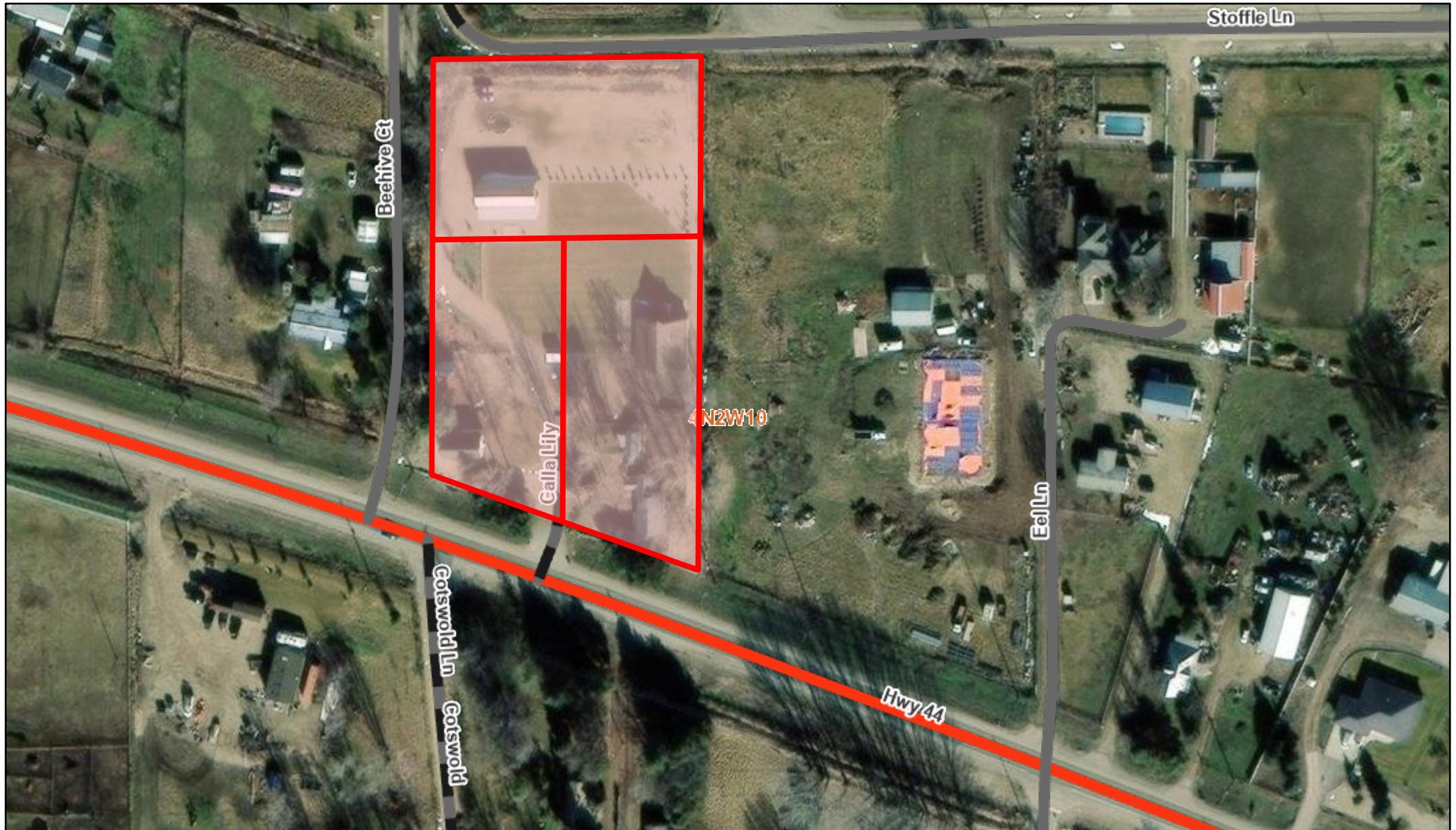


Canyon County, ID Web Map



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

 Multiple Parcel Search _Query result


CanyonCountyRoads

 Hwy

 Roads

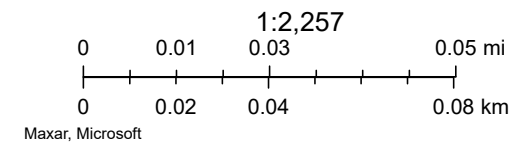
 CC_PrivateRoads

 County Boundary

 Current Impact Area

 City Limits

 Sections





COMPREHENSIVE PLAN 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 98023</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>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.</p> <p>Signature: <u>Ken Hooker</u> Date: <u>5/14/25</u></p>		

