the City and the transportation improvements to CHD4 or ITD, as applicable, on a signed and recorded final plat, or a separate conveyance instrument as required by the applicable agencies having jurisdiction. An easement to cover the City's reasonable access to the sewer and water facilities shall be noted on the Preliminary Plat and each final plat. The foregoing dedications and conveyances shall be at no cost to the City.

Upon such dedication, the City shall be the municipal water and sewer provider for the Project. The City shall provide such services at the same usage rates as City residents, subject to normal increases or decreases as may from time to time be set by the City Council. City agrees to provide all necessary groundwater rights to serve the Property in accordance with City standards, as well as all other wells, storage tanks, sewer treatment capacity, and other facilities necessary to serve the development of the Property, except as otherwise set forth herein. The foregoing commitment to serve the Property is a material consideration of this Agreement without which Developer would not have committed to construct the improvements identified herein.

Section Four. Representations. Warranties. The Parties represent and warrant to each other as follows:

- A. Developer will construct Project infrastructure improvements according to approved plans based on the Middleton City Code, Idaho Standards for Public Works

Construction (ISPWC) and Middleton Supplement to the ISPWC. Transportation improvements shall be constructed in accordance with the requirements of CHD4 and ITD, as applicable. Per ISPWC 7.17 Contractor's General Warranty and Guarantee, Developer warrants for the construction for a period of one (1) year following the City's acceptance of infrastructure improvements into the City's system.

- B. When all or any portion of the Property becomes contiguous to City limits, the City will have the right to annex the Property into the City of Middleton.
- C. Time is of the essence for party-performance of each obligation in this Agreement, and the City and the Developer agree to cooperate with each other implementing the provisions of this Agreement.
- D. Developer agrees not to annex into any city other than the City of Middleton. Within thirty (30) calendar days of the Property becoming contiguous to the City's corporate limits, and using the stamped legal description and boundary sketch attached hereto as Exhibit "A", the City may begin the annexation process and adopt an annexation and zoning ordinance that preserves residential zoning and land use and preserves Developer's development rights, including development plans previously approved by Canyon County, Idaho. To the extent that Developer continues to have an ownership interest in the Property, Developer, at its own cost, shall provide the City with a legal description of the Property to be annexed into the City. The City will bear all other costs for the annexation of the Property into the City.

This Agreement and the Developer's construction of municipal infrastructure, as well as connection to the City's municipal sewer and water systems, is deemed consent to annex to the City as described in Idaho Code Section 50-222.

- E. The City represents that its mayor is authorized to sign this Agreement pursuant to Idaho Code Section 50-607, and the Council is authorized to approve the Agreement. Developer represents that meetings and votes required by its organization have occurred and the signor below is authorized to sign for Developer.

Section Five, Binding Effect. This Agreement is binding upon, and benefits, the Parties and their respective successors and assigns and also burdens the Property for the Project.

Section Six, Notices. Unless otherwise notified in writing, all notices, requests and demands shall be in writing and personally delivered or mailed by United States certified mail, postage prepaid and return receipt requested to:

For the City: City of Middleton  
1103 W. Main Street  
P.O. Box 487 Middleton ID 83644

For the Developer: Middleton 187 LLC  
13864 Meadowdale Dr.



Boise, Idaho 83713

TBC Land Holdings LLC  
PO Box 140298  
Boise, ID 83713

**Section Seven. No Third-party Beneficiaries.** This Agreement involves only the Parties and shall not be construed to create any rights in any person who is not a signing party. No person or entity may claim the status of a third-party beneficiary of this Agreement.

**Section Eight, Waiver.** Waiver of required performance on one or more occasions by one or more of the Parties shall not constitute a course of dealing to be relied, or a waiver or relinquishment of a Party's right to subsequently enforce the obligation, but the obligation shall continue in full force and effect.

**Section Nine, Headings.** All headings in this Agreement are for organization and not substantive, so they shall not be used to interpret the Agreement's content.

**Section Ten. Recording.** A copy of this Agreement and any amendment to this Agreement shall be recorded in the Recorder's office for Canyon County, Idaho within thirty (30) days of approval by the County of the Preliminary Plat.

**Section Eleven. Entire Agreement and Amendments in Writing.** This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the Developer and the City relative to the subject matter of this Agreement, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than those that are set out in this Agreement. All amendments to or termination of this Agreement must be in writing signed by the parties and filed at the Recorder's Office, Canyon County, Idaho.

**Section Twelve. Curing Default.** The Parties to this Agreement reserve a right to cure any default under this Agreement within thirty (30) calendar days from the date of written notice of the default (the "**Cure Period**"); provided, however, that if the failure or delay is such that more than thirty (30) days would reasonably be required to perform such action or comply with any term or provision hereof, then such party shall have such additional time as may be reasonably necessary to perform or comply so long as such party commences performance or compliance within such thirty (30)-day period and diligently proceeds to complete such performance or fulfill such obligation (the "**Extended Cure Period**").

The written notice provided for above shall specify the nature of the alleged default and the manner in which said default may be satisfactorily cured, if possible. In the event a default of Applicant is not cured within the Cure Period or the Extended Cure Period, if applicable, the zoning of that portion of the Property related to such default shall convert to Agricultural (AG) if the Property is under the jurisdiction of Canyon County and to the R-3 (Single Family Residential) zoning designation if the Property is under the jurisdiction of the City and no future development of the Property shall be permitted unless and until the City and Developer (or Developer's successors or

assigns) enter into a development agreement governing development of the Property in compliance with any and all applicable ordinances then adopted by the City.

Notwithstanding anything to the contrary herein, if an event of default is not cured within the Cure Period or the Extended Cure Period, if applicable, the non-defaulting party may initiate the mediation process by providing written notice initiating the process to the alleged defaulting party. Within fifteen (15) days after delivery of such notice, each party shall appoint one person to act as mediator on behalf of such party and notify the other party. Within fifteen (15) days after delivery of such notice, the persons appointed shall themselves appoint one person to serve as the sole mediator. The mediator shall set the time and place of the mediation hearing and shall give reasonable notice of the mediation to the parties. The parties may agree to hold the mediation session(s) by telephone. Each party shall pay one-half of all fees and costs associated with the mediation process.

Section Thirteen. Prevailing Party. In the event that either party to this Agreement shall file suit or action at law or equity to interpret or enforce this Agreement, the unsuccessful party to such litigation agrees to pay to the prevailing party all costs and expenses including reasonable attorneys' fees incurred by the prevailing party. Similarly, all fees and costs associated with an appeal to any appellate court thereafter, including, without limitation, the prevailing party's attorneys' fees, shall be paid by the non-prevailing party.

Section Fourteen. Severability. If any provision of this Agreement is held invalid by a court of a competent jurisdiction, the provision shall be deemed to be excised from this Agreement and the other provisions remain valid.

Section Fifteen. Termination Upon Sale to Public. Except for the provisions regarding consent to annexation and otherwise provided herein, this Agreement is not intended to and shall not create conditions or exceptions to title or covenants running with the Property beyond the development of the Property. Therefore, in order to alleviate any concern as to the effect of this Agreement on the status of title to any portion of the Property, this Agreement shall terminate without the necessity of any notice, agreement or recording by and/or between the Parties in connection with any lot that has been finally subdivided and individually leased (for a period of longer than one year) or sold to the end-purchasers or end-users thereof (each, an "**End-User Lot**") and thereupon such End-User Lot shall be released from and no longer be subject to or burdened by the provisions of this Agreement.

