
LAKEY - VILLEGAS

LAW AND POLICY

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(208) 908-4415 (OFFICE) (208) 493-4610 (FAX)

May 13, 2026

Canyon County Development Services
111 North 11th Avenue, No. 140
Caldwell, ID 83605

Re: JJ&T Application for CUP – Gravel Operations – Parcels 35966000 0 and 35967000 0

Dear Development Services,

I am submitting this letter of intent on behalf of my client, JJ&T, LLC. The company is owned by the Wright family who also own Wright Construction Company. This is a local multigenerational family-owned small business. We are requesting a conditional use permit (“CUP”) to conduct gravel extraction on two parcels consisting of approximately 56 acres. The subject properties contain homesites, outbuildings, pasture area and/or small hayfields and an existing pond. The purpose of the gravel extraction operation is to expand an existing pond for the Hendersons and Morphews and complete a new pond for the Hendersons and Tim Charles and Valentine Kennedy. These are the existing property owners who live on the subject properties. The property owners will be planting and cultivating fish in the ponds for personal use and consumption. The northern portion of the Henderson property will involve an expansion of their existing pond. The five acre parcel adjacent to the West and owned by the Morphews will ultimately share the pond. However, the excavation on the Morphew property will be accomplished with an application for short term mineral extraction because that five acre parcel is zoned CRR. The southern portion of the Henderson property and the parcel owned by Charles and Kennedy will contain a new separate shared pond.

This application is not for the typical gravel operation CUP. The primary purpose of the application is to dig ponds for the owners. Only a portion of the properties will be utilized for the ponds and the gravel extraction. The two ponds will ultimately comprise approximately 30 acres of the approximately 61 acres containing the three parcels. Unlike other nearby gravel operations, this request is not to extract material from the large majority of the subject parcel(s) as is common for gravel pit operations. The property owners will continue to live on the subject properties in close proximity to these

extraction activities. They have the opportunity to oversee the operations and help make sure the operations are conducted properly and any impacts are correctly mitigated in accordance with the CUP. Gravel pit operations also typically include and are approved for crushing of the material and commonly include a batch plant. There are many gravel pits in this area and most provide for crushing and batching. We are not requesting approval for crushing material or a batch plant on the subject property. So neither will occur on the site. The focus here is on the ponds as a benefit to the property owners and an opportunity to raise fish and enjoy related activities. These ponds will also attract wildlife and provide an aesthetically pleasing view and landscape profile for the property and the area. The gravel material extracted from the property will either be hauled directly to a project or hauled to Wright's existing gravel operations on Red Top Road for crushing.

The Application Complies with the Development Agreement 19-143 ("DA").

The Henderson property (Parcel R35966) and the Morphew property (Parcel R35966011 0) were the subject of a conditional rezone that was granted to help divide off the five acre parcel now belonging to the Morphews. The Morphew parcel was conditionally rezoned by the county to CR-R-R while the Henderson property was to remain zoned A. The two parcels are subject to a development agreement. Some of the applicable conditions of the DA are as follows:

- The property can only be developed into two parcels in substantial conformance with the Site Plan.
- One parcel shall be a maximum of 5 acres, zoned CR-R-R and cannot have an ADU.
- The remainder of the subject property shall be an approximately 45 acre parcel to remain zoned "A" (Agricultural). Residential development (including, but not limited to primary dwelling, secondary dwelling and accessory structures) and agricultural structures on the 45 acres to remain zoned "A" (Agricultural) shall only be allowed in the non-viable agricultural areas identified in the Site Plan. No structures shall be allowed on the viable farm ground identified in the Site Plan.
- No further divisions are allowed for the Subject Property.

The clear language in the DA notes that the property outside the home site and unusable Ag area is to remain zoned A. Uses authorized in the A zone include those that are allowed or allowed by CUP as set forth in CCC 07-10-27. The primary concern was for further residential development; the conditions prohibiting further divisions of the property and further residential development reflect that primary purpose. It also pushes the buildings on the property into the designated unusable Ag area. The conditions do not call out any specific uses among the spectrum of uses allowed in the A zone as either being required to be maintained or being prohibited in the portion of the property remaining zoned A. Other than the location of buildings, the DA only requires that the A zoning be maintained. Practically speaking locating ponds on the property instead of maintaining it uses as pasture or hay will make it much less likely that someone will come forward in the future and try to develop more residential uses on the property

because they would have to fill in the pond instead of having flat more developable pasture ground.

“Agriculture” is an allowed use the AG zone. The county defines “Agriculture” in CCC 07-02-03 as follows:

Tilling of soil, pasturage, sod/turf farms, horticulture, **aquaculture**, viticulture, floriculture, raising crops directly from the soil, raising livestock, poultry, poultry products, dairy animals and dairy products, beekeeping or beekeeping products, fur animals, trees grown in row crop fashion, fruits of all kinds and their products, floral and ornamental and greenhouse products, including all uses and facilities customarily accessory and incidental thereto, including, but not limited to, the storage and warehousing of fertilizers or agricultural produce or raw products.