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>8550 ID-44, 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>	
	CURRENT COMPREHENSIVE PLAN DESIGNATION: <u>Residential</u>	
	REQUESTED COMPREHENSIVE PLAN DESIGNATION: <u>Commercial</u>	
	FLOOD ZONE (YES/NO) <u>No.</u>	ZONING DISTRICT: <u>C-1 (Neighborhood Commercial)</u>

Check the applicable application type:	
<input checked="" type="checkbox"/> Comprehensive Plan Map Amendment (change the future land use designation)	
<input type="checkbox"/> Comprehensive Plan Text Amendment (propose a new Comp Plan Policy or Amendment)	

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>OR2025-0017</u>	DATE RECEIVED: <u>6/16/2025</u>
RECEIVED BY: <u>Arbay M</u>	APPLICATION FEE: <u>\$3,850</u> CK MO CC CASH



RECEIVED
JUN 19 2025

COMPREHENSIVE PLAN AMENDMENT

PUBLIC HEARING CHECKLIST

Comprehensive Plan Amendment - CCZO Section 07-06-03

Check the applicable application type:

- ☒ Comprehensive Plan **Map** Amendment (change the future land use designation)
☐ Comprehensive Plan **Text** Amendment (propose a new Comp Plan Policy or Amendment)

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

Description	Applicant	Staff
✓ Master Application completed and signed	x	✓
✓ Letter of Intent (see standards)	x	✓
✓ Neighborhood Meeting Requirements	x	✓
Text Amendment:		
Draft of proposed policy change		
✓ Map Amendment:		
Legal description (metes and bounds)	x	✓
✓ Deed or evidence of property interest to the subject property	x	✓
✓ Proof of application/communication with (varies per application):		
Southwest District Health	x	✓
Irrigation District	x	✓
Highway District/Idaho Transportation Dept.	x	✓
Fire District	x	✓
City Impact Area	x	✓
Fee: \$2800.00	Check #2279 x	\$3,850
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.

Fee schedule as of 3/28/25

\$3200 Comp Plan map Amendment
\$600 Notification Fee (2 hearings)
\$50 Case mapping fee

* Missing affidavit of legal interest
- received June 13, 2025

STANDARDS

LETTER OF INTENT

- ✓ A description of the amendment and necessity of the request
- ✓ General compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A)
- ✓ Address how the request is more appropriate than the current designation (CCZO Section 07-06-03(1)B)
- ✓ Compatibility with surrounding land uses (CCZO Section 07-06-03(1)C)
- ✓ Development trends in the area that promote the requested amendment (CCZO Section 07-06-03(1)D)
- ✓ Address potential impacts to public services and facilities (CCZO Section 07-06-03(1)E)
- ✓ Address potential impacts to groundwater (source, quantity, and quality) (Idaho Code Section 67-6537(4))



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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: Letter of intent, Comprehensive Plan Amendment

From: David Ruby, AIA

Dear Staff,

The following is a Letter of Intent to accompany our Comp Plan Amendment application. Our goal is to change the designation of our three parcels from Residential to Commercial for use as a special event center (including weddings).

General compatibility with the Comprehensive Plan (CCZO Section 07-06-03(1)A):

The Canyon County 2030 Comprehensive Plan encourages development along transportation corridors like Highway 44 to manage growth efficiently. Commercial use here supports this goal more directly than residential, which might push sprawl inward rather than leveraging the highway's edge. The Commercial land use designation is a better fit for the location and the Infrastructure. Other than a few select properties immediately adjacent to these parcels, all the land along highway 44 in this area is already designated for Commercial uses in the Comprehensive Plan 2030.

This request is more appropriate than the current designation (CCZO Section 07-06-03(1)B):

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.