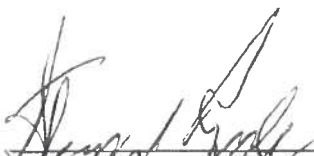
Section Sixteen. Termination upon Completion of Development and Annexation. The City shall, upon written request of Developer, execute appropriate and recordable evidence of termination of this Agreement if the City has determined reasonably that Developer has fully performed Developer's obligations, including annexation of all properties subject to this Agreement, under this Agreement. Upon City approval and acceptance of improvements for any portion of the Property, upon recordation of the final plat and completion and acceptance of improvements in connection therewith, and upon annexation of all properties subject to this Agreement, City shall, as soon as practicable, execute and record an appropriate instrument of release of the Agreement. Notwithstanding the foregoing, the Termination Upon Completion of Development and/or Termination Upon Sale to Public shall not have any effect on the obligations of City or Developer

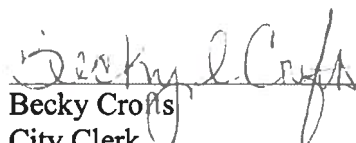
with respect to any Reimbursement Agreements or obligations of City to reimburse any fee or costs to Developer in accordance with this Agreement.

Section Seventeen, Contingent on County Approvals. This Agreement and each of the obligations contained herein is contingent upon County approval of the Preliminary Plat in a manner that substantially conforms to the Concept Plan and is acceptable to the Developer. In the event the Developer does not accept the County approval of the Preliminary Plat and/or does not proceed with the development of Farmington Hills Subdivision (for any reason), Developer shall provide the City with written notice of the same and, in such event, this Agreement: (1) shall be deemed terminated and of no further force or effect; and (2) shall not be recorded in the records of Canyon County, Idaho.

MIDDLETON CITY:

ATTEST

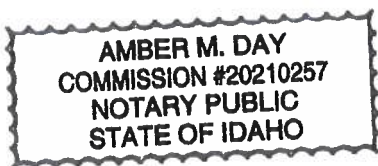
  
Steven J. Rule, Mayor  
Dated: December 29, 2023


  
Becky Crofts  
City Clerk

STATE of IDAHO                    )  
  s.s.  
County of Canyon                )

On the 29 day of December, 2023 before me a Notary Public in and for said County and State personally appeared Steven J. Rule known or identified to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he is the Mayor of the City of Middleton and signed above as Mayor of the City of Middleton.

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



  
NOTARY PUBLIC FOR IDAHO




**DEVELOPER:**

MIDDLETON 187 LLC,  
an Idaho limited liability company

  
\_\_\_\_\_  
Todd Campbell, Manager  
Dated: 12.29.23

TBC LAND HOLDINGS LLC  
An Idaho limited liability company

  
\_\_\_\_\_  
Todd Campbell, Manager  
Dated: 12.29.23

**ACKNOWLEDGEMENT**

STATE of IDAHO                     )  
  s.s.  
County of County                 )

On the 29th day of December, 2023 before me a Notary Public in and for said County and State personally appeared Todd Campbell, known or identified to me to be the individual whose name is subscribed to the within instrument and acknowledged to me that he is the manager of Middleton 187 LLC, an Idaho limited liability company, and of TBC Land Holdings LLC, an Idaho limited liability company.

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



  
\_\_\_\_\_  
NOTARY PUBLIC FOR IDAHO

APPLICANT FLY-OVER RENDERING  
SHOWN IN PZ TESTIMONY ON MARCH 7, 2024

VIDEO LINK:

CANYONCOUNTY.ID.GOV/LAND-HEARINGS/  
BOCC HEARINGS/MAY 30 2024

PRELIMINARY HEARING MATERIALS

EXHIBIT VV

EXHIBIT  
VV

T. Hethe Clark  
(208) 388-3327  
[hclark@clarkwardle.com](mailto:hclark@clarkwardle.com)

*Via electronic mail ([debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov))*

May 31, 2024

Canyon County Board of County Commissioners  
c/o Deb Root, MBA, Principal Planner  
Canyon County Development Services  
111 N. 11<sup>th</sup> Ave.  
Caldwell, ID 83605

**Re: Farmington Hills**  
Application Nos. (CR) RZ2021-0056 & SD2021-0059

Dear County Commissioners:

This firm represents Middleton 187 LLC and TBC Land Holding LLC, collectively the “Applicants” for the above-referenced rezone and preliminary plat applications. Per Ordinance No. 24-004, please find enclosed materials provided in connection with the June 10, 2024 hearing on this matter, provided “a minimum of ten (10) days prior to the public hearing.”

Ultimately, proper evaluation of this application comes down to the planning. Planning is what provides the rules of the game for landowners in dealing with their private property. It is how we arrive at the best outcomes for our communities by ensuring that the inevitable impacts of growth are addressed by placing density and residential development in the correct locations—i.e., in cities or areas of city impact where residential services (sewer and water) are available.

Much of the discussion regarding this application has focused on the question of what use is appropriate for this property. **But that question has been asked and answered.** Both the County and the City have planned this area as residential – each of their **future land use maps show residential use on this property**. In addition, the County and City have negotiated and agreed that this area will be in the Middleton Area of City impact, which is where the County encourages growth. For good reason, as this is where services are available to serve growth in an economic and stable manner – with sewer systems that avoid nitrate pollution and deep municipal wells that provide a consistent source of water produced under stringent IDEQ and IDWR oversight.

**EXHIBIT  
WW**



In short, the argument that this is an agricultural area and must remain agricultural is not only inconsistent with the facts (the property is surrounded by 65 platted subdivisions within one mile and is less than 1,000 feet from Middleton City limits), but it is inconsistent with the planning that has already been conducted by the County and the City.

This project is working hand-in-glove with that planning. The Applicant has negotiated an Infrastructure Construction and Pre-Annexation Agreement (the “Pre-Annexation Agreement”) with the City of Middleton, which was approved by the Middleton City Council and signed by the Mayor and the Applicant. It is a remarkable document. The Applicant worked with the City for months to identify the City’s planning and infrastructure needs for this area. Those needs are not insignificant. Ultimately, as a result of those discussions, the Applicant agreed to provide critical infrastructure, including: a regional sewer lift station; a new water booster station for entire new pressure zone; and a new municipal well to be constructed and dedicated the City of Middleton.

In addition to providing a necessary east-west collector through the site, the Applicant also agreed to construct **two new signals at Duff and Lansing along Highway 44**. Both intersections require immediate safety improvements. Neither intersection can be addressed by ITD until at least the end of the decade and the highway district does not have funding to do the work itself. **If these intersections are going to be improved, the private sector has to step up**. This Applicant has offered to take that on, despite the fact that this need exists now, regardless of whether this development goes forward. In all, the Pre-Annexation Agreement requires (and this Applicant agreed) to install approximately fifteen million dollars of infrastructure benefitting the area – with much of it required in Phase 1.

The Applicant has also taken on the issue of schools. Of course, Middleton School District needs to pass a bond. That need exists regardless of this application and passage of a bond is beyond this Applicant’s power to address. What this Applicant can address is the cost of serving students in the manner that MSD has identified. This District has identified that cost, the Applicant increased the contribution by several hundred dollars per lot (to \$1,500), and the District and Applicant **signed a Memorandum of Understanding with the school district to confirm the contributions (a first for the District)**.

