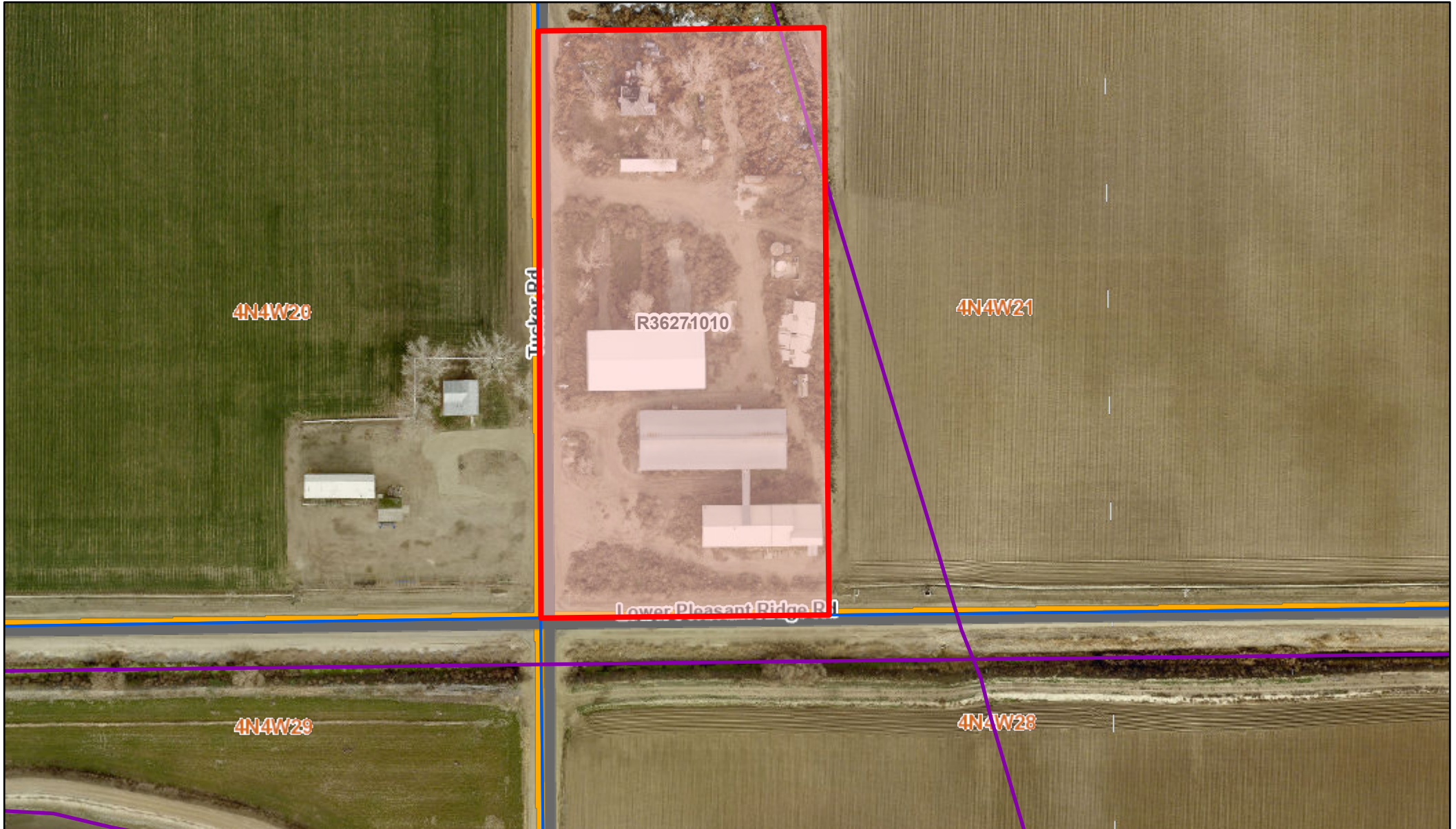


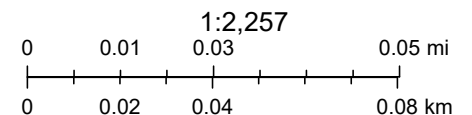
Canyon County, ID Web Map



7/22/2026, 8:42:32 AM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Roads
- County Boundary
- Current Impact Area
- City Limits
- Sections

- Imagery_2025_2026
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Nampa |



CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: RYAN RECLA	IDA-ORE ZEDUTE, LLC
	MAILING ADDRESS: 914 S McDERMOTT RD	
	PHONE:	EMAIL:
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: _____ Date: 7/20/26		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: ANNA CANNING
	COMPANY NAME: CENTURION ENGINEERS
	MAILING ADDRESS: 2323 S VISTA AVE, SUITE 200
	PHONE: _____ EMAIL: _____

SITE INFO	STREET ADDRESS: 20102 TUCKER RD. Greenleaf
	PARCEL NUMBER: R3627101000
	PARCEL SIZE: 4.093
	REQUESTED USE: FERTILIZER PROCESSING FACILITY
	FLOOD ZONE (YES/NO) NO ZONING DISTRICT: A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CU2026-0027	DATE RECEIVED: 7-21-26
RECEIVED BY: KN	APPLICATION FEE: \$1,600 CK MO CC CASH

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.	NA	

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line	NA	
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.	NA	

CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | [REDACTED]

Canyon County Development Services Department

Jay Gibbons, Director
111 North 11th Avenue, #310
Caldwell, ID 83605

July 14, 2026

Dear Development Services Staff,

Please accept this application for a conditional use permit for fertilizer packaging at 20102 Tucker road, Greenleaf, Idaho.

The Site

The project site is 4.093 acres in area and is located on the northeast corner of Tucker Road and Lower Pleasant Ridge Road. There is one deep irrigation feature at the northeast corner of the site, but the area is otherwise relatively flat. There are several existing structures on the property, the majority of which will stay. The accompanying site plan indicates those to be removed. The property currently enjoys two access points to Tucker Road and none to Lower Pleasant Ridge Road. Properties to the North, East, South and West are used for crop production. There is an existing well on the property that benefits the property on the west side of Tucker Road. The water lines will be relocated into an appropriate easement to continue service to this property. There are also ingress/egress easements on the property that benefit the property to the east. These will also be relocated into an appropriate easement to continue access to the adjoining property.

The Comprehensive Plan Future Land Use Map designates the property as "Agriculture". Likewise, the property is zoned "Agriculture". The Canyon County Zoning Ordinance allows for fertilizer processing with conditional use approval in the agriculture zone.

The Project

The applicant, IDA ORE, is proposing a Clinoptilolite Zeolite packaging facility.

Clinoptilolite Zeolite has a unique, microscopic honeycomb structure which makes it highly effective at absorbing liquids. Agricultural uses for Zeolite include turf infill, fertilizer ingredient, soil amendment, and animal feed additive. Other uses include water filtration and odor control.

The Zeolite for this facility will be crushed and appropriately sized for bagging at a mine in Jordan Valley. (We have included detailed information on the zeolite



product.) The product from the mine will be transported to the facility in hopper bottom or belt trailers. It will then be unloaded into an enclosed area and elevated into enclosed, vertical storage bins via a bucket elevator. There are three bins; each will hold a different size material.

The product from the mine may, at times, also be unloaded into an enclosed flat storage building for reserve use.

The material from the mine will then be bagged. The bagging machines will be fed from the vertical storage bins through enclosed elevators and belt conveyors. "Bags" vary in size from five pounds to one-ton totes. The bags are then sealed and stacked on pallets. The pallets are moved via belt conveyors to a storage building. The finished product remains on the pallets until they are loaded into a semi-truck or flat bed truck for delivery to the wholesale supplier.

There is a fourth storage bin on the east side of the property. This bin will hold a finer product that will go through an air classification system. This is a bagging process that achieves tighter particle size and moves the product pneumatically rather than mechanically, so it is a completely enclosed system.

Site Plan Features

The applicant intends to bring three new storage buildings to the site: two that are 60 feet x 100 feet and one that is 72 feet x 120 feet. Several of the existing buildings will be repurposed for processing and storage. Eventually, the applicant desires to construct an office on the site that is approximately 1,500 square feet in area. Until that time, the applicant asks permission to have a job trailer in the same approximate area.

Large truck traffic will enter at the north end of the site and travel east to loop around the back of the existing buildings. Once the trucks arrive near the southern end of the property, they will either:

- back into the loading areas of the southern buildings. OR
- pull into the unloading area for the vertical storage bins. Once unloaded they will pull through and exit at the north access point.

This design minimizes traffic impacts because it allows large trucks to exit the property without having to back out onto Tucker Road.

IDA ORE recognizes that they will need to accommodate the requirements of the Caldwell Rural Fire Department. Based on the initial comments they received, they have redesigned the site to address some of the fire department concerns. IDA ORE anticipates addressing other concerns as conditions of the CUP application.



Consistency with Comprehensive Plan

Because of its relatively small size (four acres), the site is not well-suited to agricultural grazing or crop production activities. Instead, the proposed use as a fertilizer packaging facility is a size-appropriate agricultural use that is consistent with comprehensive plan designation of "Agriculture".