(Empasis added)

Agriculture includes “aquaculture.” The county defines “Aquaculture” in CCC 07-02-03 as “The cultivation of the natural produce of water such as plants or fish.” The property owners will be conducting aquaculture on their property because they will be planting and raising fish in their ponds. The owners plan to stock and maintain an approximate population of 100-200 fish per pond from any of the following species: trout, bass, bluegill and/or crappie. The fish population will be monitored and replenished as the fish are harvested or lost through natural causes or predation. These fish will be utilized for personal enjoyment as well as a source of food for human consumption by the property owners and their families. Aquaculture is Agriculture by county definition and allowed in the AG zone. Raising fish in aquaculture is no different than keeping a couple cows or some goats, sheep or chickens in the pasture for personal use, enjoyment and as a source of milk or food for personal consumption. All of the foregoing are appropriate uses in the A zone and under the DA with the County. The DA does not direct what kind of agricultural has to be conducted on the Henderson property. The agricultural use can be comprised of chickens, cows, sheep or goats in the pasture or fish in the ponds – it is the same.

The Hendersons have a permit from Idaho Fish and Game for their existing pond to plant and raise fish on their property. A pond is the mechanism to be able to engage in a type of agriculture that the landowners are allowed to engage in and that they have chosen for a portion of their property. That choice does not violate the DA. The only prohibition in the conditions are that residential uses and buildings are not allowed in the Ag designated area. The condition in the DA requires that the A zoning be maintained – it does not specify or direct any particular use be conducted. It does not state that the land may not be altered for another agricultural use. Since the Idaho settlers began to remove the sage brush, land was altered and prepared for agricultural use. Different

lands and different Ag uses require different preparations such as grading, leveling or in this case digging ponds. This CUP in the A zone pertains to a temporary use that is allowed in the A zone by CUP. Extracting the gravel to build the ponds for continued agricultural use requires a CUP in this case. That CUP does not change the zoning - it is still zoned A as required by the DA. This application is only to dig the ponds and haul away the material; this is not a typical gravel pit operation. This is a temporary, short term use creating a new agricultural opportunity. The excavation will cease when each pond is completed and ready to be put to the new agricultural use (aquaculture) and planted with fish.

The applicable conditions of the DA require:

The agricultural zoning of the 45 acre parcel be maintained. That A zoning is being maintained.

Residential structures and agricultural structures have to be kept in the unusable Ag area on the site plan and no structures are to be built on the designated Ag area noted in the Site Plan attached to the DA. A structure is defined as a building used or intended for supporting or sheltering any use or occupancy as defined in the Canyon County Building Code. These ponds and the excavation of these ponds do not include the construction of buildings. In fact, the ponds further the objective of the DA because they make it very unlikely from a practical standpoint that buildings will be built on that portion of the Ag designated area of the property.

Neither excavation of the ponds nor the future pond and agriculture/aquaculture use violate the terms of the DA. The DA requires the property remain zoned A and that it not be developed into residential use or other buildings. We are complying with those requirements. The ponds preserve and Ag use on the property.

The Application conforms with the zoning ordinance criteria for approval.

This application has a dual benefit to the existing property owners and while proving material needed for infrastructure and the high level of construction activity in the valley. High quality mineral resources are located in this area, and these resources are of vital importance to the County because they are needed for construction of infrastructure and homes in Canyon County. There are numerous historic and current gravel operations in this area because this area is where the natural resources are located. This is a relatively small extraction operation and is different and less impactful than most of the other operations approved in the area. We are proposing hours of operation from 7am to 7pm. Monday through Saturday. No operations on Sunday. We are not requesting any 24/7 operations. Some operations in the area can operate 24/7 as needed and/or when they have a contract requiring night work etc. The operators will use best

management practices to minimize any fugitive dust. This is a wet operation in that the material extracted will be wet because of the water table. Practically speaking the wet nature of this extraction area reduces dust generation compared to other dry gravel operations. Again, unlike other operations in the area there will be no crushing of material on site. Since there will not be crushing that further reduces the potential for fugitive dust. Internal haul roads will be regularly watered as needed to further minimize the potential for fugitive dust. Crushing is the part of any gravel operation that generates the most sound and that sound will not exist on this operation. We are requesting a ten year timeframe for the CUP. The use of the property will be market driven and we anticipate that the ponds will be completed well before that timeframe is reached. This is a relatively small operation with a shorter lifespan compared to other operations in the area. The ponds will be developed one at a time. While one pond is being completed the other portions of the property with the second pond site will not be continue in its normal use. Upon completion of the first pond, it will be put into the new proposed agricultural use and then work on the second pond will commence. Upon completion it will be put into the new agricultural use. The reclamation plan for the property has been approved by the Idaho Department of lands and is included with this application.

My client estimates that there is between 750,000 and 850,000 yards of material that will be removed from the site to create the ponds. The amount of material, the load capacity of the trucks and the days and hours of operation were used to calculate the annual average number of trips per day that would come from the site. The mineral lease with the property owners is for a ten year period. The amount of time it will take to complete the work on the site is market driven. Based on current market conditions we anticipate that it will take much less than ten years to remove the material and complete the ponds. The following tables contain the estimated annual truck trips per day and per hour based on a 3, 5 and 10 year time frame for both ends of the estimated amount of material.