In sum, the project is consistent with the planning. The Applicant is addressing its impacts—in fact, it is taking on well more than its fair share with the Pre-Annexation Agreement. So it is no surprise that we were very disappointed with the Planning and Zoning Commission’s recommendation (the “Recommendation”). As will be discussed at hearing, there are significant defects in that Recommendation. It fails to acknowledge the significant residential development in the area and the project’s proximity to the City of Middleton. It fails to acknowledge that the Comp Plan and County Code encourage density in areas of city impact and where urban services are available. In fact, Code allows 12,000 sf lots **as of right** in the R-1 zone. But most fundamentally, **the Recommendation simply ignores the planning for this property**. The Recommendation’s consistent calls for preservation of this property for agricultural uses places the County in the legally untenable position of **zoning property in a manner that is inconsistent with the comprehensive plan**, which calls for **residential use**. The insistence on acreages is inconsistent with the need to place density where services exist and will ultimately lead to the sprawling growth patterns that are the real risk to agricultural preservation.

We understand that this matter has become a cause for many neighbors. Despite that opposition, the rules (i.e., County Code and the Comprehensive Plan) are what controls. We hope and expect that this Board will uphold the planning for this site and permit development to occur consistent with the very generous Pre-Annexation Agreement. With the Pre-Annexation Agreement, the density is where it should be and the impacts will be addressed, permitting orderly development and ultimate annexation of this property. Indeed, **this project and the process it followed are a model of what should be expected of any application in an area of city impact.**

Please find attached the presentation slides we intend to rely upon at the June 10 hearing. We look forward to discussing this matter with the Board.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T. Hethe Clark", with a long horizontal flourish extending to the right.