Operation Plan

The applicant will commence production within four to six months after Canyon County approval. The hours of operation will be Monday through Friday from 6 AM to 6 PM and occasional operation on Saturday between 8 AM and 4 PM. There will be 10 employees during the largest shift. Parking will be provided near the office job trailer. As noted previously, the finished material will be loaded onto enclosed semis and flatbed trucks and shipped to wholesale distributors.

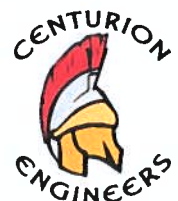
The greatest potential impacts to property in the immediate vicinity is the dust | air quality. For this reason, the applicant proposes to load, unload, and bag product within enclosed structures. The greatest noise impact will be the cross conveyor and loaders moving product. Noise levels will be similar to that of farm equipment and loaders in the neighboring fields. There is no impact on water quality—the facilities are kept dry to prevent saturation of the zeolite material.

All needed utilities are already onsite. There are a number of utilities crossing the site that benefit the adjoining property to the north and east. The applicant is working with the owner to reroute to facilities. Stormwater and drainage facilities will be designed after the CUP approval and shown on the building permit plans.

The proposed use will not have impacts on essential services such as schools (there will not be any residences on the property), irrigation facilities (the packaging facility will not use irrigation water) and emergency services (Clinoptilolite Zeolite is not a flammable material and the process is safe).

Preapplication Meeting

We attended a pre-application meeting on April 24, 2026. At that meeting, a lengthy part of the discussion was on how the County would classify and evaluate a use that was both a batch plant and a fertilizer packaging facility. Based on that conversation, our client has decided to proceed with a packaging facility. The material crushing will occur at the mining site in Oregon. At the pre-application meeting, we also discussed the need to do an "after-the-fact" administrative land division for the property. We have not yet submitted that application; we ask that this be a condition of approval of the CUP.



Coordination with Outside Agencies

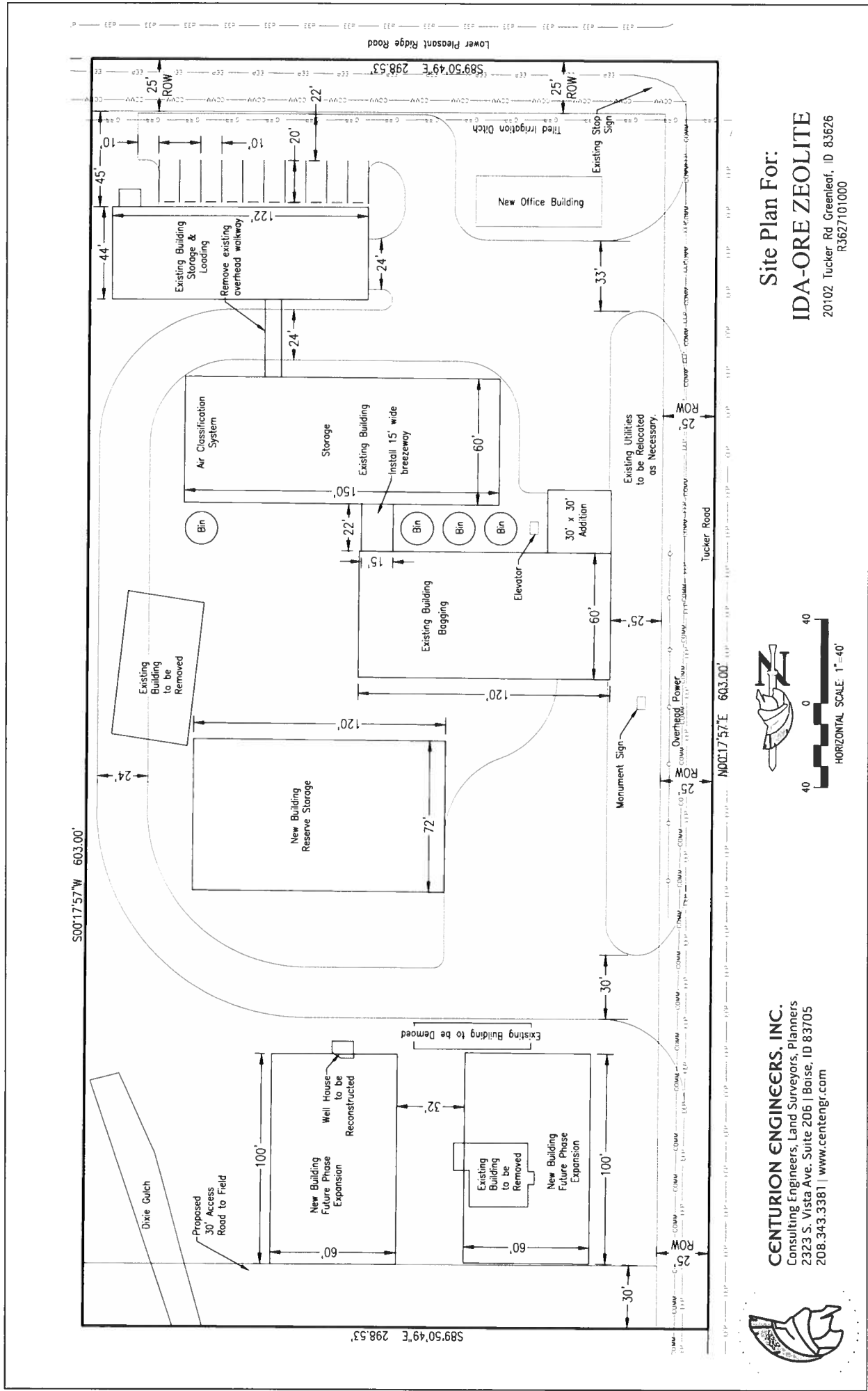
- *Southwest District Health*. Email sent June 26, 2026. No response to date. We also looked for information on the septic system for the house that burned down on the property. There are no records.
- *Boise Project Board of Control*. Email sent June 26, 2026. Tom Ritthaler responded that they only respond when they get an official request from the county and noted that he will be the representative for Wilder Irrigation District on the matter.
- *Golden Gate Highway District #3*. Email sent June 26, 2026. Bob Watkins responded that they would supply their official comment once we have submitted the application to the County. They noted that the application will need to include anticipated amounts of traffic and proposed designated routes.
- *Caldwell Rural Fire District*. Contact form submitted June 26, 2026. Received response from Lisa Richard on June 30, 2026. The response noted that more information was needed on dust hazard evaluation, process equipment and emergency controls, building and life-safety information, safety data sheet and product information, operation/process description, and water supply and fire department access.

Thank you for this opportunity to introduce you to our clients proposal for a fertilizer packaging facility. We look forward to answering any questions you may have.

Sincerely,



Anna B Canning, AICP
Planning Manager
Centurion Engineers, Inc.
[REDACTED]



Technical Data Sheet

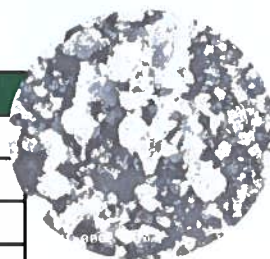


914 S McDermott Rd
Nampa, ID 83687

Clinoptilolite Zeolite

Zeolite is a widely used and versatile mineral beneficial to numerous agricultural and environmental applications. Zeolites are used for their combination absorption and adsorption effects. These effects are caused by the combined Honeycomb Lattice Framework and Cation Exchange Capacity (CEC).

Elemental Breakdown	
Mineral Purity	89% Clinoptilolite Zeolite
Cation Exchange Capacity	147-250 meq/100g
Maximum Water Retention	> 55 % by weight
Total Surface Area	< 800 m ² /g
Bulk Density	~55 lbs/cu/ft
Specific Gravity	2.42
Hardness	between 3 and 4 mohs
pH	7.29
Color	off white



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Specific Gravity	2.42
Hardness	between 3 and 4 mohs
pH	7.29
Color	off white

Lead	3.2 - 55 ppm
Arsenic	1.07 - 2.68 ppm
Cadmium	6 ppm
Barium	30 ug/L
Chromium	< .001%
Lead	.001%
Selenium	< .05 ppm
Silver	< 2 ppm
Iron	.18 mg/L
Aluminum	680 ug/L
Antimony	< 1.0 ug/L
Beryllium	0.4 ug/L
Chromium	0.9 ug/L
Cobalt	< 2.0 ug/L
Copper	< 2.0 ug/L
Nickel	< 2.0 ug/L
Strontium	< 2.0 ug/L
Thallium	< 2.0 ug/L

Ida-Ore Deposit:

Our clinoptilolite reserves span over 2500 acres along the Idaho and Oregon border, located on the property are dozens of viable mining deposits. Our current active deposit is estimated to contain around 4 million tons of zeolite.

