

Canyon County Development Services Department

Dan Lister, Principal Planner
111 North 11th Avenue, #310
Caldwell, ID 83605

October 2, 2026

Dear Dan,

Please accept this addendum to the narrative for the Ida-Ore Zeolite project CU2026-0027.

Septic: The applicant met with Southwest District Health in mid-September. At the end of the meeting, Anthony Lee, signed the agency acknowledgment sheet. There is no record of the existing septic system, so when Ida-Ore wants to build a permanent structure with a restroom, they will need to put in a new septic system.

Fire Department: The applicant, Ryan Recla, met with Joe Bongiorno, Fire Marshal, and others on September 23, 2026. In general, Ida-Ore will need to provide 1,000 gallons of water per minute for 2 hours to meet fire-fighting needs. Ida-Ore is looking into new wells and storage facilities to accomplish this. The water supply will be reviewed as part of a future building application.

DEQ: Mr. Recla spoke with Spencer Patton (DEQ Air Quality) regarding the operations at the site. The only item of possible concern was dust. Ida-Ore is applying for an Exemption Permit—which is only available for uses that generate less than or equal to 1.5 tons of dust per year. The permitting process may take some time, so the applicant asks that this be made a condition of approval.

Highway District: The proposed use will generate three truck\trailer deliveries of the zeolite material and three truck/trailer pick-ups of the finished product throughout each day. Trucks will travel along Tucker Road to and from Simplot Boulevard. There will also be four employees traveling to and from the site each day from various locations. We provided the trip generation information to Golden Gate Highway District via email on September 10, 2026 (attached). After speaking with Bob Watkins, Golden Gate Highway District, Mr. Recla contacted a geotechnical firm to collect core samples of the roadway. Again, we ask that the core sampling be a condition of approval for the conditional use permit, if necessary.

Thank you again for your assistance and clear communication.

Sincerely,



Anna B Canning, AICP
Planning Manager
Centurion Engineers, Inc.
abcanning@centengr.com





AGENCY ACKNOWLEDGMENT

Date: JULY 14, 2026
Applicant: RYAN RECLA IDA-ORE ZEOLITE, LLC
Parcel Number: R3627101000
Site Address: 20102 TUCKER RD

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 07/23/26 Signed: _____

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

Fire District:

District: _____

☒ Applicant submitted/met for official review.

Date: 9-23-26 Signed: _____

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

(Shall Submit Fire Permit for final 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

Dan Lister

From: David Crawford [REDACTED]
Sent: Wednesday, September 9, 2026 3:37 PM
To: [REDACTED]
Cc: Anna B. Canning
Subject: CU2026-0027
Attachments: IDA-ORE ZEOLITE SITE PLAN.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Watkins:

As we discussed a few months ago, we are working with the owner of property located at 20102 Tucker Rd. Greenleaf, Id.

It is our understanding that you needed some additional information. I will attempt to provide that as follows:

1. There will three trips to the site per day of raw material. These will be standard commodity trailers (18 wheeler – 25 ton).
2. There will be three trips out of the site per day of finished materials. These will also be standard commodity trailers.
3. There will be four employees per day coming to and from the site.
4. The trailers will drive south from Hwy 19 (Simplot Avenue). They will exit the same way heading north to Hwy 19.

We understand that you need asphalt cores on Lower Pleasant Valley Rd. The owner has asked us to coordinate those locations with the District and Atlas.

Let me know what your preferences are.

Attached is a site plan to aid in your view. Look forward to hearing from you.