T. Hethe Clark

HC/bdb



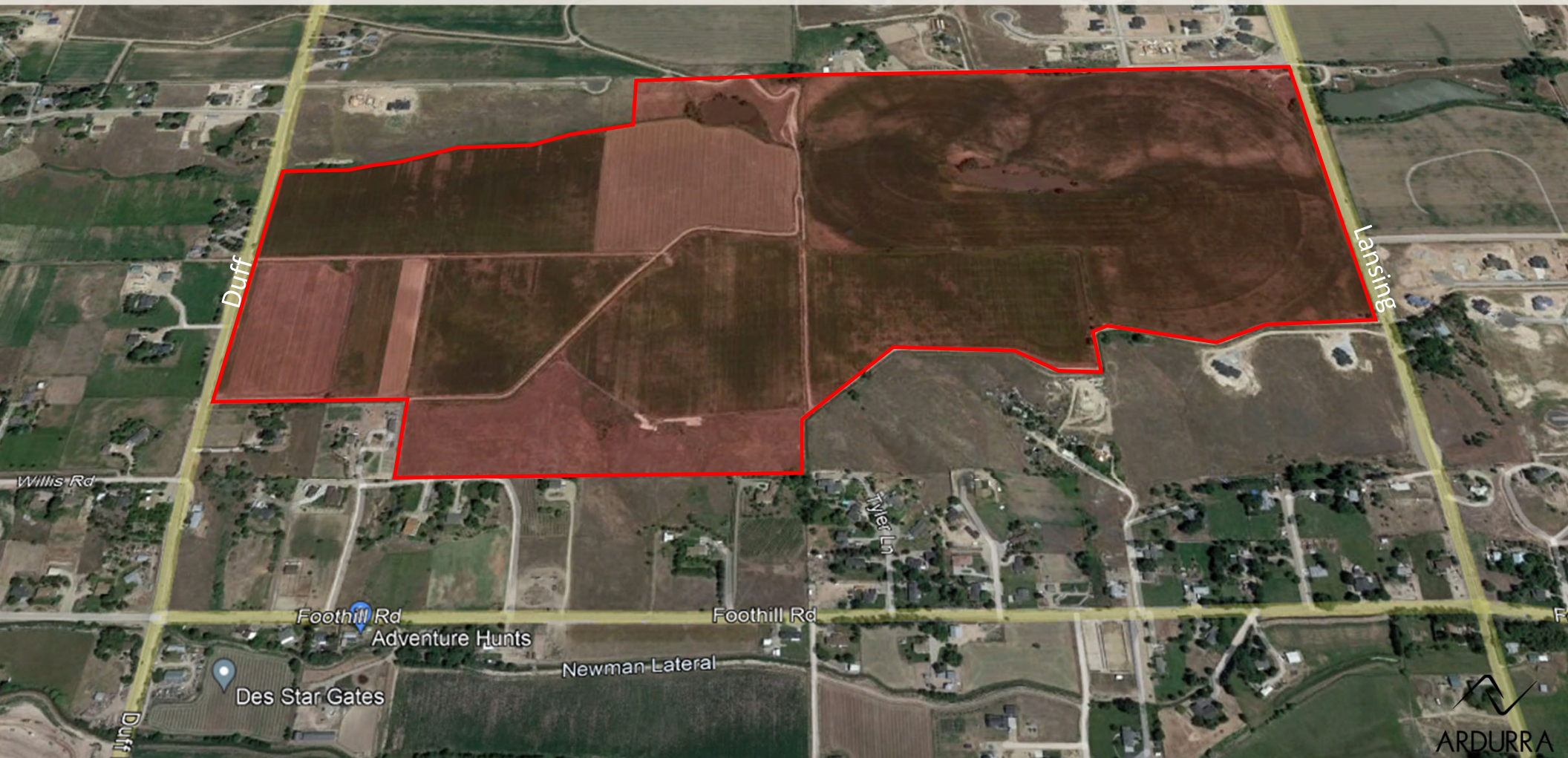
# Farmington Hills Subdivision

Middleton 187 LLC - Rezone & Preliminary Plat

EXHIBIT  
XX

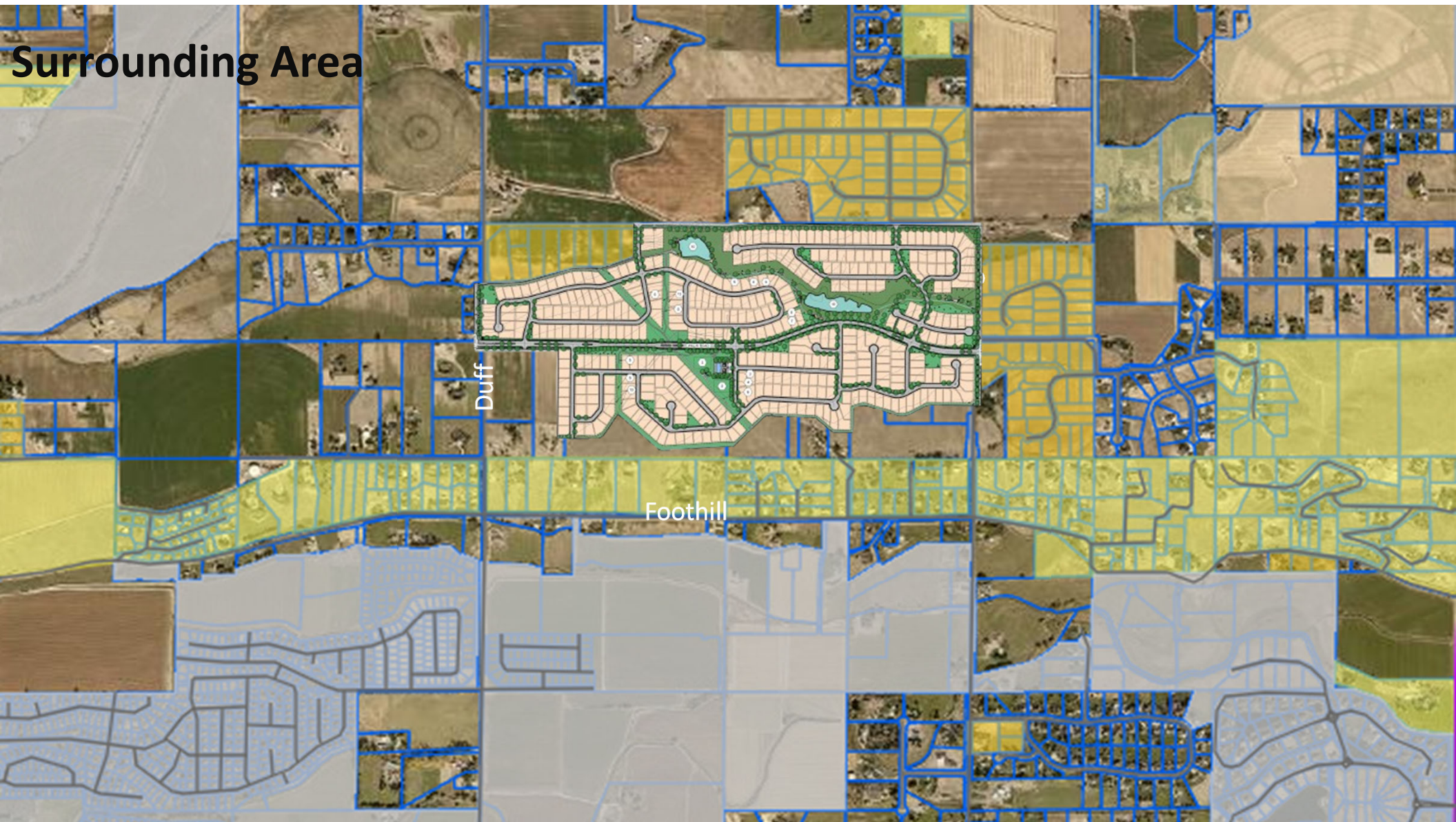


# Existing Conditions





**Surrounding Area**

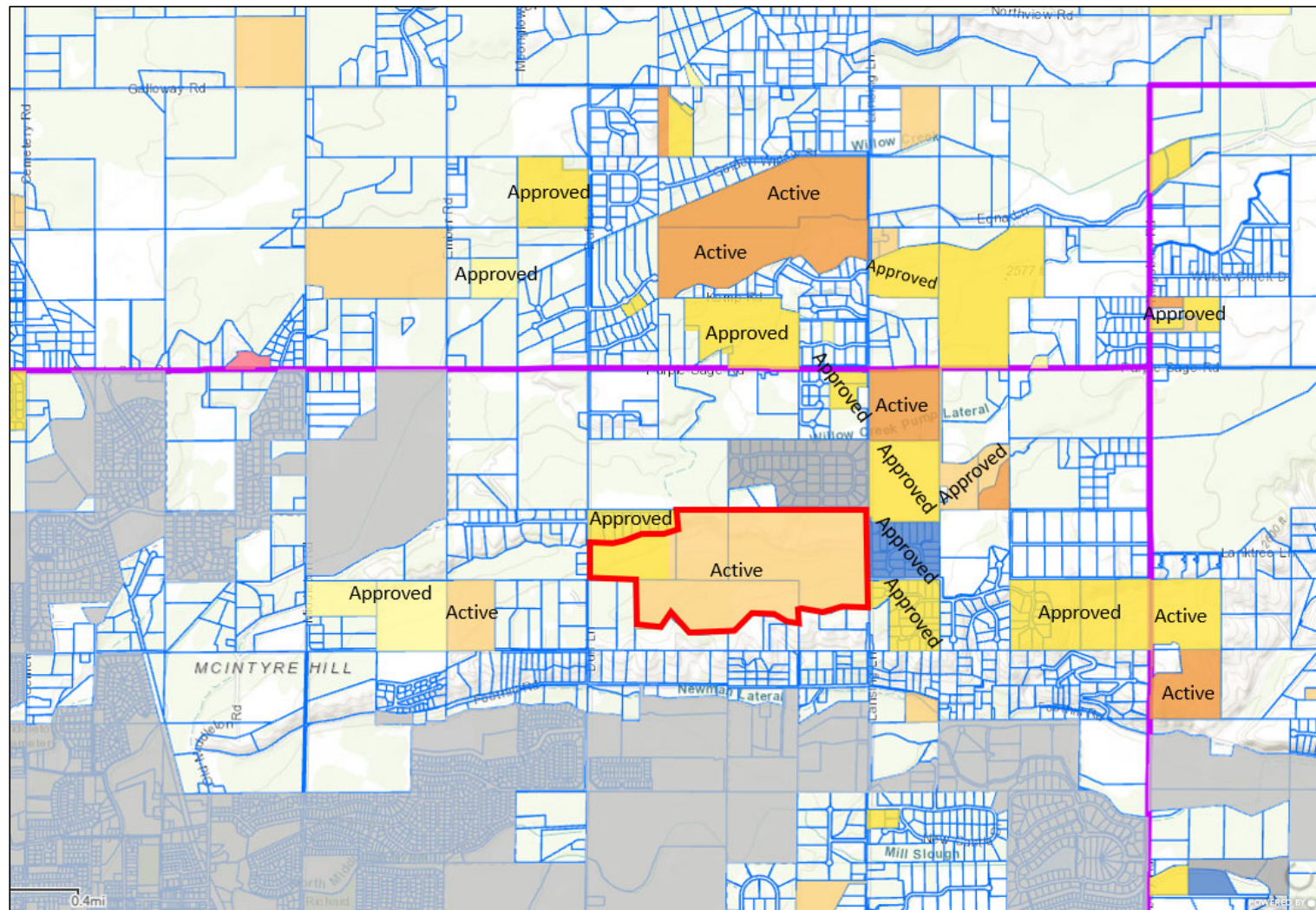




[illegible]



## Approved/Active Applications:



# Focus on the Planning – Areas of City Impact

## Residential

This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

1. Encourage high density development in areas of city impact.
2. Encourage residential development in areas where agricultural uses are not viable.
3. Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner.