Ida-Ore Zeolite, LLC
Ida-Ore Mining, LLC
Clinoptilolite Zeolite
Safety Data Sheet



Section 1, Identification:

Product	Clinoptilolite Natural Zeolite	Sodium-Calcium Aluminosilicate Absorbent/Adsorbent
	CAS No. 12173-10-3	
Company:	Ida-Ore Zeolite, llc	
	914 S McDermott Rd	Phone: [REDACTED]
	Nampa, ID 83687	Fax: [REDACTED]
		Website: www.ida-ore.com
Contact for Technical Information	Operations Manager (208)-515-6966	Email at: [REDACTED]
24 hr Emergency telephone	(208)-941-6074	
Date Prepared: April 4, 2016	Date Revised: March 26, 2018	

Section 2, Hazard(s) identification:

Regulation (EU) No 1272/2008

GHS regulations: Not classified as hazardous.

CLP regulation: Not classified as hazardous.

Directive 67/548/EEC: Not applicable

Directive 1999/45/EC: Not applicable

Classification system: The classification is according to the latest editions of the EU-lists. Classification is in accordance with the latest editions of international substances lists and is supplemented by information from technical literature.

Label elements:

Regulation (EC) No 1272/2008: Not regulated

Hazard pictogram:	Not regulated
Signal word:	Not regulated
Hazard determining components:	None
Hazard statements:	Not regulated

NFPA Hazard Rating (Scale 0 to 4)

Health	0, no precaution necessary
Flammability	0, not combustible
Reactivity	0, not reactive with water
Special	none

HMIS Hazard Rating (Scale 0 to 4)

Health	0, no significant health risk
Flammability	0, not combustible
Reactivity	0, not reactive

Section 3, Composition/information on ingredients:

<u>Chemical and common name</u>	<u>Weight %</u>	<u>CAS Registry</u>	<u>EINECS</u>
Clinoptilolite Zeolite	80 – 98	12173-10-3	215-283-8
Water	2 – 20	7732-18-5	231-791-2

Boiling Point: Not Applicable

Vapor Pressure (mm Hg.): Not Applicable

Vapor Density: Not Applicable

Specific Gravity (H₂O = 1): 2.2-2.4

Melting point: 1800 F°

Evaporation Rate: Not Applicable

Solubility in Water: 0

Appearance and Odor: Finely ground powder or granulated material. Off-white in color

Section 4, First-aid measures:

General:	No special measures required.
After inhalation:	Supply fresh air; consult doctor in case of complaints.
After skin contact:	Clean with water and soap. If skin irritation is experienced, consult a doctor.
After eye contact:	Remove contact lenses if worn. Rinse opened eye for several minutes under running water. If symptoms persist, consult a doctor.

After swallowing:	Rinse out mouth and then drink plenty of water. Do not induce vomiting. Treat symptomatically.
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Section 5, Fire-fighting measures:

Suitable extinguishing media:	non-combustible
Extinguishing media:	Compatible with all extinguishing media
Unusual hazards:	none
Unusual fire or explosion hazards:	none

Section 6, Accidental release measures

Suitable extinguishing media:	non-combustible
Extinguishing media:	Compatible with all extinguishing media
Unusual hazards:	none
Unusual fire or explosion hazards:	none

Section 7, Handling and storage:

Safe handling:	Avoid contact with eyes, skin, and clothing. Avoid generating and inhalation of dust
Safe storage:	No special requirements

Section 8, Exposure controls/personal protection:

Limit values:	Does not contain relevant quantities of materials with critical values that need to be monitored in the workplace.
DNEL:	No further information available.
DNEC:	No further information available.
General protection:	Use in a well ventilate workplace. Avoid generating and contacting dust.
Eye protection:	Wear safety glasses.
Respiratory protection:	Not necessary in well-ventilated area. NIOSH approved respirator in poorly ventilated areas.
Skin protection:	Wear protective gloves against mechanical hazards according to NIOSH or EN 388.
Body protection:	Not required under normal use conditions.

Section 9, Physical and chemical properties:

Appearance:	off-white in color, darker when wet, powder and granule
Odor:	Odorless
Oder threshold: Not determined pH values:	Slightly alkaline
Melting point/melting range:	Not determined
Boiling point/boiling range:	Not determined
Flash point:	Not applicable. Will not burn
Evaporation rate:	Not applicable; does not evaporate
Flammability (solid, gas):	Not flammable
Danger of explosion:	Does not present and explosive hazard
Vapor density:	Does not apply. Does not evaporate
Relative density:	55 lb/cu ft
Water Solubility:	Water Insoluble
Alcohol Solubility:	Alcohol Insoluble
Partition coefficient:	Not applicable (insoluble in n-octanol and water)
Auto ignition temperature:	Will not auto ignite
Decomposition temperature:	Not determined
Viscosity:	Not applicable - solid

Section 10, Stability and reactivity:

Chemical stability:	Stable if used as intended.
Thermal stability:	Stable if used as intended.
Hazardous reaction:	Possibility of hazardous reaction with strong acids and strong alkali.
Conditions to avoid:	No further information available.
Materials to avoid:	Strong acids and strong bases.
Hazardous decomposition:	No further information available.

Section 11, Toxicological information:

Toxicological:	Based on our experience, when used and handled according to instructions, the product does not have any harmful effects.
Sensitization:	No sensitizing effects known.
General EU Guidelines:	Not subject to classification according to the calculation method of the General EU Classification Guidelines for Preparations as issued in the latest version.
NTP:	Not listed in the National Toxicological Program Report on Carcinogens, 2011.

IARC: International Agency for Research on Cancer
MONOGRAPHS VOLUME 68: clinoptilolite cannot be
evaluated as to the carcinogenicity to humans (Group 3).

Section 12, Ecological information:

Toxicity:	No known toxicity to plants or animals.
Environmental fate	Inorganic material does not decompose and is not eliminated from environment by means of biological cleaning processes.
Bioaccumulation:	Does not bio-accumulate in animal or plants.
Mobility in soil:	Not mobile.

Section 13, Disposal considerations:

Classification:	Not a RCRA Hazardous Waste.
Disposal method:	Small uncontaminated quantities can be disposed of with household waste. Dispose in accordance with federal, state (provincial), and local regulations.

Section 14, Transport information:

UN Number:	DOT, ADR, ADN, IMDG, IATA:	Not Regulated
UN Proper Shipping Name:	DOT, ADR, ADN, IMDG, IATA:	Not Regulated
Transport Hazard Class:	DOT, ADR, ADN, IMDG, IATA:	Not Regulated
Packing Group:	DOT, ADR, IMDG, IATA:	Not Regulated
Marine pollutant:	No	
Proper shipping name:	Non-Hazardous for Transport	
Hazard Symbol:	None required	
Hazard Id Number (HIM):	None.	
NMFC	48515	

Section 15, Regulatory information:

United States

SARA 355:	Extremely hazardous substances:	None of the ingredient listed.
	SARA 313:	Specific toxic chemical listings: None of the ingredients listed.
	TSCA:	All of the ingredient are listed.

California Prop 65:

Known to cause cancer: None of the ingredients is listed.

Known to cause reproductive toxicity: None of the ingredients is listed. Known to cause developmental toxicity: None of the ingredients is listed.

Carcinogen categories: EPA

None of the ingredients is listed.

IARC

None of the ingredients is listed.

TLV by ACGHI

None of the ingredients is listed.

NIOSH-Ca

None of the ingredients is listed.

Canada:

Domestic Substances List (DLS)

All ingredients are listed.

Ingredients Disclosure List (limit .1%)

None of the ingredient is listed.

Ingredients Disclosure List (limit 1%)

None of the ingredient is listed.

REACH, Article 57:

Substances of very high concern:

None of the ingredient are listed.

Chemical Safety Assessment:

A Chemical Safety Assessment has not been concluded.

Section 16, Other information:

Safety Data Sheet:

Approved by:

M.Lott

Date:

January 1, 2025

Available Sizes:

<u>US Standard Sieve</u>	<u>Ida Ore Terminology</u>	<u>Inches</u>	<u>Millimeters</u>
	<i>Micronized</i>	<i>30 micron +/-5%</i>	
40 -	Powder	400 micron	.416mm down to .038mm
8 - 36	Sand	.0937" down to .0197"	2.38mm down to .50mm
4 - 8	Large	.187" down to .0937"	4.76mm down to 2.38mm

Specs

Total Surface Area	< 800 m ² /g
Specific Surface Area	1357 yd ² /oz
Average Clinoptilolite Content	87% (+/- 5%)
Specific Gravity	2.42
Ph	7.29
Bulk Density	~ 55 lbs/ft ³ depending on screening size

Elemental Breakdown

Ida-Ore Zeolite Mining sources its Clinoptilolite Zeolite from an area called the Sheaville deposit along the Idaho and Oregon border. The tests that have been done on this deposit have all shown numbers close to these. Tests can vary slightly from different sample sites.



Element	Formula	Percentage
Silica Oxide	SiO ₂	71.5%
Aluminum Oxide	Al ₂ O ₃	11.3%
Potassium Oxide	K ₂ O	4.55%
Ferric Oxide	Fe ₂ O ₃	2.05%
Sodium Oxide	Na ₂ O	1.24%
Calcium Oxide	CaO	1.22%
Titanium Oxide	TiO ₂	0.27%
Magnesium Oxide	MgO	0.17
Barium Oxide	BaO	0.15%

Analysis performed by The Mineral Lab, Inc.