Compatibility with surrounding land uses (CCZO Section 7-06-03(1)C):

Nearly all of the land bordering the highway has already been designated for commercial uses. 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.

Development trends in the area that promote the requested amendment (CCZO Section 7-06-03(1)D):

A single commercial venue maintains open space and a semi-rural feel better than a subdivision, aligning with the plan's aim to protect Canyon County's character. The Comprehensive Plan wants growth that makes sense—this use fits Highway 44's role as a corridor and adds value without paving over the county's rural charm like more homes might.



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Potential impacts to public services and facilities (CCZO Section 7-06-03(1)E):

1. Transportation and Road Infrastructure

- Impact: 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.
- Public Services Affected: Idaho Transportation Department (ITD) for highway access permits; Canyon County Road & Bridge for any local road tie-ins.

Net Effect: Minimal strain on Highway 44 itself.

2. Public Safety (Police, Fire, EMS)

- Impact:
 - Police: Low to moderate demand. Previous events on the site have not generated additional demand on services.
 - Fire: Low risk as the venue does not include kitchens prone to fire hazards.
 - EMS: Minor increase in calls possible (e.g., medical emergencies at events).
- Public Services Affected: Canyon County Sheriff's Office, local fire districts, and EMS providers.
- Mitigation: Hire private security for events, install fire suppression (sprinklers), and ensure clear emergency access per county codes.

Net Effect: Slight uptick in demand, manageable with planning and private support; no major burden unless events scale up significantly.

3. Water and Sewer Systems

- Impact:
 - Water: Moderate demand for potable water (restrooms, catering) and possibly irrigation (landscaping). A 150-guest event might use 1,500-3,000 gallons per day (assuming 10-20 gallons per person), far exceeding a single home's use but not overwhelming if tied to a municipal system or well.



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Boise, ID 83702
(208) 343-2931
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- Sewer: Septic systems will be upgraded due to frequent use and larger crowds (e.g., 200+ guests regularly).

- Public Services Affected: Water and Sewer systems are private, and will be upgraded.

Net Effect: Manageable with investment in on-site systems; minimal impact on public utilities.

4. Solid Waste Management

- Impact: Increased waste from events—food scraps, decorations, packaging—perhaps 2-5 cubic yards per event (vs. 0.5-1 for a household). Rural areas rely on private haulers like Republic Services, not county-run systems.
- Public Services Affected: None directly; private waste contracts handle it.

Net Effect: Negligible impact on public services; fully privatized burden.

5. Schools and Social Services

- Impact: None direct. Unlike residential development, a wedding venue doesn't add permanent residents or school-age children, avoiding pressure on Canyon County's school districts (e.g., Vallivue or Middleton), which are already managing growth.
- Public Services Affected: N/A.
- Considerations: Indirectly, revenue from the venue could bolster county funds for schools.

Net Effect: Zero impact; a key advantage over residential use.

6. Parks, Recreation, and Community Facilities

- Impact: No direct strain on public parks or facilities, as the venue provides its own event space. It might even reduce demand on public venues (e.g., county fairgrounds) by offering a private alternative.
- Public Services Affected: None significantly.
- Considerations: Could compete with existing event spaces, though demand for wedding venues likely exceeds supply in the area.

Net Effect: Neutral to slightly positive; no added burden.

7. Environmental and Health Services

- Impact:

- Noise/light pollution could affect nearby residents, requiring Southwest District Health or county oversight if complaints arise.
- Minor risk of runoff (e.g., parking areas) impacting local waterways, monitored by Idaho DEQ.
- Public Services Affected: Health district for noise/permits; DEQ for environmental compliance.
- Considerations: Unmitigated noise (e.g., music past 10 PM) or lighting could trigger enforcement actions.
- Mitigation: Use sound barriers (trees, walls), limit hours, and pave parking to control runoff.

Net Effect: Low impact with proper design; regulatory oversight manageable.

Overall Assessment

- Compared to Residential: A wedding venue has a lighter footprint on public services than a residential designation. Homes add daily traffic, school kids, and utility demands, while a venue's impacts are intermittent and concentrated. For example, 10 homes might generate 80-100 daily trips and 500+ gallons of water use daily, versus a venue's weekend-only spikes.
- Net Burden: Low to moderate, mostly borne by private investment (e.g., septic, security) rather than public funds. Highway 44's capacity and the venue's self-contained nature minimize strain.
- Positive Offset: Increased tax revenue and economic activity could indirectly support public services, unlike residential use, which often costs more to service than it generates in taxes.