 **2020 Comprehensive Plan**

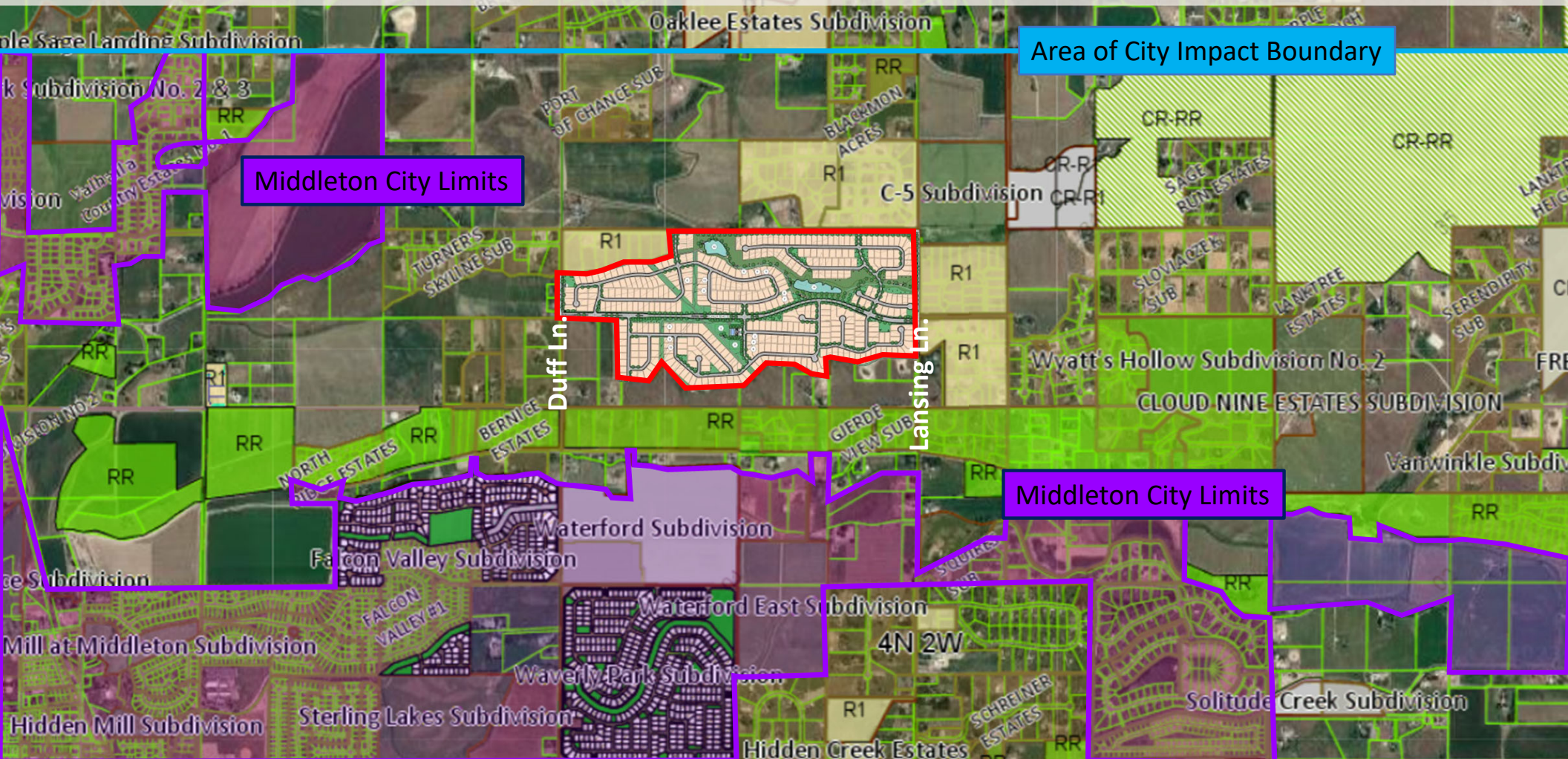
P7.01.02

Encourage annexations within city impact areas where municipal services can be provided.

 **2030 Comprehensive Plan**

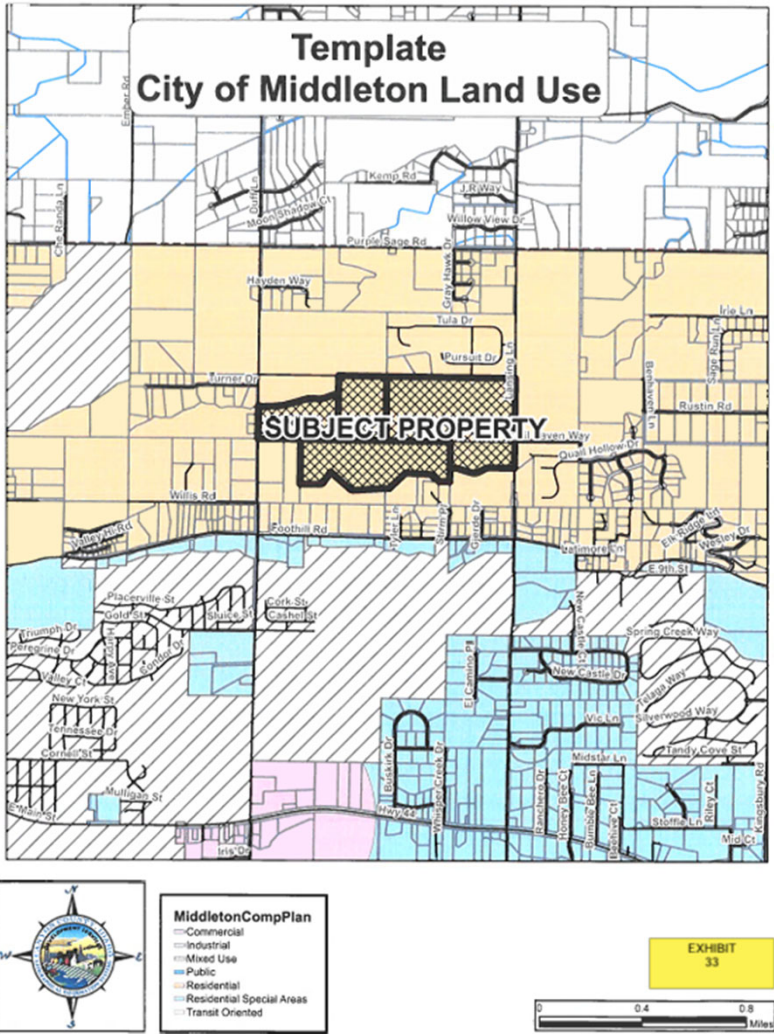
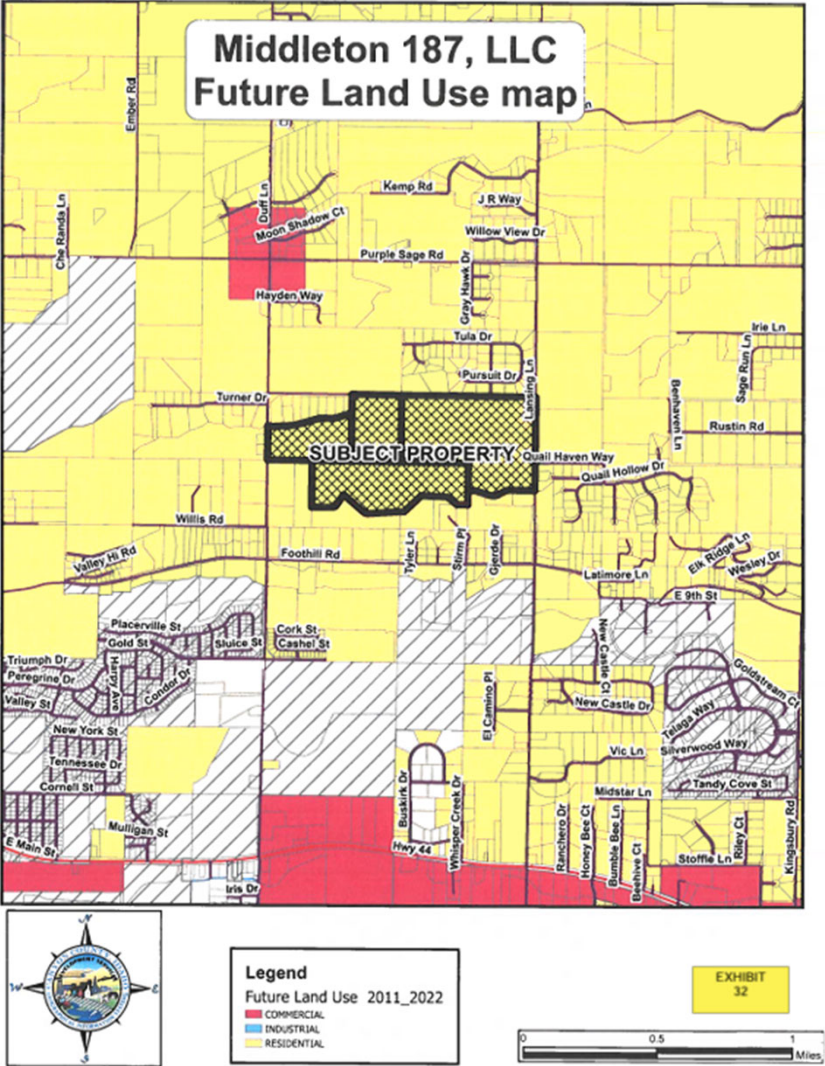


