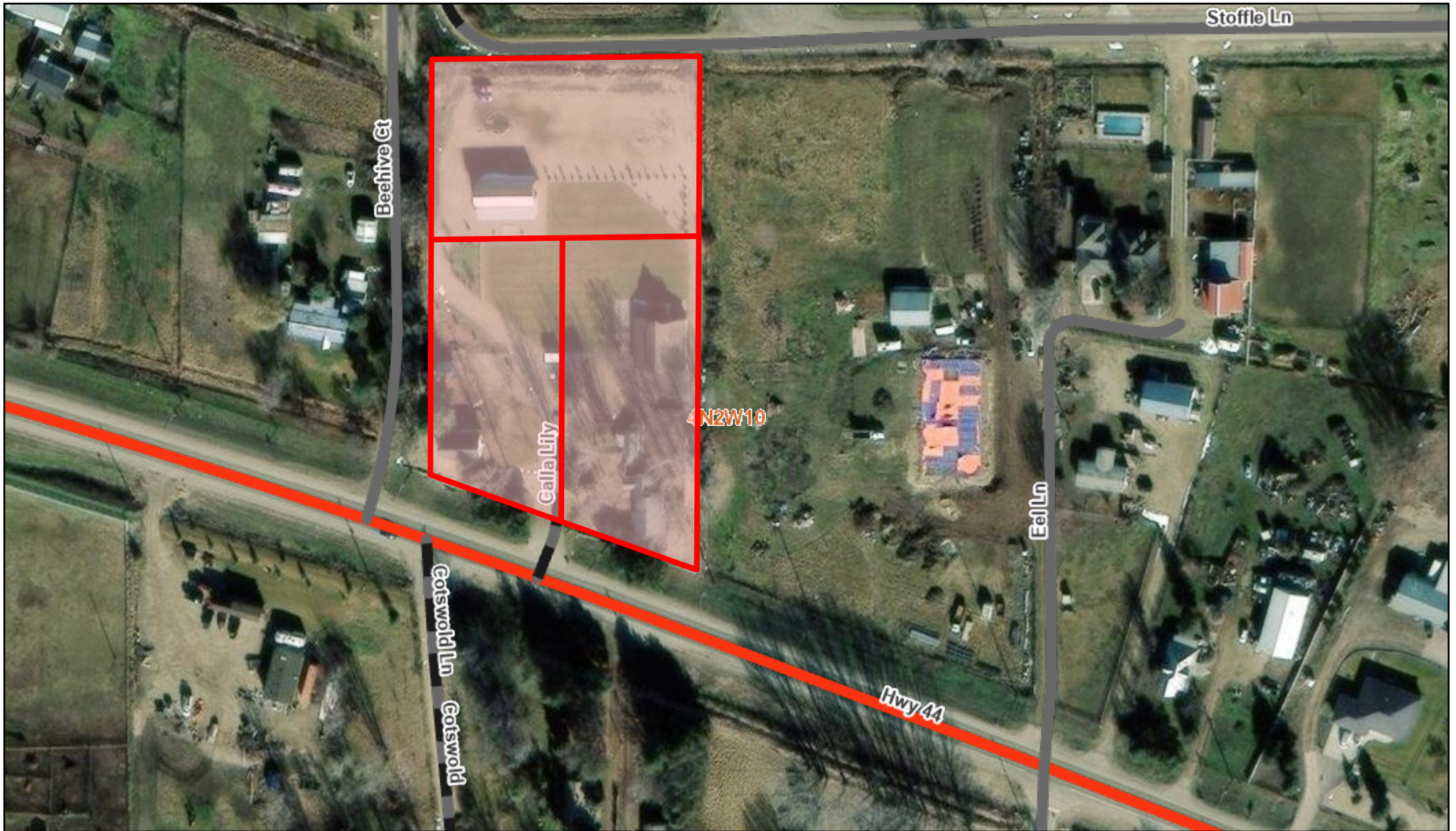


Canyon County, ID Web Map



6/20/2025, 10:16:50 AM

 Multiple Parcel Search _Query result


CanyonCountyRoads

 Hwy

 Roads

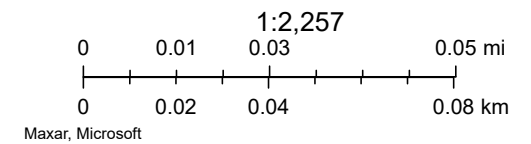
■ CC_PrivateRoads

 County Boundary

 Current Impact Area

 City Limits

Sections





ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Ken & Sandy Hooker</u>	
	MAILING ADDRESS: <u>1600B SW DASH Pt. Rd, #309, Federal Way WA 98003</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Ken Hooker</u> Date: <u>5/14/25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>David Ruby, AIA</u>	
	COMPANY NAME: <u>The Architects Office, PLLC</u>	
	MAILING ADDRESS: <u>499 Main Street, Boise, Idaho 83702</u>	
	PHONE: <u>208-412-9955</u>	EMAIL: <u>david@taoidaho.com</u>

SITE INFO	STREET ADDRESS: <u>22669 Calla Lily Ln, Middleton, Idaho 83644</u>	
	PARCEL NUMBER: <u>r23913, r23913012, r23913012a</u>	
	PARCEL SIZE: <u>1.02 acres, 0.83 acres, 1.17 acres (3.02 acres (total))</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>R-2 (Rural Residential)</u>	PROPOSED ZONING: <u>C-1</u>
	FLOOD ZONE (YES/NO) <u>No.</u>	ZONING DISTRICT: <u>Neighborhood Commercial</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CR2025-0007</u>	DATE RECEIVED:	<u>June 16, 2025</u>
RECEIVED BY:	<u>Arbay M</u>	APPLICATION FEE: <u>\$1,900</u>	CK MO CC CASH



RECEIVED
JUN 10 2025

ZONING AMENDMENT PUBLIC HEARING - CHECKLIST

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

Check the applicable application type:

☐ Rezone

☒ Conditional Rezone with Development Agreement

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

Affidavit of legal interest needed
Received June 13 2025

Description	Applicant	Staff
Master Application completed and signed.	x	✓
Letter of Intent (see standards on next page)	x	✓
Land Use Worksheet	x	✓
Neighborhood Meeting form was completed and signed	x	✓
Completed Agency Acknowledgement form including:	x	
Southwest District Health	x	✓
Irrigation District	x	✓
Fire District	x	✓
Highway District/Idaho Transportation Dept	x	✓
Area of City Impact (If applicable)	x	✓