Sincerely,

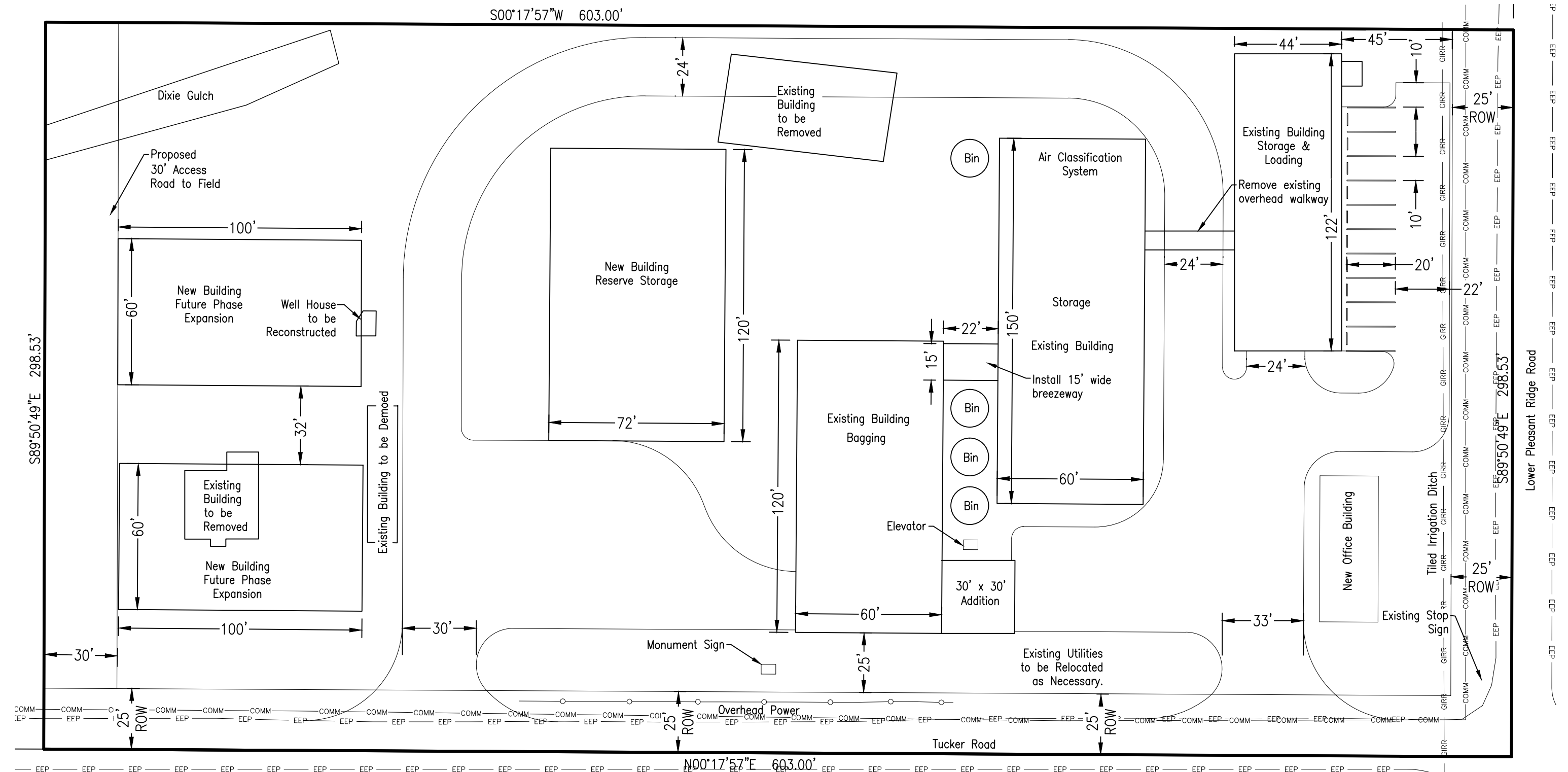
David Crawford

Centurion Engineers, Inc.