# Surrounding Area






# City and County Land Use Maps Each Show Residential Use



# Area Planned for Residential Use – What Density?

## Residential

This policy recognizes that population growth and the resulting residential development should occur where public infrastructure, services and facilities are available or where there is a development pattern already established.

- 
1. Encourage high density development in areas of city impact.
  2. Encourage residential development in areas where agricultural uses are not viable.
  3. Encourage compatible residential areas or zones within the county so that public services and facilities may be extended and provided in the most economical and efficient manner.

- Density should occur in the area of city impact where services are available
- Allows economic provision of central services
- **We preserve ag ground by putting density in the appropriate locations**

# Canyon County Code re: Projects with Central Water and Sewer

- Canyon County Code encourages density where services are available
- 12,000sf lots are permitted as-of-right in the R-1 zone where “central sewer and/or water services” are available

MINIMUM PARCEL OR LOT SIZE

	Minimum Lot Size	Minimum Lot Width
Agricultural Zone A	40 acres or in accordance with the administrative land division requirements of article 18 of this chapter	60'
Residential Zone R-R	Average minimum lot size of 2 acres for a residential lot <sup>3,4</sup>	60'
Residential Zone R-1	Average minimum lot size of 1 acre for a residential lot <sup>1,3,4</sup>	60'
Residential Zone R-2	Average minimum lot size of 1/2 acre for a residential lot <sup>1,3,4</sup>	60'
Commercial and Industrial Zones C-1, C-2, M-1, M-2, and MU-A	No minimum lot size	80' <sup>2</sup>

Notes:

1. For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.

1. For parcels within the Area of City Impact with central sewer and/or water services, the parcel or lot size may be reduced to 12,000 square feet.



# Surrounding Area

This aerial map displays the geographical context of the Middleton area. The Middleton City Limits are outlined in purple, and the Area of City Impact Boundary is outlined in blue. A specific residential development is highlighted with a red outline. The map is divided into various colored zones, including green for residential (RR, R1), yellow for commercial (C-5), and grey for railroad (CR-RR) areas. Numerous subdivisions are labeled, such as Hawk View Estates, Oaklee Estates, Mark Johns SD, Eagle Cap, Sage Landing, Turner's Skyline, Waterford, Falcon Valley, Waverly Park, Hidden Creek, Solitude Creek, and Vanwinkle. Major roads like Duff Ln and Lansing Ln are also indicated.