Conditional Rezone:	x	
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing) <i>SEE LETTER OF INTENT</i>	x	✓ (102)
Deed or evidence of property interest to the subject property	x	✓
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment Check #2279	x	\$1900

****Fees are non-refundable****

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

REZONE OPTION:

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

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

Applicant/Owner: Not applicable Date _____

DSD Planner: _____ Date _____

Fee schedule as of 3/28/25
\$ 1250 Rezone
\$ 600 Notification
\$ 50 Case mapping

SUBMITTAL STANDARDS

LETTER OF INTENT STANDARDS	
✓	Description of proposed use: expand on the Land Use Worksheet
✓	Description of the existing use.
✓	Expected impacts and traffic of future development.
✓	Explanation of how the proposed rezone is consistent with the Comprehensive Plan and specific zoning criteria.
✓	Conditional Rezone:
✓	Explanation/Description of the Concept Plan
✓	Proposed conditions of approval



499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com

Date: June 6, 2025

To: Canyon County Development Services
Planning & Zoning Department
111 N 11th Ave.
Caldwell, ID 83605

Project: Calla Event Center

Job No. 25-605

Subject: Conditional Rezone Application

From: David Ruby, AIA

Dear Staff,

The following is a Letter of Intent to accompany our Conditional Zoning Amendment application. We desire to change the zoning of these three parcels from R-1 (Single-Family Residential) to C-1 (Neighborhood Commercial).

Description of proposed use:

The purpose of the C-1 Zone is to provide for local commercial service needs and to restrict incompatible uses. We are proposing a mixture of compatible uses on the property. A special event business will be the primary use for the property, including a new event center building, new enhanced landscape areas, an onsite office, and a newly renovated barn. In addition, the historic farmhouse will be repurposed as a beauty salon, and the west residence will be a caretaker residence.