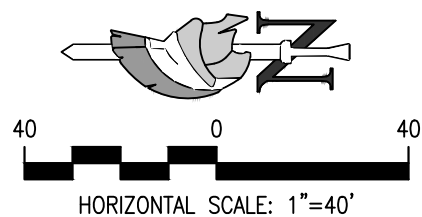
2323 S. Vista Ave. Suite 206

Boise, ID. 83704
[REDACTED]





CENTURION ENGINEERS, INC.
 Consulting Engineers, Land Surveyors, Planners
 2323 S. Vista Ave. Suite 206 | Boise, ID 83705



Site Plan For:
IDA-ORE ZEOLITE
 20102 Tucker Rd Greenleaf, ID 83626
 R3627101000

RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

28 July 2026

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: Mary L Welmunster
TBD Tucker Rd, Greenleaf
Wilder Irrigation District
Greenleaf Lateral, 04+10
Sec.21, T4N, R4W, BM.

CU2026-0027

W-673-1

Dan Lister, Planning Supervisor:

The United States' Winslow Drain lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement of 50 feet from centerline both ways on this canal. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates, pathways and pressurized irrigation lines (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 1st of each year. However, on a case by case basis, overhead utilities crossing a Project facility may be allowed after March 1st if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and the Bureau of Reclamation and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage, Street Runoff and all washout material must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) [REDACTED].

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Reeves", with a long horizontal stroke extending to the right.

Kevin Reeves
Assistant Project Manager, BPBC

tbr/tr

cc: Matt Freelove Watermaster, Div; 5 BPBC
 Lisa Sweet Secretary – Treasurer, WID

File

Case # CU2026-0027 Conditional Use Permit - Fertilizer Processing Facility Parcel # R36270010
NE Corner of Lwr Pleasant Ridge & Tucker Rds, Greenleaf

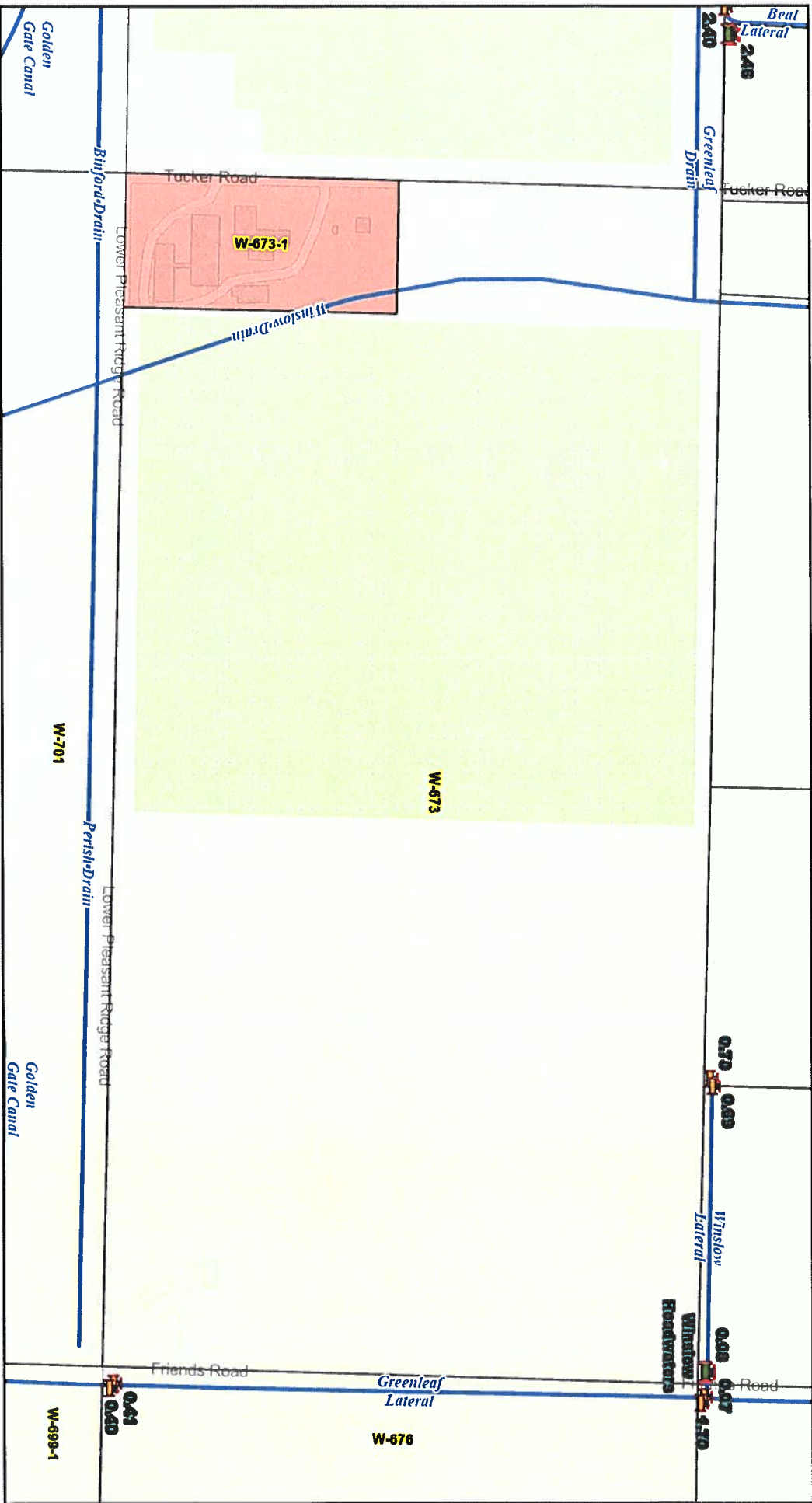
W-673-1 WEILMUNSTER MARY L GREENLEAF LATERAL, TAP 0.41 3.61 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Dan Lister, Planning Supervisor daniel.lister@canyoncounty.id.gov (208) 455-5959
Hearing Date: NONE LISTED Response Deadline: 8/27/2026.