Elements most important for CEC of 147-250 meq/100g

Element	Percentage
Potassium Oxide	4.55%
Sodium Oxide	1.24%
Calcium Oxide	1.22%
Magnesium Oxide	0.17%

Selectivity

Compounds: Cs⁺ > NH₄⁺ > Pb²⁺ > K⁺ > Na⁺ > Ca²⁺ > Mg²⁺ > Cu²⁺ > Zn²⁺

Gases: Co, Co₂, SO₂, H₂S, NH₃, HcHo, Ar, O₂, N₂, H₂O, He, H₂, Kr, Xe, CH₂Oh, freon

Major Exchangeable: Rb, Li, K, Cs, NH₄, Na, Ca, Ag, Cd, Pb, Zn, Ba, Sr, Cu, Hg, Mg, Fe, Co, Al, Cr

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? 1

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

3. **IRRIGATION WATER PROVIDED VIA:**
☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
☐ Pressurized ☐ Gravity

5. **ACCESS:**
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:** NA. DRIVE AISLES ONLY
☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

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

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

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
SURFACE IRRIGATION ALONG SOUTH BOUNDARY & NE CORNER

RESIDENTIAL USES NA**1. NUMBER OF LOTS REQUESTED:**

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES**1. SPECIFIC USE:** FERTILIZER PACKAGING FACILITY**2. DAYS AND HOURS OF OPERATION:**

- ☐ Monday 6 AM to 6 PM
☐ Tuesday 6 AM to 6 PM
☐ Wednesday 6 AM to 6 PM
☐ Thursday 6 AM to 6 PM
☐ Friday 6 AM to 6 PM
☐ Saturday 8 AM to 4 PM
☐ Sunday CLOSED to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 10 ☐ No**4. WILL YOU HAVE A SIGN?** ☒ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: 6 ft Width: 4 ft. Height above ground: _____ ft

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

5. PARKING AND LOADING:

How many parking spaces? 10

Is there is a loading or unloading area? YES

ANIMAL CARE-RELATED USES NA

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: 208 402 4164



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 (rezoning), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 20102 TUCKER RD.	Parcel Number: R3627101000	
City: GREENLEAF	State: ID	ZIP Code: 83626
Notices Mailed Date: 6/11/26	Number of Acres: 4.093	Current Zoning: AG
Description of the Request: FERTILIZER PROCESSING FACILITY		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: RYAN RECLA		
Company Name: IDA-ORE ZEOLITE, LLC		
Current address: 914 S McDERMOTT RD		
City: NAMPA	State: ID	ZIP Code: 83687
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 6/23/26	MEETING LOCATION: ONSITE
MEETING START TIME: NOON	MEETING END TIME: 12:30 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. DIRK JACOBSEN - IDA-ORE		
2. SCOTT JACKSON - IDA-ORE		
3. ROGER TISH		19859 FRIENDS RD
4. MARY ELLEN BESSO		19857 TUCKER RD
5.		
6.		
7. APPLICANTS ALSO MET WITH DAN AND DAVE DIXON OF		
8. GREENLEAF FARMS ON TWO SEPERATE OCCASIONS TO		
9. DISCUSS NEEDED EASEMENTS.		

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):

RYAN RECLA

APPLICANT/REPRESENTATIVE (Signature):

W. Canning for RYAN RECLA

DATE: 7 / 15 / 20

CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705

Greenleaf Farms, Inc

David Dixon
21260 Lower Pleasant Ridge Road
Greenleaf, ID 83626

June 11, 2026

Dear Mr. Dixon,

The purpose of this letter is to notify you of a neighborhood meeting on June 23, 2026, from noon to 12:30 pm at 20102 Tucker Road, Greenleaf, Idaho. Our client, Ryan Recla, has an option to purchase the property and would like to have a fertilizer packaging facility at the site. I understand that you and Ryan have already had a chance to chat about the project.

We are in the process of applying to Canyon County Development Services for a conditional use permit. One of the requirements is to hold this neighborhood meeting. This meeting is to inform the surrounding neighbors of the proposed project. This meeting is not a public hearing. Once our application has been submitted to the County, the Development Services Department will schedule a public hearing. You will receive an official hearing notification from the county via postal mail.

We encourage you to attend the neighborhood meeting. During the meeting Ryan will explain the project and answer any questions you may have. Please do not call the county regarding this meeting or our application. Not yet, anyway. Because this is a "pre-application" requirement, they do not have the details of the application and will not be able to answer your questions.

If you would like to talk to Ryan Recla about the project, his cell phone number is 208.941.6074. If you have questions on the conditional use process with the county, you may contact me at 208.343.3381.

We look forward to answering any questions you may have about the proposal.

Sincerely,



Anna B Canning
Planning Manager
Centurion Engineers, Inc.

Over a Century of Engineering Excellence



CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 [REDACTED]

Mary Ellen Besso
19857 Tucker Road
Greenleaf, ID 83626

June 11, 2026

Dear Ms Besso,

The purpose of this letter is to notify you of a neighborhood meeting on June 23, 2026, from noon to 12:30 pm at 20102 Tucker Road, Greenleaf, Idaho. Our client, Ryan Recla, has an option to purchase the property and would like to have a fertilizer packaging facility at the site. Ryan plans to reach out to you before the meeting to chat with you.

We are in the process of applying to Canyon County Development Services for a conditional use permit. One of the requirements is to hold this neighborhood meeting. This meeting is to inform the surrounding neighbors of the proposed project. This meeting is not a public hearing. Once our application has been submitted to the County, the Development Services Department will schedule a public hearing. You will receive an official hearing notification from the county via postal mail.

We encourage you to attend the neighborhood meeting. During the meeting Ryan will explain the project and answer any questions you may have. Please do not call the county regarding this meeting or our application. Not yet, anyway. Because this is a "pre-application" requirement, they do not have the details of the application and will not be able to answer your questions.

If you would like to talk to Ryan Recla about the project, his cell phone number is [REDACTED]. If you have questions on the conditional use process with the county, you may contact me at [REDACTED].

We look forward to answering any questions you may have about the proposal.

Sincerely,



Anna B Canning
Planning Manager
Centurion Engineers, Inc.
[REDACTED]

Over a Century of Engineering Excellence



CENTURION ENGINEERS, INC.

2323 S. Vista Ave Suite 206 | Boise, ID 83705 | [REDACTED]

Tish Roger

19859 Friends Road
Greenleaf, ID 83626

June 11, 2026

Dear Ms Roger,

The purpose of this letter is to notify you of a neighborhood meeting on June 23, 2026, from noon to 12:30 pm at 20102 Tucker Road, Greenleaf, Idaho. Our client, Ryan Recla, has an option to purchase the property and would like to have a fertilizer packaging facility at the site. Ryan plans to reach out to you before the meeting to chat with you.

We are in the process of applying to Canyon County Development Services for a conditional use permit. One of the requirements is to hold this neighborhood meeting. This meeting is to inform the surrounding neighbors of the proposed project. This meeting is not a public hearing. Once our application has been submitted to the County, the Development Services Department will schedule a public hearing. You will receive an official hearing notification from the county via postal mail.

We encourage you to attend the neighborhood meeting. During the meeting Ryan will explain the project and answer any questions you may have. Please do not call the county regarding this meeting or our application. Not yet, anyway. Because this is a "pre-application" requirement, they do not have the details of the application and will not be able to answer your questions.

If you would like to talk to Ryan Recla about the project, his cell phone number is [REDACTED]. If you have questions on the conditional use process with the county, you may contact me at [REDACTED].

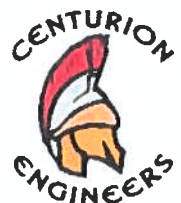
We look forward to answering any questions you may have about the proposal.

Sincerely,



Anna B Canning
Planning Manager
Centurion Engineers, Inc.
[REDACTED]

Over a Century of Engineering Excellence





AGENCY ACKNOWLEDGMENT

Date: JULY 14, 2026

Applicant: RYAN RECLA IDA-ORE ZEOLITE, LLC

Parcel Number: R3627101000

Site Address: 20102 TVCKER RD

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

Anna B. Canning

From: Tom Ritthaler <tritthaler@boiseproject.org>
Sent: Friday, June 26, 2026 2:29 PM
To: David Crawford
Subject: Re: 20102 Tucker Rd. Wilder, ID.

We only respond when we get an official request from the county. They know this. I will be the representative for Wilder Irrigation on this matter.

Thanks,
Tom Ritthaler
BPBC

On Jun 26, 2026, at 1:29 PM, David Crawford [REDACTED] wrote:

Tom,
Our office represents a client who is proposing a conditional use permit for a new zeolite bagging facility. The site was formerly a Hopps drying and bagging facility. Our client is proposing a conditional use permit with Canyon County to allow a zeolite bagging facility. Zeolite is mined offsite and is being proposed to be trucked to the new facility to be bagged and transported. We are not proposing any modifications to any District Facilities. Canyon County requires that we contact its partner agencies to see if there are any comments, prior to the formal conditional use application.

Should you have the contact information for Wilder Irrigation District we would welcome that information so we may contact them as well.