Potential impacts to groundwater (source, quantity, and quality) (Idaho Code Section 67-6537(4)):

Per Idaho Code 67-6537(4), a commercial designation won't hurt the groundwater. It taps the same aquifer as residential uses would, uses less water overall with the right limits, and—with a solid septic system and runoff controls—keeps quality as good or better than a residential setup. It's a smarter fit for Highway 44 without stressing the water resources

1. Source of Groundwater

- Potential Impact:
 - A wedding venue's water needs (e.g., potable water for restrooms, catering, and irrigation for landscaping) would likely rely on the same groundwater source as a residential use—most likely the Eastern Snake Plain Aquifer or local alluvial aquifers along Highway 44. The shift from residential to commercial use doesn't inherently alter the source itself.

- However, if the venue requires a new well or increased withdrawal compared to a few homes, it could shift demand patterns. Residential use typically involves steady, low-volume withdrawals, while a venue might have sporadic but higher peak demands (e.g., 1,500-3,000 gallons per event day for 150 guests).

Net Effect: Minimal change to the groundwater source, assuming withdrawals stay within permitted limits. The source itself (e.g., aquifer) remains unchanged, but usage intensity could shift.

2. Quantity of Groundwater

- Potential Impact:
 - Residential Baseline: A single home uses about 200-500 gallons daily (depending on household size and irrigation), while 5-10 homes on the site might use 1,000-5,000 gallons daily. This is a consistent draw.
 - Wedding Venue: A venue hosting 150 guests might use 1,500-3,000 gallons per event (10-20 gallons per person, per industry estimates), but only on event days (e.g., 1-2 times weekly). Annual usage could be lower than a residential subdivision, depending on event frequency.
 - Net Change: The venue might use less total water annually than multiple homes, but peak demands could strain local supply if the aquifer's recharge rate is low or if other users (e.g., farms) already stress it.
- Considerations:
 - Canyon County's groundwater levels have faced declines in some areas due to agricultural pumping, though Highway 44's specific conditions vary (e.g., shallower aquifers near rivers like the Boise).
 - Overuse without recharge could lower the water table, though a venue's intermittent use is less likely to do this than constant residential or irrigation demands.

Net Effect: Likely neutral or slightly reduced impact on quantity compared to residential, provided usage is managed. Peak demands need monitoring to avoid temporary overdraw.

3. Quality of Groundwater

- Definition: This refers to the chemical, biological, and physical condition of groundwater and whether the proposed use introduces contaminants or degrades its usability.
 - Comparison: The venue's risks are more concentrated than residential but manageable with design. Residential use might spread lower-level contamination over time, while a venue's impact is event-driven and potentially more acute if unmitigated.
- Considerations:



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- Idaho's Groundwater Quality Plan (via DEQ) prioritizes protecting high-quality groundwater. Nitrate is a widespread concern in Canyon County (e.g., from agriculture), and additional loading from a venue could exacerbate this if near vulnerable aquifers. This site is not located in a nitrate sensitive zone.
- Mitigation:
 - Install a quality septic system designed for peak loads, with regular maintenance.
 - Pave parking areas with permeable materials (gravel) to reduce runoff, and use native, low-water plants to minimize pesticide/fertilizer use.
 - Enforce strict waste management (e.g., bins, hauler contracts).

Net Effect: Potentially higher short-term risk to quality than residential if unmanaged, but with proper systems, the impact could be comparable or lower due to less constant use.

Legal Context (Idaho Code § 67-6537(4))

- The statute mandates consideration of these factors to ensure land use changes don't harm groundwater, a critical resource in Idaho (95% of drinking water comes from groundwater). An event venue neither degrades or improves groundwater conditions relative to the residential designation.
- Source: No significant shift—same aquifer, just different withdrawal patterns.

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

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.
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20.