Area of City Impact Boundary

Middleton City Limits

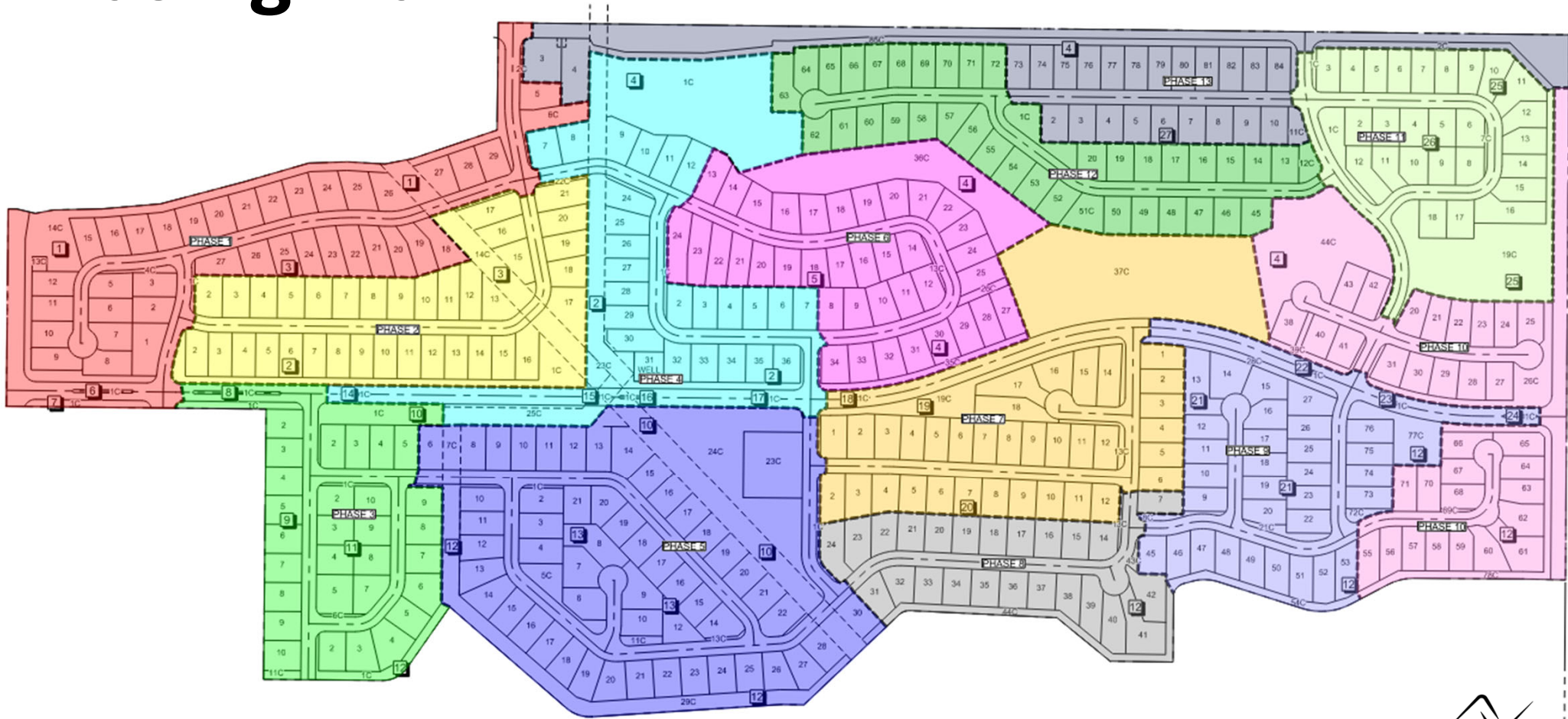
Middleton City Limits



# Request

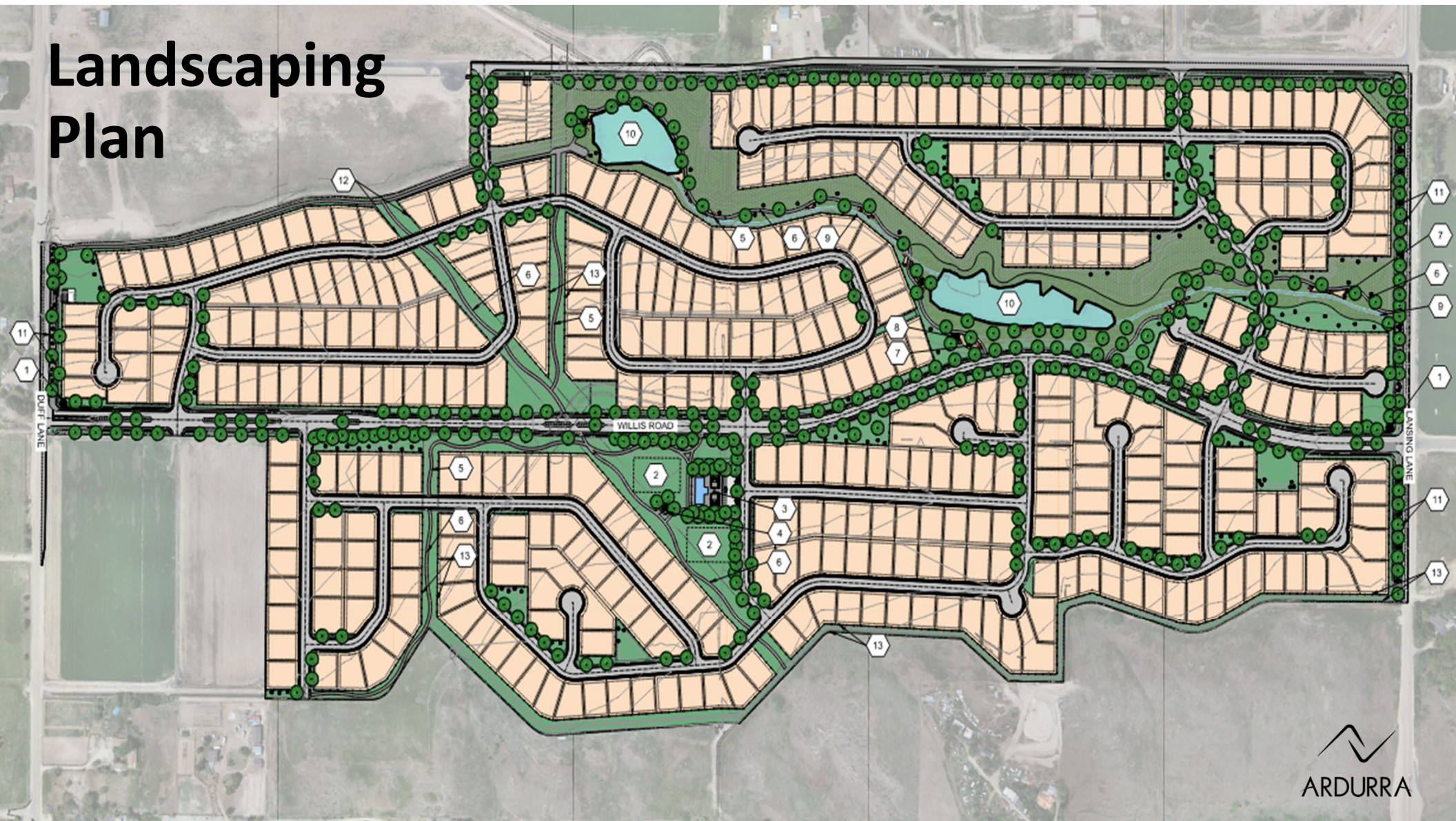


# Phasing Plan



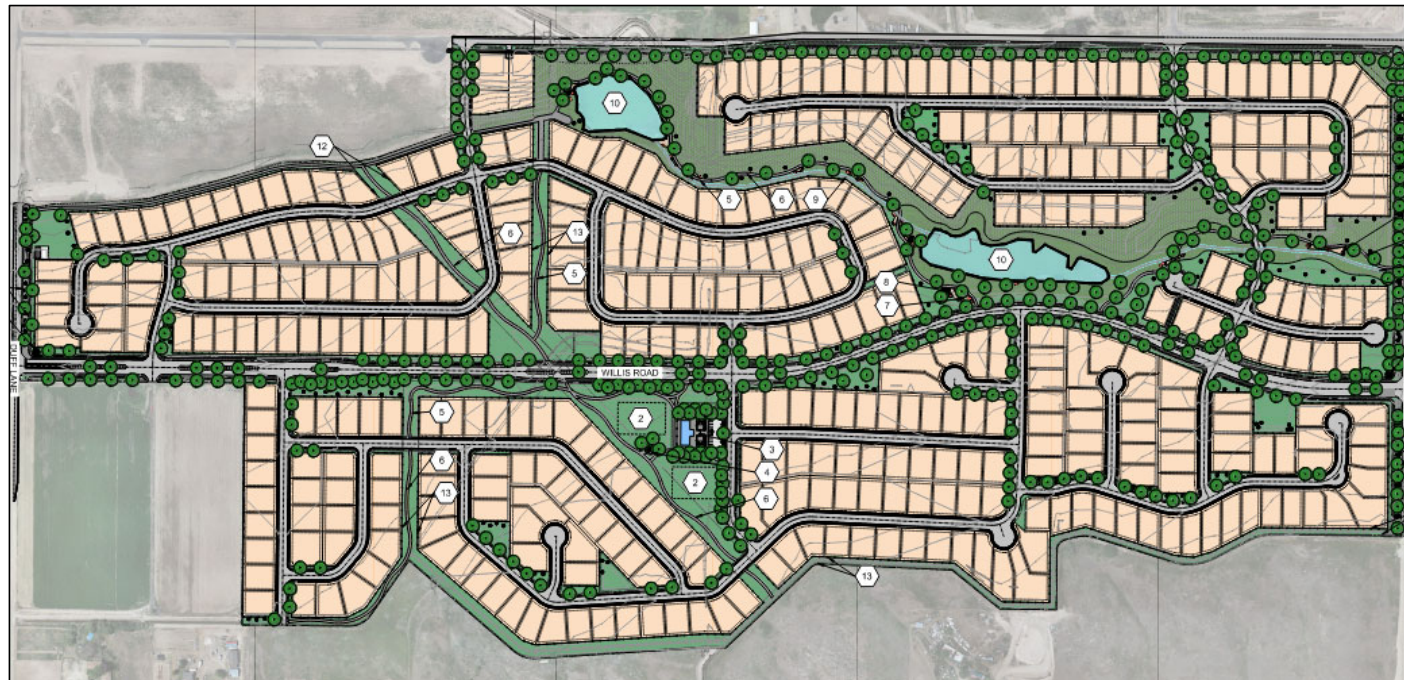


# Landscaping Plan





# Landscaping:





# Streetscapes:





# Pre-Annexation Agreement



**Middleton has reviewed and approved a pre-annexation agreement**



## **Highlights:**

**Utilities will be provided by the City of Middleton**

**The property will annex once an annexation path is available**

**The developer will provide significant infrastructure improvements to serve existing and future Middleton growth**

# Middleton Agreement – Required Improvements



**REGIONAL  
SEWER LIFT  
STATION**



**NEW WATER  
BOOSTER  
STATION FOR  
ENTIRE NEW  
PRESSURE ZONE**



**NEW MUNICIPAL  
WELL**



**SIGNAL AT DUFF  
& HWY 44  
(PHASE 1)**



**SIGNAL AT  
LANSING & HWY  
44 (PHASE 10)**



# Middleton Agreement Benefits

- Middleton intends to grow here –within Area of City Impact
- Provides infrastructure that is needed for City's growth in this area
- Signals at Duff and Lansing cannot be built by ITD for at least 7-10 years but have existing safety deficiencies