850,000 cubic yards

Years	Days	Yards/Day	Trips/Day	Trips/Hour
3	939	905	50.27	4.18
5	1565	543	30.16	2.5
10	3130	272	15.11	1.25

750,000 cubic yards

Years	Days	Yards/Day	Trips/Day	Trips/Hour
3	939	798	44.33	3.69
5	1565	479	26.44	2.2
10	3130	239	13.27	1.10

For calculation purposes we utilize the 850,000 cubic yards and the five year time frame to be more conservative and not use the lowest numbers for the trip calculation. It is also important to note that these are average numbers, which is the approach taken by traffic experts and the highway district in evaluating traffic impacts. The use of the property is market driven so there will be periods of time when the property is not in use at all and no trucks will be coming and going and there will be times when they are busier and more truck trips will occur. Unlike residential uses and some commercial uses the peak hours do not significantly impact the number of trips generated on a daily basis. The trips are spread throughout the day and not impacted by commuter trips. The Golden Gate Highway District standards manual notes that a traffic impact study (TIS) is required if the proposed development exceeds 50 peak hour trips or 500 annual average daily trips in rural areas. The estimated annual average trips per hour is 2.5 with the average daily trips being 26.44 neither of which comes close to the threshold requirements for a TIS. The highway district has the final authority to determine whether a TIS is required but this small, short-term project is not anywhere near the highway district threshold standards for a TIS. The properties have frontage on Centerpoint Rd. The two extraction areas are separated by a ditch. The work for the northern pond and the southern pond will each utilize a separate temporary access onto Centerpoint Road as shown on the site plan. We will work with the highway district as to the exact location of those temporary accesses. We will also work with the highway district and meet the applicable appropriate requirements and any access improvements.

The project will maintain the required setbacks for its operations. There is a ditch that separates the two pond areas. The operations and resulting ponds will maintain the proper setbacks and not impact any corresponding easements. The Hendersons also have a portion of their property on the west side and north of that ditch that will remain in pasture, hay or other similar uses and not be included in the extraction and subsequent pond areas. The project will be dewatered into an existing drainage ditch with the approval of the applicable drainage entity. The dewatering plan includes a settling pond/area before the water enters the drainage ditch.

The subject property is located in the AE flood plain. The subject property is located more than half a mile from the Boise River with another larger gravel operation, ditches, structures and roadways located between this subject property and the Boise River. This is an extraction operation so the ponds will not have any negative impact on the flood plain or base flood elevation. There is no risk of pit capture by the Boise River because the property is not near the river. Our engineer has reviewed the property, the flood plain and the proposed operation and has determined that this will have no impact on the base flood elevation. This operation which will expand one pond and create another presents no risk to the flood plain. The operation will comply with the county flood plain ordinance.

My clients anticipate up to six employees may be working on the site. It depends on the nature of the operation – some activities will require six employees, some will

involve fewer employees and at times there will be no activities and no employees on the site. There are large flat gravel areas that will be used for employees to park their vehicles. The property owners will continue to reside on the property while the excavation occurs and the ponds are created. The existing fencing on the subject property will be maintained.

This application conforms well with the comprehensive plan and meets the requirements in the applicable sections of the county zoning ordinance and should be approved. The following analysis demonstrates that compliance and serves as our proposed findings and conclusions regarding the CUP.

07-07-05: HEARING CRITERIA:

(1) Is the proposed use permitted in the zone by conditional use permit?

Yes.

The subject parcels are zoned A "Agriculture" and long term mineral extraction (over 6 months) is allowed by conditional use permit in the Ag zone under CCC Section 07-10-27.

(2) What is the nature of the request?

To conduct gravel extraction from the subject properties in order to expand an existing pond and create a new one for the existing property owners. There will be some stockpiling of overburden and/or material on site. There will not be a scale or scale house on the property.

(3) Is the proposed use consistent with the comprehensive plan?

Yes.

See the analysis noted below demonstrating general conformance with the comprehensive plan. The following goals and policies in the comprehensive plan support this application for a conditional use permit:

PROPERTY RIGHTS

G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.

G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, to use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

This proposed gravel extraction to create two ponds is less impactful than the many other gravel operations in the area. It is smaller in scope and shorter in time and the property will be reclaimed and put into agricultural use in a comparably shorter period of time. The existing homeowners will continue to live on the property while these ponds are being excavated and completed. With the property owners still living on the property they will see that the project reasonably controls its impacts in accordance with the CUP. The conditions in the CUP along with the requirement to comply with applicable standards and regulations will ensure that the operation conforms with public health, safety and welfare. The end result will be two ponds that are an enhancement to the existing agricultural and residential character of the area. This application achieves the right balance in protecting property rights and public health and safety.

POPULATION

G2.01.00 Incorporate population growth trends & projections when making land-use decisions.

P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.

G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.

Canyon County has experienced substantial growth over the last 30 years and is projected to continue to grow at a strong pace. The material from this operation provides a critical resource needed to support the population growth and infrastructure needs in the County. That population growth drives the increasing need for housing, commercial businesses, roadways, parking areas and other infrastructure. The material from this operation will be used on construction and infrastructure projects driven by population growth and will also support the construction, repair and replacement needs of the existing population. This operation supports a small family-owned business that helps provide some competition to the larger sand and gravel companies that operate in the area.

ECONOMIC DEVELOPMENT

G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.

P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.

G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

This CUP supports an Idaho based family-owned small business. The Wrights and Wright Construction have operated for many years in Canyon and Ada Counties and they have an excellent reputation in the industry. Land that contains mineral resources is being purchased in sizable swaths by the larger companies. This CUP helps provide the necessary resources for this small company to operate in the Treasure Valley and compete with the larger sand and gravel companies for certain business. This operation as proposed is less impactful and is compatible with the area which contains numerous other gravel operations that are much larger and existing agricultural uses. Gravel is an important resource for the commercial, residential and industrial components of Canyon County's economy. This CUP helps provide that necessary resource to support the economy.