Please contact me with any comments you may have. Attached is a site plan and site plan with aerial photo to aid in your review.

Sincerely,
David Crawford
Centurion Engineers, Inc.
2323 S. Vista Ave. Suite 206
Boise, ID. 83704
[REDACTED]



Anna B. Canning

From: David Crawford
Sent: Monday, June 29, 2026 10:01 AM
To: Anna B. Canning
Subject: FW: Tucker Rd. Bagging Facility

Follow Up Flag: Follow up
Flag Status: Completed

Golden Gate Highway District 3 comment, (unofficial)

From: Bob Watkins <bobw@gghd3.org>
Sent: Monday, June 29, 2026 8:52 AM
To: David Crawford <dacrawford@centengr.com>
Subject: Tucker Rd. Bagging Facility

Hi David, once you have submitted your application to CCDS we will supply our official comment. Your application will need to include anticipated traffic amounts and proposed designated routes.

Thanks,

Bob Watkins
Director of Highways
Golden Gate Highway Dist.#3

Anna B. Canning

From: David Crawford
Sent: Friday, June 26, 2026 2:56 PM
To: Janis Davis
Subject: RE: 20102 Tucker Rd. Greenleaf, ID.

Janis,

We are not looking to process a septic application. We have been required to reach out to the District prior to our application for a conditional use permit application.

Our office did do a public record request for information on any existing septic system on the property earlier today.

Sincerely,

David Crawford

Centurion Engineers, Inc.

Phone: [REDACTED]

2323 S. Vista Ave. Suite 206, Boise, ID. 83705



From: Janis Davis <Janis.Davis@swdh.id.gov>

Sent: Friday, June 26, 2026 2:53 PM

To: David Crawford [REDACTED]

Subject: Re: 20102 Tucker Rd. Greenleaf, ID.

Good afternoon, are looking to process a septic application.



Janis Davis

Customer Service Representative 2 | Southwest District Health

13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5304

Janis.Davis@swdh.id.gov | **Healthier Together** | www.swdh.org

SWDH now has a portal for processing applications online and make the payment. @
SWDH.id.gov



From: David Crawford [REDACTED]
Sent: Friday, June 26, 2026 1:32 PM
To: Janis Davis <Janis.Davis@swdh.id.gov>
Subject: 20102 Tucker Rd. Greenleaf, ID.

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Janis,

Our office represents a client who is proposing a conditional use permit for a new zeolite bagging facility. The site was formerly a Hopps drying and bagging facility. Our client is proposing a conditional use permit with Canyon County to allow a zeolite bagging facility. Zeolite is mined offsite and is being proposed to be trucked to the new facility to be bagged and transported. Canyon County requires that we contact its partner agencies to see if there are any comments, prior to the formal conditional use application.

Please contact me with any comments you may have. Attached is a site plan and site plan with aerial photo to aid in your review.

Sincerely,
David Crawford
Centurion Engineers, Inc.
2323 S. Vista Ave. Suite 206
Boise, ID. 83704
[REDACTED]



Anna B. Canning

From: Cecilia Alcantar <Cecilia.Alcantar@swdh.id.gov>
Sent: Friday, June 26, 2026 4:55 PM
To: Tamee L. Crawford
Subject: Public Record Request at Tucker Road [042756] 20102 Tucker Road Greenleaf ID 83626

Hello,

We do not have any records on file for **20102 Tucker Road Greenleaf ID 83626**. If the home was built prior to 1985, it is possible the records were purged due to insufficient information available at the time to accurately match the address.

For your convenience, septic records are now accessible through the Southwest District Health (SWDH) website:

1. Go to SWDH website: swdh.id.gov
2. Scroll down and click on Environmental Health Portal
3. Click on Septic Records & Record Requests on the left-hand side.
4. Select Septic Records.
5. Click the search bar and enter the address numbers.
6. Click "Search".
7. Locate the address and click to select it.
8. Click the document icon to view the record.
9. This will show the record we have on file.

To search, enter the address numbers (e.g., 1c12345 1d) or simply the street name. Using fewer details often yields better results. Records are typically available for the past 20-325 years.

Please feel free to reach out if you have any questions.

Have a great day!

Thank you,

EHS Front Office | Southwest District Health
13307 Miami Lane | Caldwell ID 83607 | ph: 208.455.5400 |
environmentalsupport@swdh.id.gov | Healthier Together | www.swdh.org
Use the **Environmental Health Portal** to submit applications, search for records, make payments, and more!

Anna B. Canning

From: David Crawford
Sent: Tuesday, June 30, 2026 2:25 PM
To: Anna B. Canning
Subject: FW: New form submission received: Contact Us

Follow Up Flag: Flag for follow up
Flag Status: Completed

FYI, from Caldwell city.

From: Lisa Richard <lrichard@cityofcaldwell.org>
Sent: Tuesday, June 30, 2026 2:21 PM
To: David Crawford [REDACTED]
Cc: Alan Perry <aperry@cityofcaldwell.org>; Mark Wendelsdorf <mwendelsdorf@outlook.com>; Lorina Herb <lherb@cityofcaldwell.org>
Subject: RE: New form submission received: Contact Us

Hi David,

I have reviewed the information provided for the proposed zeolite bagging facility. Based on the limited information available at this stage, our office has the following preliminary comments and information requests:

1. Dust hazard evaluation

We will need additional information regarding the potential dust hazard associated with the proposed operation. This may include a Dust Hazard Analysis or equivalent evaluation prepared by a qualified professional/licensed design professional. If equipment specifications or cut sheets are available for bagging, conveying, dust collection, or related process equipment, please provide them for review. For any proposed dust collection system, please include equipment specifications, location, discharge/return-air arrangement, maintenance and cleanout procedures, and documentation establishing whether the collected dust or fines are combustible or explosible. A Dust Hazard Analysis may still be required at formal submittal or later if dust accumulation or other process hazards are observed during inspection.

2. Process equipment and emergency controls

Please provide information on the equipment proposed for the operation, including any conveyors, hoppers, bagging equipment, dust collectors, compressors, fuel-fired equipment, battery charging areas, or other mechanical/process equipment. Emergency shutoffs, disconnects, interlocks, and other safety controls should be identified on the plans or equipment submittals where applicable.

3. Building and life-safety information

The formal submittal should identify the proposed occupancy classification, building area, construction type, occupant load, egress arrangement, fire protection systems, fire alarm/detection systems, emergency lighting, fire department access, water supply/fire flow, address/signage, gate access if applicable, and any change in use from the prior drying/bagging operation.

4. Safety Data Sheet and product information

Please provide a current SDS for the specific zeolite product to be received, handled, bagged, and stored at the facility.

5. Operational/process description

Please provide a process description showing receiving, transfer, bagging, palletizing, storage, loading, and shipping operations. The description should also identify whether any drying, heating, fuel-fired

equipment, compressed gas, battery charging, propane forklifts, or other hazardous materials will be used or stored on site.

6. Water supply and fire department access

We will also need to evaluate the existing water supply and fire department access to confirm that they have been maintained and are adequate for the proposed operation. Please include hydrant locations, fire-flow information if available, fire department access roads, gates, turning areas, and access to loading or storage areas.

A permit submittal will be required for review of the items listed above. At minimum, the submittal should include a site plan, floor plan, equipment/process layout, egress paths, storage layout, and code analysis.

These comments are preliminary and are not an approval of the proposed use, building layout, fire protection systems, process equipment, or dust collection system. Additional requirements may be identified during formal plan review or site inspection

Thanks,

Lisa Richard



Fire Department

Lisa J Richard

Deputy Fire Marshal / Battalion Chief of Prevention

621 Cleveland Blvd • 83605

www.cityofcaldwell.org • 208-455-4704

“Excellence is to do a common thing in an uncommon way”
-Booker T. Washington

From: Alan Perry <aperry@cityofcaldwell.org>

Sent: Friday, June 26, 2026 12:43 PM

To: Lisa Richard <lrichard@cityofcaldwell.org>

Subject: Fw: New form submission received: Contact Us

Get [Outlook for iOS](#)

From: Mark Wendelsdorf <mwendelsdorf@outlook.com>

Sent: Friday, 26 June 2026 11:43:19

To: Alan Perry <aperry@cityofcaldwell.org>

Subject: Fw: New form submission received: Contact Us

Chief

Could you, or one of your staff, please provide comments on this.

MW

From: Streamline <noreply@specialdistrict.org>
Sent: Friday, June 26, 2026 11:39 AM
To: mwendelsdorf@outlook.com <>
Subject: New form submission received: Contact Us



Contact Us

Your name: David Crawford

Your email:

Subject: 2102 Tucker Rd. Wilder, ID.