Development Project (see above)

BPBC Delivery Accounts

X:\Scans\000_Miscellaneous\Weilmunster_CU2026_0027



GIS data and maps provided herein are compiled from various sources and are subject to constant change. Boise Project Board of Control makes no warranties or representations whatsoever regarding the accuracy, completeness, or suitability of this data for any particular purpose. This data is not a legally recorded map or survey and should not be used for legal, engineering, or surveying purposes. The user assumes all risk and liability associated with the use of this information.



Date 07/29/2026

Canyon County – Development Services
Re: Case Number: CU2026-0027

Dear, Canyon County Development Services Department

The Caldwell Rural Fire Protection District has reviewed and can approve the proposal is subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Station 11, 310 S 7th Ave. Caldwell,

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 11
Closest fire station (in miles) to site:	7.8 miles
Approximate response time to site:	12 Minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? <i>If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".</i> • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	No



Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. 6-05-19: DISPLAY OF ROAD ADDRESS NUMBERS:
 - (1) Approved residential address numbers a minimum of six inches (6") in height and in a contrasting color shall be placed on all new buildings in such a position as to be clearly visible and legible from the street or road fronting the property.
 - (2) Commercial, industrial, and public building addresses must be approved by the county. Approved address numbers for commercial, industrial and public buildings shall be a minimum of ten inches (10") in height and shall be placed on all buildings in such a position as to be clearly visible and legible from the street or road fronting the property and the placement of address numbers shall be approved by the local fire department.
 - (3) When a building is set back from the public way on a private lane and/or the address is not visible from the street or road fronting the property, in addition to the building address number required by this section, there must also be placed on a post adjacent to the private lane



an address number that shall be a minimum of four inches (4") in height and shall be reflective.