LAND USE

P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.

P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.

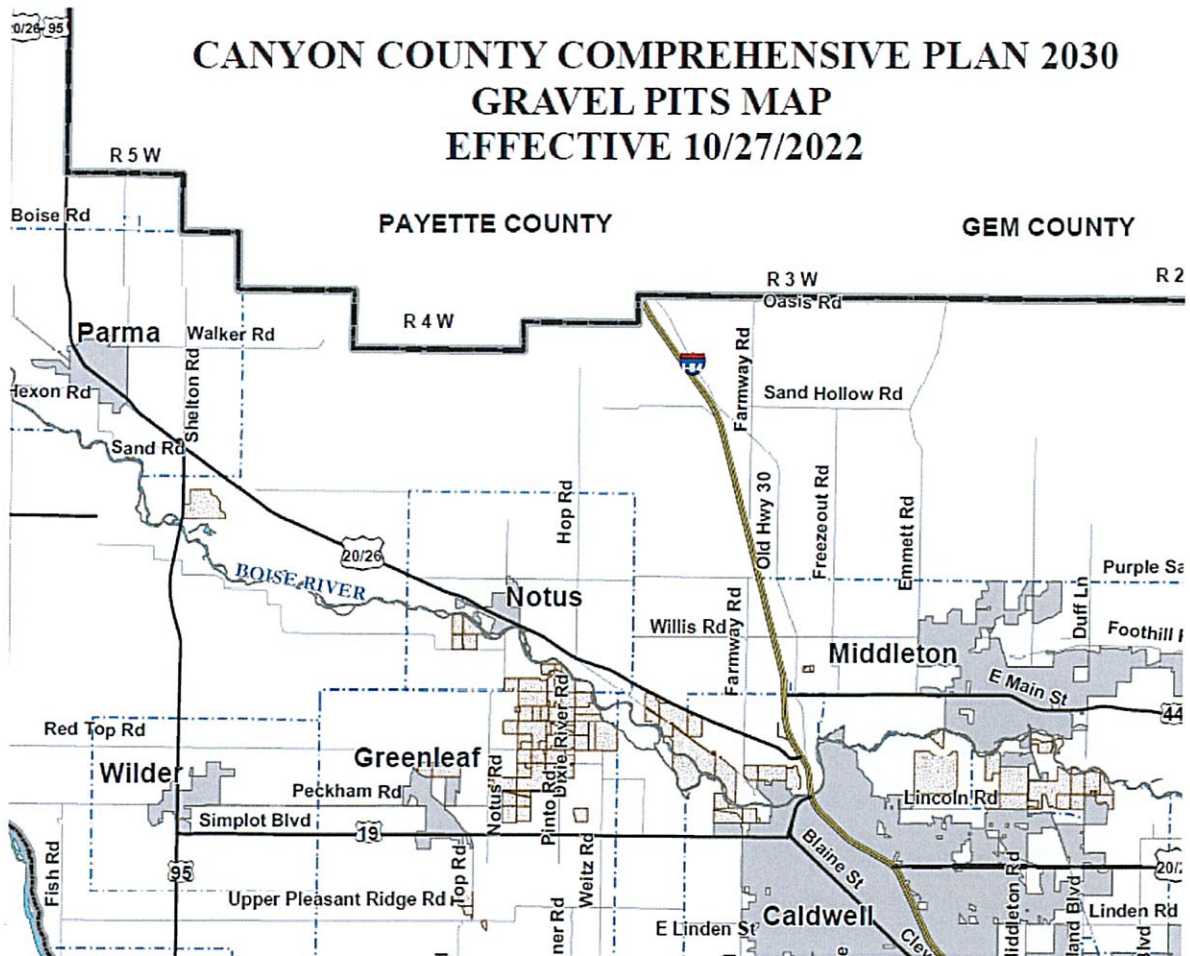
G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.

P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.

P4.03.03 Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.

P4.07.01 Plan land uses that are compatible with the surrounding community.

The following is the gravel pit map in the natural resources chapter in the Comp. Plan. The map does not contain all current and historic operations. The map is part of the comprehensive plan to recognize and help protect areas where gravel resources are found.



The area contains high quality mineral resources that can meet public road construction standards. This natural resource is found where nature puts it. One cannot zone for and create sand and gravel. However, it is orderly development to recognize and protect this resource in this area, and the county has done so in the comprehensive plan land use maps. That map shows the location of the resources in the area based on use and should help guide land use decisions to preserve this necessary resource and its use. Because the material is found in this location there are many historic gravel pits in the area. There are older pits that have been reclaimed and many that are still in operation. Allowing gravel operations with appropriate conditions in this area provides for orderly growth and development of this natural resource.

The community has an overall interest in making sure this material is available for construction and infrastructure projects. The public interest in health and safety is met through the conditions of approval placed on this CUP. Again this is a less impactful proposal than the other operations that exist in this area because it does not include crushing, does not include 24/7 operations, is smaller in scale and will be reclaimed and turned into two ponds for continued agricultural use by the existing and future property owners in a shorter period of time compared to other gravel operations in the area.

The character of the area consists mostly of agricultural uses, gravel operations and some low density rural residential uses. Gravel pits have been a part of the character of this area for many years. Agricultural uses and gravel operations have similar impacts and can and have co-existed in this area for decades. Long term mineral extraction is allowed by CUP in the AG zone because the use is compatible with agricultural uses and conditions of approval help ensure reasonable compatibility. The comprehensive plan recognizes that agricultural and non-agricultural uses can compatibly co-exist in an area. This operation is compatible with and will have less impact on the area than many of the existing operations.

NATURAL RESOURCES

G5.03.00 Support the conservation of productive mineral lands and discourage incompatible uses upon or adjacent to these lands.

Again, this is an example of the comprehensive plan supporting this application in this area where mineral resources are found and emphasizing the need to protect sand and gravel resources.

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

No.

The character of the area is comprised of agricultural uses, gravel operations, reclaimed gravel operations and ponds and some low density rural residential uses. Traditional and larger scale gravel pits have been a part of the character of the area for many years because the resource is found in this area. Unlike most larger operations in the area, this application is smaller in scale and will not include crushing of material, we are not proposing any 24/7 operations, the completion of the operations and reclamation of the properties to create two ponds for continued agricultural use and will likely occur in a much shorter time frame than other operations in the area. This proposal will be less impactful and more compatible than the other gravel operations in the area, particularly with appropriate conditions of approval. For these reasons the proposed use will not negatively change the character of the area or be injurious to other property in the vicinity.

(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Yes.

The use does not utilize or need potable water, sewer, irrigation or additional utility systems. Any stormwater generated will be retained on site. Groundwater from

dewatering will go into the drainage ditch on the west side on the property with the approval of the ditch entity.

(6) Does legal access to the subject property for the development exist or will it exist at the time of development?

Yes.

The two parcels have frontage on Centerpoint Rd.

(7) Will there be undue interference with existing or future traffic patterns?

No.

This is a smaller operation of relatively short duration compared to other operations in the area. The average daily trips from the operation do not come close to the Highway District requirements for a traffic study. I will reiterate some of the points from above. The following tables contain the estimated annual truck trips per day and per hour based on a 3, 5 and 10 year time frame for both ends of the estimated amount of material.

850,000 cubic yards

Years	Days	Yards/Day	Trips/Day	Trips/Hour
3	939	905	50.27	4.18
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750,000 cubic yards

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For calculation purposes we plan to utilize the 850,000 cubic yards and the five year time frame to be more conservative and not use the lowest possible numbers for the trip calculation. These are average numbers. The use of the property is market driven so there will be periods of time when the property is not in use and no trucks will be coming and going and there will be times when they are busier and more truck trips will occur. Unlike residential uses and some commercial uses, the peak hours do not significantly impact the number of trips generated on a daily basis by this operation. The trips are spread throughout the day and not impacted by commuter traffic. The Golden Gate Highway District standards manual notes that a traffic impact study (TIS) is required if the proposed development exceeds 50 peak hour trips or 500 annual average daily trips in

rural areas. The estimated annual average trips per hour is 2.5 with the average daily trips being 26.44 which do not come close to the threshold requirements for a TIS. The highway district has the final authority to determine whether a TIS is required but this small, short term project does not come close to the threshold standards for a TIS. The properties have frontage on Centerpoint Rd. We will work with the highway district as to the exact location of the temporary accesses connecting with the northern and southern pond areas. We will also work with the highway and address required and proportionate road/access improvements.

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

Yes.

Because this is a gravel extraction operation resulting in ongoing agricultural zoning and use, the gravel extraction will have little to no impact on schools, police, fire, EMS and irrigation facilities. The operations will include setbacks from any existing irrigation facilities, so those easements are protected.

The application complies with the additional standards and criteria for long-term mineral extraction. The analysis below describes such compliance.

07-14-19: MINERAL EXTRACTION LONG TERM:

- (1) If a conditional use permit is required, the following standards shall apply:
A. Setbacks:

Front	Side	Rear	Corner
30'	30'	30'	30'

1. Front and corner setbacks shall be measured from the greatest of either the property line, right-of-way line, or road easement line of any local or private street.

As shown is the site plan this operation will comply with the applicable setbacks.

2. When making a decision for a conditional use permit for the use, the decision making body shall consider the following:

- (A) The uses of the surrounding properties in the determination of the compatibility of the proposed application with such uses.

Other properties in the area contain agricultural uses and traditional and larger scale gravel pits. This proposal is less impactful than existing gravel operations because it does not include crushing, will not involve 24/7 operations and is smaller in scope and shorter in duration. The property owners will continue to live on the property while the material is being extracted and the ponds are completed. The existing homeowners on the property will help with mitigation of potential impacts and ensure compliance with the conditions of the CUP.

- (B) Duration of the proposed use.

The duration requested maximum period is 10 years. That matches the term of mineral lease for the property. The completion of the ponds is market driven, which we do not fully control. The property owners would like their ponds completed as soon as possible. My client anticipates that they will be done and completed in much less time than ten years.

- (C) Setbacks from surrounding uses.

The project will comply with the required setbacks. The extraction areas and resulting ponds will be shared by the participating landowners.

- (D) Reclamation plan as approved by Idaho Department of Lands.

The Idaho Department of Lands has approved the reclamation plan. The reclamation plan is included with this application.

- (E) The locations of all proposed pits and any accessory uses.

The location of the mineral extraction areas is noted in the reclamation plan. The operation involves only extraction of material. There will be no crushing or batching.

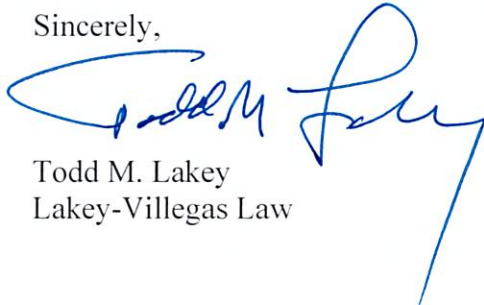
- (F) Recommendations from applicable government agencies.

The applicant intends to comply with the requirements of the applicable agencies.

CONCLUSION

This application to excavate two ponds for continued agricultural use has fewer impacts than the typical gravel pit and those operating in the area. The application to excavate two ponds for continued agricultural/aquaculture use complies with the development agreement on the Henderson property and helps prevent further residential development of the property in the future. The smaller scale shorter term operation meets the criteria in the Canyon County Zoning Ordinance Section 07-07-05 pertaining to conditional use permits and Section 07-14-19 pertaining to long term mineral extraction. We request approval of this application with the conditions proposed in this application. Please contact me if you have any questions.

Sincerely,



Todd M. Lakey
Lakey-Villegas Law



Floodplain Development Permit

Development Services Department

111 North 11th Ave., Suite 310

Caldwell, ID 83605

Office: (208) 454-7458

For Inspections Call: (208) 454-7460

Fax: (208) 454-6633

Permit Number:

DP2026-0004

Date:

02/09/2026

Project Name: CONDITIONAL USE PERMIT - MINERAL EXTRACTION

Parcel Number: 35966000 0

Site Address: 23833 CENTERPOINT RD
Caldwell ID 83607

Latitude:

Longitude:

Section: 5

Project Flood Zone:

Township: 4N

Parcel Flood Zone: Zone AE – w/BFE Determined,

Range: 4W

Parcel Acreage: 44.97

Property Owner:

Applicant:

Contractor:

HENDERSON REVOCABLE
TRUST
23833 CENTERPOINT RD
CALDWELL ID 83607

Comments: _____

Standard Zoning / Building Condition(s)

✓	Reclamation Plan
✓	Flood Emergency / Evacuation Plan
✓	completion letter, as-built plans showing final excavation and pond elevations.

Fees

Date	Fee Item	Amount
02/09/2026	Flood Plain Development Permit (Engineering Fees May Also Apply)	\$150.00
		\$150.00

Receipts

Date	Receipt Number	Amount
02/09/2026	87496	\$150.00
	Total Paid:	\$150.00

The degree of flood protection required by Canyon County Code of Ordinance Chapter 7 and the Development Permit is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Issuance of this permit shall not create liability on the part of Canyon County or any officer or employee thereof for any flood damages that result from reliance on this permit or any administrative decision. This Development Permit is only valid for the proposed development associated with the Building Permit identified above. Any changes to or amendments made to the proposed development may nullify this permit.

There may be additional State and Federal guidelines and permits required in addition to this Development Permit. It is highly recommended that you verify any additional requirements with your flood insurance provider prior to initiating the proposed development.

Applicant's Signature: _____

Date: _____

DSD Staff Accepting Application:



Date: April 20, 2026

DSD Flood Plain Administrator:

Date: _____



Floodplain Development Permit

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Parcel Number: 35966000 0

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Caldwell ID 83607

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Longitude:

Section: 5

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Parcel Acreage: 44.97

Property Owner:

Applicant:

Contractor:

HENDERSON REVOCABLE
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Comments: _____

Standard Zoning / Building Condition(s)

✓	Reclamation plan
✓	Flood Emergency / Evacuation Plan
✓	Completion letter, as-built plans showing final excavation and pond elevations

Fees

Date	Fee Item	Amount
02/09/2026	Flood Plain Development Permit (Engineering Fees May Also Apply)	\$150.00
		\$150.00

Receipts

Date	Receipt Number	Amount
02/09/2026	87497	\$150.00
	Total Paid:	\$150.00

The degree of flood protection required by Canyon County Code of Ordinance Chapter 7 and the Development Permit is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Issuance of this permit shall not create liability on the part of Canyon County or any officer or employee thereof for any flood damages that result from reliance on this permit or any administrative decision. This Development Permit is only valid for the proposed development associated with the Building Permit identified above. Any changes to or amendments made to the proposed development may nullify this permit.

There may be additional State and Federal guidelines and permits required in addition to this Development Permit. It is highly recommended that you verify any additional requirements with your flood insurance provider prior to initiating the proposed development.

Applicant's Signature: _____

Date: _____

DSD Staff Accepting Application:



Date: April 20, 2026

DSD Flood Plain Administrator:

Date: _____



United States
Department of
Agriculture

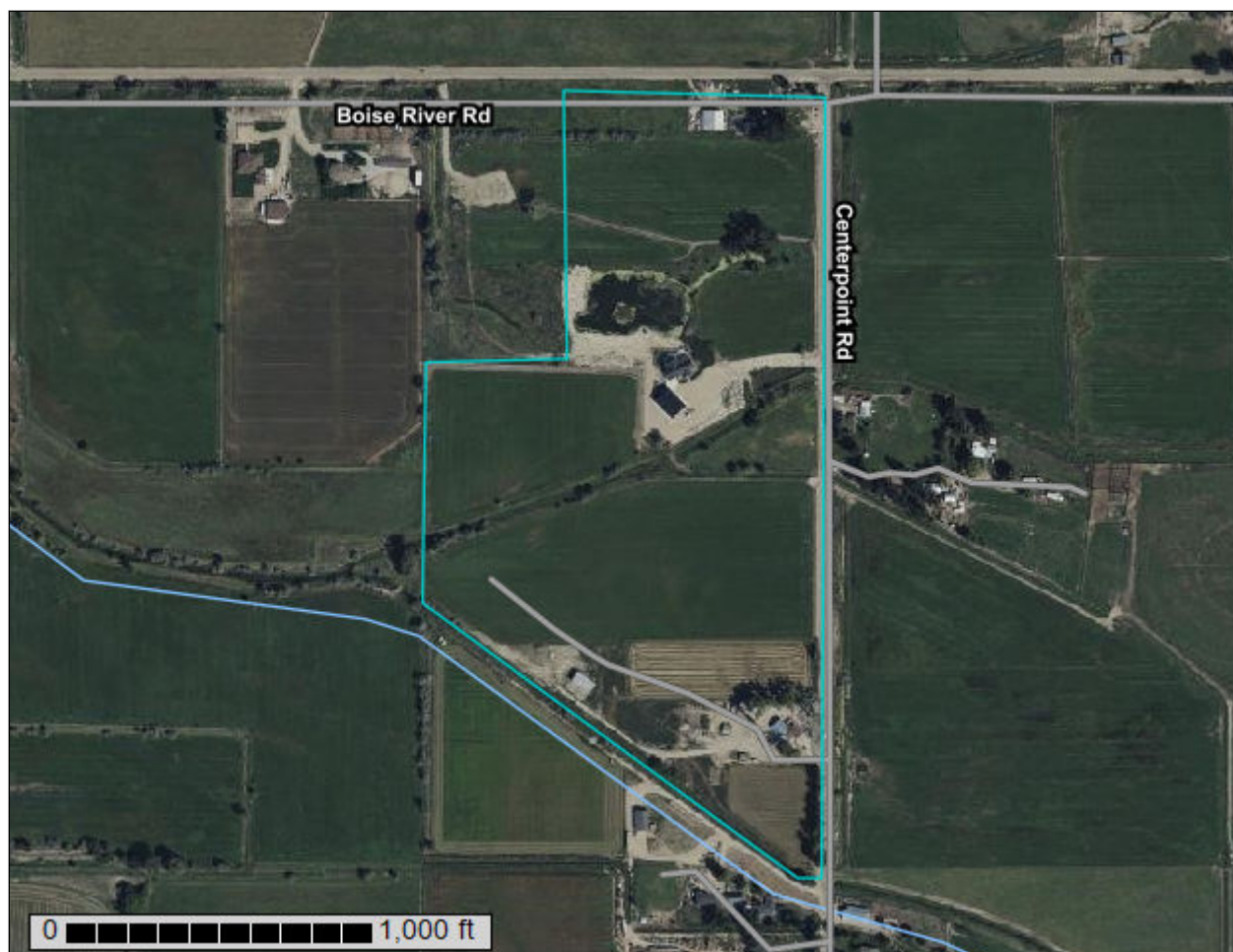
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Canyon Area, Idaho**

**CU2026-0005 JJ&T LLC Todd
Lahey**



March 19, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (CU2026-0005 JJ&T LLC Todd Lakey)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Custom Soil Resource Report

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 Capability Class - 1
 Capability Class - 2
 Capability Class - 3
 Capability Class - 4
 Capability Class - 5
 Capability Class - 6
 Capability Class - 7
 Capability Class - 8
 Not rated or not available

Soil Rating Lines

 Capability Class - 1
 Capability Class - 2
 Capability Class - 3
 Capability Class - 4
 Capability Class - 5
 Capability Class - 6
 Capability Class - 7
 Capability Class - 8
 Not rated or not available

Soil Rating Points

 Capability Class - 1
 Capability Class - 2

 Capability Class - 3
 Capability Class - 4
 Capability Class - 5
 Capability Class - 6
 Capability Class - 7
 Capability Class - 8
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 22, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (CU2026-0005 JJ&T LLC Todd Lakey)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BdA	Baldock loam, 0 to 1 percent slopes	3	34.8	63.1%
MtA	Moulton fine sandy loam, 0 to 1 percent slopes	4	3.7	6.7%
MuA	Moulton fine sandy loam, saline, 0 to 1 percent slopes	4	4.6	8.4%
MwA	Moulton loam, saline, 0 to 1 percent slopes	4	12.0	21.7%
Totals for Area of Interest			55.2	100.0%

Rating Options—Irrigated Capability Class (CU2026-0005 JJ&T LLC Todd Lakey)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

May 4, 2026

Amber Lewter
Planner
Canyon County Planning & Zoning

VIA EMAIL

Development Application	CU2026-0005
Project Name	JJ&T, LLC
Project Location	23833 & 23579 CenterPoint Road
Project Description	Mineral Extraction
Applicant	Todd Lakey; Lakey-Villegas Law

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. The Department does not have any concerns with the proposed application due to the limited number of vehicle trips per day. 4-5 vehicle trips per hour does not meet our threshold for requiring any traffic analysis, however, the county is more than welcome to request traffic and safety analyses on State Highways.
2. I recommend trucks to and from the site be required to use the US 20/26 & Notus Road intersection since there are turn lanes to facilitate traffic in both directions.
3. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov



March 16, 2026

Amber Lewter, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
amber.lewter@canyoncounty.id.gov

Subject: Agency Notice CU2026-0005 / JJ&T, LLC

Dear Amber Lewter:

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), and trade waste burning (58.01.01.600-617).
- For questions, contact David Luft, Air Quality Manager, at 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- Rock crushers, concrete batch plants, and hot mix asphalt plants are subject to DEQ air quality permitting requirements. Please see the following web site for additional information:
- <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/5204>
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan to the city/county for incorporation into the conditional use permit. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

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 (208) 373-0459.

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 (208) 373-0459.

4. SURFACE WATER

- 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 (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

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 (208) 373-0510.

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 (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following 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 (208) 373-0550.

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

Archived: Thursday, June 4, 2026 8:58:06 AM
From: [Anthony Lee](#)
Mail received time: Fri, 13 Mar 2026 18:17:14
Sent: Fri, 13 Mar 2026 18:16:59
To: [Amber Lewter](#) [Amber Lewter](#)
Cc: [Mitch Kiester](#)
Subject: [External] RE: Agency Notice CU2026-0005 / JJ&T, LLC
Importance: Normal
Sensitivity: None
Attachments:
[Pre.Development.Notes.Signed.11.18.2205.pdf](#) 

Hi Amber,

As requested, please see the responses to the questions provided below.

1. Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study.**
2. Will adequate sanitary systems be provided to accommodate the use? **No wastewater will be generated that would require a subsurface sewage disposal system.**
3. Any concerns about the use or request for variance? If so, are there any conditions or mitigation measures recommended to ensure the use or requested variance minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Friday, March 13, 2026 11:31 AM

To: Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>

Subject: Agency Notice CU2026-0005 / JJ&T, LLC

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. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/783>. You are invited to provide written testimony or comments by **April 12, 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. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. 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 **Amber Lewter** at amber.lewter@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

Pre-Development MeetingName of Development: JJ and TApplicant: Todd Lakey (Legal Counsel)P.E./P.G.: N/AOthers In Attendance: NA# of Lots: NA Wastewater Flow: NA Acreage Proposed: 44.97 and 10.99Location of Development: 23833 and 23597 Centerpoint Rd, Caldwell IdahoParcel #: R 35966 and 35967

Project in Area of Concern: _____ Groundwater/Rock <10': _____

Level 1 NP Study Required: ☐ Yes ☒ NoLSAS/CSS Proposed: NAProposed Drinking Water: ☒ Individual ☐ City ☐ Community ☐ Public Water SupplyInformation Distributed: ☒ SER ☐ NP Guidance ☐ Non-Domestic WW ap

Description of Projects:

Parcel R35966 – Expansion and Pond Development: The existing gravel pit on Parcel R35966 will be expanded to increase material extraction capacity. Upon completion of extraction activities, the expanded area will be converted into a pond.

Parcel R35967 – New Pit and Future Pond: A new gravel pit will be developed on Parcel R35967 to support ongoing and future construction needs. After extraction is complete, this area will also be converted into a pond.

Sanitation and Facilities: No permanent structures will be built on either parcel during the development phase. Portable toilets (porta-potties) will be provided and maintained throughout the construction period.

Environmental and Regulatory Compliance: When ponds are created, they must maintain the required separation distance from existing drainfields on the properties in accordance with IDAPA 58.01.03.

Anthony Lee



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

June 3, 2026

Canyon County Development Services Department
Attn: Amber Lewter, Associate Planner
111 North 11th Ave, Suite 310
Caldwell, ID 83605
Phone: (208)454-6631, Email: amber.lewter@canyoncounty.id.gov

RE: Case No.: CU2026-0005, JJ&T LLC, Conditional Use Permit (CUP) Application Review

Dear Amber,

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 June 1, 2026 for property located at 23833 Centerpoint Rd, Caldwell, ID 83607. The property is on the southwest corner of the Boise River Rd/Centerpoint Rd intersection, includes Parcels #R35966 (44.97 acres) and R35967 (10.99 acres), and is in the W1/2 of the NE1/4 of Section 5, T4N, R4W, BM, Canyon County.

The application requests a Conditional Use Permit for gravel extraction that will ultimately result in ponds on the subject property; one pond on each parcel. Extraction is expected to last five years with operating hours of 7 am to 7 pm Monday through Saturday and an estimated peak trips per hour of 2.5 and average daily trips of 26.44. Crushing, staging, and batching are not expected on the site. Both parcels are proposed to access Centerpoint Rd utilizing separate temporary accesses. It is unclear whether site traffic will travel north to Boise River Rd or south to Howe Rd.

Centerpoint Rd is under the jurisdiction of GGHD and is classified as **Local Road** according to GGHD's 2024 Functional Classification Map.

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 is not warranted**.
2. A **Pavement Analysis and Improvements/Reconstruction Recommendations** prepared by a registered licensed professional Idaho engineer are required for Centerpoint Rd between Boise River Rd and Howe Rd. A scoping meeting with GGHD for the analysis is required.
3. An **Approach Permit Application** is required to be submitted for the temporary access locations. 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