Message: Our office represents a client who is proposing a conditional use permit for a new zeolite bagging facility. The site was formerly a Hopps drying and bagging facility. Our client is proposing a conditional use permit with Canyon County to allow a zeolite bagging facility. Zeolite is mined offsite and is being proposed to be trucked to the new facility to be bagged and transported. Canyon County requires that we contact its partner agencies to see if there are any

comments, prior to the formal conditional use application. Please contact me with any comments you may have. Clinoptilolite Zeolite is one of nature's rare minerals that possess a negative charge. The negatively charged alumina and neutrally charged silica tetrahedral building blocks are stacked to form the honeycomb framework. This structure allows the pores to attract and capture cations (positively charged ions) such as Ammonium, Cesium, Calcium, Magnesium, and Potassium, along with micro-nutrients such as Manganese, Zinc, Iron, Barium, and Copper making it an effective mineral fertilizer and water treatment material. The high attraction for water and numerous positively charged ions (K^+ , NH_4^+ , Ca^{2+} , Na^+ , and Mg^{2+}) can be reversibly bound or released depending on the surrounding conditions (Hay, 1978).

Phone
Number:



[Reply / Manage](#)

Powered by [Streamline](#)

LEGAL AND CONFIDENTIALITY NOTICE:

All communications transmitted with the City of Caldwell email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74 101 et. seq.) and as such may be copied and reproduced by members of the public. If you are not the intended recipient of this transmission, please notify the sender immediately by reply e mail and destroy copies of the original message.



0006427095

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0006427095

Date Filed: 9/4/2025 1:58:07 PM

Entity Name and Mailing Address:

Entity Name: IDA-ORE ZEOLITE, LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000478999
Address: ATTN: SCOTT PLEW
22349 KIMBERLY RD SPC E
KIMBERLY, ID 83341-5241

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W157700

The registered agent on record is:

Registered Agent: John O. Fitzgerald, II
Registered Agent
Physical Address
22349 KIMBERLY ROAD
SUITE E
KIMBERLY, ID 83341
Mailing Address
22349 KIMBERLY RD SPC E
KIMBERLY, ID 83341-5241

Agent or Address Change

☐ Select if you are appointing a new agent.

Limited Liability Company Managers and Members

Name	Title	Business Address
Zeo Holdings, LLC	Member	SCOTT PLEW 22349 KIMBERLY RD. SUITE E KIMBERLY, ID 83341
Ida-Ore Mining, LLC	Member	RYAN RECLA 914 S. MCDERMOTT RD NAMPA, ID 83687

The annual report must be signed by an authorized signer of the entity.

Job Title: Executive Assistant

Jayna Thomson

Sign Here

09/04/2025

Date

B1046-9140 09/04/2025 1:58 PM Received by Office of the Idaho Secretary of State



RE-29 ASSIGNMENT OF BUYER'S INTEREST

JANUARY 2026
EDITION

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



1 TODAY'S DATE 7/15/2026

2

3 ANY ASSIGNMENT HEREUNDER DOES NOT ALTER THE TERMS OF THE PURCHASE AND SALE AGREEMENT BETWEEN THE

4 BUYER AND SELLER AND/OR EARNEST MONEY DEPOSITED.

5

6 ASSIGNMENT OF PURCHASE AND SALE AGREEMENT DATED: 6/9/2026 ID # 20102 Tucker

7

8

9 ADDRESS: 20102 Tucker Rd Greenleaf ID 83626

10

11 ASSIGNOR (ORIGINAL BUYER) Scott Jackson

12

13 ASSIGNEE (SUBSEQUENT BUYER) IDA-ORE Mining LLC

14

15 The above named assignor hereby assigns all rights and interests to the above named assignee. The assignee hereby agrees to accept

16 responsibility and perform as buyer for the said property under the existing terms of the purchase and sale agreement.

17

18 Assignee acknowledges he/she has received and understands the Agency Disclosure Brochure. Assignee understands that unless an

19 Exclusive Buyers Representation Agreement is entered into between assignee and Silvercreek Realty Group (broker),

20 the broker is acting as a NONAGENT for the assignee as defined in the Agency Disclosure Brochure.

21

22 The parties understand that if this assignment alters in any way the agency representation status that existed for the assignor then an

23 addendum to the Purchase and Sale Agreement will be necessary to change that status. If any addendum is required it will require seller's

24 approval and signatures(s). If for any reason seller refuses to sign an addendum then the assignor must either continue with the terms of

25 the purchase agreement or be in default.

26

27 Assignor acknowledges that this assignment to Assignee does not relieve Assignor of his/her obligations to the Seller under the Purchase

28 and Sale Agreement executed by Assignor and Seller. In an instance where Assignee fails to perform under the Purchase and Sale

29 Agreement, Seller's legal recourse, if any, may remain against Assignor. Assignee acknowledges that Assignor will have the right to

30 pursue all lawful remedies against Assignee in the event that Assignee defaults in its performance under the assigned Purchase and Sale

31 Agreement.

32

33 OTHER TERMS AND CONDITIONS:

34

35

36

37

38 ASSIGNOR (ORIGINAL BUYER): Scott Jackson Date: 07/15/2026

39

40 Scott Jackson

41 ASSIGNOR (ORIGINAL BUYER): _____ Date: _____

42

43 ASSIGNEE (SUBSEQUENT BUYER): Scott Jackson, Member Date: 07/15/26

44

45 ASSIGNEE (SUBSEQUENT BUYER): _____ Date: _____

46

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

Kimbell D. Gourley
Jones Williams Fuhrman Gourley, P.A.
P.O. Box 1097
Boise, Idaho 83702

2025-006224	
RECORDED	
02/25/2025 02:47 PM	
RICK HOGABOAM	
CANYON COUNTY RECORDER	
Pgs=3 JWINSLW	\$15.00
TYPE DEED	
JONES WILLAMS FUHRMAN GOURLEY	
ELECTRONICALLY RECORDED	

(Space Above For Canyon County, Idaho Recorder's Use)

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE

THIS DEED, made by **KEVIN WEILMUNSTER**, as **Personal Representative of the Estate of MARY LOU WEILMUNSTER, deceased** ("Grantor"), conveying an undivided interest to **JENIFER A. WEILMUNSTER**, an individual, as her sole and separate property, whose current mailing address is 908 Donna Court., Parma, Idaho 83660 ("Grantee").

WHEREAS, Grantor is the duly qualified personal representative of The Estate of Mary Lou Weilmunster, filed as Case No. CV14-22-10114, in the Third Judicial District Court of the State of Idaho, in and for the County of Canyon; and

WHEREAS, Grantee is entitled to the distribution of the hereinafter described real property.

THEREFORE, for valuable consideration received, Grantor does hereby grant, bargain, sell and convey unto Grantee, as her sole and separate property, all of Grantor's right, title and interest in that certain described real property located in Canyon County, Idaho, commonly known 20102 Tucker Rd., Greenleaf, Idaho 83626, and more particularly described as:

SEE EXHIBIT "A" ATTACHED.

FURTHER SUBJECT, HOWEVER, to taxes and assessments, easements, rights-of-way, encumbrances, restrictions and reservations of record.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

All income, rents and gain derived from such property shall be the sole and separate property of Grantee.

DEED OF DISTRIBUTION BY PERSONAL REPRESENTATIVE - I

TO HAVE AND TO HOLD all and singular the said premises, together with the appurtenances unto the said Grantees and Grantees' heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed his name to this instrument effective the 20 day of February, 2025.

GRANTOR:

ESTATE OF MARY LOU WEILMUNSTER,
(Deceased)

By:

[Signature]
Kevin Weilmunster,
Personal Representative

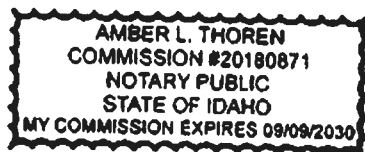
STATE OF IDAHO)

) ss:

County of Ada)

On this 20th day of February, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared **KEVIN WEILMUNSTER**, known or identified to me, and the person whose name is subscribed to the within instrument, as Personal Representative of the **ESTATE MARY LOU WEILMUNSTER**, and acknowledged to me that he executed the same as such Personal Representative of the Estate of Mary Lou Weilmunster.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Amber L. Thoren
Notary Public for Idaho
Residing at: Glen County
My Commission Expires: 9/9/2030

EXHIBIT "A"

This parcel is a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence North 00° 05' 44" West along the West boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 603.00 feet;

Thence North 89° 45' 30" East parallel with the South boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 298.53 feet;

Thence South 00° 05' 44" East parallel with the West boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 603.00 feet to a point on the South boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;

Thence South 89° 45' 30" West along said South boundary a distance of 298.53 feet to the POINT OF BEGINNING.

A . PC43348

INSTRUMENT NO. 200213580

M.W.
J.W.

WARRANTY DEED

FOR VALUE RECEIVED GREENLEAF FARMS, INC., an Idaho corporation, the Grantor, does hereby grant, bargain, sell and convey unto JON K. WEILMUNSTER and MARY L. WEILMUNSTER, husband and wife, Grantees, whose address is 25207 Boise River Road, Parma, Idaho 83660-6939, the following described premises, situated in Canyon County, State of Idaho, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference and identified as GREENLEAF/WEILMUNSTER property.

Together with all and singular the tenements, hereditaments and appurtenances.

Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns, in fee simple, subject to the following: all reservations in patents or state grants or in the laws authorizing the issuance thereof; the bonded debt of all taxing units; all zoning requirements and restrictions provided by any fire, building, plumbing, electrical and other similar codes imposed by any governmental unit; all repayment contracts between any irrigation district and the United States; all easements and rights of way under, over and across the premises regardless of how evidenced or acquired and whether the same appears of record or not; terms of any Agreement pursuant to which this deed was executed; and exceptions appearing in any title insurance policy applying to the real property provided by Grantor to Grantees.

FURTHER SUBJECT TO:

(a) WELL AGREEMENT set forth in paragraph 45 of Agreement between the parties, which paragraph and referenced exhibits are attached hereto as part of Exhibit "B" incorporated herein by reference.

(b) PIPELINE RIGHT OF WAY set forth in paragraph 46 of Agreement between the parties, which paragraph and referenced exhibits are attached hereto as part of Exhibit "B" incorporated herein by reference.

(c) NATURAL GAS LINE RIGHT OF WAY set forth in paragraph 47 of Agreement between the parties, which paragraph and referenced exhibits are attached hereto as part of Exhibit "B" incorporated herein by reference.

(d) ACCESS ROAD RIGHT OF WAY set forth in paragraph 48 of Agreement between the parties, which paragraph and referenced exhibits are attached hereto as part of Exhibit "B" incorporated herein by reference.

DATED:

3-21-02

GREENLEAF FARMS, INC.

By

Dan M. Dixon
Its President

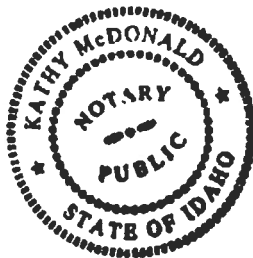
Attest

Bonita Ann Dixon
Its Secretary

STATE OF IDAHO, COUNTY OF CANYON)ss

On this 21 day of March, 2002, before me, the undersigned, a Notary Public in and for said State, personally appeared Dan M. Dixon and Bonita Ann Dixon, known to me to be the President and Secretary, respectively, of GREENLEAF FARMS, INC., an Idaho corporation, that executed the foregoing instrument, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.



Kathy McDonald
Notary Public for Idaho

Residing at: Boise

My Commission Expires: 5-27-05



Greg L. Skinner, PLS

December 03, 2001

Description for
Dan Dixon
Job No. NV2201

Parcel 1

This parcel is a portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the southwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;

thence North 00° 05' 44" West along the west boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 603.00 feet;

thence North 89° 45' 30" East parallel with the south boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 298.53 feet;

thence South 00° 05' 44" East parallel with the west boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ a distance of 603.00 feet to a point on the south boundary of said SW $\frac{1}{4}$ SW $\frac{1}{4}$;

thence South 89° 45' 30" West along said south boundary a distance of 298.53 feet to the **POINT OF BEGINNING**.

This parcel contains 4.133 acres, more or less, and is subject to all easements and rights-of-way of record or implied; also subject to county road rights-of-way along the west boundary and south boundary of said parcel.

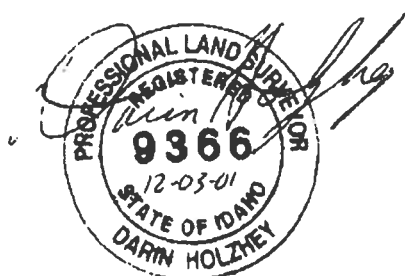
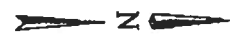


EXHIBIT "A" - GREENLEAF/WEILMUNSTER PROPERTY - 1

A PORTION OF THE SW1/4SW1/4 OF SECTION 21
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO



BASIS OF BEARING:
R.O.S. Inst. No 8524722

- ☐ 5/8" REBAR - FOUND
- ☐ 1/2" REBAR in 1" FROM PIPE - FOUND
- ☐ 1/2" x 24" REBAR - SET

PROPERTY BOUNDARY LINE

Darin Hastings, an hereby certify that, as a Probationer of the State of Idaho, and that this map has been prepared from an actual survey made on the ground of said survey, and that this map is an accurate representation of said survey, and that it is in conformity with the Corner Department Act, Idaho Code 55-1801 through 55-1812.



DAN DIXON

**Stanner Land
Survey Co. Inc.**

Order By: AMU	
Date: Dec. 3, 2001	
Room:	
Job No: 472201	



**Stanner Land
Survey Co. Inc.**

8112 S. Emerald Ave.
Culverton, MI 49830
(708)-944-0882

45. WELL AGREEMENT: This Well Agreement refers to the "Well - Exhibit D1" located on the aforesaid real property being sold.

Vendor reserves and Vendees grant to Vendor a right in perpetuity to use said well and "water line appurtenant thereto - Exhibit D2" to provide water for domestic use, including household and yard purposes, for the residence currently addressed as 20035 Tucker Rd., Greenleaf, ID 83626. Vendor shall have the right to transport the water in the manner historically utilized.

Vendor reserves and Vendees grant to Vendor a right in perpetuity to use said well and "water line appurtenant thereto - Exhibit D3" to provide water to area located to the north and near what is referred to as Labor Camp hydrant for the purposes of equipment washing, yard and tree maintenance and irrigation of about 1/8th acre of farm ground. Vendor shall have the right to transport the water in the manner historically utilized.

The approximate locations of water use and transmission pipes or ditches are depicted on sketches attached hereto as EXHIBIT "D pages 1-4".

Vendor reserves and Vendees grant to Vendor a right in perpetuity to access the sold premises for the purposes of facilitating the delivery of water for the aforesaid purposes.

46. PIPELINE RIGHT OF WAY: Vendees are informed that a pipeline traverses the south side of said sold property (EXHIBIT

Greenleaf/Weilmunster Agreement 3/8/02 - 16

"D4") and connects two ditches used by Vendor for irrigation purposes on other farmland retained by Vendor.

Vendor reserves and Vendees grant to Vendor in perpetuity a right of way for said pipeline. This grant of right of way shall also include the right to access the sold property for the purposes of maintaining said pipeline. This right of way shall include the pipeline in its present location and 10 feet to each side; and, if maintenance requires use of more area because of equipment or other needs, said right of way shall be deemed expanded to accommodate such maintenance needs.

47. NATURAL GAS LINE: Vendees are informed that a natural gas line providing service to the residence located at 20033 Friends Road is located on said sold property (EXHIBIT "D5").

Vendor reserves and Vendees grant to Vendor in perpetuity a right of way for said natural gas line. This grant of right of way shall also include the right to access the sold property for the purposes of maintaining said natural gas line. This right of way shall include the natural gas line in its present location and 10 feet to each side; and, if maintenance requires use of more area because of equipment or other needs, said right of way shall be deemed expanded to accommodate such maintenance needs.

48. ACCESS ROAD: Vendor reserves and Vendees grant to Vendor in perpetuity an access right of way described on EXHIBIT "D6", which runs through and along the edge of the property sold to Vendees and accesses Field #1 located in Canyon County, State of Idaho, to-wit: SW¼, SW¼, SEC 21, T4, R4W.

Greenleaf/Weilmunster Agreement 3/8/02 - 17

Natural gas line and underground irrigation line go behind building

Underground irrigation pipe joining leased fields #6 and #1W D-1
Natural gas line to residence 20033 Friends Road D-5