(4) During any construction properties will be posted in such a position as to be clearly visible and legible from the street or road fronting the property. (Ord. 11-008, 5-23-2011)

3. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
4. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
5. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
6. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
7. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
8. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
9. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
10. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom or eKnox System.
11. An automatic fire sprinkler system installed per NFPA13 may be required.
12. Fire hydrants serving building FDC's shall be located not more than 150' away



13. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

14. SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1

Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

15. An Automatic Fire Detection System and Fire Alarm System may be required based on the occupancy type and evaluation of hazards with the structure. 901.4.4

16. An eKnox lock box, shall be installed on the outside of the building by the main entrance and by the sprinkler room. Additional eKnox Key boxes may be required based on occupancy and proximity of other Boxes. Each eKnox Box shall have labeled master keys to every lock within the structure. The final number and location shall be with the approval of the Caldwell Fire Marshal or designee. 506.1

17. Emergency Responder Radio Coverage: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. 510.

18. Commercial/Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with an address & receipt of fees, the applicant shall fill out the appropriate rural construction form and submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and



be assigned to a plan reviewer. • Submit your application packet through the online portal found Citizenserve Online Portal

The Commercial & Residential Fire Permit application can be found on-line at [Fire Safety Permits | City of Caldwell, Idaho](#)

In addition are the comments submitted by DC Richard on June 30, 2026:

From: Lisa Richard

Sent: Tuesday, June 30, 2026 2:21 PM

To: [REDACTED]

Cc: Alan Perry <[REDACTED]>; Mark Wendelsdorf

<[REDACTED]>; Lorina Herb <[REDACTED]>

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

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Regards,

Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
[Redacted]



August 3, 2026

Daniel Lister, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Daniel.lister@canyoncounty.id.gov

Subject: Agency Notification - CU2026-0027

Dear Daniel Lister:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at [REDACTED].
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at ([REDACTED])

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at [REDACTED]

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at [REDACTED].
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.

- For questions, contact Emily Montague, IPDES Compliance Supervisor, at [REDACTED].
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call [REDACTED] for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call [REDACTED] for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at [REDACTED].

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at [REDACTED].

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at [REDACTED], or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at [REDACTED].

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large, sweeping initial "T" and "G".

Troy Smith
Regional Administrator

Dan Lister

From: Lucy Ostyn
Sent: Monday, August 3, 2026 2:57 PM
To: Dan Lister
Cc: Tom Crosby
Subject: FW: Agency Notification - CU2026-0027
Attachments: AGENCY PACKET.pdf

Dan,

My property history research can be found in OnBase under PA2026-0042. Any existing buildings they intend to keep will require change of occupancy building permits and any new proposed buildings will require building permits.

The old hop shed on the E property line is legal non-conforming... once they change the occupancy it will be required to meet a rear setback of 20' there, which will require a variance with P&Z. Not sure if it is important at this point in time but we also have documentation on BP2021-0293 that the W section line was partially waived.

Thank you,



Lucy Ostyn
Permitting Supervisor

[REDACTED]
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS

Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Jennifer Almeida <[REDACTED]>

Sent: Tuesday, July 28, 2026 9:54 AM

To: [REDACTED]

[REDACTED]

Subject: Agency Notification - CU2026-0027

Please see the attached agency notice. You are invited to provide written testimony or comments by **AUGUST 27, 2026** although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.

The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dan Lister** at [REDACTED] .



Jennifer Almeida

Office Manager

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: [REDACTED]

Email: [REDACTED]

Website: www.canyoncounty.id.gov

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

Dan Lister

From: Madelyn Vander Veen
Sent: Tuesday, July 28, 2026 11:48 AM
To: Dan Lister
Subject: RE: Agency Notification - CU2026-0027

Dan,

The address for this parcel was retired due to there no longer being a residence on site, however, assuming there will be at least one commercial occupancy building, we will assign a new address if approved.

Also just wanted to let you know the parcel number in the legal appears to be wrong.

Thanks,

Madelyn Vander Veen
GIS Analyst, [Canyon County Development Services](#)

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

From: [REDACTED] >
Sent: Tuesday, July 28, 2026 9:54 AM
To: [REDACTED]

Subject: Agency Notification - CU2026-0027

Please see the attached agency notice. You are invited to provide written testimony or comments by **AUGUST 27, 2026** although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.

The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dan Lister** at [REDACTED] .



Jennifer Almeida

Office Manager

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: [REDACTED]

Email: [REDACTED]

Website: www.canyoncounty.id.gov

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



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

July 28, 2026

Canyon County Development Services Department
Attn: Dan Lister, Planning Supervisor
111 North 11th Ave, Suite 310
Caldwell, ID 83605
Phone: (208) [REDACTED], Email: [REDACTED]

RE: Case No.: CU2026-0027, Ida-Ore Zeolite LLC, Conditional Use Permit (CUP) Application Review

Dear Dan,

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Use Permit Application submitted to GGHD via email on July 28, 2026 for property located at 20102 Tucker Rd, Greenleaf, ID. The property is on the northeast corner of the Tucker Rd/Lower Pleasant Ridge Rd intersection, includes Parcel #R36270010 (4.093 acres), and is in the SW1/4 of Section 21, T4N, R4W, BM, Canyon County.

The application requests a Conditional Use Permit to establish a fertilizer (clinoptilolite zeolite) processing facility. The parcel is zoned "A" (Agricultural). Current access to the site is from two accesses on Tucker Road, with none on Lower Pleasant Ridge Rd. Access easements for the property to the east will be maintained. The applicant intends to construct three new storage buildings on the site: two 60 feet x 100 feet and one 72 feet x 120 feet. Several of the existing buildings on the site will be repurposed for processing and storage. Eventually, the applicant will construct a 1,500 square foot office on the site. Until then, the applicant has requested to place a job trailer in the same approximate location. 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; 1) back into the loading areas of the southern buildings or 2) pull into the unloading area for the vertical storage bins. Once unloaded they will pull through and exit at the north access point. This allows large trucks to exit the property without having to back onto Tucker Rd. Operating hours will be Monday through Friday from 6 AM to 6 PM and occasional operation on Saturday from 8 AM to 4 PM. There will be 10 employees during the largest shift with parking being provided near the office/job trailer.

Tucker Rd is under the jurisdiction of GGHD and is classified as **Local Road** according to GGHD's 2024 Functional Classification Map. Peak Hour Trips and Average Annual Daily Trips (AADT) were not provided by the applicant.

At this time, and based upon information provided with the application, the following items apply:

1. Section 3110.010 Traffic Impact Studies of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. If a project has special circumstances associated with it, the District may require a TIS even if the aforementioned criteria are not met. Based on the information provided and the proposed use **a TIS may be warranted**. Please provide additional Peak Hour Trips and AADT information.

2. A **Pavement Analysis and Improvements/Reconstruction Recommendations** prepared by a registered licensed professional Idaho engineer are required for Tucker Rd between SH-19 and Lower Pleasant Ridge Rd. A scoping meeting with GGHD for the analysis is required.
3. An **Approach Permit Application** is required to be submitted for the proposed access locations as shown on the submitted site plan. The accesses are required to be constructed in accordance with Standard Drawing ACCHD-106 – Commercial & Multiple Residential Approach of the ACCHD Standards.
4. If the minimum driveway spacing requirement of Section 3061.020.A Rural Roadway Driveway Spacing of the ACCHD Standards cannot be met, a **Variance Application** is required.
5. A site visit by a GGHD representative is required to address possible sight distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Christopher S. Pettigrew, P.E.

Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways

Dan Lister

From: Anthony Lee <[REDACTED]>
Sent: Tuesday, July 28, 2026 1:01 PM
To: Dan Lister
Subject: [External] RE: Agency Notification - CU2026-0027

Hi Dan,

Please have the applicant reach out to SWDH for a pre-development meeting.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

[REDACTED]

[REDACTED] | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Jennifer Almeida <[REDACTED]>
Sent: Tuesday, July 28, 2026 9:54 AM
To: [REDACTED]

Subject: Agency Notification - CU2026-0027

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **AUGUST 27, 2026** although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.

The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dan Lister** at [REDACTED].



Jennifer Almeida

Office Manager

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: [REDACTED] 7

Email: [REDACTED]

Website: www.canyoncounty.id.gov

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