NEIGHBORHOOD MEETING CERTIFICATION:

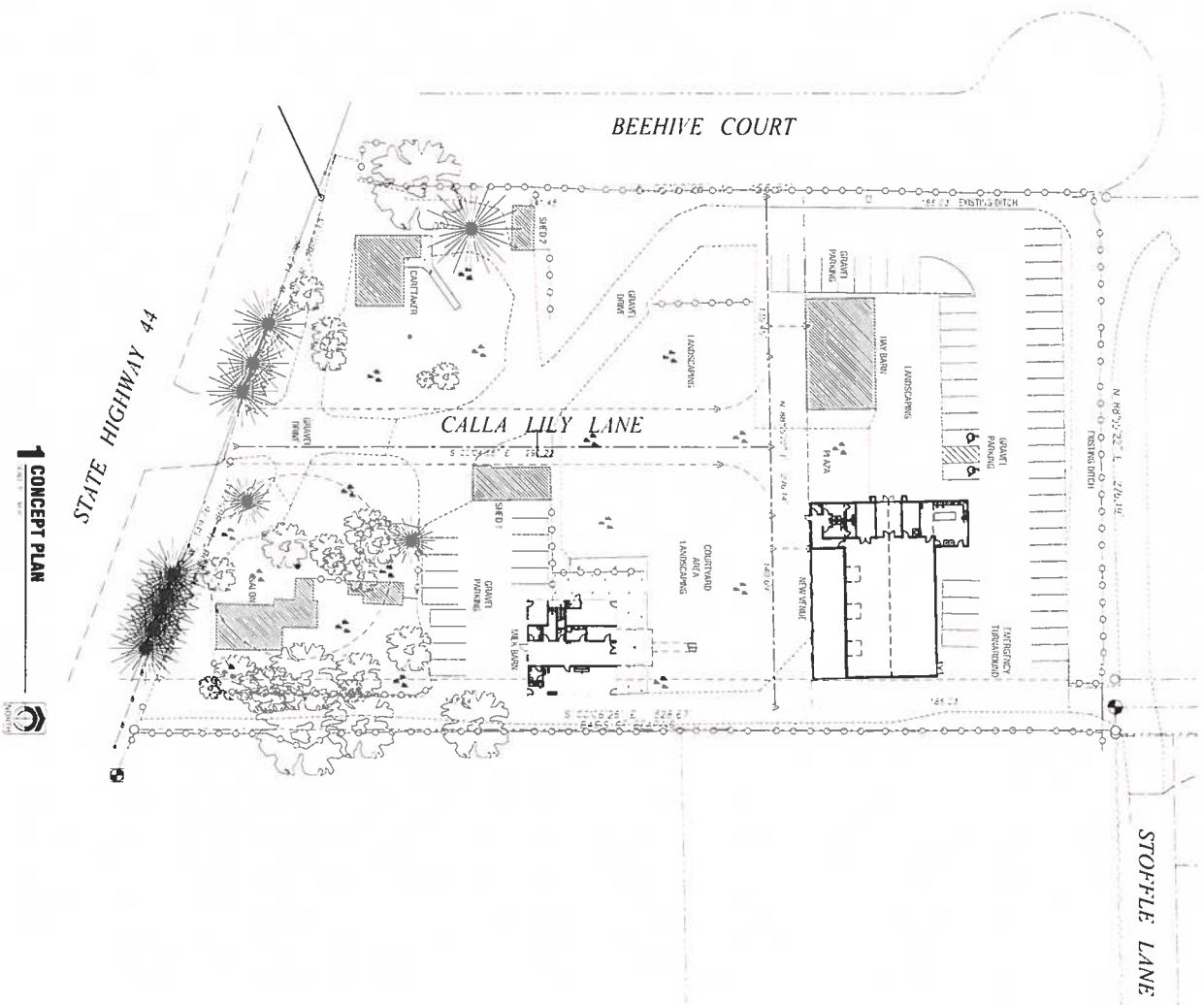
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