Water line to #6 house D-2

Field #6

Property boundary line

Lucker Road

Well D-1

Field #1W

Lower Pleasant Ridge Rd

Access road to #1W leased hop field D-6

Water line to old labor camp area D-3

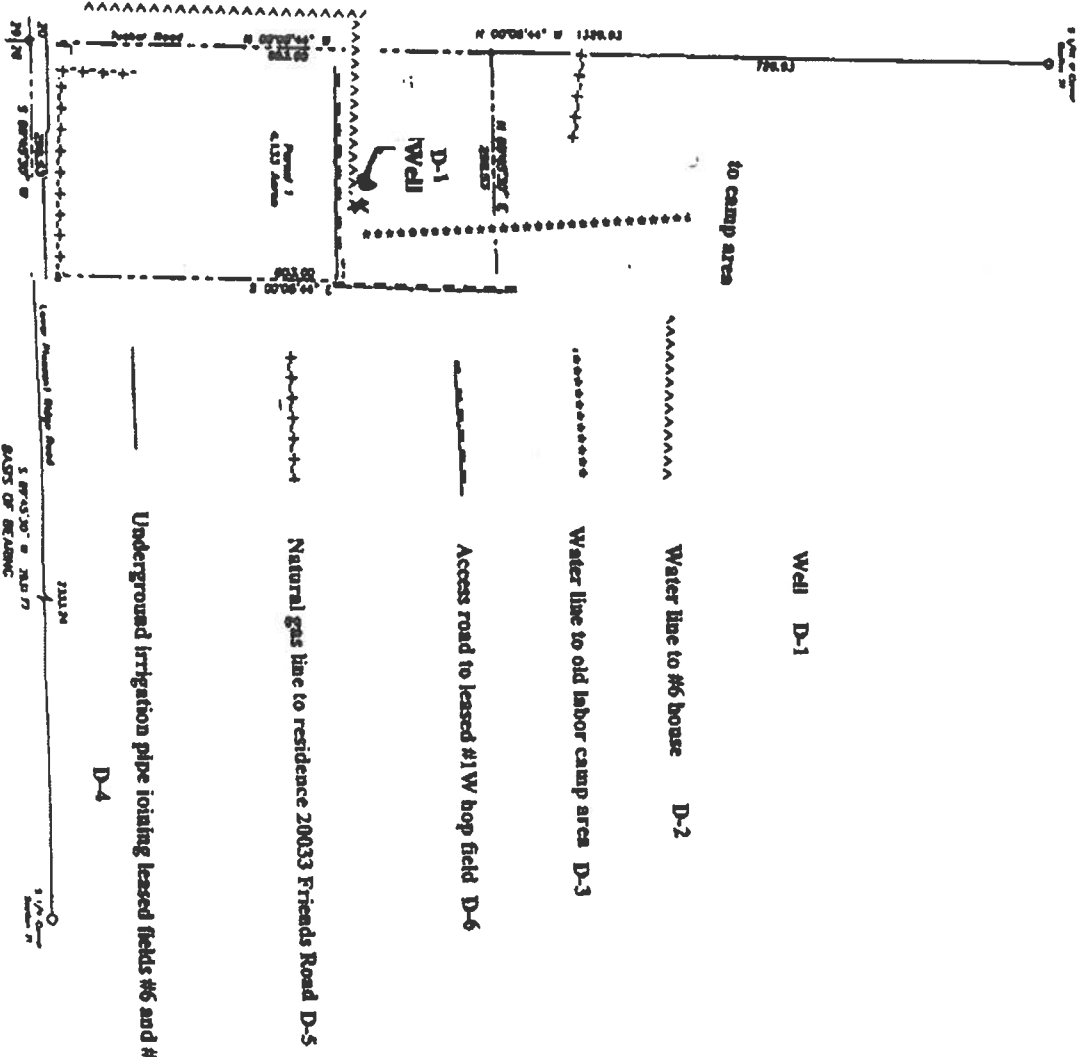
EXHIBIT "D"

EXHIBIT "B"

GREEN GAP FARMS/WEILMONSTER AGREEMENT Page 1 of 6
GREEN GAP FARMS/WEILMONSTER WARRANTY DEED Page 3 of 6

RECORD OF SURVEY

A PORTION OF THE SW 1/4, SEC. 21,
TOWNSHIP 4 NORTH, RANGE 4 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO



Well D-1

Water line to #6 house D-2

Water line to old labor camp area D-3

Access road to leased #1 W hop field D-6

Natural gas line to residence 20033 Friends Road D-5

Underground irrigation pipe isolating leased fields #6 and #1 W

D-4

20033 Friends Road
BASIS OF RECORDING
1/4 Sec. 21

SCALE: 1" = 100'

BASIS OF RECORDING
R.O.S. INSTR. NO. 8241722

LEGEND

- AUTOMATIC CIP ACCESSORY - FIELDS
- 1/4" IRON - FIELDS
- 1/4" IRON to 1" IRON PIPE - FIELDS
- 1/4" = 24" IRON - SET
- PROPERTY BOUNDARY LINE

CERTIFICATION

I, Dan Dixon, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey map and that the same was prepared by me or under my direct supervision and that the map is a true and correct representation of said survey and that it is in conformity with the Charter of said County, Idaho Code 20-101 through 20-104.



DAN DIXON

Skinner Land
Survey Co. Inc.

Wed Feb 13 11:30:13 MST 2002

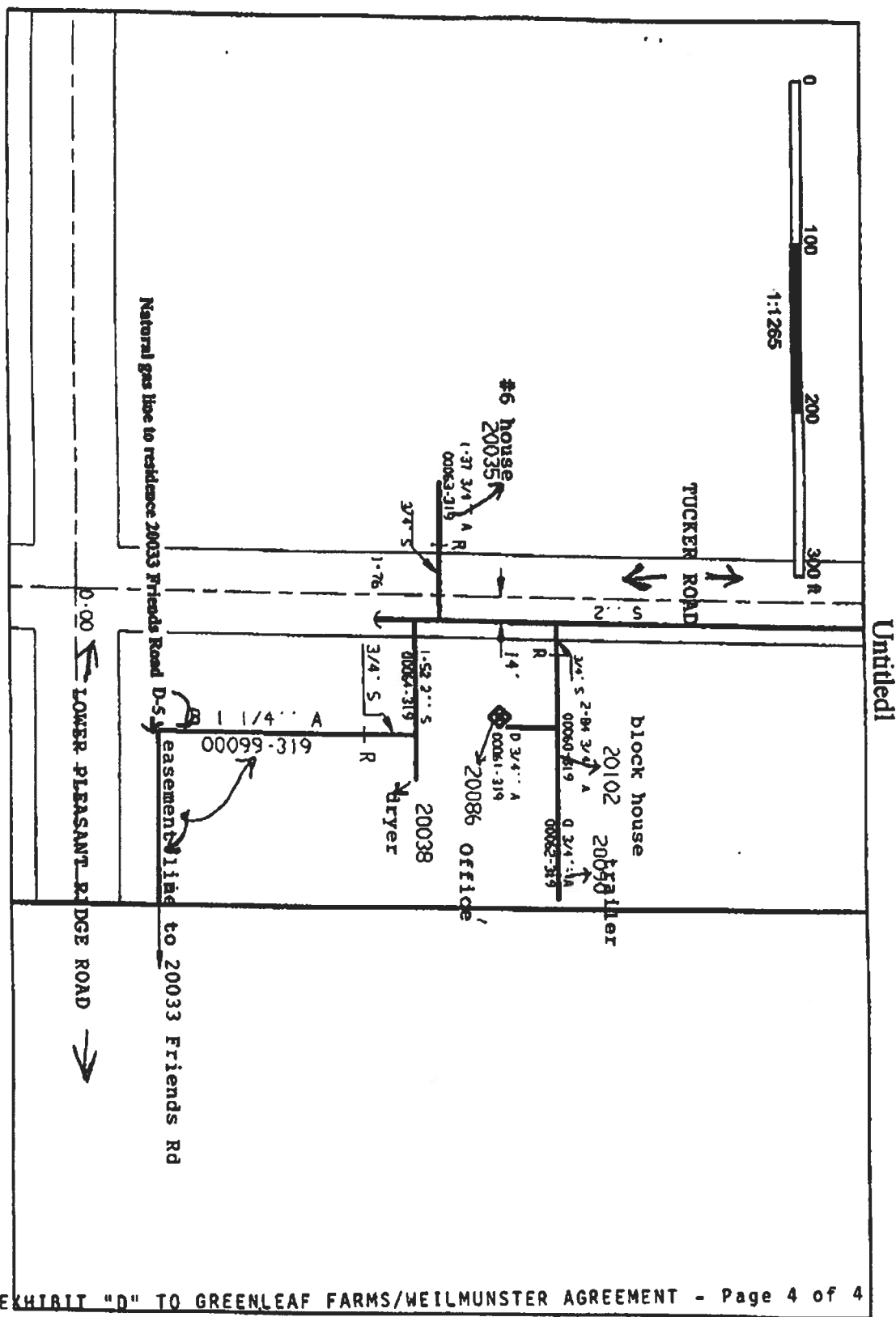


EXHIBIT "D" TO GREENLEAF FARMS/WEILMUNSTER AGREEMENT - Page 4 of 4

EXHIBIT "B" TO GREENLEAF FARMS/WEILMUNSTER WARRANTY DEED - Page 6 of 6

200213580

RECORDED

2002 SEP 22 PM 4 52

CHIEF CLERK

CANYON CITY RECORDER

Cheryl Laughlin
200

REQUEST PIONEER - CALDWELL

TYPE *Dead* FEE 33.00



Development Services Department

Canyon County, 111 North 11th Avenue Ste. 310, Caldwell, ID 83605

(208) 454 7458 • www.canyoncounty.id.gov

Planning Application Consent for Property Inspection

Name: RYAN RECLX

Planning Application(s): CUP TUCKER RD.

Address: 20102 TUCKER RD.

Parcel Number(s): R3627101000

Relationship to Property: OPTION HOLDER

Circle any that apply:

Owner Lessee Authorized Agent Other: _____

I voluntarily consent to DSD staff entering the property/premises for the limited purpose of site inspections related to this application.

This consent authorizes entry **Monday-Friday between 8 am and 5 pm**

For the following purpose: To conduct site inspection/visit related to land use application (s). Site inspection includes visual observation of the site and buildings, measurements, & site photos.

Consent to enter the property for a site inspection does not authorize searches, inspections, or surveillance beyond the scope of the application. I understand I may revoke this consent at any time, and DSD staff will promptly leave upon my or the occupant's request unless otherwise authorized by law to remain.

Signed: [Signature]

Date: 7/20/26

If signing as agent: [Authority/POA/Title] _____

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: 88962

Date: 7/21/2026

Date Created: 7/21/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Sharon Blutcher

Comments: Conditional Use Permit: CU2026-0027

Site Address: 20102 TUCKER RD, Greenleaf ID 83626 / Parcel Number: 36271010 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit (CUP)	CU2026-0027	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0027	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0027	\$50.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	201512893	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: pdilbeck