The property's location along highway 44 makes it ideally suited for a special event venue due to its accessibility and visibility. The location is also ideally suited for business services such as a professional office or a beauty salon use for the same reasons. Highways naturally facilitate higher traffic volumes and provide easy access for guests traveling from nearby areas, which is a practical advantage for a business like a hair salon that relies on easy access for visitors. Rezoning to neighborhood commercial would allow the property to serve a broader community need by offering a unique event space, which is in short supply in the area, especially for rural or scenic venues that capitalize on Canyon County's natural beauty. A wedding venue's intermittent use (e.g., weekends or evenings) aligns with C-1's intent for low-impact commercial activity, unlike heavier uses in General Commercial (C-2) zones. The mixture of proposed uses would provide maximum benefit for local residents by having added services available nearby and during work hours, while the event business would be seasonal and less intensive than many other allowed commercial uses.

Economically, the change could stimulate local growth. A wedding venue would create jobs—such as event staff, catering, and maintenance positions—and draw business to nearby vendors, florists, photographers, and lodging providers, boosting the local economy. This aligns with Canyon County's Development Services mission to balance economic interests with community and environmental considerations. Unlike heavy commercial uses, a wedding venue would



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generate limited daily disruption, preserving the area's rural character while still providing a productive use for the land.

The rezoning also makes sense given the property's context. Residential zoning along a highway may already be less practical due to noise and traffic, reducing its appeal for housing. A neighborhood commercial designation, which allows for small-scale businesses like shops or event spaces, fits the site's conditions better and could serve as a transitional buffer between residential areas and the highway's activity. Wedding venues typically operate seasonally or on weekends, minimizing ongoing impacts like noise or congestion compared to other commercial uses.

Finally, the change could enhance community identity. Canyon County values its rural lifestyle and heritage, and a tasteful wedding venue could showcase that charm, attracting visitors who appreciate the area's landscapes and history. With proper planning and conditions like noise limits or event caps, the venue could integrate harmoniously, meeting both business and resident needs.

Description of the existing use:

The existing use was as an event center, though the use was not approved properly. The approved use is currently residential. There are two existing farm houses on the property, and two large barns.

Expected impacts and traffic of future development:

Moderate increase in traffic, primarily on weekends or event days. A typical wedding might draw 50-200 guests, translating to 25-100 vehicle trips per event, concentrated at departure times. State Highway 44, as a major arterial (handling 10,000-15,000 vehicles daily in some segments), can absorb this without major strain.

Explanation of how the rezone is consistent with the Comp Plan and specific zoning criteria:

Nearly all of the land bordering the highway has already been designated for commercial uses, which benefit from the high visibility and ease of access. These types of uses take better advantage of the existing infrastructure, and act as a buffer for the rural residential areas located behind them, enhancing both areas. As the highway traffic increases, the residential uses along the highway become less and less attractive. The commercial uses would align better with the comprehensive plans goals for economic development along this corridor.

This land's highway frontage screams commercial potential—putting homes here would underuse the location and infrastructure, while an event venue makes the most of what's already in place. Staying with the residential designation would not be beneficial to maintaining the character of the County, as future residential development would surely mean the loss of the historic farmhouse, shop and barn.

Describe the concept plan:



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(208) 343-2931
www.taoidaho.com

From the highway, the property will maintain the charm that it has had for the past hundred years. There will be a single point of access off of Highway 44, onto Calla Lily Lane. There will be a meandering gravel drive that gently winds toward the northwest corner of the site, and is bordered by landscaping. Parking for the venue is located to the west of the existing Hay Barn, and on the norther portion of the site, behind the new venue building. The parking area will be gravel instead of pavement, as a way to hold on to the rural charm of the Canyon County area.

The new venue building will be constructed east of the Hay Barn, with a plaza between. The space between the buildings will be landscaped and utilized as a transition space for before events and during transitions. The Hay Barn will be used as a smaller event space, but primarily for temporary transitions between a ceremony and a reception for example.

The Milk Barn will be renovated to contain the management office, seasonal storage for the site, and changing rooms for the bride and groom. The building itself will serve as a backdrop for the outdoor area.

The Hay Barn, new venue, and the renovated Milk Barn, will surround a landscaped outdoor area. This area will be heavily landscaped with plantings and a water feature. The surrounding buildings will create a unique outdoor environment that will feel like entering a timeless haven, where the weathered wood and rusted metal of historic barns and farm outbuildings whisper stories of a bygone era deeply rooted in the farming heritage of the area. The air carries a faint scent of aged timber, hay, and blooming wildflowers, mingling with the earthy freshness of the surrounding fields.

The barns, with their peeling paint and sturdy, hand-hewn columns and beams, stand as proud sentinels, framing the space with a sense of enduring strength and rustic elegance. It's a place that feels both intimate and expansive—peaceful yet alive with the subtle sounds of chirping birds, distant livestock, and the occasional creak of an old barn door. This courtyard invites you to pause, breathe deeply, and savor a connection to the land and its history, wrapped in a warm, nostalgic embrace.

Proposed conditions of approval:

1. The development shall limit the commercial uses to low-impact uses which are related to the primary event venue use such as:
 - a. Caretaker Residence.
 - b. Church.
 - c. Personal Service Shops.
 - d. Offices.
 - e. Special Events Facility.
2. The maximum number of guests on property shall be limited to 200.



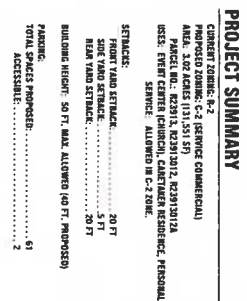
499 Main Street
Boise, ID 83702
(208) 343-2931
www.taoidaho.com

3. All new development shall comply with the current building codes and zoning ordinance guidelines.
4. No events shall be permitted before 8am or after 10pm.

Thank you for your consideration, and please feel free to call with any questions or concerns, 639-6406.

Sincerely,

David Ruby, AIA
The Architects Office, PLLC



TAA ARCHITECTS

TAA ARCHITECTS

**CALLA LILY
SPECIAL EVENT
CENTER
HIGHWAY 44
MIDDLETON, ID**

مجلس الوزراء

A1.0

SITE PLAN

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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

3. **IRRIGATION WATER PROVIDED VIA:**

- ☐ Surface ☒ Irrigation Well ☐ None

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

- ☒ Pressurized ☐ Gravity

5. **ACCESS:**

- ☒ Frontage ☐ Easement Easement width 30 feet Inst. # 2018-033115

6. **INTERNAL ROADS:**

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # 2018-033115

7. **FENCING**

- ☒ Fencing will be provided (Please show location on site plan)

Type: Wood posts with wire mesh (Existing) Height: +/- 5 feet

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

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

Supply ditch on the west property line, and a drainage ditch on the north property line.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☒ Commercial 3 Existing ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: Well and water storage tank with fire pump

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Event Center, Business office, Beauty Salon

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 8am to 10pm
☒ Tuesday 8am to 10pm
☒ Wednesday 8am to 10pm
☒ Thursday 8am to 10pm
☒ Friday 8am to 10pm
☒ Saturday 8am to 10pm
☒ Sunday 8am to 10pm

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

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

Height: 3 ft Width: 5 ft. Height above ground: 2 ft

What type of sign: _____ Wall ☒ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 112

Is there is a loading or unloading area? No, not a formal loading dock.

ANIMAL CARE-RELATED USES n/a

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

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: 22669 Calla Lily Ln	Parcel Number: r23913, r23913012, r23913012a	
City: Middleton	State: Idaho	ZIP Code: 83644
Notices Mailed Date: TBD	Number of Acres: 3.02	Current Zoning: r-2
Description of the Request: Rezone land from r-2 to C-1 for use as an event center		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: David Ruby, AIA		
Company Name: The Architects Office, PLLC		
Current address: 499 Main Street		
City: Boise	State: Idaho	ZIP Code: 83702
Phone: 208-639-6406	Cell: 208-412-9955	Fax: none
Email: david@taoidaho.com		

MEETING INFORMATION

DATE OF MEETING: 4/24/25	MEETING LOCATION: 22669 Calla Lily Ln
MEETING START TIME: 3:30pm	MEETING END TIME: 4:30pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Kim Tabarini	<i>Kim Tabarini</i>	9837 W Patmore Ct Star, ID
2. Carlos Tabarini	<i>Carlos Tabarini</i>	9837 W Patmore Ct Star, ID
3. Ramee Herrera	<i>Ramee Herrera</i>	8419 Hwy 44 Middleton
4. VIVIAN ANDERSON	<i>Vivian Anderson</i>	22611 EEL LN, MIDDLETON
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

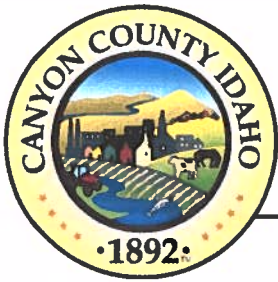
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

David Ruby, AIA

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 5 / 5 / 25



AGENCY ACKNOWLEDGMENT

Date: 6-6-25

Applicant: David Ruby, AIA

Parcel Number: r23913, r23913012, r23913012a

Site Address: 8550 ID-44, Middleton, Idaho 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 04/25/2025

Signed:

Anthony Lee

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

Fire District:

☒ Applicant submitted/met for informal review.

District: Star Fire Protection District

Date: 06/02/2025

Signed:

Uncle Bob

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

Highway District:

☒ Applicant submitted/met for official review.

District:

Highway District #4

Date: 4/16/25

Signed:

David

Authorized Highway District Representative

Irrigation District:

☒ Applicant submitted/met for informal review.

District:

Middleton Irrigation Assoc.

Date: 4/23/2025

Signed:

Cherie Stokes

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

Area of City Impact

☒ Applicant submitted/met for informal review.

City:

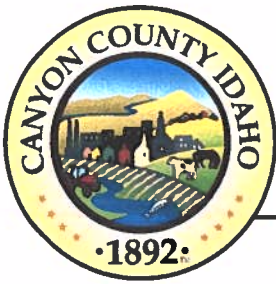
Middleton

Date: 4/15/25

Signed:

Robert A Stewart

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



SEE ZONING AMENDMENT FORM FOR BOTH

AGENCY ACKNOWLEDGMENT

Date: 6-6-25

Applicant: David Ruby, AIA

Parcel Number: r23913, r23913012, r23913012a

Site Address: 8550 ID-44, Middleton, Idaho 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: 112

☒ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Digitally signed by Niki Benyakhlef
Date: 2025.04.21 10:45:12 -06'00'
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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



Order Number: 24528548

2024-038299	
RECORDED	
11/25/2024 09:10 AM	
RICK HOGABOAM	
CANYON COUNTY RECORDER	
Pgs=3 JWINSLOW	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

Warranty Deed

For value received,

David Merrell, a married man, as his sole and separate property

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

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Point Rd. Ste 309 Federal Way, WA 98003

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

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of page intentionally left blank.



TitleOne
a title & escrow co.

Order Number: 24528548

Warranty Deed

For value received,

David Merrell, a married man, as his sole and separate property

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

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

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of page intentionally left blank.

Dated: November 19, 2024

David Merrell
David Merrell

Kelly Ann Merrell
Kelly Ann Merrell, spouse of the grantor

State of Az County of Navajo, ss.

On this 21st day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared David Merrell and Kelly Ann Merrell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Tamara L. McCray
Notary Public

Residing In: Az

My Commission Expires: 2/9/2025
(seal)

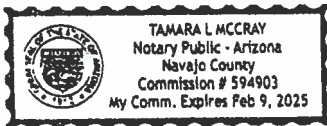


EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Parcel A

This parcel is a portion of Tract 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page 33 in the Office of the Recorder of Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of said SE ¼ NW ¼ (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar;

thence South 00°06'24" East along the East boundary of SE ¼ NW ¼ a distance of 185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 88°55'22" West parallel with the North boundary of the SE ¼ NW ¼, a distance of 276.14 feet to a point on the West boundary of Tract 37, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence North 00°07'23" West along said West boundary a distance of 185.03 feet to a point on the North boundary of the SE ¼ NW ¼, a found 5/8 inch diameter rebar;

thence North 88°55'22" East along said North boundary a distance of 276.19 feet to the POINT OF BEGINNING.

Parcel A1

TOGETHER WITH AND SUBJECT TO an Ingress/Egress and Utility Easement described as follows:

This Easement lies in a portion of Lot 37 of LEMP PARK URBAN TRACTS as shown in Book 4 of Plats at Page 33 in the Office of the Recorder for Canyon County, Idaho, lying in the SE ¼ NW ¼ of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE ¼ NW ¼, (CN1/16 Corner, Section 10), a found 5/8 inch diameter rebar, thence

South 00°06'24" East along the East boundary of the SE ¼ NW ¼ a distance of 185.03 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 88°55'22" West, parallel with the North boundary of the SE ¼ NW ¼, a distance of 85.70 feet to THE TRUE POINT OF BEGINNING; thence

South 88°55'22" West, a distance of 17.48 feet; thence

Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence

South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence

Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and a long chord which bears North 70°42'43" West a distance of 31.80 feet; thence

North 00°04'55" West a distance of 254.36 feet; thence

Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence

South 88°55'22" West a distance of 16.51 feet; thence

North 00°04'55" West a distance of 20.00 feet; thence

North 88°55'22" East a distance of 120.00 feet; thence

South 00°04'55" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.

2024-038284	
RECORDED	
11/25/2024 08:23 AM	
RICK HOGABOAM	
CANYON COUNTY RECORDER	
Pgs=3 MBROWN	\$15.00
TYPE: DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	



Order Number: 24528543

Warranty Deed

For value received,

Yvette Merrell, Orson A. Merrell, wife and husband ,as joint tenants with rights of survivorship

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

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Rd Ste 309 Federal Way, WA 98023

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

See Exhibit A, attached hereto and incorporated herein.

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

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Order Number: 24528543

Warranty Deed

For value received,

Yvette Merrell, Orson A. Merrell, wife and husband ,as joint tenants with rights of survivorship

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Remainder of page intentionally left blank.

Dated: November 19, 2024

Yvette Merrell
Yvette Merrell

Orson A. Merrell
Orson A. Merrell

State of Idaho, County of Ada, ss.

On this 22nd day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Yvette Merrell and Orson A. Merrell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Miranda Weeks

Notary Public

Residing In: Caldwell, ID

My Commission Expires: 6/28/27
(seal)

MIRANDA WEEKS
COMMISSION #20213089
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Parcel B:

This parcel is a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence

South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to the TRUE POINT OF BEGINNING, a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence continuing

South 00°06'24" East along said East boundary a distance of 343.64 feet to a point on the Northerly right of way of State Highway 44, a found 1/2 inch diameter rebar; thence along said right of way, Northwesterly a distance of 149.77 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°59'30" and a long chord which bears North 70°10'51" West a distance of 149.77 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence North 00°04'55" West a distance of 290.22 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence North 88°55'22" East, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 140.69 feet to the TRUE POINT OF BEGINNING.

Parcel B1:

TOGETHER WITH AND SUBJECT TO an Ingress/Egress and Utility Easement described as follows:

This easement lies in a portion of Lot 37 of Lemp Park Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence

South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence

South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 85.70 feet to the TRUE POINT OF BEGINNING; thence

South 88°55'22" West, a distance of 17.48 feet; thence

Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence

South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence

Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and along chord which bears North 70°42'43" West a distance of 31.80 feet; thence

North 00°04'55" West a distance of 254.36 feet; thence

Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence

South 88°55'22" West a distance of 16.51 feet; thence

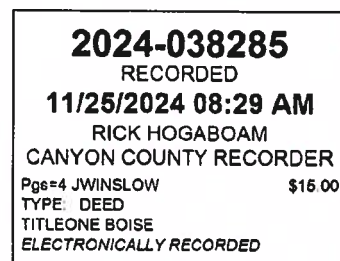
North 00°04'55" West a distance of 20.00 feet; thence

North 88°55'22" East a distance of 120.00 feet; thence

South 00°04'55" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.



Order Number: 24525752



Warranty Deed

For value received,

Justin Merrell and Kendra Merrell, husband and wife, as joint tenants with rights of survivorship

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

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Point Rd Ste 309 Federal Way, WA 98023

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

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of page intentionally left blank.

Order Number: 24525752

Warranty Deed - Page 1 of 4



Order Number: 24525752

Warranty Deed

For value received,

Justin Merrell and Kendra Merrell, husband and wife, as joint tenants with rights of survivorship

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

Kenneth Hooker and Sandra Hooker, husband and wife

whose current address is 1600B SW Dash Point Rd Ste 309 Federal Way, WA 98023

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

See Exhibit A, attached hereto and incorporated herein.

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

Remainder of page intentionally left blank.

Dated: November 19, 2024


Justin Merrell


Kendra Merrell

State of Idaho, County of Ada, ss.

On this 21 day of November in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Justin Merrell and Kendra Merrell, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.


Notary Public
Residing In:
My Commission Expires:
(seal)

Residing: Boise, ID
Expiration: 11/15/2025

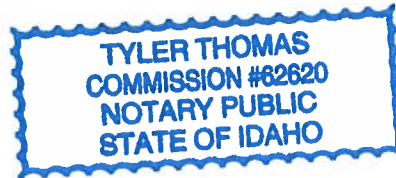


EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

Parcel C:

This parcel is a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN 1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 140.69 feet to the TRUE POINT OF BEGINNING; thence
South 00°04'55" East a distance of 290.22 feet to a point on the Northerly right of way of State Highway 44, a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
Along said right of way, Northwestery a distance of 142.99 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°56'48" and a long chord which bears North 71°09'01" West a distance of 142.98 feet to a point on the West boundary of Tract 37, a found 1/2 inch diameter rebar; thence
North 00°07'23" West along said West boundary a distance of 241.48 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
North 88°55'22" East, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 135.44 feet to the TRUE POINT OF BEGINNING.

Parcel C1:

TOGETHER WITH AND SUBJECT TO an ingress/egress and utility easement described as follows:

This easement lies in a portion of Lot 37 of Lemp Park Urban Tracts as shown in Book 4 of Plats at Page(s) 33 in the office of the recorder for Canyon County, Idaho, lying in the SE 1/4 NW 1/4 of Section 10 in Township 4 North, Range 2 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Northeast corner of said SE 1/4 NW 1/4, (CN 1/16 corner, Section 10), a found 5/8 inch diameter rebar; thence
South 00°06'24" East along the East boundary of the SE 1/4 NW 1/4 a distance of 185.03 feet to a 1/2 X 24 inch rebar set with a plastic cap stamped P.L.S. 15352; thence
South 88°55'22" West, parallel with the North boundary of the SE 1/4 NW 1/4, a distance of 85.70 feet to the TRUE POINT OF BEGINNING; thence
South 88°55'22" West, a distance of 17.48 feet; thence
Southwesterly 43.50 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 89°00'17", and long chord which bears South 44°25'14" West a distance of 39.25 feet; thence
South 00°04'55" East a distance of 266.40 feet to a point on the Northerly right of way of State Highway 44; thence
Northwesterly 31.80 feet along the arc of a curve to the left having a radius of 8654.33 feet, a central angle of 00°12'38", and a long chord which bears North 70°42'43" West a distance of 31.80 feet; thence
North 00°04'55" West a distance of 254.36 feet; thence
Northwesterly 44.47 feet along the arc of a curve to the left, having a radius of 28.00 feet a central angle of 90°59'43", and long chord which bears North 45°34'46" West a distance of 39.94 feet; thence
South 88°55'22" West a distance of 16.51 feet; thence
North 00°04'55" West a distance of 20.00 feet; thence

North 88°55'22" East a distance of 120.00 feet; thence
South 00°04'55" East a distance of 20.00 feet to the TRUE POINT OF BEGINNING.



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Kenneth Hooker, 2901 S 360th St
(name) (address)
Federal Way, WA 98003
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

The Architects Office, David Ruby 499 Main St. Boise ID
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

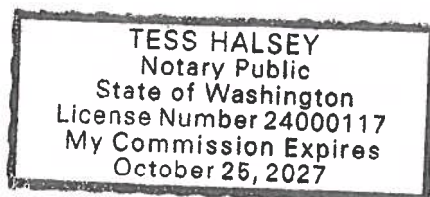
Dated this 12th day of June, 20 25.

Ken Hooker
(signature)

STATE OF Washington)
~~Idaho~~
COUNTY OF King)
~~Canyon~~

SS

On this 12th day of June, in the year 2025, before me Tess Halsey
~~Kenneth Hooker~~,
a notary public, personally appeared Kenneth Hooker, 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: Tess Halsey

My Commission Expires: 10.25.27

Canyon County Development Services

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

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

Receipt Number: 85657

Date: 6/20/2025

Date Created: 6/20/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Ken & Sandy Hooker

Comments: Cond. Rezone - CR2025-0007 and Comp Plan Amend - OR2025-0017

Site Address: 22669 CALLA LILY LN, Middleton ID 83644 / Parcel Number: 23913012 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Rezone	CR2025-0007	\$1,250.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	CR2025-0007	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CR2025-0007	\$50.00	\$0.00	\$0.00
Planning - Comprehensive Plan Map Amendment	OR2025-0017	\$3,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (2 Hearings)	OR2025-0017	\$600.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	OR2025-0017	\$50.00	\$0.00	\$0.00

Sub Total: \$5,750.00

Sales Tax: \$0.00

Total Charges: \$5,750.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	2209	\$5,750.00

Total Payments: \$5,750.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck

Page 1 of 1