David Ruby, AIA

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 5 / 5 / 25



1 CONCEPT PLAN



STOFFLE LANE

PROJECT SUMMARY

CURRENT ZONING: B-2	
PROPOSED ZONING: C-2 (SERVICE COMMERCIAL)	
AREA: 3.02 ACRES (131,541 SQ. FT.)	
PARCEL NO.: 022911, 02291012, 02291013A	
OWNER: JACOBSON, JACOBSON & ASSOCIATES, P.C.	
DESIGNER: JACOBSON, JACOBSON & ASSOCIATES, P.C.	
SERVICE: ALLOWED IN C-2 ZONE.	
SETBACKS:	
FRONT YARD SETBACK: 20 FT.	
SIDE YARD SETBACK: 5 FT.	
REAR YARD SETBACK: 20 FT.	
BUILDING HEIGHT: 50 FT. MAX. ALLOWED (40 FT. PROPOSED)	
PARKING:	
TOTAL SPACES PROPOSED: 61	
ADDITIONAL: 2	



CALLA LILY
SPECIAL EVENT
CENTER
HIGHWAY 44
MIDDLETON, ID



DATE: 10/20/2015
DRAWN: JJA
CHECKED: JJA
DESIGNED: JJA

A1.0
SITE PLAN



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.

Order Number: 24528548

Warranty Deed - Page 1 of 3



TitleOne
a title & escrow co.

Order Number: 24528548

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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)

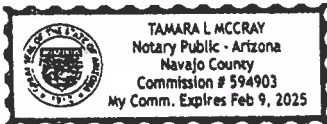


EXHIBIT A

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.

Remainder of page intentionally left blank.

Order Number: 24528543

Warranty Deed - Page 1 of 3



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See Exhibit A, attached hereto and incorporated herein.

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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

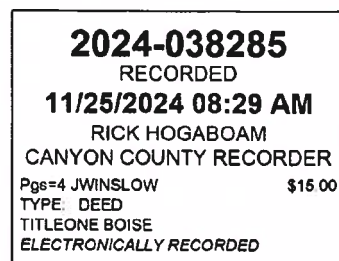
North 00°04'55" West a distance of 20.00 feet; thence

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

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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:

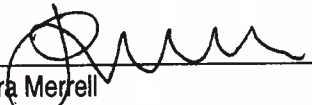
See Exhibit A, attached hereto and incorporated herein.

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

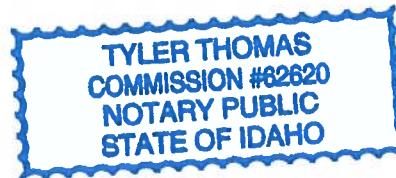


EXHIBIT A

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.

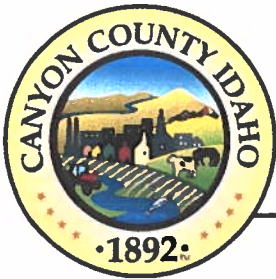
Parcel C1:

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.



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:

District: Star Fire Protection District

☒ Applicant submitted/met for informal review.

Date: 06/02/2025

Signed:

Undated

Authorized Fire District Representative

(This signature does not guarantee project or permit approval)

Highway District:

District:

Highway District #4

☒ Applicant submitted/met for official review.

Date:

4/16/25

Signed:

[Signature]

Authorized Highway District Representative

Irrigation District:

District:

Middleton Irrigation Assoc.

☐ Applicant submitted/met for informal review.

Date:

4/23/2025

Signed:

Cherie Stokes

Authorized Irrigation Representative

(This signature does not guarantee project or permit approval)

Area of City Impact

City:

Middleton

☒ Applicant submitted/met for informal review.

Date:

4/15/25

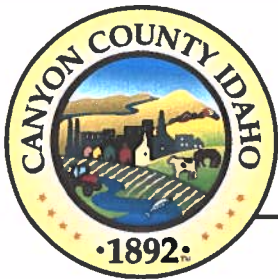
Signed:

[Signature]

Robert Stewart

Authorized AOC Representative

(This signature does not guarantee project or permit approval)



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: _____

☒ 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)



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.

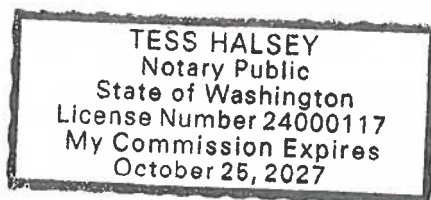
Dated this 12th day of June, 20 25.

Kenn 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