# Middleton Agreement

- Approved by Middleton City Council
- Executed by Mayor and Developer
- Requires Millions of Dollars of Improvements in Phase 1

WHEN RECORDED, return to  
City Administrator  
City of Middleton  
1103 W. Main St.  
Middleton, ID 83644

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## INFRASTRUCTURE CONSTRUCTION AND PRE-ANNEXATION AGREEMENT

This Amended Infrastructure Construction and Pre-Annexation Agreement (this "Agreement") is entered into and effective as of the date last written below (the "Effective Date") by and between the City of Middleton, an Idaho municipal corporation located at 1103 W Main St., PO Box 487, Middleton, Idaho 83644 (the "City") and Middleton 187 LLC, an Idaho limited liability company located at 13684 Meadowdale Dr., Boise, Idaho 83713, and TBC Land Holding LLC, an Idaho limited liability company located at PO Box 140298, Boise, Idaho 83714 (collectively, the "Developer"). The City and the Developer are sometimes individually referred to herein as a "Party" and collectively as the "Parties."

### RECITALS

WHEREAS, the City is a municipal corporation created pursuant to the laws of the State of Idaho and has the power to enter into contracts and to provide public utilities as provided by Idaho Code Title 50, Chapter 3;

WHEREAS, the Developer owns that certain real property legally described in Exhibit A attached hereto and incorporated herein (the "Property"), that Developer is subdividing through Canyon County Development Services Department;

WHEREAS, the Property is situated in unincorporated Canyon County, Idaho (the "County"), is presently not contiguous to the City's corporate boundary, and is within the City's area of city impact;

WHEREAS, the Developer desires and intends the Property to be annexed into the City as soon as any part of the Property is contiguous to the City's corporate limits;

WHEREAS, the Developer desires and intends to subdivide and develop the Property as generally shown in the preliminary plat attached hereto as Exhibit "B" and incorporated herein by this reference (the "Preliminary Plat"), which Preliminary Plat includes approximately units at a density of 1.94 units per acre ("Farmington Hills Subdivision" or the "Project");

WHEREAS, applications for Farmington Hills Subdivision are currently pending before the County and Developer's obligations herein are subject to and contingent upon such approval;

# Schools

- Detailed conversations with Superintendent Marc Gee
- Costs to serve students have been identified (\$1,114.60)
- Developer voluntarily chose to pursue higher mitigation (\$1,500)

## Step 3: Calculation of Cost per New Lot

Using this factor and the cost per student shown in Step 1, we can calculate a cost per lot with the following calculation:

$$\frac{\# \text{ of new lots in development } \times \text{ Student Generation Factor } \times \text{ Cost per Student }}{\# \text{ of new lots in development }}$$

This can be simplified to the following:

$$\text{Student Generation Factor } \times \text{ Cost per Student } = \text{Cost per new lot in development}$$

With an elementary student generation factor of 0.219 and a cost per student of \$5,089.52 we can calculate a cost per lot of \$1114.60 per lot.

# Schools

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

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

**Parties:** Middleton 187 LLC, an Idaho limited liability company ("Middleton 187").  
Middleton School District No. 134, a governmental subdivision of the State of Idaho and body politic and corporate ("School District").

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

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

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

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

If to School District: Middleton School District No. 134  
~~1000 W. State Street~~ **5 S. Viking Ave.**  
~~Boise, ID 83808~~ **Middleton, ID 83644**  
~~Attn: Kevin Connolly~~ **Marc Gee**

with a copy to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

MEMORANDUM OF UNDERSTANDING -1  
4871-4097-9582, v. 1

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

[end of text – signatures on following page]

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

**MIDDLETON 187:**  
MIDDLETON 187 LLC,  
an Idaho limited liability company  
By: Todd Campbell  
Its: Todd Campbell  
Dated: 10-11-23

**SCHOOL DISTRICT:**  
MIDDLETON SCHOOL DISTRICT NO. 134,  
a governmental subdivision of the State of Idaho  
and body politic and corporate  
Marc Gee  
Marc Gee, Superintendent  
Dated: 10-10-23

**Schedule of Exhibits:**  
Exhibit A – Legal Description of Property

MEMORANDUM OF UNDERSTANDING -3  
4871-4097-9582, v. 1



# Issues with P&Z Recommendation

## Standard 2:

“The Commission finds that the character of the area is agricultural...

the proposal is not consistent with the requirements of the zoning ordinance and Comprehensive Plan,

and that the conditional rezone and proposed density is NOT as appropriate as the current zone.”

## Response:

Character of the area includes 65 platted subdivisions within one mile and is in the Middleton area of city impact

The Comp Plan designates this property as residential – ag zoning is inconsistent with the Plan

The proposed density is permitted under Canyon County Code in the R-1 and encouraged by the Comp Plan (in area of city impact where services are available)

# Issues with P&Z Recommendation

## Standard 3:

“The Commission finds that the proposed development contains a higher lot density than the existing residential development in the area... [and] is NOT compatible...”

“The Commission finds that “exporting” of the local ground water to the City of Middleton is not compatible with the surrounding area.”

## Response:

1.3 and ¼-acre lots are compatible – they are the same (residential use) and have similar traffic generation

Commission’s position would “freeze” all development in the County and not permit higher densities where appropriate (in areas of impact where services available)

Aquifers don’t recognize city limits

Property is in the Middleton Area of City Impact and will be eventually annexed.

Municipal wells are deeper, pull from different aquifers, and provide a safer, more reliable water source than shallow wells

# Issues with P&Z Recommendation

## Standard 4:

“The Commission concludes that the character of the area is Agricultural and that with the proposed density, the applicant cannot mitigate the negative affects of the development on the agricultural area at this time.”

“The property is not adjacent to city limits and city density is not appropriate for this property...”

## Response:

- Planned residential in County and in City
- Within Middleton Area of City Impact
- 65 platted subdivisions within one mile
- Area is not planned residential and not intended to preserve as agricultural
- Adjacency to City limits is irrelevant
- Within Middleton Area of City Impact
- Comp Plan encourage density in impact areas



# Summary

- Planning provides the “rules of the road” for private property owners
- As the County develops, we ignore planning at our own peril
- Good planning provides for residential uses and higher densities within cities or their areas of city impact and where services are available
- This project:
  - Is consistent with the County and City planning
  - Is located in an area planned residential and within sight of Middleton City limits
  - Has access to central water and sewer services
  - Provides significant and valuable infrastructure that is already needed

**Thank You & Questions**

## Existing Conditions:

