Planning and Zoning Commission
Hearing Date: November 6, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0009**
APPLICANT/REPRESENTATIVE:	**Knife River Corp. / Megan Winter**
PROPERTY OWNER:	**William Doramus**
APPLICATION:	**Conditional Use Permit: Long Term Mineral Extraction**
LOCATION:	**21766 Howe Road, Caldwell, ID. 83607** **Parcel R35959 & R35957010, a total of approx. 47.72-acres**
ANALYST:	**Arbay Mberwa, Associate Planner**
REVIEWED BY:	**Dan Lister, Planning Supervisor**

REQUEST:

The applicant, Megan Winter and Joseph Smith, representing Knife River Corporation - Mountain west and William Doramus, requests a conditional use permit to allow for a long-term mineral extraction, mining gravel, aggregate to be crushed, screened, washed and stockpiled on Parcels R35959 and R35957010, for a maximum of twenty (20) years on approximately 47.78-acres in the "A" (Agricultural) zone. The subject property is located at 21766 Howe Rd and 0 Howe Rd, Caldwell Idaho, 83607 also referenced as a portion of the SW¼ of Section 04, T4N, R4W, BM, Canyon County, Idaho.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	**February 10, 2025**
Agency and Full Political notice:	**October 2, 2025**
Neighbor notification within 1,000 feet mailed on:	**October 2, 2025**
Newspaper notice published on:	**October 7, 2025**
Notice posted on site on:	**October 6, 2025**

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1. BACKGROUND:

Parcel R35959 is an original parcel per AD2025-0019 (**Exhibit B4**). Parcel R35957010 was created in 2006, via deed per PI2024-0267 (**Exhibit B3**). The applicant submitted an after-the-fact administrative land division application on February 6, 2025, which was approved to recognize parcel R35957010 and brought the parcel into compliance with the Canyon County Code of Ordinance (CCCO).

2. HEARING BODY ACTION:

Pursuant to Canyon County Code of Ordinance (CCCO) Article 07-07-01 every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in Article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7)Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (CCCO 07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (CCCO 07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve CU2025-0009, Knife River, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County Zoning Regulations, **with the conditions listed in the staff report, finding that**; [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to deny CU2025-0009, Knife River, finding the application **does not** meet the criteria for approval under Article 07.07.05 of Canyon County Zoning Regulations, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].

Table the Application: "I move to continue CU2025-0009, Knife River, to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (CCCO §07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-07-05(1)**	**Is the proposed use permitted in the zone by conditional use permit?**
			Staff Analysis	The proposed use, mineral extraction (long term), is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to County Ordinance CCCO 07-10-27. The applicant submitted a conditional use permit application to

				establish the use on the subject properties on April 9, 2025 (**Exhibit A**). *See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.*
☒	☐	☐	**07-07-05(2)**	**What is the nature of the request?**
			Staff Analysis	The nature of the request consists of a Long-term Mineral Extraction on parcels R35959 and R35957010, approximately 47.72 acres in the "A" (Agricultural) zone with an end date of November 20, 2045 (**Exhibit A2**). The proposed use of a Mineral Extraction is defined as "the various activities associated with the extraction of mineral resources, including, but not limited to, gravel, from the ground" per CCCO §07-02-03. Per the letter of intent, the activities on site include mining sand and aggregate to be crushed, screened, washed and stockpiled on the subject parcels. The mining operation will take place in 3 phases, beginning in the southwest corner of parcel R35959 and working counterclockwise with each phase. Phase one (1) will consist of the first-year disturbance which is approximately 13 acres beginning with stripping and stockpiling topsoil in the mining area. The topsoil and overburden will be separated. The maximum depth that will be mined will be 20 feet from the surface elevation while the minimum will be 15 feet from surface elevation (**Exhibit A2**). The machinery to be used for the operation includes a hydraulic excavator, frontend loaders, a dozer and ten (10) haul trucks, creating 44 average daily trips (**Exhibit A2**). Hours of operation for mining will be from 5 a.m. to 7 p.m. Monday – Saturday. Loading and hauling may take place 24 hours a day, 7 days a week, to support construction activities. The applicant requests that loading and hauling of materials may take place anytime, 24 hours a day, 7 days a week, "to support construction activity that requires nighttime operations" (**Exhibit A2**). Staff has recommended the following condition in order to mitigate potential impacts from nighttime operations: Knife River shall notify property owners within ¾ of a mile and the county a minimum of a week prior to operating outside of the proposed hours of operation. See proposed condition of approval No. 4a.i. There will be no more than 10 employees on site at any given time (**Exhibit A4**). *See proposed condition of approval No. 4d.* Equipment and vehicle parking will take place on site (**Exhibit A2**). The southwest corner of parcel R35959 will be used as the parking area and can accommodate 10 pick-up trucks and employee vehicles. Vehicle fueling and minor maintenance may take place on site, which is considered accessory to the proposed use. *See proposed condition of approval No. 1c and 8.* The applicant is proposing 8' tall berms be placed around the perimeter of the subject parcels in the 30' setback area, that will act as the perimeter of the excavation site and provide a noise barrier. Salvaged soil will be utilized as the berm material. The berm's topsoil will be stabilized with rock or grass (**Exhibit A2**). See condition of approval No. 4b. The top soil will be removed and reclaimed during the reclamation process.

				A reclamation plan has been approved by the Idaho Department of Lands on February 3, 2025 (**Exhibit A7**). The applicant proposes to create approximately 13-acre water feature due to the mining depth while the remainder will be sold as residential development (**Exhibit A7.3**). The area around the pond will have overburden and topsoil placed and will be seeded at the time of reclamation. The northeast corner of parcel R35959 and the northern half of R35957010 lie in the AE floodplain zone (**Exhibit A9**). All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules (**Exhibit A7**). See **Exhibit A7.1** for details regarding reclamation. See proposed conditions of approval No.1a. for reclamation conditions.
☒	☐	☐	**07-07-05(3)**	**Is the proposed use consistent with the comprehensive plan?**
			Staff Analysis	The proposed use is consistent with the Canyon County 2030 Comprehensive Plan, subject to the proposed conditions of approval. The 2030 Canyon County Comprehensive Plan designates the subject parcels as "Agriculture" on the future land use map (**Exhibit B2.9**). With the recommended conditions, the request aligns with the following goals and policies of the 2030 Canyon County Comprehensive Plan: <u>Chapter 1: Property Rights</u> **G1.01.00** Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. <u>Chapter 2: Population</u> **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. <u>Chapter 3: Economic Development</u> **G3.01.00** Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. **P3.01.01** Direct business development to locations that can provide necessary services and infrastructure. **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. <u>Chapter 4: Land Use and Community Design</u> **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. **P4.07.01** Plan land uses that are compatible with the surrounding community.

				P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. Chapter 5: Natural Resources and Hazards **P5.03.01** Sand and gravel mining operations should be located to avoid adverse impacts to the river channel and promote compatibility with adjacent uses. Chapter 7. Public Services, Facilities, and Utilities **P7.01.03** New developments should not increase stormwater runoff from the site. *See all case analyses within this report for supporting evidence. See Section 6 of this report for recommended conditions of approval.*
☒	☐	☐	**07-07-05(4)**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
			Staff Analysis	The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area with the proposed conditions of approval. **Adjacent Existing Conditions:** **Direction** / **Existing Use** / **Primary Zone** / **Acreage** **N** / Agricultural use / "A" (Agricultural) / **70.53- acres** **E** / Agricultural use with a residence / "A" (Agricultural) with residence / **39.85- acres** **S** / Agricultural use / "A" (Agricultural) / **319.45** **W** / Agricultural use / "A" (Agricultural) / **39.95** "A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone) **Surrounding Land Use Cases:** The surrounding land use cases are primarily long-term mineral extraction conditional use permits to the north, east and west of the subject property (**Exhibit B2.4**). Within a 1-mile radius, there are 11 gravel pit operations (**Exhibit B2.5**). Long-term mineral extraction conditional use permits approved in the last five (5) years in the vicinity (**Exhibit B5**): • CU2020-0005: Long-term mineral extraction with a concrete and asphalt batch plant on 158.12 acres (R36016) for 40 years. • CU2024-0009: Long-term mineral extraction on R38552, approx. 34.93 acres and a 20-year duration. • CU2024-0014: Long-term mineral extraction on R35953010, approx. 39+ acres and a 15-year duration Long-term mineral extraction conditional use permits that have yet to go through the public hearing process in the vicinity: • CU2024-0023 • CU2024-0024 • CU2025-0011

- CU2025-0022

There are existing long-term mineral extraction conditional use permits in this area and many more are proposed (**Exhibit B6**).

Character of the Area:
The subject properties are zoned "A" (Agricultural), and the surrounding zoning is also "A" (Agricultural). The 2030 future land use designation of the area is "A" (Agricultural) and is located west of the intensive agricultural overlay (**Exhibit B7**). The average lot size within a 1,000-foot radius is 72.15 acres (**Exhibit B2.10**). Within 1,000 feet of the subject properties, there are approximately 12 parcels, of which 5 parcels have a residence. The character of the area is primarily agricultural and mineral extractions with few residences (**Exhibit C**).

The subject properties lie in the City of Notus area of impact in the southwest corner, approximately less than 1.5 miles away from the Notus city limits. The city of Notus was notified of the request on June 11, 2025 and October 2, 2025 and did not provide comments. The subject properties border the City of Greenleaf's area impact to the south. City of Greenleaf's future land use designates the parcel in the low residential zoning district. *See Table 3 regarding the area of city impact criteria.*

According to Canyon County Soil Conservation District, the land is primarily class 3 soil which has moderate limitations; however, it can be productive if irrigated (**Exhibit D5 & B2.8**). Canyon County Soil Conservation District does "not recommend a land use change" (**Exhibit D5**).

Potential Impacts:
The long-term mineral extraction use may impact the surrounding area, due to an increase in dust, noise, and potential environmental impacts. The applicant shall work with the Department of Environmental Quality and the Department of Lands to minimize these potential impacts. See the proposed conditions of approval to mitigate these concerns.

Although a batch plant will not be located on the subject properties, noise levels may increase in the immediate vicinity due to the mining activities that are proposed to take place on site (**Exhibit A2**). As conditioned, noise emissions shall follow the regulations and standards of OSHA and MSHA, and back-up alarms shall be restricted to non-beeping alarms in compliance with OSHA/MSHA requirements. Berms shall be constructed on the perimeter of the subject properties in accordance with **Exhibit A2**. Hours of operation are conditioned to Monday through Saturday, 5:00 a.m. through 7:00 p.m., with the operation closed on Sundays and on holidays. *See proposed conditions of approval No. 1c and 4a for conditions related to hours of operation and night-time operations.*

There is no lighting proposed on site per the applicant; however, in the event of nighttime operation the applicant states "light plants will be brought in as needed". If the applicant wishes to use lighting for nighttime operations, lighting

				shall be directed downwards and away from residences. *See proposed condition of approval No. 1*e. Dust abatement shall be addressed by watering of the site and having grass or rock on the berms (**Exhibit A2**). *See proposed condition of approval No. 6.* Per Golden Gate Highway District No. 3's comment, there is one (1) proposed access point near the center of the south boundary onto Howe Road for the proposed use. The applicant is anticipating 44 average daily trips (**Exhibit A2**). See Section 07-07-05(6) & (7) for details regarding access and traffic patterns. The subject properties do not contain waters of the U.S. nor perennial streams. Surface and ground water are not anticipated to be negatively impacted by the proposed use. Irrigation canals run north to south on the outside of the east and west boundary of parcel R35959, while a ditch runs east to west on the northern boundary of parcel R35957010. There will be discharge into the North drain. Drain Ditch No. 6 requests water be discharged into the irrigation canal during the summer months (**Exhibit D7**). *See proposed conditions of No. 3a.i.* A reclamation plan was approved by the Idaho Department of Lands on February 3, 2024. The reclamation shall be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. See the reclamation plan for details (**Exhibit A7**). See the proposed conditions of approval. *See Section 07-14-19(1) A.2 (E) for details regarding the reclamation plan.*
☒	☐	☐	**07-07-05(5)**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
			Staff Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** A well is not required for mining. The applicant is proposing to use processed water; therefore, the water system for the proposed use is anticipated to be adequate. The applicant anticipates encountering groundwater which will be managed via grading and maintenance pumping. During each active mining phase, dewatering will occur once material has been mined at 15-20 feet deep by pumping surface water from active mines to a previously mined phase for storage or discharged into the drain ditch to the west of the subject property. Dewatering will occur in accordance with the Stormwater Pollution Prevention Plan (SWPPP). As a proposed condition of approval, the applicant shall complete a SWPPP. See proposed condition of approval No. 1. The reclamation plan is to create a 13-acre water feature (**Exhibit A2 & A7.3**). The applicant proposes to mitigate dust by watering the site, using process water. The applicant will use water trucks to apply water to the site to prevent runoff and control dust. "Process water is collected in an excavated depression near the crushing equipment in an excavation pit floor." **Sewer:** No permanent facilities are proposed for the requested use. The applicant is proposing to provide temporary portable sanitation rooms for use on-site. *See*

				proposed condition of approval No. 1. Southwest District health was notified of the request on June 11, 2025 and on October 2, 2025. Comments were received on June 11, 2025 stating that a nutrient pathogen study is not required and a septic system is not required (**Exhibit D1**). In a pre-development meeting Southwest District Health noted "the extraction process will not affect adjacent properties" (**Exhibit D1.1**). **Irrigation:** According to the land use worksheet the applicant is not proposing to use irrigation water. "The site will discharge to an irrigation canal" (**Exhibit A2**). Eureka Ditch Co. No. 2 was notified of the request on June 11, 2025 and October 2, 2025, Shari Doramus stated via phone call on September 24, 2025, discharge will occur in the north drain. Eureka Ditch Co. No. 2 provided comments on October 27, 2025 (**Exhibit D8**). Drain Ditch No. 6 was notified of the request on June 11, 2025 and October 2, 2025 and provided comments on September 26, 2025 stating discharge into the ditch is okay, and if possible in the summer months, discharged into the irrigation canal (**Exhibit D7**). See proposed condition of approval No. 3a.i. There is a canal on the west and east boundary of parcel R35959 and the North Drain runs along the north boundary of parcel R25957010. **Drainage/ Stormwater drainage facilities:** Stormwater shall be retained on-site per the applicant's letter of intent (**Exhibit A2**). Stormwater is controlled on-site via grading, permanent or temporary ditches and berms. Stockpile berms will be seeded for stabilization to act as the first control for runoff. Stormwater may be channeled into the lower parts of the pit to the pond. There is a canal on the east and west perimeter of the subject properties and the North Drain lies north of parcel R35957010. The aforementioned ditch will act as a storage area for stormwater and its conveyance downstream. Access roads within the site will have a burrow ditch constructed to collect stormwater runoff. The burrow ditches will have check dams to allow the stormwater to pond and infiltrate, then be discharged into the burrow ditches. **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on June 11, 2025, and September 11, 2025. No agency comments were provided by those services. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.
☒	☐	☐	**07-07-05(6)** ***Staff Analysis***	**Does legal access to the subject property for the development exist or will it exist at the time of development?** The subject property may have legal access for the development and will exist at the time of the development. Parcel R35959 has frontage along Howe Road, classified as a Minor Collector. The applicant proposes one (1) access on the center southern property line of parcel R35959 onto Howe Road. Golden Gate Highway District 3 (GGHD3) was notified of the request on June 11, 2025, GGHD3 provided a comment letter on June 12, 2025 (**Exhibit D3**). Per GGHD3 an approach permit is required and the access must be constructed in accordance with ACCHD Standards. See **Exhibit D3** for

				Golden Gate Highway District's recommendations. *See proposed condition of approval No. 9.*
☒	☐	☐	**07-07-05(7)**	**Will there be undue interference with existing or future traffic patterns?**
			Staff Analysis	There may be undue interference with the existing and/or future traffic patterns, however the proposed conditions of approval may mitigate concerns that may arise. Parcel R35959 abuts Howe Road a minor collector road. The applicant anticipates 44 average daily trips (**Exhibit A2**). A Traffic Impact Study (TIS) is required per Golden Gate Highway District No. 3 (GGHD3) to determine impacts with the existing and future traffic patterns. GGHD3 states that a pavement analysis and improvements recommendation is required from the excavation site east to Notus Road approximately 1.5 miles. See **Exhibit D3** for GGHD3 comment letter and proposed condition of approval No. 9. Staff spoke with Niki Benyakhlef on October 21, 2025, regarding safety concerns along Simplot Blvd. (Highway 19) and Notus Road intersection. There is a condition placed on Idaho Materials & Construction (IMC) gravel pit (CU2020-0005/ R36016) stating "the development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the subject property and the proposed use" (**Exhibit B5.1**). IMC is responsible for making improvements to the aforementioned intersection, but has yet to complete the improvements. Per the phone conversation there is public sentiment that there are safety concerns at this intersection. Additionally, the intersection's pavement is in poor quality, the turn radius is too small and there are speed limit concerns. *See **Exhibit D9** for details from Idaho Transportation Department.* Due to the cumulative trucks on the road from various gravel pit operators the road is degrading (**Exhibit D9.1**). Lastly, ITD states "it's not really concerning the Knife River application." The intersection is approximately 2.5 miles south of the subject properties and the applicant anticipates on 44 average daily trips. As proposed condition of approval No. 1 states, the applicant shall comply with all laws, rules and regulations that pertain to the proposed use. If needed, ITD can require Knife River to make road improvements.
☒	☐	☐	**07-07-05(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?**
			Staff Analysis	Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Notus School District was notified of the request on June 11, 2025 and October 2, 2025. No comments were received. It's not anticipated that the school district will be impacted by the request.

				Police and Fire protection: Canyon County Sheriff was notified of the request on June 11 and October 2, 2025 and did not provide comments. Caldwell Fire District provided comments on June 11, 2025 and recommends approval subject to added conditions. See **Exhibit D2** for the full comment letter and proposed conditions by Caldwell Rural Fire. See condition of approval No. 10. **Emergency Medical Services:** Canyon County Paramedics and EMT were notified of the request on June 11, 2025 and October 2, 2025. No comments were received. It's not anticipated that emergency medical services will be negatively impacted by the request. **Irrigation Facilities:** The subject properties lie within Eureka Irrigation District. The irrigation district was notified of the request on June 11, 2025 and October 2, 2025. Staff spoke with Sheri Doramus, Secretary of Eureka Ditch Company on September 24, 2025. There are no concerns with the applicant discharging into the canal. Additionally, a comment letter was received from Eureka Irrigation District on October 27, 2025 (**Exhibit D8**). The applicant shall follow DEQ requirements for Pollutant Discharge Elimination System.

Table 2. Article 14 Use Standards Criteria Analysis
- Mineral Extraction Long Term –

<table>
<tr><td colspan="5">USE STANDARDS CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).</td></tr>
<tr><td colspan="3">Compliant</td><td colspan="2">County Ordinance and Staff Review</td></tr>
<tr><td>Yes</td><td>No</td><td>N/A</td><td>Code Section</td><td>Analysis</td></tr>
<tr><td colspan="5">07-14-19(1) If a conditional use permit is required, the following standards shall apply:</td></tr>
<tr><td rowspan="2">☒</td><td rowspan="2">☐</td><td rowspan="2">☐</td><td>07-14-19(1)A</td><td>Setbacks: Required = 30'</td></tr>
<tr><td>Staff Analysis</td><td>The proposed use will comply with the minimum required setbacks for a long-term mineral extraction facility. See further analysis contained below.

<table><tr><th>Setbacks</th><th>Front</th><th>Side</th><th>Rear</th><th>Corner</th></tr><tr><td>Required</td><td>30'</td><td>30'</td><td>30'</td><td>30'</td></tr><tr><td>Proposed</td><td>30'</td><td>30'</td><td>30'</td><td>30'</td></tr></table>07-14-19(1) A.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.

The applicant proposes to establish a 30' setback from the property lines around the property boundary of the subject properties which will also act as the disturbance limit of the property (Exhibit A3).</td></tr>
<tr><td colspan="5">07-14-19(1) A.2 When making a decision for a conditional use permit for the use, the decision making body shall consider the following:</td></tr>
<tr><td rowspan="2">☒</td><td rowspan="2">☐</td><td rowspan="2">☐</td><td>07-14-19(1) A.2 (A)</td><td>The uses of the surrounding properties in the determination of the compatibility of the proposed application with such uses.</td></tr>
<tr><td>Staff Analysis</td><td>The surrounding area is zoned "A" (Agricultural). To the northwest, approximately 50 acres have been conditionally rezoned to "R-R" (Rural Residential). The surrounding uses consist of agricultural practices, mineral extractions, and</td></tr>
</table>

				residential uses. There are two (2) existing mineral extractions and four (4) active conditional use permits for mineral extractions awaiting the public hearing process (**Exhibit B6**). There are a few residences in the area (**Exhibit B2.7**). The mining operation will take place on parcels R35959 and R35957010, approximately 47.72-acre parcels in the Notus area of impact. The proposed and existing uses are not anticipated to directly or indirectly interfere with or negatively impact one another. The request will have its individual services, such as water to service the proposed use. Public services are not anticipated to be diminished or exclusionary due to the request. The long-term mineral extraction use may impact the surrounding area, due to an increase in dust, noise, and potential environmental impacts. The applicant shall work with the Department of Environmental Quality and the Department of Lands to minimize these potential impacts. See the proposed conditions of approval to mitigate these concerns.
☒	☐	☐	**07-14-19(1) A.2(B)**	**Duration of the proposed use.**
			Staff Analysis	The applicant proposes a 20-year duration for mining and reclamation, ending on November 20, 2045. *See proposed condition of approval No. 1a.i.*
☒	☐	☐	**07-14-19(1) A.2 (C)**	**Setbacks from surrounding uses.**
			Staff Analysis	The applicant is proposing to have 30-foot setbacks from the property line. There will be berms along the subject properties to buffer the mineral extraction uses from adjacent properties (**Exhibit A7.2**).
☒	☐	☐	**07-14-19(1) A.2 (D)**	**Reclamation plan as approved by Idaho Department of Lands.**
			Staff Analysis	A reclamation plan was approved with conditions by the Idaho Department of Lands on February 3, 2025. The operation consists of three (3) phases, each approximately 13 acres of disturbance. The first phase will begin in the southwest corner of the parcel R35959 and move north to phase two (2), then southeast to the final phase. Mining operations will be at a maximum depth of 20' from surface elevation and a minimum of 15' from surface depth. The slopes will be between 1:1 and 3:1 but will be dictated by safety. Wet and dry extraction techniques will be used (**Exhibit A7.1**). Material will be crushed, screened, washed and stockpiled onsite for twenty (20) years, including reclamation. The applicant proposes to reclaim the site in accordance with Idaho Surface Mining Act and Administrative Rules. Once mining is complete, the pits will be filled with overburden, reject material and clean fill and brought back to grade. Haul roads will be seeded to match the existing topography and the areas around the pond will have overburden and topsoil placed and seeded. A 13 acre pond will be created due to the depth of mining. The berms will be leveled and seeded using Great Basin Native Seed Mix or similar material. The intent is to restore the subject properties to be used for residential development. *See proposed conditions of approval No. 1a on reclamation.*
☒	☐	☐	**07-14-19(1) A.2 (E)**	**The locations of all proposed pits and any accessory uses.**

			Staff Analysis	Accessory uses include, but are not limited to, handling construction aggregate and overburden soil on site, equipment and vehicle parking. Service vehicles with fuel and lubricating oil and fuel for the crusher to be kept on site. All fuel tanks will be double-walled or installed in a second containment. Heavy equipment to be used for the operations includes hydraulic excavators, dozers, front-end loaders and crushing and screening equipment. The applicant is requesting to operate a long-term mineral extraction on parcels R35959 and R35957010. See **Exhibit A7.2** for locations of the proposed pit.
☒	☐	☐	**07-14-19(1) A.2 (F)**	**Recommendations from applicable government agencies.**
			Staff Analysis	**Southwest District Health** provided comments on June 11, 2025 and did not provide recommendations nor conditions (**Exhibit D1**). **Caldwell Rural Fire Department** provided comments on June 11, 2025, with six (6) conditions of approval (**Exhibit D2**). **Golden Gate Highway District No. 3** provided comments on June 12, 2205 and has recommended five (5) conditions of approval (**Exhibit D3**). **Idaho Department of Environmental Quality** provided comments on June 17, 2025, with recommendations (**Exhibit D4**). **Canyon County Soil Conservation District** provided comments on June 20, 2025, without recommendations (**Exhibit D5**). **Development Services Floodplain and Engineering Department** provided comments on July 10, 2025, with two (2) recommendations, of which one has been completed. Evidence of completion can be found in **Exhibit A9**- DP2025-0018 (**Exhibit D6**). See **Exhibit D** for all comment letters from agencies and proposed conditions of approval in Section 6 implementing the recommendations from agencies.

Table 3. Area of City Impact

CCCO 09-13-07: There is hereby adopted for the purposes of complying with Idaho Code section 67-6526(a) the Ordinance codified in this Article, which provides for the application of the latest edition of the Canyon County Comprehensive Plan as duly enacted and adopted and amended by the County Commissioners, and Chapter 7 of this Code, to the area of impact of the City of Notus within the unincorporated area of the County, until a new comprehensive plan and/or zoning ordinance has been duly adopted in accordance with the provisions of a joint exercise of power agreement impact area City of Notus/County of Canyon. Until the joint exercise of power agreement is adopted and operational, the County shall direct copies of all applications coming before it, pursuant to the Local Planning Act of 1975 and Chapter 7 of this Code concerning property located in the area of City impact of Notus, for the City of Notus' input on the application and shall give such input due consideration; and after the adoption of the joint exercise of power agreement and the same becomes operational, then the provisions of that agreement shall govern this process.

Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**09-13-07**	**Direct copies of all applications concerning property located in the area of City impact of Notus for the City of Notus' input on the application, and shall give such input due consideration.**

			Staff Analysis	**Area of City Impact:** The subject properties are located in the Notus area of impact (**Exhibit x**). The city of Notus was notified of the request on June 11, 2025 and October 2, 2025, per Idaho Code §67-6512 and CCCO §07-05-01. No comment was received from the City of Notus.

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Caldwell Rural Fire District, State Fire Marshall, Drainage District 6, Eureka Ditch Co. No. 2, Golden Gate Highway District No. 3, Notus School District No. 135, Idaho Transportation Department, Compass, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Bureau of Reclamation, Department of Environmental Quality, Environmental Protection Agency, FEMA, Idaho Department of Lands, Idaho State Department of Agricultural, Canyon County Assessor's Office, Canyon County Building Department, Canyon County Code Enforcement Department, Idaho Department of Water Resources (Water Rights), Canyon County Weed and Gopher Control, Canyon County Engineering and Floodplain Department, Southwest District Health, and the City of Notus were notified of the subject application.

Staff received agency comments from Caldwell Rural Fire District, Drainage District 6, Eureka Ditch Co. No. 2, Golden Gate Highway District No. 3, Idaho Transportation Department, Canyon County Engineering and Floodplain Department, Southwest District Health and Department of Environmental Quality. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received "zero" (0) total written public comments by the materials deadline of October 27, 2025. Generally, of the comments received "zero" (0) were in favor, "zero" (0) were neutral, and "zero" (0) were opposed.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.

    a. The operation shall comply with the reclamation plan approved by the Idaho State Department of Lands (**Exhibit A7**). The operator shall complete the reclamation plan as approved by the Idaho State Department of Lands within the requested 20-year time frame.

        i. The duration of the mineral extraction operation shall be 20 years from the date of the signing of the Findings of Fact, Conclusion of Law and Order, not to exceed November 20, 2045, without further approval.

    b. Property boundary setbacks shall be a minimum of 30 feet (**Exhibit A3**).

    c. The storage of diesel fuel, petroleum products, and any other hazardous materials, dust control, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality and other applicable agencies (IDOT, OSHA, DEQ, EPA, and MSHA).

    d. Noise emissions shall follow the regulations and standards of OSHA and MSHA. Specifically, Back-up alarms shall be restricted to non-beeping alarms in compliance with OSHA/MNSHA requirements.

    e. All exterior lighting shall be directed away from adjacent residential properties.

2. The Conditional Use Permit cannot be transferred to any other person or property other than that approved by the Planning and Zoning Commission.

3. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.

    a. If any discharge is to take place into the drain ditch or irrigation canal located on site, the applicant must get written approval from Eureka Irrigation District and/or Drain Ditch No. 6.

        i. The applicant shall discharge into the irrigation canal between June 1 and September 1 per Drain Ditch No. 6. Request (**Exhibit D7**).

    b. Water (including surface, groundwater, and stormwater) shall be discharged in accordance with state, federal, and local standards and/or regulations.

    c. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.

4. The proposed development shall be in conformance with the applicant's site plan and Letter of Intent (**Exhibit A2 and A3**). No batch plant operation was requested; therefore, not permitted on the subject properties. Any expansion, extension or modification of the operation shall require a conditional use permit modification.

    a. The hours of operation for mining shall be 5 a.m. to 7 p.m. Monday through Saturday (**Exhibit A4**). The site shall be closed on Sundays and holidays.

        i. Loading and hauling may take place 24 hours a day, 7 days a week. If the Applicant obtains a contract that requires night-time delivery of materials, such as highway construction on the interstate. The night-time operations for the limit of that contract, twenty-four hours a day, seven (7) days a week if required. The

applicant shall make a reasonable effort to utilize stockpiled materials rather than mining at night. If the applicant obtains such a contract, it shall notify the property owners within a ¾-mile radius and Canyon County a minimum of one (1) week before the commencement of the contract as to the duration of the hours of operation required by that contract. Normal operating hours shall resume immediately upon termination of the contract.

b. Minimum eight (8) foot berms shall be located on the perimeter of the mining site, and the berms shall be seeded with dryland grass in accordance with **Exhibit A2 & A10**.

c. The stockpiles, crusher, and washer shall be in conformance with the site plan location (**Exhibit A3**).

d. There shall be no more than 10 employees on site (**Exhibit A4**).

5. Stockpiling shall not exceed 30 feet in height.

6. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances). The mining site shall be watered to mitigate dust concerns (**Exhibit A2**).

7. All parking spaces shall meet all applicable off-street parking requirements (CCZO 07-13-01). Evidence of consistency shall be submitted to Canyon County DSD within 120 days of the signed Findings of Fact and Conclusion of Law and Order.

8. Vehicle fueling and minor maintenance may take place on site, as an accessory use to the proposed use.

9. The applicant shall comply with all Golden Gate Highway District No. 3 requirements (**Exhibit D3**).

10. The applicant shall comply with all Caldwell Rural Fire District requirements (**Exhibit D2**).

7. EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
   3. Site Plan(s)
   4. Land Use Worksheet
   5. Neighborhood Meeting
   6. Agency Acknowledgment
   7. Idaho Dept. of Lands (S603018)
      - 7.1. Reclamation Plan
      - 7.2. Map Sets
      - 7.3. Post Reclamation Pond
   8. Groundwater Conditions
   9. Floodplain Development Permit (DP2025-0018)
      - 9.1. Letter of Intent
      - 9.2. Map Sets
   10. Email Correspondence
   11. Applicant Presentation

B. Supplemental Documents
   1. Parcel Tools

2. Cases Maps/Reports
    2.1. Aerial Map
    2.2. FEMA Map
    2.3. Zoning Map
    2.4. Case Map
    2.5. Gravel Pits
    2.6. Subdivision
    2.7. TAZ Household Map
    2.8. Soil Map
    2.9. Future Land Use Map
3. PI2024-0267
4. AD2025-0019
5. Approved Mineral Extraction Cases in the past 5 years
    5.1. CU2020-0005
    5.2. CU2024-0009
    5.3. CU2024-0014
6. Upcoming Mineral Extraction Cases
    6.1. CU2024-0023
    6.2. CU2024-0024
    6.3. CU2025-0011
    6.4. CU2025-0022
7. Intensive Agricultural Map

C. Site Visit Photos: September 26, 2025

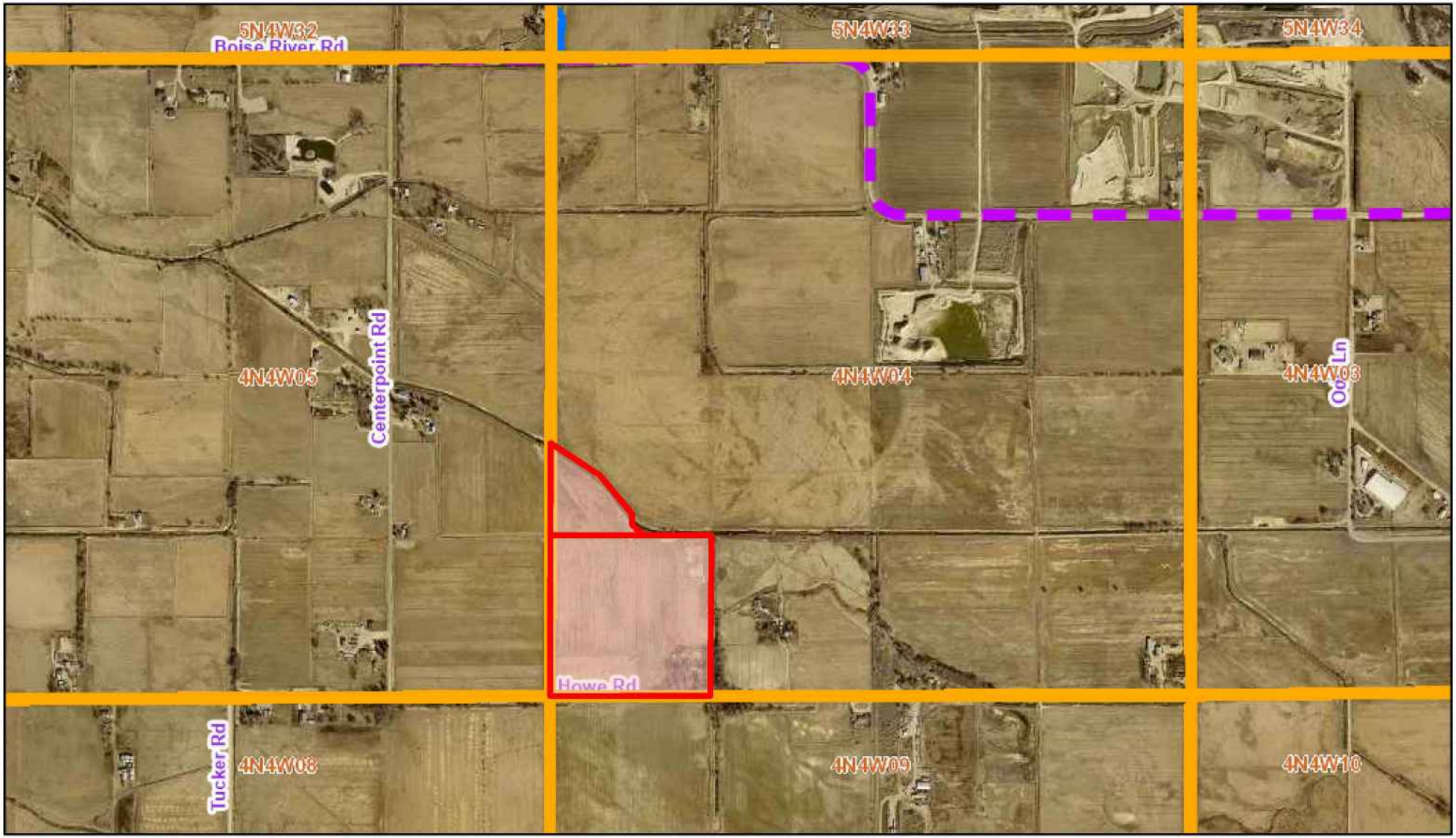
D. Agency Comments Received by: October 27, 2025

1. Southwest District Health; Received: June 11, 2025
    1.1. Pre-development Meeting Notes on February 2, 2025
2. Caldwell Fire District; Received: June 11, 2025
3. Golden Gate Highway District No. 3; Received: June 12, 2025
4. Department of Environmental Quality; Received: June 17, 2025
5. Canyon County Soil Conservation District; Received: June 20, 2025
6. Development Services Floodplain and Engineering; Received: July 10, 2025
7. Drain Ditch No. 6; Received: September 26, 2025
8. Eureka Irrigation District; Received: October 27, 2025
9. Idaho Transportation Department; Received: October 21, 2025
    9.1. ITD photos of Simplot Blvd. and Notus Rd. Intersection

EXHIBIT A

Application Packet & Supporting Materials

Canyon County, ID Web Map



4/11/2025, 2:34:52 PM

Multiple Parcel Search _Query result

County Boundary

Current Impact Area

City Limits

Sections

ITDFunctionalClassification

Major Collector

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

Canyon County, ID

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

Exhibit A1

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: William Doramus	
	MAILING ADDRESS: 21766 Howe Road Caldwell, ID. 83607	
	PHONE [redacted]	EMAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: William S Doramus *Date:* 4-8-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Megan Winter and Joseph Smith	
	COMPANY NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Road Boise, ID. 83709	
	PHONE: 503-890-9746	EMAIL: Megan.Winter@kniferiver.com

SITE INFO	STREET ADDRESS: nhn Howe Road Caldwell, ID. 83607	
	PARCEL NUMBER: 35959000 & 35957010	
	PARCEL SIZE: 47.7 acres	
	REQUESTED USE: Mineral Extraction (Sand and Gravel)	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CU2025-0009		DATE RECEIVED: 4/9/25	
RECEIVED BY: Amber Lewter	APPLICATION FEE $2800		CK MO CC CASH

CUP $2400
Notice $ 350
Maps $ 50
Flood DP $ 150.00

Pd 4-11-25
#30162795
DP2025-0018

RECEIVED
APR 08 2025
BY: LH

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed		✓
Letter of Intent (see standards on next page)		✓
Site Plan (see standards on next page)		✓
Operation Plan (see standards on next page)		✓
Land Use Worksheet		✓
Neighborhood Meeting sheet/letter completed and signed		✓
Proof of application/communication with the following agencies:		
Southwest District Health		✓
Irrigation District		✓
Fire District		✓
Highway District/ Idaho Transportation Dept.		✓
Area of City Impact (if applicable)		✓
Deed or evidence of property interest to the subject property		✓
Fee: $950.00 **$600.00 (CUP Modification)**		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

☐Contractor Shop

☒Mineral Extraction (Long Term)

☐Wind Farm

☐Staging Area

☐Manufacturing or processing of hazardous chemicals or gases

☐Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
A scaled drawing showing: - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
Operation Plan to include: - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth ($^1/_4$) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

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

KNIFE RIVER

www.kniferiver.com

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

Exhibit A2

April 2, 2025

Canyon County
Development Services
111 North 11th Ave
Caldwell, ID 83605

Subject: Detailed Letter for Conditional Use Application for the Notus West Pit

Dear Canyon County Development Services & County Commissioners,

Knife River Corporation – Mountain West respectfully submits the following Conditional Use Permit application for a new gravel source.

The population of Canyon County has significantly increased by over double its population the last 30 years. Canyon County's 2020 Comprehensive Plan projects a 51% increase in population between the years 2000 and 2030. In addition, by the year 2030 the number of households is forecasted to be 115,118 representing a 27% increase from 2020. This area of Canyon County is rich with mineral reserves that are essential to support the current and anticipated growth in the area. Having local mineral reserves for construction projects aids in controlling costs of public work projects and aides in developing affordable housing in the County.

The proposed source, known as the Notus West Pit, is located within Canyon County. The legal description of the source is SW ¼ SW ¼, SEC 04 T4N R4W. The proposed Notus West source is comprised of two (2) parcels: R35959000 and R35957010. Parcel R35959000 consists of approximately 39.82 acres and parcel R35957010 consists of approximately 7.88 acres (**Exhibit C, Figure 1**). The surface and mineral rights are currently owned by Knife River Corporation – Mountain West.

Mining operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled within the boundary of the Notus West Pit. Current and future stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 2**. Prior to any mining operations, the vegetation, topsoil, and overburden will be stockpiled onsite for future reclamation. Phase 1 of the mining operation is approximately 13 acres, Phase 2 is approximately 15 acres, and Phase 3 is approximately 12 acres. Phase 3 consists of the plant area and soil/aggregate stockpiles.

A reclamation plan application was submitted to the Idaho Department of Lands (IDL) and approved. The reclamation plan approval and reclamation plan application are included with this application. The northern boundary line and the northeastern section of the property is within the floodplain. A floodplain development application has been included with this application.

Proposed standard hours of operation for mining activity is 5am – 7pm, Monday through Saturday. However, loading and hauling of material may take place 24 hours a day, seven days a week to support construction activity that requires nighttime operations. 1-10 employees are expected to be on site at any given time. Except for placing truck scales, no additional signage, improvements, or structures will be placed within the CUP area.

Setbacks from the property line will be 30' in accordance with Canyon County Zoning Ordinance § 07-14-19. Knife River proposes a maintained topsoil berm (stabilized with grass or rock) be placed around the site as mining progresses. The berm will be sufficient to shield the site from view and provide a noise barrier and therefore Knife River requests that further landscaping not be required. The topsoil stockpiles will be removed, and the soil used to reclaim the site which would require removal of the landscaping. Based on market conditions, Knife River expects to exhaust the mineral reserves from the site within twenty (20) years.

The current approved post mining land use is to create approximately 13-acre water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction and the parcel will likely be sold for residential development, similar to other depleted mines in the area.

Operations in the permit area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 2**). Topsoil and overburden will be separated and stockpiled onsite within the northern portion of Phase 3 and along the eastern property boundary for future reclamation. This will help make re-vegetation of the pit easier after completion of operations in the gravel source. A portion of the salvaged soil will be bermed around the mining operations on the boundary of the permitted mining area. The berms will be graded and seeded to provide a best management practice to control stormwater runoff as well as serve as the perimeter of the mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite and offsite stormwater separate; it will also perform the functions of safety and controlling site access. The property is accessed by a public road along the south boundary, which is where the main access will be. This road serves other pits in the area and has no posted weight restrictions.

Gravel extraction is planned to begin in the southwest corner of the site (**Phase 1 - Exhibit C, Figure 2**). The Notus West Pit will consist of three (3) mining phases, ranging in size; approximately 13 acres. First year disturbance will be Phase 1 of the operation totaling 13 acres. The site will be mined to a minimum elevation of 2280 feet, with a maximum depth of twenty (20) feet from the surface elevation. Operational slopes on the mine high walls will be between 1:1 and 2:1 and will be dictated by safety.

The aggregate deposit will be mined using both dry and wet extraction techniques. The mining sequence will begin in the southeast corner (Phase 1) and proceed around the property in a counterclockwise fashion. The material will be crushed, screened, washed, and stockpiled at the mining site, as noted on **Exhibit C, Figure 2**. The mining operation is planned to begin upon approval and is expected to be in operation for a maximum of twenty (20) years.

After removal and stockpiling of the overburden, the aggregate will be extracted using an excavator, dozer, and haul trucks to remove approximately twenty (20) feet of material. It is anticipated groundwater will be encountered during this phase and will be managed through grading and maintenance pumping. Harvesting the deeper material, approximately another 15 to 20 feet deep, will require dewatering within each active mining phase. A pumping circuit will be utilized to move the surface water from the active mining phase to a previously mined phase for storage or discharged, as allowed by permit, to the drainage ditch along the west side of the property. The exposed aggregate will be mined using the same method as the upper lift of the deposit. Aggregates will be processed with crushing and screening equipment and a wash plant. All

applicable crushing and material processing equipment will be permitted with the Idaho Department of Environmental Quality (IDEQ), Air Quality Division. All reasonable precautions shall be taken to prevent particulate matter from becoming airborne, in accordance with IDAPA 58.01.01.650-651. Best management practices for dust abatement shall be used to control dust and maintain cleanliness of the mine including but not limited to watering of roads and stockpiles.

The pit will be constructed and shaped so that all stormwater will be retained on site. Since the site will discharge to an irrigation canal, and the Boise River is proximal to the site; the Notus West Pit will file a Notice of Intent (NOI) to discharge stormwater associated with industrial activity under the IDEQ National Pollutant Discharge Elimination System Multi-Sector General Permit. Based on our geologic exploration and GSI Environmental's technical memo regarding the hydrology of the area we found that we will be mining within the superficial groundwater table. However there are confining layers beneath the mine floor that limit potential for any shallow superficial mining activities to negatively affect the water quantity or quality of nearby domestic water wells.

The stormwater is controlled on the site through site grading, permanent or temporary ditches, and berms. Before aggregate mining is started, the overburden soil is removed and stockpiled around the perimeter of the mining area. The stockpile berms are seeded to stabilize them, and they create the first runoff control for the facility. The pit is excavated inside the earth berms and stormwater is allowed to pond inside the pit. The pit floor is excavated in stages, so stormwater is channeled to the lower parts of the pit throughout the mining operations. The soils in the pit are sand and gravel soils with a permeability, and it is anticipated that dewatering will continue to take place during excavation. A network of legal drainage ditches run along the perimeter of the property. These ditches provide for the collection of stormwater and its conveyance downstream. The functionality of these ditches will need to be maintained throughout the life of the mine, although ditch realignment could be considered in the future.

Access roads are constructed from sand and gravel excavated from the pit. The roads are constructed with borrow ditches to collect stormwater runoff. The borrow ditches have check dams to cause stormwater to pond and infiltrate before discharging to the borrow ditches along the access road. Because of the permeable nature of the subgrade soils water is very rarely ponded in the borrow ditches. The roadway surface will have water applied for dust control.

Industrial activities exposed to stormwater consist of handling construction aggregates and overburden soil at the site. There will be very little material stored at the site. Equipment and vehicle parking will take place at the site. Fuel and lubricating oils will be brought to the site on service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel may be stored at the crusher location in portable containers to support crushing operations (**Exhibit C, Figure 2**). All fuel tanks will be double walled or installed within secondary containment. A stabilized construction entrance will be constructed within the permit boundary, per State of Idaho specifications, and is maintained to prevent vehicle sediment track out to public right of way. This construction entrance shall serve as the only access point to the site.

The site may use process water to control dust at the site. The dust control water is applied to high traffic areas during summer months with water trucks. The water applied with trucks is applied in light enough volumes to prevent runoff from the site. The pit floor is permeable and most precipitation and applied water infiltrates into the ground. There is also dust control water that is applied at the crusher and screens to prevent excessive dust at the process equipment. The process water is collected in an excavated depression near the crushing equipment in an excavation in the pit floor. The water is allowed to infiltrate

into the ground and is not allowed to discharge to the runoff. All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit facility area may be filled with overburden, reject material and clean fill, and brought back to grade.

All fill material will conform to the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: "*noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate under expected conditions of disposal, which includes resistance to biological attack. "Inert waste" includes, but is not limited to, rock, concrete, cured asphaltic concrete, masonry block, brick, gravel, dirt, inert coal combustion by-products, inert precipitated calcium carbonate and inert component mixture of wood or mill yard debris.*"

All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography. All areas around the pond will have overburden and topsoil placed and will be seeded at the time of reclamation. The parcel will likely be sold for residential development or agriculture, similar to other depleted mines in the area. The topsoil stockpiled during stripping of the site will be spread to a uniform depth of six (6") inches over the site. The site will be seeded using Great Basin Native Seed Mix (or equivalent). The seed will be spread via broadcast at 28 lbs. per acre. Fertilizer will be spread as required to stimulate and support growth. Seeding should take place in spring or fall to time germination and establishment of the seedlings with seasonal precipitation. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules.

Knife River believes that this application and project aligns with and supports the policies outlined in the 2020 Comprehensive Plan. Please feel free to contact me with any questions regarding this CUP application.

Respectfully submitted,

Megan Winter

Megan Winter
Regional Sustainability Coordinator
Knife River, Mountain Region
503-890-9746
Megan.Winter@kniferiver.com

Exhibit A3

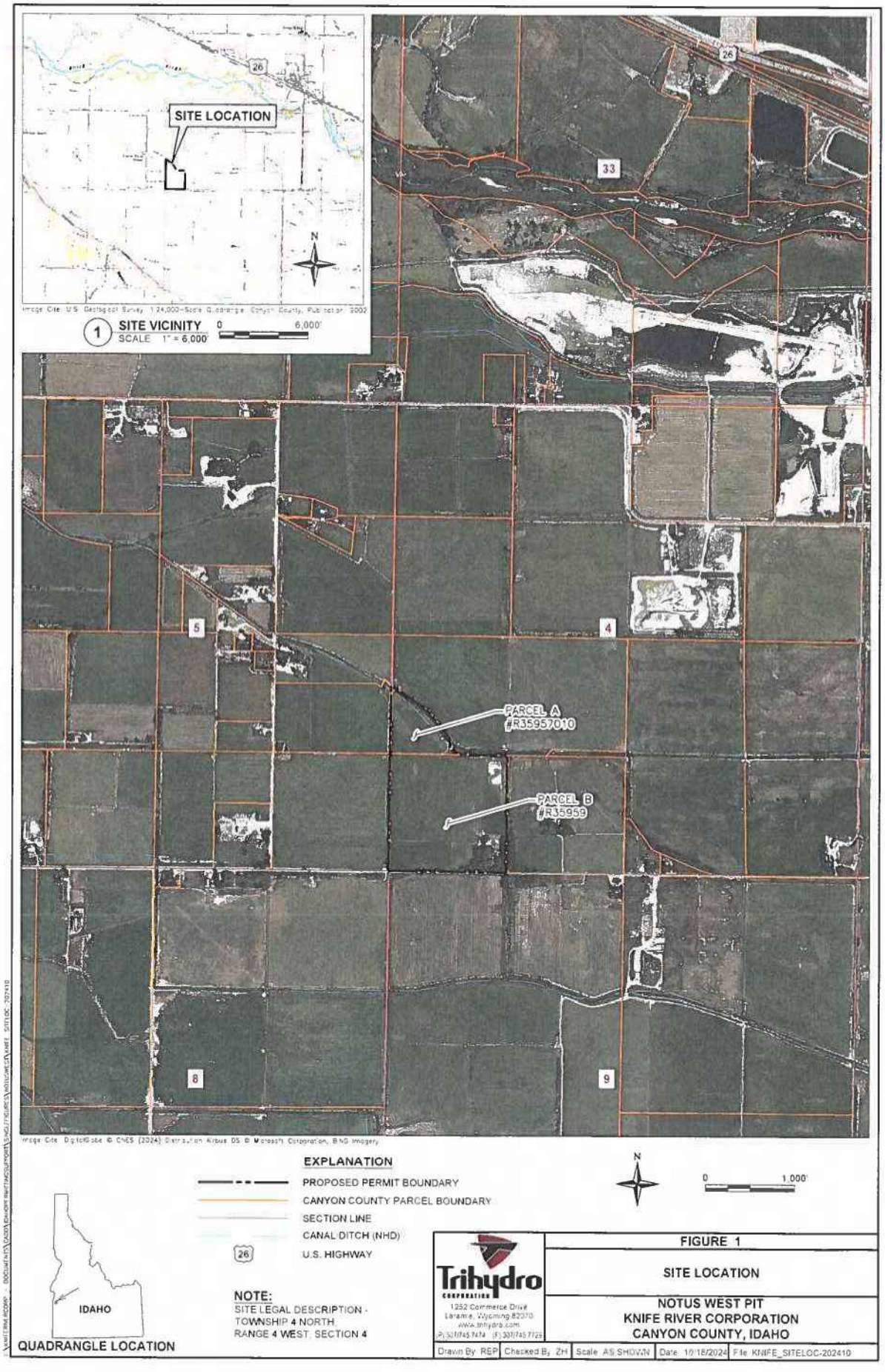

SITE LOCATION
26
1 SITE VICINITY
SCALE 1" = 6,000'
0
6,000'
Image Cite: U.S. Geological Survey, 1:24,000-Scale Quadrangle, Canyon County, Published: 2002
33
5
4
8
9
PARCEL A
#R35957010
PARCEL B
#R35959
Image Cite: DigitalGlobe © CNES (2024) Distribution Airbus DS © Microsoft Corporation, BING Imagery
EXPLANATION
PROPOSED PERMIT BOUNDARY
CANYON COUNTY PARCEL BOUNDARY
SECTION LINE
CANAL DITCH (NHD)
26
U.S. HIGHWAY
N
0
1,000'
IDAHO
QUADRANGLE LOCATION
NOTE:
SITE LEGAL DESCRIPTION -
TOWNSHIP 4 NORTH
RANGE 4 WEST, SECTION 4
Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
P: (307)745-7474 F: (307)745-7729
FIGURE 1
SITE LOCATION
NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO
Drawn By: REP
Checked By: ZH
Scale: AS SHOWN
Date: 10/16/2024
File: KNIFE_SITELOC-202410



Image Credit: Google Earth Pro Imagery, Publication August 2024
Topography Layer USGS Digital Elevation Model Southern Idaho Original Project Resolution, 2024

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- DISTURBANCE LIMIT (30' OFFSET FROM PERMIT BOUNDARY)
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL/DITCH (NHD)
- CROSS-SECTION CENTERLINE
- PROPOSED PLANT/STOCKPILE AREA
- MINING PHASES
- EXISTING SURFACE CONTOUR 1-FOOT INTERVAL

N

0 200'

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 2

SITE MAP

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP | Checked By: ZH | Scale: 1" = 200' | Date: 10/16/2024 | File: KNIFE_SITEMAP-202410

L:\KNIFERIVERCORP\DOCUMENTS\2024\DESIGN\MAPS\MXD\FIGURES\NOTUSWEST\KNIFE_SITEMAP_202410.MXD



Image Credits: Google Earth Pro Imagery, Publication: August 2024

N

0 400'

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- CANYON COUNTY PARCEL BOUNDARY AND OWNERSHIP
- SECTION LINE
- CANAL DITCH (NHD)

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 3

LAND OWNERSHIP

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP	Checked By: ZH	Scale: 1" = 400'	Date: 10/18/2024	File: KNIFE_OWNERSHIP-202410

\\WHITE PINE REPP\ DOCUMENTS\2024\SHARP PAINTING\SUPPORT\GIS\FIGURES\KNIFE_OWNERSHIP_2024-10

Exhibit A4

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

   ☒ N/A – Explain why this is not applicable: A well is not required for mining, but one (1) well may be placed for concrete batching.

   ☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

   ☒ N/A – Explain why this is not applicable: No permanent facilities on site. Portable toilets will be provided.

3. **IRRIGATION WATER PROVIDED VIA:**

   ☐ Surface ☐ Irrigation Well ☒ None

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

   ☐ Pressurized ☐ Gravity

5. **ACCESS:**

   ☒ Frontage ☐ Easement Easement width_____ Inst. # _____

6. **INTERNAL ROADS:**

   ☐ Public ☐ Private Road User's Maintenance Agreement Inst #_____

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

   Type: _____ Height: _____

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

   ☐ Other: Knife River will apply for a storm water permit and SWPPP will be developed to manage storm water and dewatering discharges.

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

   _____

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Mineral Extraction (Sand and Gravel)

2. DAYS AND HOURS OF OPERATION:

☒	Monday	5:00 AM	to	7:00 PM
☒	Tuesday	5:00 AM	to	7:00 PM
☒	Wednesday	5:00 AM	to	7:00 PM
☒	Thursday	5:00 AM	to	7:00 PM
☒	Friday	5:00 AM	to	7:00 PM
☒	Saturday	5:00 AM	to	7:00 PM
☐	Sunday	_____	to	_____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? up to 10 ☐ No

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

Height: 4 ft Width: 8 ft. Height above ground: 5 ft

What type of sign: _____ Wall X Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? NA

Is there is a loading or unloading area? NA

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building ☐ Enclosure ☒ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Exhibit A5

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

(1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

(2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.

(3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.

A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.

B. The meeting shall be held at one of the following locations:

1. On the property subject to the application;

2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or

3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.

(4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.

(5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.)* to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date:
Time:
Location:
Property description:

The project is summarized below:

Site Location:
Proposed access:
Total acreage:
Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

KNIFE RIVER

www.kniferiver.com

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

February 10, 2025

«AddressBlock»

Dear ,

Knife River is currently working with Canyon County Development Services to apply for a Conditional Use Permit (CUP) for a new gravel source. The new source is located a quarter mile east of the intersection of Howe Road and Centerpoint Road in Caldwell, Idaho. One of the necessary requirements prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and is intended to receive feedback from you as we move through the application process. This is ***not*** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The purpose of this application is to secure a new source of sand and gravel aggregates. The neighborhood meeting will be held at the Caldwell Public Library, Dean E. Miller Community Room on **March 12, 2025 at 6pm**: 1010 Dearborn St. Caldwell, ID 83605.

We look forward to the neighborhood meeting and encourage you to attend. At that time, Knife River will answer any questions you may have. Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project. I look forward to meeting with you and answering any questions you may have at the Neighborhood Meeting. Please feel free to reach out to me with any further questions at (503) 890-9746.

Sincerely,

Megan Winter

Megan Winter
Knife River – Mountain Region
Regional Sustainability Manager

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: nhn Howe Rd.	Parcel Number: 35959000 & 35957010	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 2/10/2025	Number of Acres: 47.7	Current Zoning: Agricultural
Description of the Request: Conditional Use Permit application for a new gravel source.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Megan Winter		
Company Name: Knife River Corporation - Mountain West		
Current address: 5450 W Gowen Road		
City: Boise	State: ID	ZIP Code: 83709
Phone: 208-562-6152	Cell: 503-890-9746	Fax: 208-562-5045
Email: Megan.Winter@kniferiver.com		

MEETING INFORMATION

DATE OF MEETING: 3/12/25	MEETING LOCATION: Caldwell Public Library, Dean E. Miller Community Room
MEETING START TIME: 6:00 PM	MEETING END TIME: 8:00 PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Celena Wright		21626 Howe Rd
2. JULIE BRANCH	Julie Branch	21626 HOWE RD
3. MARC MUND		Centerpoint Rd
4. Shari Doramus	Shari Doramus	21766 Howe Rd
5. Bill Doramus	Bill Doramus	21766 Howe Rd
6. Sam Shaw		22453 Howe Rd
7. Janel Shaw		22453 Howe Rd
8. Shane Garbarino		23093 Centerpt. Rd
9. Chris & Megan Taylor	Megan Taylor	23261 Centerpoint Rd

10.	Cleo Shaw	25993 Howe Rd
11.	Greg Shaw	25993 Howe Rd
12.	TUCKER SHAW Tucker Shaw	23020 HOWE RD
13.	Shelly + Jeff Henderson	23833 Centerpoint
14.		23579 "
15.	Joe Smith	5450 W Gowen Rd
16.	Megan Winter	5450 W Gowen Rd
17.	Steve Hylton Steve Hylton	5450 W Gowen RD
18.		
19.		
20.		

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Megan Winter, Joseph Smith, Steve Hylton

APPLICANT/REPRESENTATIVE (Signature): Megan Winter

DATE: 03 / 12 / 2025

Exhibit A6

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35959000 & 35957010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 02/12/2025 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: Signed:

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

Highway District: District:

☐ Applicant submitted/met for official review.

Date: Signed:

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

Irrigation District: District:

☐ Applicant submitted/met for official review.

Date: Signed:

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

Area of City Impact: City:

☐ Applicant submitted/met for official review.

Date: Signed:

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

Received by Canyon County Development Services:

Date: Signed:

Canyon County Development Services Staff

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

RECEIVED

FEB 18 2025

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35959000 & 35957010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Eureka Ditch Co #2

☐ Applicant submitted/met for official review.

Date: _____ Signed: Shari Downes (Secretary)

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35959000 & 35957010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: Caldwell Rural Fire Dist.

☑ Applicant submitted/met for official review.

Date: 2/27/25 Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35959000 & 35957010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: Niki Benyakhlef Digitally signed by Niki Benyakhlef Date: 2025.02.14 11:53:08 -07'00'

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35959000 & 35957010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: 3/10/25 Signed: Bob Watkins

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

Irrigation District: District: Golden Gate Highway District No.3

☐ 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

Winter, Megan

From: Winter, Megan
Sent: Monday, February 10, 2025 11:15 AM
To: Notuscityclerk@gmail.com
Subject: Canyon County Conditional Use Permit Review
Attachments: Notus West CUP Application.pdf

Good Morning,
Thank you for returning my call this morning. Attached is a copy of our Conditional Use Permit application. Please let me know if you have any questions about this project.

Megan Winter
Sustainability Coordinator – Mountain Region
KNIFE RIVER
Office 208-362-6152 | Mobile 503-890-9746

B

PIC PioneerTitleCo.
GOING BEYOND

610 South Kimball Avenue / Caldwell, Idaho
83605 / (208) 459-1651

RECORDED
2007 JAN 2 PM 12:20
CANYON CNTY RECORDER
BY

2007000102

200615325

WARRANTY DEED

For Value Received **George W. Wright and Sylvia M. Wright, husband and wife**

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

William Doramus and Shari Doramus, husband and wife

hereinafter referred to as Grantee, whose current address is 21766 Howe Rd, Caldwell, ID 83607
the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: December 28, 2006

George W. Wright
George W. Wright

Sylvia M. Wright
Sylvia M. Wright

State of Idaho
ss.
County of Canyon

On this 29th day of December, 2006, before me, the undersigned, a Notary Public, in and for said State, personally appeared George W. Wright and Sylvia M. Wright known to me, and/or identified to me on the basis of satisfactory evidence, to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

WITNESS MY HAND AND OFFICIAL SEAL (SEAL)

Notary Public
Residing at: Wilder
Commission Expires: 4/5/07

JILL FARWELL NOTARY PUBLIC STATE OF IDAHO

EXHIBIT A

A parcel of land located in the North Half of the Southwest Quarter of Section 4, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

BEGINNING at an iron pin marking the Southerly 1/16 corner on the Westerly boundary of said Section 4; said point being the TRUE POINT OF BEGINNING; thence

North 0° 01' 20" East along the said Westerly boundary of Section 4 for a distance of 755.60 feet to an iron pin; thence

South 56° 46' 47" East for a distance of 480.74 feet to an iron pin; thence

South 39° 52' 14" East for a distance of 413.55 feet to an iron pin; thence

South 0° 01' 20" East for a distance of 87.35 feet to an iron pin; thence

South 47° 21' 44" East for a distance of 128.40 feet to an iron pin located on the Southerly 1/16 line of said Section 4; thence

South 89° 57' 45" West along the said Southerly 1/16 line of Section 4 for a distance of 762.01 feet to the TRUE POINT OF BEGINNING

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, William Doramus (name), 21766 Howe Road (address)

Caldwell (city), ID. (state), 83607 (zip code)

being first duly sworn upon oath, depose and say:

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

   Knife River Corporation - Mountain West (name), 5450 W Gowen Road Boise, ID. 83709 (address)

   to submit the accompanying application pertaining to the subject property.

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

Dated this 4 8 day of April, 20 24.

William S Doramus
(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 8 day of April, in the year 2024, before me Renzee Sorenson a notary public, personally appeared William Doramus, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

RENZEE SORENSON Comm. No. 20190019 NOTARY PUBLIC Expires: 01/09/2031 STATE OF IDAHO

Notary:

My Commission Expires: 01-09-2031

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372

IDAHO DEPARTMENT OF LANDS

DUSTIN MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D. Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

February 3, 2025

Megan Winter
Knife River Corporation
5450 W Gowen Rd
Boise, Idaho 83709

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 2/3/2025:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603018	48	Canyon	T04N R04W Section 04, Pts. SW ¼ SW ¼

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.

2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.

3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:

   a. Diverting all surface water flows around the mining operation.
   b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
   c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.

4. An initial reclamation bond in the amount of $61,100 for up to 13 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), waste water generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by February 17, 2025, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number.

Sincerely,

Mekayla Layne
Resource Specialist—Lands and Waterways

KNIFE RIVER www.kniferiver.com

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID. 83709

November 20, 2022

Ms. Mekayla Lane
Lands Resource Specialist
Minerals Management
Southwest Supervisory Area
8355 W State St.
Boise, ID. 83714

Subject: Application for Reclamation Plan Approval – Notus West Pit

Dear Ms. Lane,

Knife River Corporation -Mountain West respectfully submits the following mine and reclamation plan. The plan is submitted in accordance with administrative rules IDAPA 20.03.02 governing Surface Mining and Exploration as well as application requirements for quarries, decorative stone, building stone, and aggregate materials including sane, gravel, and crushed rock.

The proposed source, known as Notus West Pit, is located in Canyon County. The legal description of the source is SW ¼ SW ¼, SEC 04 T4N R4W. The proposed Notus West source is comprised of two (2) parcels: R35959000 and R35957010. Parcel R35959000 consists of approximately 39.82 acres and parcel R35957010 consists of approximately 7.88 acres. The surface and mineral rights are currently owned by Knife River Corporation – Mountain West (**Exhibit C, Figure 3**).

Mining operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled within the boundary of the Notus West Pit. Stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 2**. Prior to any mining operations, the vegetation, topsoil, and overburden will be stockpiled onsite for future reclamation. Phase 3 of the mining operation (12 acres) consists of the plant area and soil/aggregate stockpiles. Phases 1 and 2 of the mining operation result in a total of about 40 acres of disturbance.

For reference purposes, Knife River's response to application information, items 1-11, are on page one of two on the Application for Reclamation Plan Approval Form, found in **Exhibit "A"**. Response to application information items 12a-e and 13a-f provided in the Reclamation Plan Narrative, **Exhibit "B"**, and the provided Map Set, **Exhibit "C"**. A reclamation cost spreadsheet is provided in **Exhibit "D"**.

The application is signed and dated. One original is included as a part of our submittal package for reclamation plan approval.

The complete application package consists of:

A. An application provided by Idaho Department of Lands:
    1. *A signed Idaho Department of Lands Application for Reclamation Plan Approval is attached to each surface mining package.*
B. A map set of the proposed mining operation which includes the information required under IDAPA 20.03.02.
    1. *Maps of the operation, including information specified by Subsection 069.03 are included.*
C. A reclamation plan, in map and narrative form, which includes the information required under IDAPA 20.03.02. The map and reclamation plan may be combined on one (1) sheet if practical.
    1. *The maps and narrative reclamation plan specified by IDAPA 20.03.02 are included.*

If you should have any questions concerning this application for Reclamation Plan Approval, please feel free to reach out to me.

Sincerely,

Megan Winter

Megan Winter
Regional Sustainability Manager
Knife River, Mountain Region
503-890-9746
Megan.Winter@kniferiver.com

Exhibit A

Idaho Department of Lands
Application for Reclamation Plan Approval

IDAHO DEPARTMENT OF LANDS

APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: ____

GENERAL INFORMATION

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not exactly the same. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or five (5) hard copies of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the appropriate federal or state agencies will be notified of the application. The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20.03.02) and applicable Memorandums of Understanding with state and federal agencies.

APPLICATION INFORMATION

1. NAME: Knife River Corporation - Mountain West d/b/a: _____
2. ADDRESS: 5450 W Gowen Road
   CITY, STATE, ZIP CODE: Boise, ID. 83709
3. TELEPHONE and EMAIL: 503-890-9746 (000-000-0000) megan.winter@kniferiver.com (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')
   _____
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:
   SW ¼ SW ¼, SEC 04 T4N R4W
7. ACREAGE and COUNTY(ies): 48 (Acres) Canyon (e.g. Ada through Washington)
8. OWNERSHIP: (check applicable)
   ☑ Private ☐ U.S. Forest Service ☐ Bureau of Land Management ☐ Idaho Department of Lands
9. COMMODITY TYPE, PROPOSED START-UP DATE: Sand and Gravel
10. SITE NAME OR MINE NAME (if any): Notus West Pit
11. TYPE OF MINING: (check applicable) ☑ Surface ☐ Underground ☐ Both

Fee: See Attached Schedule, page 3

12. Please provide the following maps of your mining operation (Subsections 069.04 or 070.03 of IDAPA 20.03.02):

    a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.

    b. A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.

    c. On a site location map, show the following;

        i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.

        ii. The approximate boundaries and acreage of the lands:

            1. That will become affected by the mining operation.

            2. That will be affected during the first year of operations.

            This map must be of appropriate scale for boundary identification.

        iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.

        iv. Location of all underground mine openings at the ground surface, if any.

        v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.

    d. A surface and mineral control or ownership map of appropriate scale for boundary identification.

    e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.

13. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:

    a. On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.

    b. A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.

    c. A description of post-closure activities, if any, such as water handling and treatment.

    d. Which roads will be reclaimed and a description of the reclamation.

    e. A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.

    f. Describe and show how tailings facilities and process or sediment ponds will be reclaimed.

    g. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.

    h. For operations over five (5) acres, estimate the actual cost of third party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

APPLICANT SIGNATURE: Megan Winter **DATE:** 11/20/2024

Fee: See Attached Schedule, page 3

Application Fee Schedule

Acres are determined by the number entered in item 7 on the Application Form.

Type of Plan	Fee (Dollars)
Section 069* of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred ($500)
Section 069 of IDAPA 20.03.02, Reclamation Plan >5 to 40 acres	Six hundred ($600)
Section 069 of IDAPA 20.03.02, Reclamation Plan over 40 acres	Seven hundred fifty ($750)
Section 070** of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand ($1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1000 acres	One thousand five hundred ($1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1000 acres	Two thousand ($2,000)
* Section 069 is for gravel pits, quarries, decorative stone sources, and simple industrial mineral mines	
** Section 070 is for hardrock, phosphate, and underground mines, and complex industrial mineral mines	

Idaho Department of Lands
Management Areas

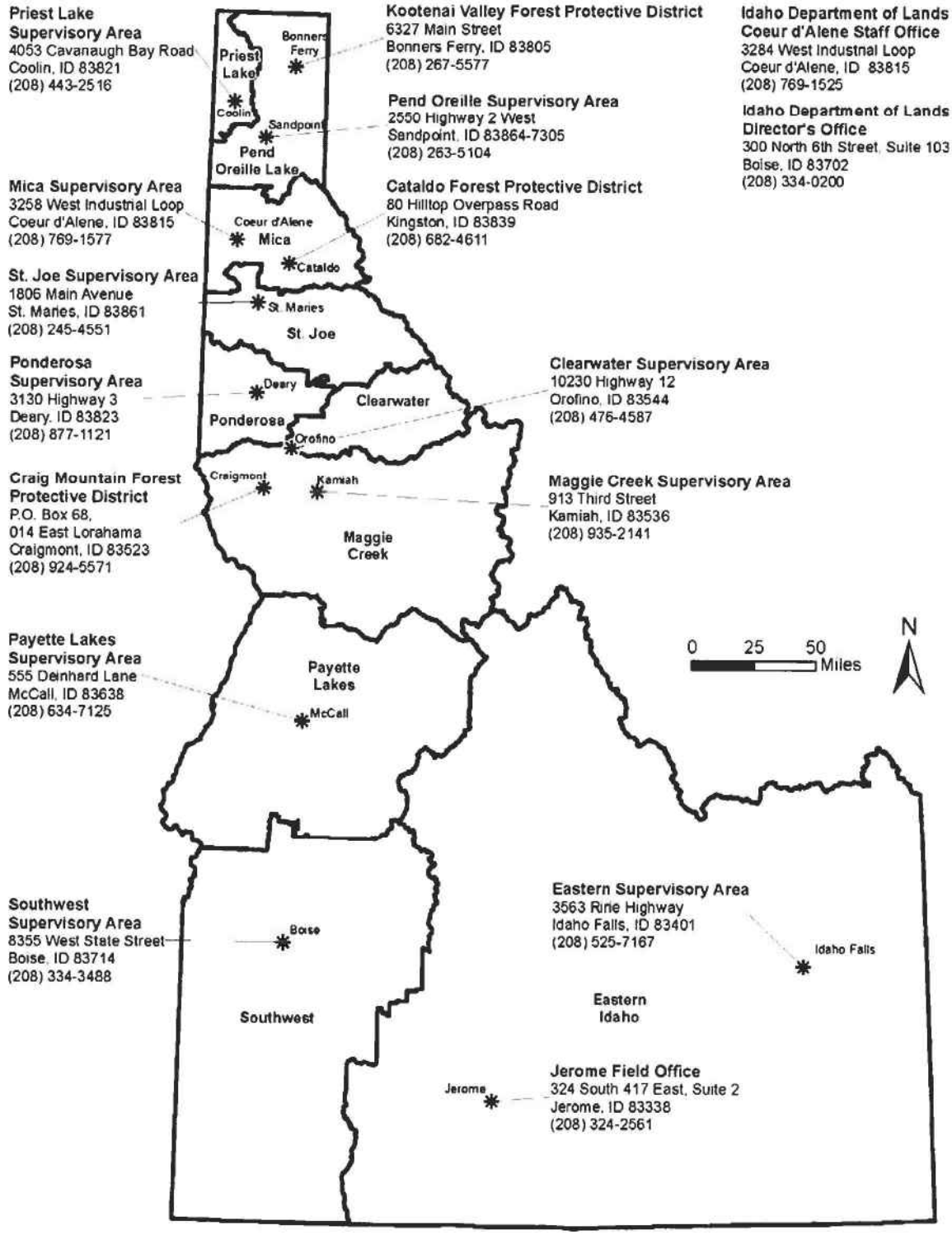


Exhibit B

Reclamation Plan Narrative

Application for Reclamation Plan Approval

Mining Plan Narrative

Operations in the permit area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 5**) pending Idaho Department of Lands Reclamation Plan approval. Topsoil and overburden will be separated and stockpiled onsite within the southern portion of Phase 3 and along the eastern property boundary for future reclamation. This will help make re-vegetation of the pit easier after completion of operations in the gravel source. A portion of the salvaged soil will be bermed around the mining operations on the boundary of the permitted mining area. The berms will be graded and seeded to provide a best management practice to control stormwater runoff as well as serve as the perimeter of the mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite and offsite stormwater separate; it will also perform the functions of safety and controlling site access. One access point is located near the center of the south property line adjacent to Howe Road. This will be the only access to the pit.

Gravel extraction is planned to begin in the southeast corner of the site (Phase 1 – **Exhibit C, Figure 5**). The Notus West Pit will consist of three (3) mining phases, ranging in size; approximately 13 acres. First year disturbance will be Phase 1 of the operation totaling 13 acres. The site will be mined to a minimum elevation of 2280 feet, with a maximum depth of twenty (20) feet from the surface elevation. Operational Slopes on the mine high walls will be between 1:1 and 3:1 and will be dictated by safety. The aggregate deposit will be mined using both dry and wet extraction techniques. The mining sequence will begin in the southeast corner (Phase 1), proceed north to Phase 2, and continue in a clockwise pattern to Phase 3. The material will be crushed, screened, washed, and stockpiled at the mining site, as noted on **Exhibit C, Figure 5**. The mining operation is planned to begin upon approval and is expected to be in operation for a maximum of twenty (20) years.

Mining will be conducted with heavy equipment such as hydraulic excavators, dozers, frontend loaders, and crushing and screening equipment. All applicable crushing and material processing equipment will be permitted with the Idaho Department of Environmental Quality, Air Quality Division. All reasonable precautions shall be taken to prevent particulate matter from becoming airborne, in accordance with IDAPA 58.01.01.650-651. Best management practices for dust abatement shall be used to control dust and maintain cleanliness of the mine including but not limited to watering of roads and stockpiles.

Erosion Control

The pit will be constructed and shaped so that all stormwater will be retained on site in existing manmade settling ponds within the pit. As needed during excavation, the site will be dewatered by pumping groundwater and stormwater from the pond. Since the site will discharge to an irrigation canal, and the Boise River is proximal to the site; the Notus West Pit will file a Notice of Intent (NOI) to discharge stormwater associated with Industrial

Activity under the IDEQ National Pollutant Discharge Elimination System Multi-Sector General Permit.

The stormwater is controlled on the site through site grading, permanent or temporary ditches, and berms. Before aggregate mining is started, the overburden soil is removed and stockpiled around the perimeter of the mining area. The stockpile berms are seeded to stabilize them, and they create the first runoff control for the facility. The pit is excavated inside the earth berms and stormwater is allowed to pond inside the pit. The pit floor is excavated in stages, so stormwater is channeled to the lower parts of the pit throughout the mining operation. The soils in the pit are permeable sand and gravel soils, it is anticipated that dewatering will continue to take place during excavation. A network of legal drainage ditches run along the perimeter of the property. These ditches provide for the collection of stormwater and its conveyance downstream. The functionality of these ditches will be maintained throughout the life of the mine, although ditch realignment could be considered in the future. Water will be discharged from the settling pond to a drainage ditch.

Access roads are constructed from sand and gravel excavated from the pit. The roads are constructed with borrow ditches to collect stormwater runoff. The borrow ditches have check dams to cause stormwater to pond and infiltrate before discharging to the borrow ditches along the access road. Because of the permeable nature of the subgrade soils water is very rarely ponded in the borrow ditches. The roadway surface will have water applied for dust control. Industrial activities exposed to stormwater consist of handling construction aggregates and overburden soil at the site. There will be very little material stored at the site.

Equipment and vehicle parking will take place at the site. Fuel and lubricating oils will be brought to the site on service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel may be stored at the crusher location in portable containers to support crushing operations (**Exhibit C, Figure 5**). All fuel tanks will be double walled or installed within secondary containment. A stabilized construction entrance will be constructed within the permit boundary, per State of Idaho specifications, and is maintained to prevent vehicle sediment track out to public right of way. This construction entrance shall serve as the only access point to the site.

The site may use process water to control dust at the site. The dust control water is applied to high traffic areas during summer months with water trucks. The water applied with trucks is applied in light enough volumes to prevent runoff from the site. The pit floor is permeable, and most precipitation and applied water will infiltrate the ground. There is also dust control water that is applied at the crusher and screens to prevent excessive dust at the process equipment. The process water is collected in an excavated depression near the crushing equipment in an excavation in the pit floor. The water is allowed to infiltrate into the ground and is not allowed to discharge to the runoff.

Reclamation

All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit facility area may be filled with overburden, reject material, and clean fill, and brought back to grade. One large pond is estimated to be left on site as part of the reclamation.

The fill material will conform the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: *"noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate under expected conditions of disposal, which includes resistance to biological attack. "Inert waste" includes, but is not limited to, rock, concrete, cured asphaltic concrete, masonry block, brick, gravel dirt, inert coal combustion by-products, inert precipitated calcium carbonate and inert component mixture of wood or mill yard debris."*

All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography. All areas around the pond will have overburden and topsoil placed and will be seeded at the time of reclamation. The post-mining land use plan for the property contains a large water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction. The parcel will likely be sold for residential development, similar to other depleted mines in the area. The topsoil stockpiled during stripping of the site will be spread to a uniform depth of six (6") inches over the site. The site will be seeded using Great Basin Native Seed Mix (or equivalent) as follows:

1. Slender Wheatgrass.....2 lbs./acre
2. Thickspike Wheatgrass.....10 lbs. / acre
3. Western Wheatgrass.....6 lbs. / acre
4. Sandberg Bluegrass.....4 lbs. / acre
5. Sheep Fescue.....4 lbs. / acre
6. Yarrow.....2 lbs. / acre

The seed will be spread via broadcast at 28 lbs. per acre. Fertilizer will be spread as required to stimulate and support growth. Seeding should take place in spring or fall to accelerate growth of the seed. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules.

The total cost of reclamation has been estimated at $4,736 per acre and includes all line items described in 13(f) of the Idaho Department of Lands Application for Reclamation Plan Approval. A detailed cost estimate is provided in **Exhibit D.**

Exhibit C

Map Set

Exhibit A7.2

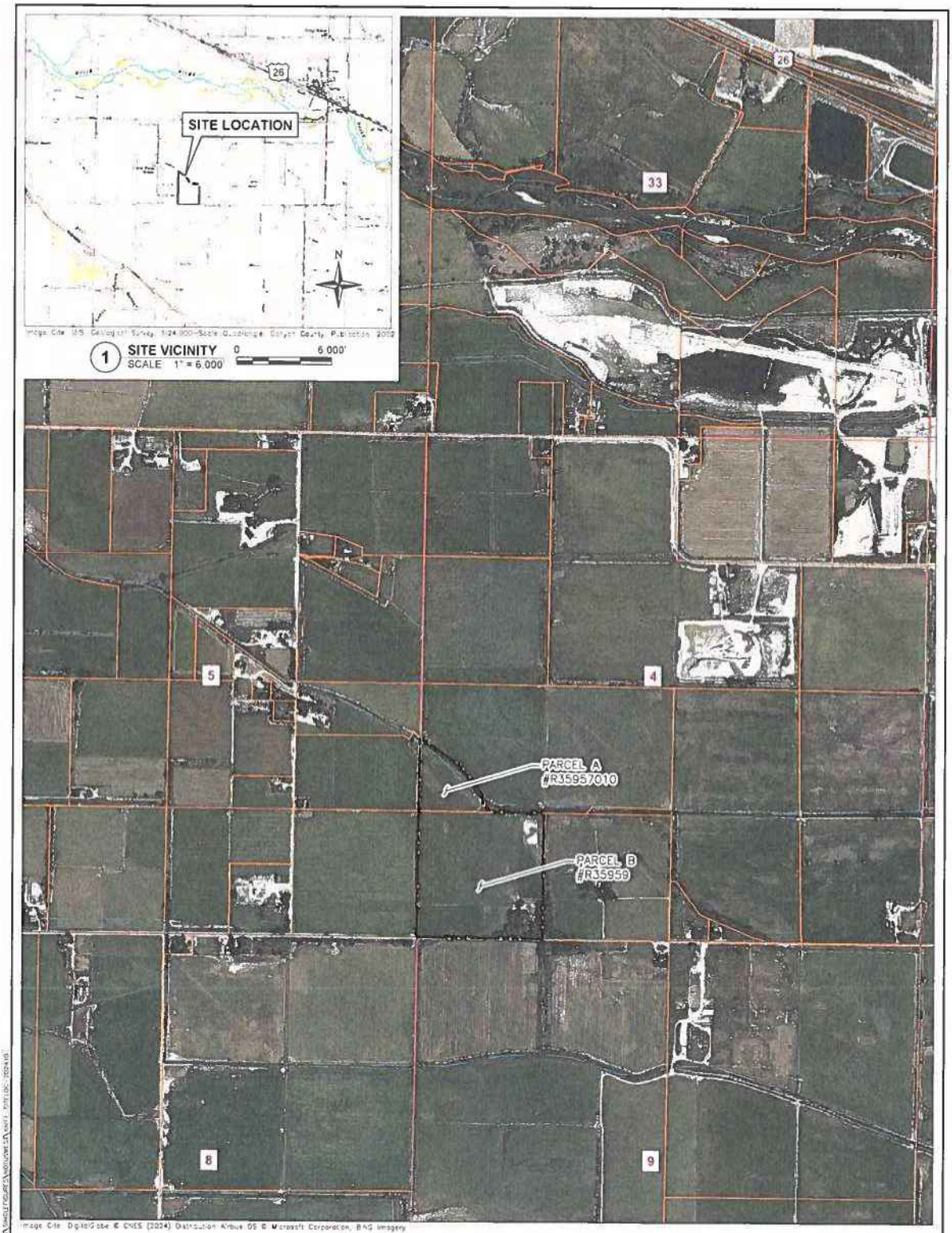

SITE LOCATION
26
N
SITE VICINITY
SCALE 1" = 6,000'
0
6,000'
33
5
4
8
9
PARCEL A
#R35957010
PARCEL B
#R35959
EXPLANATION
PROPOSED PERMIT BOUNDARY
CANYON COUNTY PARCEL BOUNDARY
SECTION LINE
CANAL/DITCH (NHD)
U.S. HIGHWAY
0
1,000
IDAHO
QUADRANGLE LOCATION
NOTE:
SITE LEGAL DESCRIPTION -
TOWNSHIP 4 NORTH,
RANGE 4 WEST, SECTION 4
Trihydro
CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729
FIGURE 1
SITE LOCATION
NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO
Drawn By REP
Checked By ZH
Scale AS SHOWN
Date 10/18/2024
File KNIFE_SITELOC+202410



Image Citation: Google Earth Pro Imagery, Publication: August 2024
Topography Layer: USGS Digital Elevation Model Southern Idaho Original Project Resolution: 2024

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- DISTURBANCE LIMIT (30' OFFSET FROM PERMIT BOUNDARY)
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL/DITCH (NHD)
- CROSS-SECTION CENTERLINE
- PROPOSED PLANT/STOCKPILE AREA
- MINING PHASES
- EXISTING SURFACE CONTOUR 1-FOOT INTERVAL

N

0 200'

Trihydro Corporation
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 2

SITE MAP

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP	Checked By: ZH	Scale: 1" = 200'	Date: 10/18/2024	File: KNIFE_SITEMAP-202410

\\NAS\Trihydro\Projects\2000\[redacted]\GIS\MXD\[redacted]\KNIFE_SITEMAP_202410.mxd



Image Credits: Google Earth Pro Imagery, Publication August 2024

N

0 400'

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- CANYON COUNTY PARCEL BOUNDARY AND OWNERSHIP
- SECTION LINE
- CANAL DITCH (NHD)

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

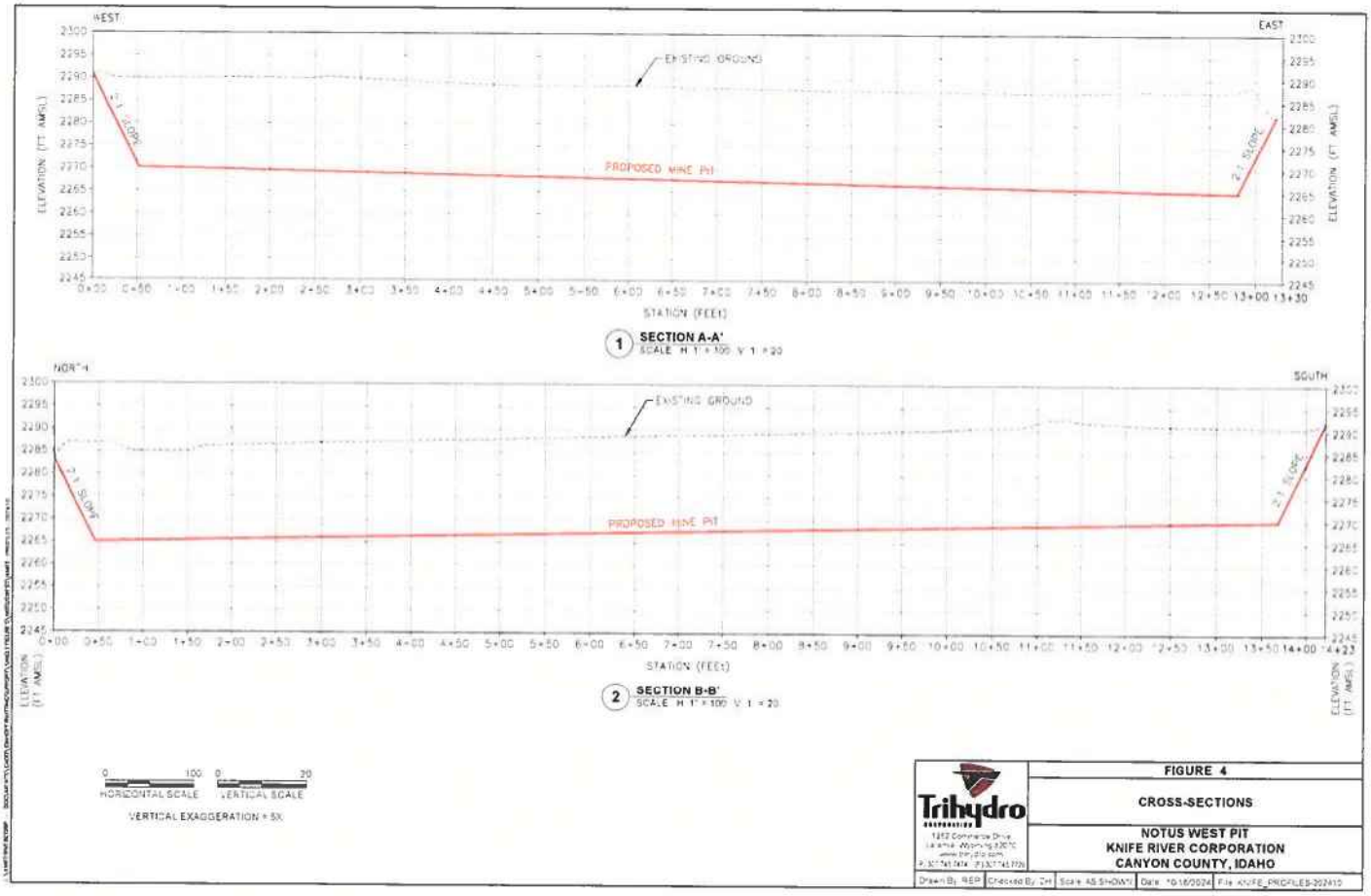
FIGURE 3

LAND OWNERSHIP

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP	Checked By: ZH	Scale: 1" = 400'	Date: 10/18/2024	File: KNIFE_OWNERSHIP-202410

I:\KNIFE RIVER\MXD* - DOCUMENTS\CAD\ENGINEERING\DRAWINGS\FIGURES\KNIFE_OWNERSHIP-202410.mxd - Date Modified: 10/21/2024



Trihydro

1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
P: 307.745.7474 F: 307.745.7729

FIGURE 4

CROSS-SECTIONS

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP	Checked By: CH	Scale: AS SHOWN	Date: *9/18/2024	File: KNIFE_PROFILES-202410

Exhibit A7.2



Image Citation: Google Earth Pro Imagery, Publication: August 2024
Topography Layer: USGS Digital Elevation Model Southern Idaho Original Project Resolution, 2024

N

0 200'

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- DISTURBANCE LIMIT (30' OFFSET FROM PERMIT BOUNDARY)
- SECTION LINE
- CANAL/DITCH (NHD)
- MINING PHASES
- 2290 EXISTING SURFACE CONTOUR 1-FOOT INTERVAL
- RECLAMATION AREA
- POST-RECLAMATION POND

NOTE:

MINE WASTE MATERIAL WILL BE PLACED ALONG PIT HIGHWALLS AND IN PHASE 1 AND GRADED. POST-RECLAMATION POND AREA WILL RECEIVE MINIMAL GRADING.

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 5

RECLAMATION PLAN

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP	Checked By: ZH	Scale: 1 = 200	Date: 11/22/2024	File: KNIFE_RECLAMATION-202411

\\trihydro.com\DFS\DATA\PROJECTS\KNIFE RIVER\GIS\MXD\FIGURES\NOTUS\NOTUS_RECLAMATION_202411.MXD

Exhibit D

Detailed Reclamation Cost Estimate

Reclamation Cost Estimate

Client	Knife River Corporation	
Project	Notus West Pit	
Location	Canyon County, Idaho	
Prepared by	B. Bell	*of Trihydro Corporation*
Reviewed by	Z. Hutson	*of Trihydro Corporation*

Areas and Quantities

Site Area (Total)	43.5	acres	
Reclamation Area	14	acres	
Phase 3 Highwall Length	1,600	ft	*feet needed for minor grading*
Average Travel Distance	900	ft	*centroid distance for Phase 3 toposil to be placed in Phase 1*
Topsoil Thickness	0.5	ft	
Topsoil Volume	11,293	CY	*cubic yard(s)*
Pit Volume	466,667	CY	*Phase 3 estimate*
Waste Factor	10%		*estimated from Notus Pit*
Waste Volume	46,667	CY	*volume of material to be backfilled and graded*

Production Rates

Scraper (CAT 631K) Production		**Units**	
Capacity	24	LCY	*loose cubic yard*
Load Time	0.9	min	*minute(s)*
Spread	0.7	min	
Average Speed	15	mph	*mile(s) per hour*
Average Speed	1,320	ft/min	
Travel Time	0.7	min	
Cycles per Hour	26.3	cycles/hr	
Efficiency	0.83		*50 minutes per hour*
Production Rate	526	LCY/hr	
Hours Required	21	hr	*hour(s)*

Motor Grader (CAT 12M) Production		**Units**	
Effective Blade Width	12.1	ft	
Overlap	2.0	ft	
Average Speed	2.5	mph	
Average Speed	13,200	ft/hr	
Efficiency	0.83		*50 minutes per hour*
Production Rate	111,100	ft^2/hr	
Production Rate	2.6	acre/hr	
Hours Required	6.0	hr	

Dozer (CAT D6T) Production		**Units**	
Effective Blade Width	13.7	ft	
Approximate Production	425.0	LCY/hr	*assuming 100-ft push*
Average Speed	1.0	mph	
Average Speed	5,280	ft/hr	
Number of Passes	2	passes	
Efficiency	0.83		*50 minutes per hour*
Forward/Back Reduction	0.75		
Hours Required	133.0	hr	*for Phase 3 waste placement in Phase 1 and along Phase 3 highwalls, minimal grading is expected*

Minor Earthwork, Backfill, and Site Grading					
Equipment	**Quantity**	**Model**	**Hourly Unit Cost**	**Operating Hours**	**Subtotal**
Dozer	1	CAT D6T	$ 192.00	133	$25,550.00
			Subtotal	**133**	**$25,550.00**

Topsoil Spreading and Seeding Costs					
Equipment	**Quantity**	**Model**	**Hourly Unit Cost**	**Operating Hours**	**Subtotal**
Scraper	1	CAT 631K	$ 361.00	21	$7,600.00
Motor Grader	1	CAT 12M	$ 243.00	6	$1,450.00
Tractor with seed spreader	1	--	$ 157.00	3	$450.00
Water Truck	1	8,000 Gallon	$ 278.00	21	$5,850.00
			Subtotal	**51**	**$15,350.00**

Seed and Fertilizer Costs				
Item	**Quantity**	**Unit**	**Unit Cost**	**Subtotal**
Seed	14	Acres	$311.73	$4,350.00
Fertilizer	14	Acres	$12.72	$200.00
			Subtotal	**$4,550.00**

Totals			
Direct Equipment Costs	$ 40,900.00		
Direct Item Costs	$ 4,550.00		
Total Direct Costs	$ 45,450.00		
Mobilization	$ 4,550.00	*10% of direct costs*	
Construction Management	$ 9,100.00	*20% of direct costs*	
Reclamation Monitoring and Maintenance	$ 1,150.00	*2.5% of direct costs*	
Total Indirect Costs	$ 14,800.00		
Subtotal	$ 60,250.00		
Contingency	$ 6,050.00	*10% of subtotal*	
Total	**$ 66,300.00**		
Per Acre Total	**$ 4,736.00**	*based on reclaimed area (along pit highwalls and part of Phase 1)*	

Assumptions

1: No buildings are present and no equipment remains on site at the start of the reclamation.

2: Minimal earthwork is expected prior to placement of topsoil. Earthwork includes placement of Phase 3 material in Phase 1 and along pit highwalls as well as minimal grading.

3: A minimum of six inches of topsoil uniformly will be stripped from each Phase prior to pit excavation and stockpiled.

4: The quarry will perform concurrent reclamation as the operation progresses leaving only one Phase needing reclamation at a time. Phase 1 will be finished as Phase 3 is mined.

5: Backfilled and reclaimed areas will be reseeded with 28 pounds per acre of Great Basin seed mix, similar to the Red Top Pit cost estimate (November 2022).

6: Hourly equipment unit costs include operator, profit, overhead, insurance, and workers compensation.

7: Hourly equipment costs were obtained from the Nevada Standardized Reclamation Cost Estimator Version 1.4.1 except for the tractor with seed spreader. The seed mixture and fertilizer unit costs were derived from the Red Top Pit cost estimate prepared by NewFields in November 2022. NewFields listed $10.5 per pound for seed and $12.00 per pound for fertilizer, which were adjusted for ~6% inflation between 2022 and 2024. The tractor with seed spreader unit cost and mobile equipment dimension measurements are based on the numbers in the Final Notus IDL Application (February 20, 2019) and costs escalated by ~25% to adjust for inflation.

8: Subtotals are rounded to the nearest $50 and the totals are rounded to the nearest whole number.

GSI ENVIRONMENTAL

MEMORANDUM

Exhibit A8

TO: **Canyon County Development Services and County Commissioners**

FROM: **David Rugh, L.G., L.H.G**

RE: **Groundwater Conditions, Notus West Pit, Notus, Idaho**

Introduction

This memorandum documents the groundwater conditions in the vicinity of the proposed Notus West Pit (Project) located near Notus, Idaho (**Figure 1**). Knife River submitted a Conditional Use Permit application to Canyon County for the Project and held a neighborhood meeting describing the proposed aggregate pit on March 12, 2025. At the meeting, several property owners requested additional information regarding groundwater in the vicinity of the proposed Project. Proposed mining activities at the Project extend to a minimum elevation of 2,280 feet above mean sea level (amsl), with a maximum depth of 20 feet below the existing ground surface.

A summary of the publicly available data regarding groundwater conditions in the vicinity of the proposed Project is presented below.

Regional Groundwater Conditions

The regional hydrogeologic conditions of the area surrounding the proposed Project are summarized in *Preliminary Assessment of Hydrogeology and Water Quality in Ground Water in Canyon County, Idaho* (Cosgrove and Taylor 2007). The geology of the area is dominated by lake and river deposits and is detailed in *Hydrogeology of Confined, Idaho Group-Hosted Aquifers and Overlying Gravels Near Greenleaf, Canyon County, Idaho* (Otto 2005). The regional aquifer is generally confined or semi-confined and is overlain by several hundred feet of interbedded sands, silts and gravels, many of which are water-bearing. There is significant vertical stratification in these sediments, with productive confined and unconfined aquifers interspersed with less permeable sediments. An isotope study demonstrated that there is little vertical communication between the various water-bearing strata, as confirmed by distinct water quality signatures (Hutchings and Petrich 2002).

Recharge to the area aquifers is dominated by applied irrigation water and canal seepage. The source of this irrigation water proximal to the Project area is the Boise River (**Figure 1**). Additional recharge comes from precipitation and from underflow from adjacent aquifers and tributary basins (Cosgrove and Taylor 2007).

Local Well Log Information

Drillers' well logs submitted to the Idaho Department of Water Resources (IDWR) database were queried within a 1/2-mile radius of the proposed Notus West Pit (**Figure 2**). The IDWR well log database provides a record of every water supply or monitoring well completed since record keeping began, as early as the 1950s. The database contains detailed information specific to each completed well; however, it has several inherent limitations including coarse location

information (wells are generally mapped to the nearest 40-acre quarter-quarter section) and incomplete key data fields such as static water level, casing depth, and total well depth. **Table 1** summarizes IDWR well logs mapped within a 1/2-mile radius of the proposed Notus West Pit. Note that well logs were manually evaluated to populate missing well attributes that are not included in the IDWR database. IDWR well logs within ½ mile of the proposed Notus West Pit cover a period of time from 1957 to 2021.

The following list provides a summary of key well log attributes within 1/2 mile of the proposed Notus West Pit:

- A total of eight wells are mapped in the IDWR Database within ½ mile of the proposed Notus West Pit;
- Well total depths range from 65 to 420 feet below ground surface (ft bgs);
- Well casing depths range from 58 to 387 ft bgs;
- Well open intervals (where water enters the well) range from a minimum depth of 58 ft bgs to a maximum well depth of 420 ft bgs;
- Static water levels range from 4 to 24 ft bgs; and
- Well yields (pumping rate) range from 18 to 80 gallons per minute.

Of the eight wells within ½ mile of the proposed Project, one is logged as a "sand shale" bedrock completion and the remaining seven wells were completed in unconsolidated sediments. Note that IDWR logs are submitted by licensed well drillers and interpreted bedrock completions may actually be semi-consolidated sediments that exhibit a drilling response similar to consolidated rock. Many of the drillers' logs within ½ mile of the proposed Project show a sediment color change between shallow brown/yellow sediments and deeper blue/gray sediments. This color change is consistent with drillers' reports that were examined for Cosgrove and Taylor (2007). The color change is interpreted by Hutchings and Petrich (2002) to indicate a transition between surficial alluvial deposits (oxidizing geochemical conditions) and deep lake deposits (reducing geochemical conditions). Blue clay layers are commonly recorded in the middle to lower depths of the local well logs, indicating a well completion within older deep lake deposits.

Well logs generally include an upper sand and gravel unit to a depth of approximately 14 to 52 feet below ground surface. One or more thick packages of blue clay or "shale" is present beneath the upper sand and gravel unit and the uppermost open interval of nearby wells. Open intervals of nearby well logs are located below one or more confining layers which limit the vertical flow of water between the proposed Project activities and any water bearing zones which are serving as domestic water supplies. Static water levels of nearby domestic wells are relatively shallow compared to the open intervals of the wells, suggesting confined aquifers consistent with the findings of the *Idaho Group-Hosted Aquifers* study (Otto 2005).

Conclusions

The proposed 20 ft depth of the Notus West Pit Project would result in a pit floor with an elevation of 2,280 ft amsl. One or more confining layers is present beneath the upper sand and gravel unit and the uppermost open interval of nearby wells; limiting the potential for any shallow surficial mining activities to negatively affect the water quantity or quality of nearby domestic water wells. The regional water supply aquifer serving domestic water users adjacent to the proposed is a vertically compartmentalized system (Otto 2005) where deeper water bearing units behave as confined aquifers and have limited communication with the surficial units that may be seasonally partially saturated.

In addition to the limited vertical communication between the proposed Project and deeper confined water bearing layers, the operating conditions of the proposed Project will include limited water consumption. Any groundwater encountered during operations will be pumped from the active mining phase to a previously mined phase for storage or discharged, as allowed by permit, to the drainage ditch along the east and north sides of the property. Water consumption will be limited to evaporation of water applied to roads for dust control or evaporation of any pooled water present within the active mining phase.

References

Cosgrove, D.M. and J. Taylor. 2007. Preliminary Assessment of Hydrogeology and Water Quality in Ground Water in Canyon County, Idaho: University of Idaho, Idaho Water Resources Research Institute. Prepared for the Idaho Department of Environmental Quality. Technical Report 07-001.

Hutchings, J. and C.R. Petrich. 2002. Ground water recharge and flow in the regional Treasure Valley aquifer system geochemistry and isotope study: University of Idaho, Idaho Water Resources Research Institute Technical Report IWRRI-2002-08, Boise, Idaho.

Otto, B.R. 2005. Preliminary geology of the northwestern portion of Canyon County, Idaho: University of Idaho, Idaho Water Resources Research Institute, Technical Report 200510, Boise, ID, 21 p.

Attachments

Figure 1 Project Location Map
Figure 2 IDWR Well Locations near Notus West Pit

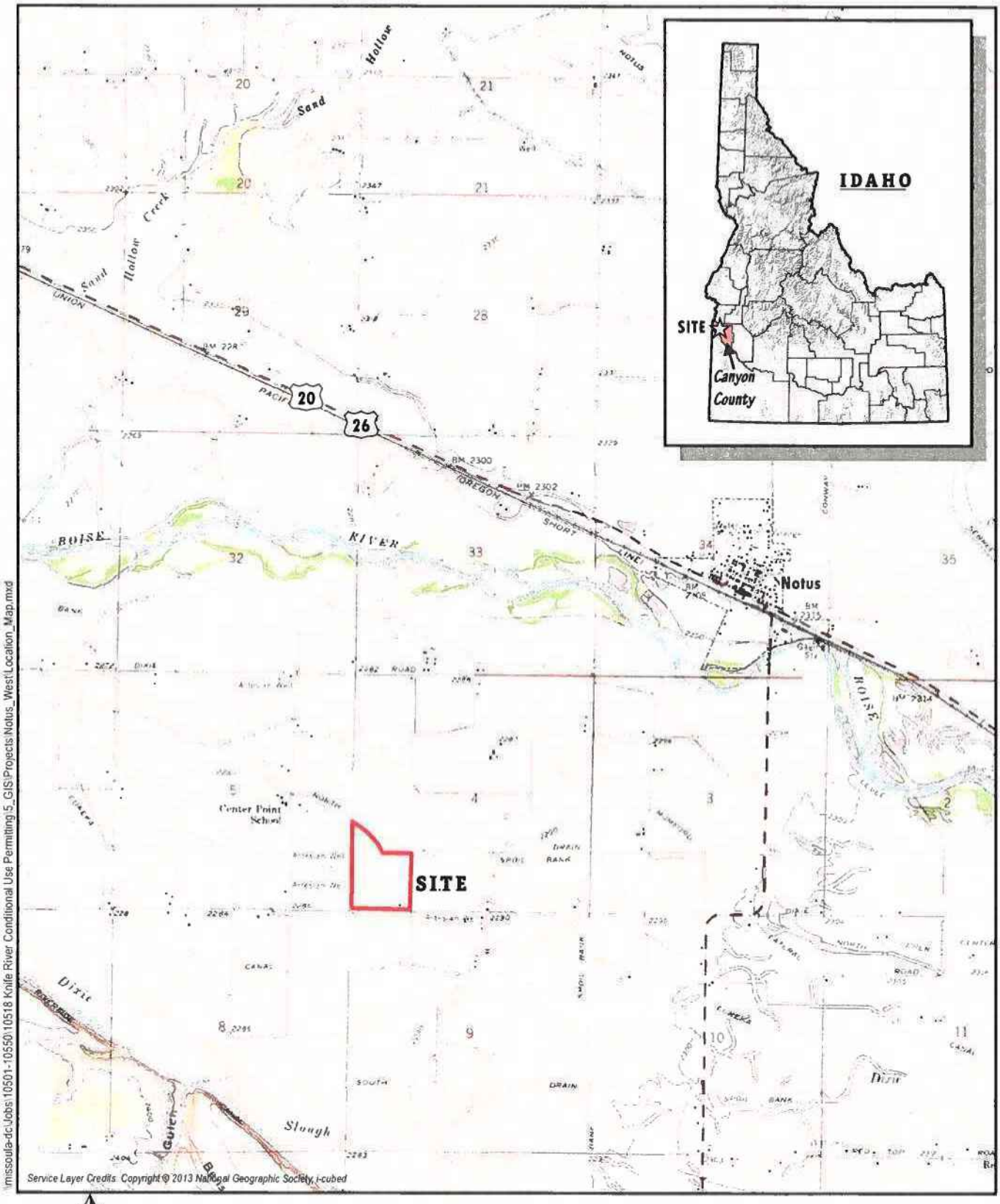
Table 1 IDWR Well Log Summary

Attachment A IDWR Well Logs

GSI ENVIRONMENTAL

FIGURES

Figure 1 Project Location Map
Figure 2 IDWR Well Locations near Notus West Pit

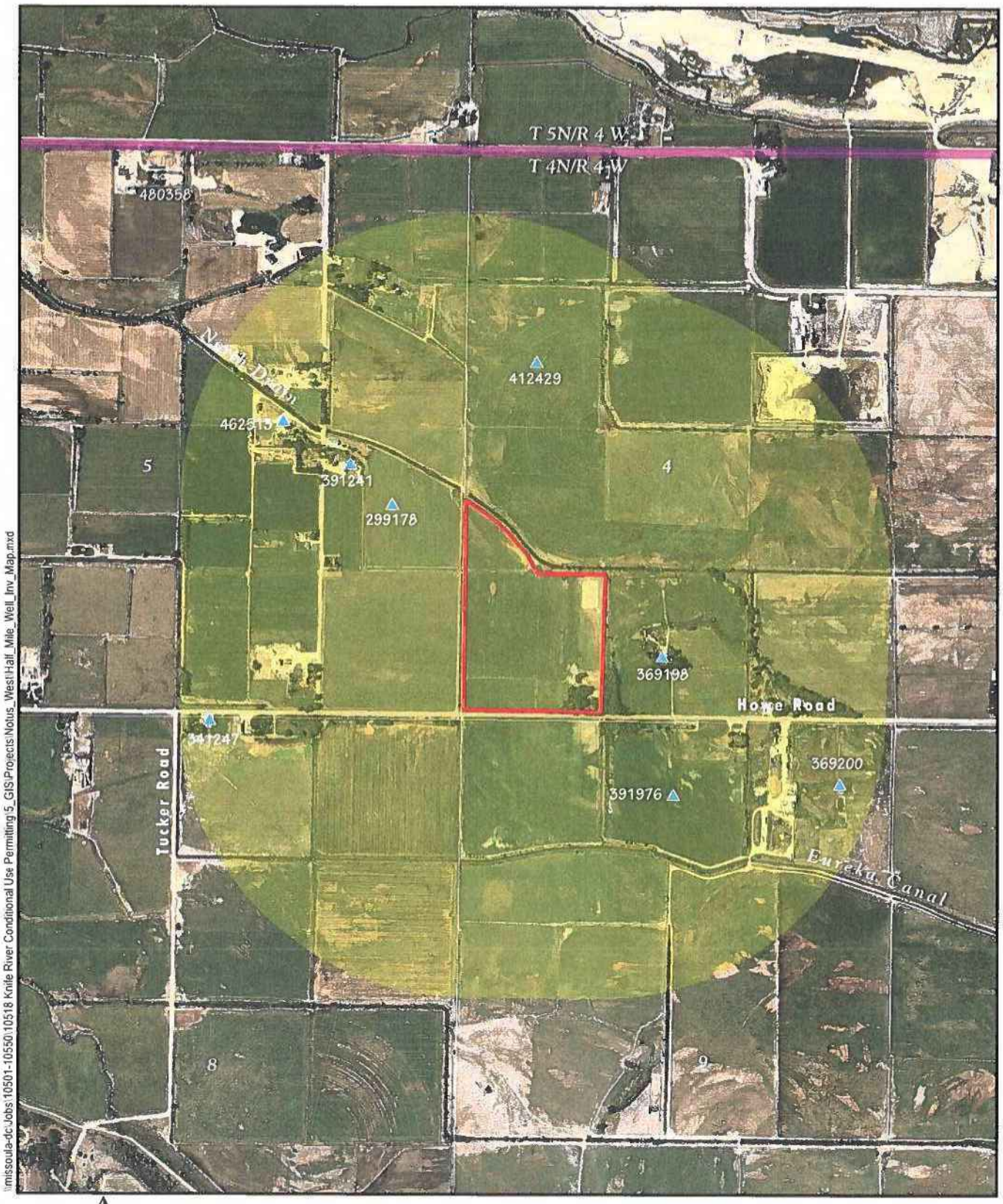


\\missoula-dc\Jobs\10501-10550\10518 Knife River Conditional Use Permitting\5_GIS\Projects\Notus_West\Location_Map.mxd

0 3,000
Feet

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Location Map
Notus West
Canyon County, Idaho
FIGURE 1



\\missoula-dc\Jobs\10501-10550\10518 Knife River Conditional Use Permitting\5_GIS\Projects\Notus_West\Half_Mile_Well_Inv_Map.mxd

Notus West Mine Area

IDWR Wells Within Half Mile and Well ID

Half Mile Buffer

0 1,500 Feet

GSI ENVIRONMENTAL

IDWR Well Locations Within Half Mile
Notus West
Canyon County, Idaho
FIGURE 2

TABLES

Table 1 IDWR Well Log Summary

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TABLE 1
IDWR Well Log Summary
Notus West Project
Canyon County, Idaho

Well ID	Metal Tag Number	Completion Date	Production (gallons per minute)	Static Water Level (feet below ground surface)	Casing Diameter (inches)	Casing Depth (feet below ground surface)	Total Well Depth (feet below ground surface)	Well Completion Unit	Open Interval (Range, feet below ground surface)
299178	N/A	3/16/1995	30.0-60.0	10.0	6.0	58.0	65.0	Unconsolidated	58-65
341247	D0059168	6/5/2001	80.0	Artesian[1]	6.0	130.0	150.0	Unconsolidated	130-150
369198	N/A	3/1/1967	18.0	Artesian[1]	4.0	387.0	420.0	Unconsolidated	387-420
369200	N/A	8/5/1971	N/A	6.0	6.0	105.0	110.0	Unconsolidated	85-105
391241	D0031783	7/21/2004	50.0	4.0	6.0	74.0	79.0	Unconsolidated	74-79
391976	N/A	8/29/1957	50.0	Artesian[1]	4.0	187.0	195.0	Unconsolidated	187-195
412429	N/A	4/18/1980	N/A	24.0	6.0	74.0	77.0	Bedrock	74-77
462513	D0088996	3/31/2021	60.0	10.0	6.0	60.0	78.0	Unconsolidated	63-73

Notes:
N/A - Not available, information not provided on well log or in IDWR database.
1 - Artesian indicates a static water level above ground surface, representative of a confined aquifer at depth.

GSI ENVIRONMENTAL

ATTACHMENT A

Attachment A IDWR Well Logs

Form 238-7
7/94

C

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT 63536

Use Typewriter or Ball Point Pen

1. DRILLING PERMIT NO. 63-95-W-0166-000
Other IDWR No.

2. OWNER:
Name John Pesina
Address 19968 Wagner
City Caldwell State ID Zip 83605

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 4 North ☒ or South ☐
Rge. 4 East ☐ or West ☒
Sec. 5 1/4 NE 1/4 SE 1/4 (10 acres / 40 acres / 160 acres)
Gov't Lot ____ County CANYON

Address of Well Site 23267
Center Point City Caldwell
(Give at least name of road + Distance to Road or Landmark)

Lt. ____ Blk. ____ Sub. Name ____

4. PROPOSED USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other

5. TYPE OF WORK
☒ New Well ☐ Modify or Repair ☐ Replacement ☐ Abandonment

6. DRILL METHOD
☐ Mud Rotary ☒ Air Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentite	0	20	100	Dump

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 58
Was drive shoe seal tested? Y ☒ N ☐ How? Air

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	58	250	steel	☒	☐	☒	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Length of Headpipe ____ Length of Tailpipe ____

9. PERFORATIONS/SCREENS
☐ Perforations Method
☐ Screens Screen Type

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
						☐	☐
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
10 ft. below ground Artesian pressure ____ lb.
Depth flow encountered 63 ft. Describe access port or control devices: CAP

11. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal./min.	Drawdown	Pumping Level	Time
60	55 ft	55 ft	1
30	40 ft	40 ft	1

Water Temp. 65 Bottom hole temp. 65
Water Quality test or comments: 2 Hard 1. Iron

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia.	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
6"	0	2	TOP Soil		
	2	7	Sandy Brn CLAY		
	7	35	Gravel & Sand mix	X	
	35	53	SAND	X	
	53	63	Blue CLAY		
	63	70	SAND & CLAY layas	X	

RECEIVED
DEC 20 1995
Department of Water Resources

RECEIVED
APR 03 1995
WATER RESOURCES
WESTERN REGION

1996

Completed Depth 65 (Measurable)
Date: Started 3-16-95 Completed 3-16-95

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Treasure Valley Drilling Firm No. 560
Firm Official ____ Date 3-16-95
and
Supervisor or Operator ____ Date 3-16-95
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Form 238-7
11/97

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

769262

Office Use Only
Inspected by _____
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

1. WELL TAG NO. D 18566
DRILLING PERMIT NO. ____-____-____-_____-_____
Other IDWR No. _____

2. OWNER:
Name Sam Shaw
Address 22453 Howe Road
City _____ State ____ Zip ____

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location.

N / W / E / S

Twp. 4 North ☒ or South ☐
Rge. 4 East ☐ or West ☒
Sec. ____ ____ 1/4 (10 acres) NE 1/4 (40 acres) NE 1/4 (160 acres)
Gov't Lot ____ County Canyon
Lat: : : Long: : :
Address of Well Site Same as above City _____
(Give at least name of road + Distance to Road or Landmark)

Lt. _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD
☐ Air Rotary ☒ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonight	0	20	10	Over bore

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 115
Was drive shoe seal tested? ☐ Y ☒ N How? Dry Hole

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6	+1	115	250	Steel	☒	☐	☒	☐
4½	110	130	Sch 40	PVC	☐	☒	☐	☐
					☐	☐	☐	☐

Length of Headpipe 20 Length of Tailpipe 2

9. PERFORATIONS/SCREENS
Perforations Method _____
Screens Screen Type PVC

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
130	150	20		4½	PVC	☐	☒
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
_____ ft. below ground Artesian pressure 0 lb.
Depth flow encountered 150 ft. Describe access port or control devices: Well Seal
Flows 20 GPM

11. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☒ Flowing Artesian

Yield gal/min	Drawdown	Pumping Level	Time
80	40	80	1 hr
20	flowing		24 hr

Water Temp. _____ Bottom hole temp. _____
Water Quality test or comments: _____
Depth first Water Encounter 40

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temperature	Water Y	Water N
10	0	2	Top Soil		
10	2	20	Gravle		
6	20	30	Blue Clay		
6	30	40	Blue Clay with water Strips	✓	
6	40	100	Hard Blue Clay		
6	100	110	Blue Clay. water Strip	✓	
6	110	135	Blue Clay		
6	135	145	Dark Gray Clay		
6	145	150	Black Sand	✓	

RECEIVED
JUN 0 8 2001
WATER RESOURCES
WESTERN REGION

Completed Depth 150 (Measurable)
Date: Started 6-1-01 Completed 6-5-01

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Eric Pumps + Drilling Firm No. 417
Firm Official _____ Date _____
and
Driller or Operator Mike Eric Date 6-8-01
(Sign once if Firm Official & Operator)

FORWARD WHITE COPY TO WATER RESOURCES

Location Corrected by IDWR To:
T04N R04W Sec. 4 SWSESW
By: segbert 2012-03-09

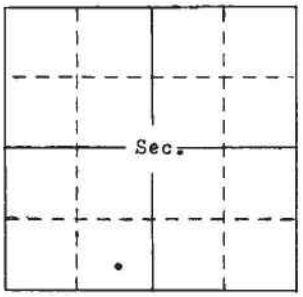
REPORT OF WELL DRILLER
State of Idaho

State law requires that this report shall be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

WELL OWNER:
Name George Wright
Address RR.Caldwel.Ida.

Owner's Permit No.
NATURE OF WORK (check): Replacement well [x]
New well [ ] Deepened [ ] Abandoned [ ]
Water is to be used for: dom.
METHOD OF CONSTRUCTION: Rotary [ ] Cable [x]
Dug [ ] Other
(explain)
CASING SCHEDULE: Threaded __ Welded x
4 "Diam. from 0 ft. to 387 ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
"Diam. from ft. to ft.
Thickness of casing: Material:
Steel [x] concrete [ ] wood [ ] other [ ]
(explain)
PERFORATED? Yes [ ] No [x] Type of perforator used:
Size of perforations: " by "
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
perforations from ft. to ft.
WAS SCREEN INSTALLED? Yes [ ] No [x]
Manufacturer's name
Type Model No.
Diam. Slot size Set from ft. to ft.
Diam. Slot size Set from ft. to ft.
CONSTRUCTION: Well gravel packed? Yes [ ]
No. [x] size of gravel Gravel placed from ft. to ft. Surface seal provided? Yes [ ] No [ ] To what depth?
ft. Material used in seal:
Did any strata contain unusable water? Yes [ ]
No. [x] Type of water:
Depth of strata ft. Method of sealing strata off:
Surface casing used? Yes [x] No. [ ]
Cemented in place? Yes [ ] No [x]

Locate well in section



LOCATION OF WELL: County Canyon
SE ¼ SW ¼ Sec. 4 T. 4 N/S/ R. 4 E/W

Size of drilled hole: 4" Total depth of well: 420' Standing water level below ground: Flowing Temp. Fahr. 70 ° Test delivery: gpm or cfs Pump? [ ] Bail [ ]
Size of pump and motor used to make test:
cleaned with compressor
Length of time of test: Hrs. Min.
Drawdown: ft. Artesian pressure: ft. above land surface 2 Give flow cfs or 18 gpm. Shutoff pressure:
Controlled by: Valve [x] Cap [ ] Plug [ ]
No control [ ] Does well leak around casing?
Yes [ ] No [x]

31588

DEPTH FROM FEET	DEPTH TO FEET	MATERIAL	WATER YES OR NO
0	3	top soil	no
3	14	sand gravel	yes
14	65	unstable clay	yes
65	70	clay	no
70	72	fine sand water	yes
72	180	clay sand veins	at times
180	210	clay	no
210	214	fine sand art . water	yes
214	387	clay week art. water	at times
387	420	claysand-veins fine black sand light sulpher better presser	yes
		I got alot of tree bark out at 382'	

Work started: 2/10/1967
Work finished: 3/1/1967
Well Driller's Statement: This well was drilled under my supervision and this report is true to the best of my knowledge.
Name: C.F.Baker
Address: Box 41 Middleton
Signed by: C.F. Baker
License No. 45 Date: 3/1/1967

Use other side for additional remarks

USGS

USE TYPEWRITER OR BALL POINT PEN

State of Idaho
Department of Water Administration

WELL DRILLER'S REPORT

State law requires that this report be filed with the State Reclamation Engineer within 30 days after completion or abandonment of the well.

RECEIVED
Department of Water Administration

1. WELL OWNER

Name A.H. VAN WYH dba VAN'S RANCH

Address RT. 2, CALDWELL, IDAHO

Owner's Permit No. _____

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement

☐ Abandoned (describe method of abandoning)

_____

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test

☐ Municipal ☐ Industrial ☒ Stock

4. METHOD DRILLED

☐ Cable ☒ Rotory ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Diameter of hole 12-1/4 inches Total depth 110 feet

Casing schedule: ☒ Steel ☐ Concrete

Thickness	Diameter	From	To
.250 inches	6-5/8 inches	41 feet	20 feet
.125 inches	" inches	20 feet	85 feet
.188 inches	" inches	85 feet	105 feet
_____ inches	_____ inches	_____ feet	_____ feet
_____ inches	_____ inches	_____ feet	_____ feet

Was a packer or seal used? ☐ Yes ☒ No

Perforated? ☒ Yes ☐ No

How perforated? ☒ Factory ☐ Knife ☐ Torch

Size of perforation 1/8 inches by 1-5/8 inches

Number	From	To
1140 perforations	85 feet	105 feet
_____ perforations	_____ feet	_____ feet
_____ perforations	_____ feet	_____ feet

Well screen installed? ☐ Yes ☒ No

Manufacturer's name _____

Type _____ Model No. _____

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Diameter ___ Slot size ___ Set from _____ feet to _____ feet

Gravel packed? ☒ Yes ☐ No Size of gravel 5/16" Max

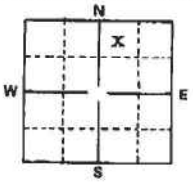
Placed from 30 feet to 105 feet

Surface seal? ☒ Yes ☐ No To what depth 30 feet

Material used in seal ☒ Cement grout ☐ Puddling clay

6. LOCATION OF WELL

Sketch map location must agree with written location.



County Canyon

NW ¼ NE ¼ Sec. 9, T. 4 N, R. 4 W

7. WATER LEVEL

Static water level 6 feet below land surface

Flowing? ☐ Yes ☒ No G.P.M. flow _____

Temperature _____ ° F. Quality _____

Artesian closed-in pressure _____ p.s.i.

Controlled by ☐ Valve ☐ Cap ☐ Plug

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Other

Discharge G.P.M.	Draw Down	Hours Pumped

31590

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
12¼	0	1	Sandy soil		x
"	1	20	Gravel, sandy	x	
"	20	24	Clay, brown		x
"	24	30	Gravel, boulders	x	
"	30	36	Clay, blue		x
"	36	41	Gravel and boulders	x	
"	41	56	Clay, blue		x
"	56	61	Sand, coarse, fine gravel	x	
"	61	65	Clay, blue		x
"	65	71	Sand, medium	x	
"	71	76	Clay, blue		x
"	76	84	Gravel	x	
"	84	91	Clay, blue		x
"	91	96	Gravel, coarse sand	x	
"	96	102	Clay, blue		x
"	102	110	Clay, blue		x
			Casing closed at bottom		

10.

Work started July 28, 1971 finished Aug. 5, 1971

11. DRILLER'S CERTIFICATION

This well was drilled under my supervision and this report is true to the best of my knowledge.

B. & M. WELL DRILLING CO. INC. 76
Driller's or Firm's Name Number

3612 Cleveland Blvd, Caldwell, Idaho
Address

Signed By _____ Aug. 20, 1971
Date

USE ADDITIONAL SHEETS IF NECESSARY

FORWARD THE WHITE, BLUE, AND PINK COPIES TO THE DEPARTMENT

820576

Office Use Only
Inspected by _____
Twp ____ Rge ____ Sec ____
____ 1/4 ____ 1/4 ____ 1/4
Lat: : : Long: : :

Form 238-7
3/95-C96

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. DRILLING PERMIT NO. 0 -0 -3 -1783 - ____
Other IDWR No. _____

2. OWNER:
Name Kevin and Paula Crockett
Address 23258 Center Point Rd.
City Caldwell State ID Zip 83607

3. LOCATION OF WELL by legal description:
Sketch map location must agree with written location

N
W E S

Twp. 4 North ☒ or South ☐
Rge. 4 East ☐ or West ☒
Sec. 5 1/4 (10 acres) NE 1/4 (40 acres) SE 1/4 (160 acres)
Gov't lot _____ County Canyon
Lat: : : Long: : :
Address of Well Site 23448 Centerpoint Rd.
City Caldwell
(Give at least name of road + Distance to Road or Landmark)
Lt. _____ Blk. _____ Sub. Name _____

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation
☐ Thermal ☐ Injection ☐ Other _____

5. TYPE OF WORK check all that apply (Replacement etc.)
☒ New Well ☐ Modify ☐ Abandonment ☐ Other _____

6. DRILL METHOD
☒ Air Rotary ☐ Cable ☐ Mud Rotary ☐ Other _____

7. SEALING PROCEDURES

SEAL/FILTER PACK Material	From	To	AMOUNT Sacks or Pounds	METHOD
Bentonite	0	20	650Lbs	Dry Pour

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 70ft
Was drive shoe seal tested? ☐ Y ☒ N How? _____

8. CASING/LINER:

Diameter	From	To	Gauge	Material	Casing	Liner	Welded	Threaded
6"	+2	70	.250	Steel	☒	☐	☒	☐
5"	67	74	.250	Steel	☒	☐	☒	☐
					☐	☐	☐	☐

Length of Headpipe 7ft Length of Tailpipe ---

9. PERFORATIONS/SCREENS
☐ Perforations Method _____
☒ Screens Screen Type midwest-maas mesh

From	To	Slot Size	Number	Diameter	Material	Casing	Liner
74	79	----	----	5"	SS	☐	☒
						☐	☐
						☐	☐

10. STATIC WATER LEVEL OR ARTESIAN PRESSURE:
4ft. below ground Artesian Pressure ____ lb
Depth flow encountered ____ ft. Describe access port or control devices: _____

11. WELL TESTS:
☐ Pump ☐ Bailer ☒ Air ☐ Flowing Artesian

Yield gal/min.	Drawdown	Pumping Level	Time
50GPM	----	70ft	1hour

Water Temp. 59DegF Bottom hole temp _____
Water Quality test or comments: _____
Depth first Water Encountered 4ft

12. LITHOLOGIC LOG: (Describe repairs or abandonment)

Bore Dia	From	To	Remarks: Lithology, Water Quality & Temp.	Water Y	Water N
10"	0	2	Top Soil		☒
"	2	4	Sandy Clay		☒
"	4	20	Gravel and Sand	☒	
6"	20	35	Gravel and Sand	☒	
"	35	37	Blue Clay		☒
"	37	50	Fine Black Sand	☒	
"	50	70	Blue Clay		☒
"	70	79	Fine Sand	☒	

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JUL 23 2004
WATER RESOURCES
WESTERN REGION

Completed Depth: 79 (Measurable)
Date: Started 7-20-04 Completed 7-21-04

13. DRILLER'S CERTIFICATION
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Coonse Well Drilling Firm No. 409
Firm Official Scott E. Coonse Date 7-21-04
Supervisor or Operator Scott E. Coonse Date 7-21-04
(Sign once if Firm Official & Operator)

Date: 7/21/2004 Time: 5:58:40 PM

WELL LOG AND REPORT TO THE STATE RECLAMATION ENGINEER OF IDAHO

Log No. .....
Rec. ....., 19.....
Well No. .....
Permit No. 034947
(DO NOT FILL IN)

Department of Reclamation

Owner Everett S Perry Driller Pat Endlock

Address Notus Address ..... Lic. No. 30

Location of Well NE ¼ NW ¼ Sec. 9, T. 4 N/S, R. 4 E/W Canyon County.

and ..... feet N/S, and ..... feet E/W from ..... corner of ..... ¼ ..... ¼ Sec. .....

Water will be used for Domestic & Garden Total depth of well 194

Size of drilled hole 4 Weight of casing per linear foot 11

Thickness of casing ..... Casing material Pipe
e.g., pipe, concrete, wood.

Diameter, length and location of casing 4" 189'
(Casing 12" in diameter and under give inside diameter; casing over 12" in diameter give outside diameter.)

Number and size of perforations ..... located ..... feet to ..... feet

from surface of ground.

Other perforations: .....

If flowing well, give flow in c.f.s. ..... or g.p.m. 15 and shut in pressure 30" ripe

If non-flowing well, give depth of standing water from surface .....

If flowing well, describe control works Valve
(Type and size of valve, etc.)

On pumping test delivery was 50 g.p.m. or ..... c.f.s. Drawdown was 8 feet

Length of time pumped during check was 3 Hrs hr. ..... min. Water temp. ..... ° Fahrenheit.

Date of commencement of well Aug 15. Date of completion of well Aug 29

Type of well rig Churn Drill

CASING RECORD

Diam. Casing	From Feet	To Feet	Length	"Remarks" — Seals, Grouting, Etc.
4	2' above ground	187	189	

GENERAL INFORMATION — Pumping Test, Quality of Water, Etc.

This was an odd well. I started Pumping with a centrifugal Pump 1st day and the well only yielded about 2 G.P.M. at 1st and gradually increased to about 25 G.P.M. after 1½ Hrs Pumping. Then well stood over night and the Water only came about 12" above ground by morning. Next morning ran Pump another 1½ Hrs and had about 50 G.P.M. Shut Pump off & Water immediately rose to

30" above ground. Cut Hole in Casing 12" above ground, and Welded in 1½ [redacted] in Nipple and well Flowed 15 [redacted] per hour after Well Free Flowed for a few hrs a neighbors well 150 yards away had nearly stopped Flowing

WELL LOG

From Feet	To Feet	Type of Material	Drilling Time Hrs.	Drilling Time Min.	Water-bearing Formation Ans. Yes or No	Casing Perforated Ans. Yes or No
0	2	Topsoil				
2	25	gravel			Yes	
25	32	Clay				
32	45	Silt				
45	48	Heavy clay				
48	60	silt				
60	68	Clay				
68	99	Silt				
~~60~~	~~68~~	~~Clay~~				
99	102	Clay				
102	105	Sand				
105	112	Clay				
112	135	Sandy silt				
135	147	Silt with Streaks Clay				
147	152	Heavy sandy Clay				
152	167	Blue shale				
167	183	Brownish Black clay - Mostly Decomposed wood				
183	189	Clay - (gray)				
189	195	Silt If more space is required use Sheet No. 2 Fine Sand				

WELL DRILLERS STATEMENT

This well was drilled under my jurisdiction and the above information is true and correct to the best of my knowledge and belief.

Signed Rich Knobloch

NOTARIZATION NOT NECESSARY UNDER NEW LAW.

By .....

License No. 30

Dated ....., 19.....

Subscribed and sworn before me this .....day of ....., 19.....

.....
Notary Public

My commission expires.....

.....
Residing at

30' above ground Cut Hole in Casing 12" above ground put in 1½" pipe & Pound 15' 3PM and the Hours neighbors mill 150 yds away nearly stopped flowing

NENW S. 9 4N 4W

26

Form 238-7
1/78

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

USE TYPEWRITER OR BALLPOINT PEN

WELL DRILLER'S REPORT

State law requires that this report be filed with the Director, Department of Water Resources within 30 days after the completion or abandonment of the well.

903.

1. WELL OWNER

Name Ron Schreiner

Address

Owner's Permit No.

2. NATURE OF WORK

☒ New well ☐ Deepened ☐ Replacement
☐ Abandoned (describe method of abandoning)

3. PROPOSED USE

☒ Domestic ☐ Irrigation ☐ Test ☐ Municipal
☐ Industrial ☐ Stock ☐ Waste Disposal or Injection
☐ Other (specify type)

4. METHOD DRILLED

☒ Rotary — ☒ Air ☐ Hydraulic ☐ Reverse rotary
☐ Cable ☐ Dug ☐ Other

5. WELL CONSTRUCTION

Casing schedule: ☒ Steel ☐ Concrete ☐ Other

Thickness	Diameter	From	To
.250 inches	6 inches +	1½ feet	74 feet
inches	inches	feet	feet
inches	inches	feet	feet
inches	inches	feet	feet

Was casing drive shoe used? ☒ Yes ☐ No
Was a packer or seal used? ☐ Yes ☒ No
Perforated? ☐ Yes ☒ No
How perforated? ☐ Factory ☐ Knife ☐ Torch
Size of perforation inches by inches

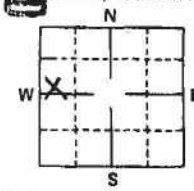
Number	From	To
perforations	feet	feet
perforations	feet	feet
perforations	feet	feet

Well screen installed? ☐ Yes ☒ No
Manufacturer's name
Type Model No.
Diameter Slot size Set from feet to feet
Diameter Slot size Set from feet to feet
Gravel packed? ☐ Yes ☒ No ☐ Size of gravel
Placed from feet to feet
Surface seal depth 26 Material used in seal: ☐ Cement grout ☒ Puddling clay ☐ Well cuttings
Sealing procedure used: ☐ Slurry pit ☒ Temp. surface casing ☒ Overbore to seal depth
Method of joining casing: ☐ Threaded ☒ Welded ☐ Solvent Weld ☐ Cemented between strata
Describe access port Well Seal

MICROFILMED

6. LOCATION OF WELL

Sketch map location must agree with written location.



Subdivision Name None
Lot No. Block No.
County Ada
SW ¼ NW ¼ Sec. 4, T. 4 N., R. 4 W.

7. WATER LEVEL

Static water level 24 feet below land surface.
Flowing? ☐ Yes ☐ No G.P.M. flow
Artesian closed-in pressure p.s.i.
Controlled by: ☐ Valve ☐ Cap ☐ Plug
Temperature °F. Quality

8. WELL TEST DATA

☐ Pump ☐ Bailer ☐ Air ☐ Other

Discharge G.P.M.	Pumping Level	Hours Pumped

080984

9. LITHOLOGIC LOG

Hole Diam.	Depth From	Depth To	Material	Water Yes	Water No
	0	2	Sandy soil		X
	2	26	Sand		X
	26	52	Sand + gravel	X	
	52	58	Clay		X
	58	69	Sand	X	
	69	76	Clay		X
	76	77	Sand, shale joint clay	X	

RECEIVED
JUN 30 1981
MAR 2 1982
Department of Water Resources
Western Regional Office

10. Work started 4/18/80 finished 4/18/80

11. DRILLERS CERTIFICATION

I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Firm Name Davis Well Pumps Firm No. 101
Address 415 N. Pitt Lane Date 7/23/80
Signed by (Firm Official)
and
(Operator) Charles Davis

USE ADDITIONAL SHEETS IF NECESSARY — FORWARD THE WHITE COPY TO THE DEPARTMENT

Form 238-7 63
6/07

D0088996

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

1. WELL TAG NO. D 0088996
Drilling Permit No. 897956
Water right or injection well #

2. OWNER: Marc Mund
Name
Address 2237 N. Finsbury Way
City Star State ID Zip 83669

3. WELL LOCATION:
Twp. 4 North ☒ or South ☐ Rge. 4 East ☐ or West ☒
Sec. 5 — 1/4 (10 acres) SW 1/4 (40 acres) NW 1/4 (160 acres)
Gov't Lot County Canyon
Lat. 43 ° 42.7752 (Deg. and Decimal minutes)
Long. 116 ° 50.3398 (Deg. and Decimal minutes)
Address of Well Site Next to 23448 centerpoint RD (Give at least name of road + Distance to Road or Landmark) City Caldwell
Lot. Blk. Sub. Name

4. USE:
☒ Domestic ☐ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method/procedure
Cement grout	0	55	150 gal	pressure pump

8. CASING/LINER:

Diameter (nominal)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
6	+2	60	.250	steel	☒	☐	☐	☒
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s) 60

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method
Manufactured screen ☒ Y ☐ N Type
Method of installation Wash down

From (ft)	To (ft)	Slot size	Number/ft	Diameter (nominal)	Material	Gauge or Schedule
63	73	10		5	SS	304

Length of Headpipe 10 Length of Tailpipe 5
Packer ☒ Y ☐ N Type Swing K packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG)
Describe control device

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft) 15 Static water level (ft) 10
Water temp. (°F) 56 Bottom hole temp. (°F) NA
Describe access port turbine cap

Well test:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (minutes)	Test method: Pump	Bailer	Air	Flowing artesian
30	60	45	☐	☐	☒	☐
			☐	☐	☐	☐

Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia. (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp.	Water Y	Water N
10	0	2	top soil		X
10	2	50	gravel	X	
10	50	55	blue clay		X
6	55	61	blue clay		X
6	61	73	black sand	X	
6	73	78	blue clay		

RECEIVED
APR 08 2021
WATER RESOURCES
WESTERN REGION

Completed Depth (Measurable): 78
Date Started: 3/18/21 Date Completed: 3/31/21

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.

Company Name Hydro Drilling Co. No. 789
*Principal Driller John Lee Date 4-8-21
*Driller John Sexton Date
*Operator II Date
Operator I Peter Proctor Date 4/8/21

* Signature of Principal Driller and rig operator are required.

DP2025-0018

Exhibit A9

FLOODPLAIN DEVELOPMENT PERMIT
Canyon County
Development Services Department

The undersigned hereby makes application for permit to develop, demolish, or excavate in a designated floodplain area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Canyon County Floodplain Ordinance and with all other applicable local, State and Federal regulations. This application does not create liability on the part of the Canyon County or any officer or employee thereof for any flood damage that results from reliance on this application or any administrative decision made lawfully thereunder.

PROPERTY OWNER	OWNER NAME: William Doramus	
	MAILING ADDRESS: 21766 Howe Road Caldwell, ID. 83607	
	PHONE: [redacted]	EMAIL:
Signature: William S Doramus		Date: 4-8-25

APPLICANT OR BUILDER:	APPLICANT NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Road Boise, ID. 83709	
	PHONE: 503-890-9746	EMAIL: Megan.Winter@kniferiver.com

ADDRESS AND LOCATION OF THE PROPERTY:

nhn Howe Road Caldwell, ID. 83607

A. DESCRIPTION OF WORK

1. Proposed Work:

☐ New Construction (includes bridges and fences) ☐ Manufactured Home

☐ Improvement to Existing Building ☐ Filling/Grading

☐ Demolition (includes equip. storage) ☒ Excavation (includes culverts, dredging, vegetation, paving, and drilling, mineral extraction ponds)

2. Describe in Detail:

Application to establish a new gravel source in parcels 35959000 & 35957010 in Canyon County. Mining operations will include extracting aggregates such as sand and gravel. Parcels 35957010A and 35957010B are included in the Administrative Land Division application to correct a previous land division that was not approved by Canyon County.

3. Size of Proposed Development (attach site plan): 47.7 acres

4. Per the floodplain map, what is the zone and panel number of the area of the proposed development:

Zone: Agriculture Panel Number: 35959000, 35957010, 35957010A, and 35957010B

5. Are there any other Federal, State, or local permits obtained?

☐Yes ☒ No

Type: _____ Agency: _____

B. COMPLETE FOR NEW STRUCTURES AND BUILDING SITES:

1. Base Flood Elevation at the Site (in ft.): N/A
2. What is the total cost of the proposed construction? N/A
3. Elevation to which all utilities, including all heating and electrical equipment, will be protected from flood damage:

N/A Feet

C. COMPLETE FOR ALTERATIONS, ADDITIONS, OR IMPROVEMENTS TO EXISTING STRUCTURES:

1. What is the estimated market value of the existing structure? $ N/A
2. What is the total cost of the proposed construction? $ N/A

If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then substantial improvement provisions shall apply.

D. COMPLETE FOR NON-RESIDENTIAL FLOOD-PROOFED CONSTRUCTION:

1. Type of floodproofing method: N/A
2. The required floodproofing elevation is: N/A
3. Floodproofing certification by a registered engineer is attached? ☐ Yes ☒ No

E. COMPLETE FOR SUBDIVISION AND ADMINISTRATIVE LAND DIVISIONS:

1. Floodproofing certification by a registered engineer is attached? ☐ Yes ☒ No
2. If yes, does the plat or proposal clearly identify the base flood elevation? ☐ Yes ☒ No
3. Are the 100-year floodplain and floodway delineated on the site plan? ☐ Yes ☒ No

F. COMPLETE FOR DEMOLITION WITHIN THE FLOODPLAIN:

1. Describe the items to be demolished: N/A
2. Describe equipment and material stored on site: N/A
3. Describe the length of time equipment and materials will be stored on site: N/A

G. COMPLETE FOR EXCAVATION, GRADING, AND FILLING WITHIN THE FLOODPLAIN:

1. Describe the total area to be excavated: 47.78 acres
2. Describe the total area to be dredged: N/A
3. Describe the area of vegetation and/or debris to be removed: 47.78 acres
4. Describe the total area of a culvert to be installed: N/A
5. Describe type of fill material used: All fill material will conform the Idaho Solid Waste Management Rules.
6. Describe the amount of fill material used: N/A
7. Does the proposed work involve any wetlands? ☐ Yes ☒ No

Please check with the following agencies for possible joint permit requirements under all above sections:

- Idaho Dept. of Environmental Quality
- Idaho Dept. of Lands
- U.S. Army Corps of Engineers
- Idaho Dept. of Fish & Game
- Idaho Dept. of Water Resources
- Environmental Protection Agency

ADMINISTRATIVE USE ONLY

1. Permit **Approved** ☐ Permit **Denied** ☐
2. Elevation Certificate Attached: ☐ Yes ☐ No
3. As per plan, Lower Floor Elevation: _____ ft.
4. Are additional required permits or certificated attached? ☐ Yes ☐ No
5. Permit Reviewed by: _____ Date: _____
6. Local Administrator Signature: _____ Date: _____

CONDITIONS/COMMENTS:

KNIFE RIVER

Exhibit A9.1

www.kniferiver.com

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

April 2, 2025

Canyon County
Development Services
111 North 11th Ave
Caldwell, ID 83605

Subject: Detailed Letter for Flood Plain Development Application

Dear Canyon County Development Services & County Commissioners,

Knife River Corporation – Mountain West respectfully submits the following Flood Plain Application to accompany the Conditional Use Permit application for our proposed aggregate source, known as Notus West. The new source is located within Canyon County. The legal description of the source is SW ¼ SW ¼, SEC 04 T4N R4W. The proposed Notus West source is comprised of two (2) parcels (R35959 and R35957010)

The majority of the area inside parcel R35957010 and the north-eastern corner of R35959 are within a mapped flood hazard area. The northern portion of the proposed permit area is mapped as a "Zone AE" area and just south of that zone approximately five (5) acres are mapped as a "Zone X" flood hazard area. Mining operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled within the proposed boundary of the Notus West site.

The total area of the source is approximately forty-eight (48) acres. Operations will begin with stripping and stockpiling topsoil in the mining area. Topsoil and overburden will be separated and stockpiled for future reclamation. This will help make re-vegetation of the pit easier after completion of operations in the gravel source. A portion of the salvaged soil will be bermed around the perimeter of the mining area. The berms will be graded and seeded to provide a best management practice to control stormwater runoff as well as serve as the perimeter of mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite and offsite stormwater separate and will also perform the functions of safety and controlling site access. One access point is located near the center of parcel R35959 along the southern boundary line on Howe Road.

Mining will be conducted with heavy equipment such as hydraulic excavators, dozers, frontend loaders, and crushing and screening equipment. Gravel extraction is planned to begin in the south-west corner of the site, then continue in a clockwise direction around the site. The site will be mined to a minimum elevation of 2280 feet, with a maximum depth of twenty (20) feet from the surface elevation. Operational Slopes on the mine high walls will be between 1:1 and 2:1 and will be dictated by safety. The mining operation is planned to begin upon approval and is expected to be in operation for a maximum of twenty (20) years.

All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit will be filled with overburden, reject material, and

clean fill. The site will be brought back to grade and be contoured to match the existing topography. One large pond will be included in the reclamation plant, due to the depth of the site.

All fill material will conform the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: *"noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate under expected conditions of disposal, which includes resistance to biological attack. "Inert waste" includes, but is not limited to, rock, concrete, cured asphaltic concrete, masonry block, brick, gravel, dirt, inert coal combustion by-products, inert precipitated calcium carbonate and inert component mixture of wood or mill yard debris."*

All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography. All sediment ponds will be filled in at the time of reclamation. The current land use is Agricultural land. The pit will be reclaimed to return the land to its original use. The topsoil stockpiled during stripping of the site will be spread to a uniform depth of six (6") inches over the site. The site will be seeded using Great Basin Native Seed Mix (or equivalent). The seed will be spread via broadcast at 28 lbs. per acre. Fertilizer will be spread as required to stimulate and support growth. Seeding should take place in spring or fall to accelerate growth of the seed. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules.

Equipment on site include a truck scale, metal shipping storage containers, fuel tanks, propane tanks, portable rock crushers, portable rock screens, material conveyors, and heavy equipment used to mine sand and gravel. Mitigation to prevent the displacement of equipment on site will be provided in accordance with Canyon County Code and FEMA regulations. The weight of the truck scale will prevent displacement in the event of flooding. All associated fuel tanks and other miscellaneous petroleum products will be elevated a minimum of one (1) foot off the ground or secured to the pit floor. Earth anchor specifications to secure equipment are provided as an attachment to this letter. The anchors will be installed per manufacturers guidelines for pullout strength by designated soil type.

Crushing a screening equipment to process sand and gravel will also be located on site and within the floodplain. All the crushing and screening equipment is portable and can be moved in the event of flooding. All the crushing and screening equipment has sufficient weight to prevent displacement in the event of flooding. In addition, the equipment is elevated off the pit floor by six (6) or more inches and allows water to flow under the equipment. All associated fuel tanks other petroleum products will be secured inside secondary containment, elevated a minimum of one (1) foot off the ground, or secured to the pit floor. Please feel free to contact me with any questions regarding this Floodplain application.

Sincerely,

Megan Winter

Megan Winter
Regional Sustainability Manager
Knife River, Mountain Region
503-890-9746
Megan.Winter@kniferiver.com

Exhibit A9.2



Image Citation: Google Earth Pro Imagery, Publication August 2024
Topography Layer: USGS Digital Elevation Model Southern Idaho Original Project Resolution 2024

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- DISTURBANCE LIMIT (30' OFFSET FROM PERMIT BOUNDARY)
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL/DITCH (NHD)
- CROSS-SECTION CENTERLINE
- PROPOSED PLANT/STOCKPILE AREA
- MINING PHASES
- EXISTING SURFACE CONTOUR 1-FOOT INTERVAL

- FEMA ZONE AE
- FEMA ZONE X

FEMA MAP NUMBER 16027C0204G
VERSION 2.4.1.1
REVISED JUNE 7, 2019

N

0 200'

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307/745-7474 (F) 307/745-7729

FIGURE 1

SITE AND FLOODPLAIN MAP

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP	Checked By: ZH	Scale: 1" = 200'	Date: 10/28/2024	File: KNIFE_SITEMAP-202410

J:\KNIFE\FIGURES\ - DOCUMENTS\CAD\ENVIRPERMIT\CIVIL\PROJECT\SINGLEFIGURES\NOTUS\MXD\KNIFE_SITEMAP_202410



Image Citation: Google Earth Pro Imagery, Publication: August 2024
Topography Layer: USGS Digital Elevation Model: Southern Idaho Original Project Resolution: 2024

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- CANYON COUNTY PARCEL BOUNDARY AND OWNERSHIP
- SECTION LINE
- CANAL DITCH (NHD)
- 2290 EXISTING SURFACE CONTOUR, 1-FOOT INTERVAL
- WRIGHT PARCELS BOUNDARY
- DIXIE LAND PARCEL BOUNDARY

- FEMA ZONE AE
- FEMA ZONE X

FEMA MAP NUMBER 16027C0204G
VERSION 2.4.1.1
REVISED JUNE 7, 2019

N

0 400'

FIGURE 2

LAND OWNERSHIP FLOODPLAIN MAP

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

Drawn By: REP	Checked By: ZH	Scale: 1" = 400'	Date: 11/22/2024	File: KNIFE_OWNERSHIP-202411

V:\PROJECTS\KNIFE_RIVER\...\MXD\KNIFE_OWNERSHIP-202411.mxd

Arbay Mberwa **Exhibit A10**

From: Winter, Megan <Megan.Winter@kniferiver.com>
Sent: Wednesday, October 1, 2025 2:17 PM
To: Arbay Mberwa
Subject: [External] RE: CU2025-0009-Notus West Pit

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Arbay,
Please see my answers in green below.

Thank you,

Megan Winter
Sustainability Coordinator – Mountain Region
KNIFE RIVER
Office 208-562-5077 | Mobile 503-890-9746

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, September 30, 2025 2:09 PM
To: Winter, Megan <Megan.Winter@kniferiver.com>
Subject: RE: CU2025-0009-Notus West Pit

** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. **

Hello,

CU2025-0009 has been scheduled for November 6, 2025 at 6:30 p.m. before the Planning and Zoning Commission. The materials deadline is on October 27, 2025. See attached applicant schedule letter for details.

I have a few questions regarding the case:

1. How much average daily trips will the operation create? Approx. 44 daily trips on average. We are redirecting the traffic from our exiting Notus Pit (located east of the proposed site) to the Notus West Pit. There won't be an increase in traffic, we just plan on redirecting the existing traffic to this new pit.
2. How tall are the berms? Approx. 8ft berms along Howe Road, seeded with dryland grass to assist with stabilization.
3. Will the residence be kept on site? If so will the property owner continue utilizing the existing access? Once mining begins, all existing structures will be torn down.

Thanks,

Arbay Mberwa

Exhibit A11

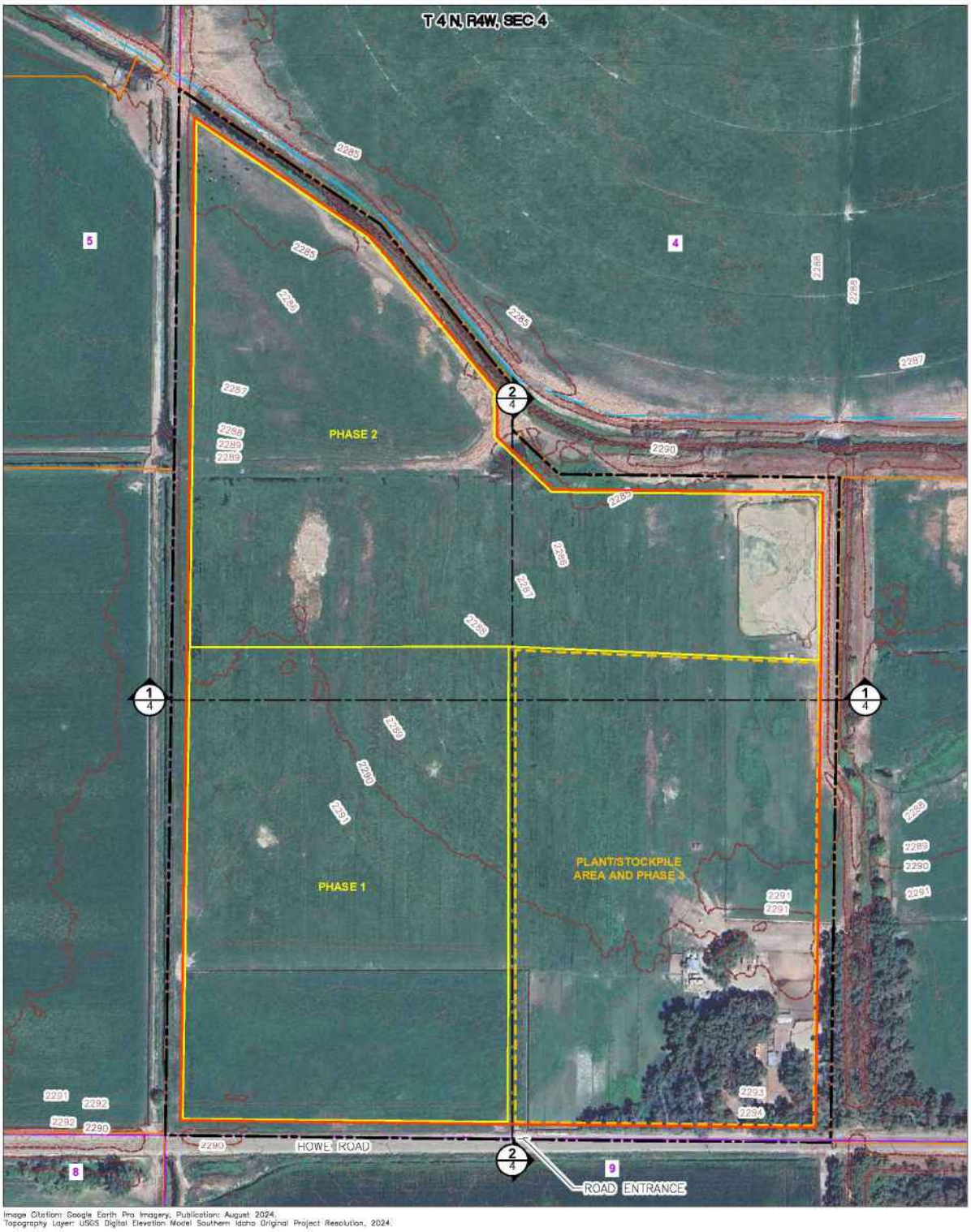


Image Citation: Google Earth Pro Imagery, Publication: August 2024.
Topography Layer: USGS Digital Elevation Model Southern Idaho Original Project Resolution, 2024.

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- DISTURBANCE LIMIT (30' OFFSET FROM PERMIT BOUNDARY)
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL/DITCH (NHD)
- CROSS-SECTION CENTERLINE
- PROPOSED PLANT/STOCKPILE AREA
- MINING PHASES
- 2290 EXISTING SURFACE CONTOUR, 1-FOOT INTERVAL

N

0 200'

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

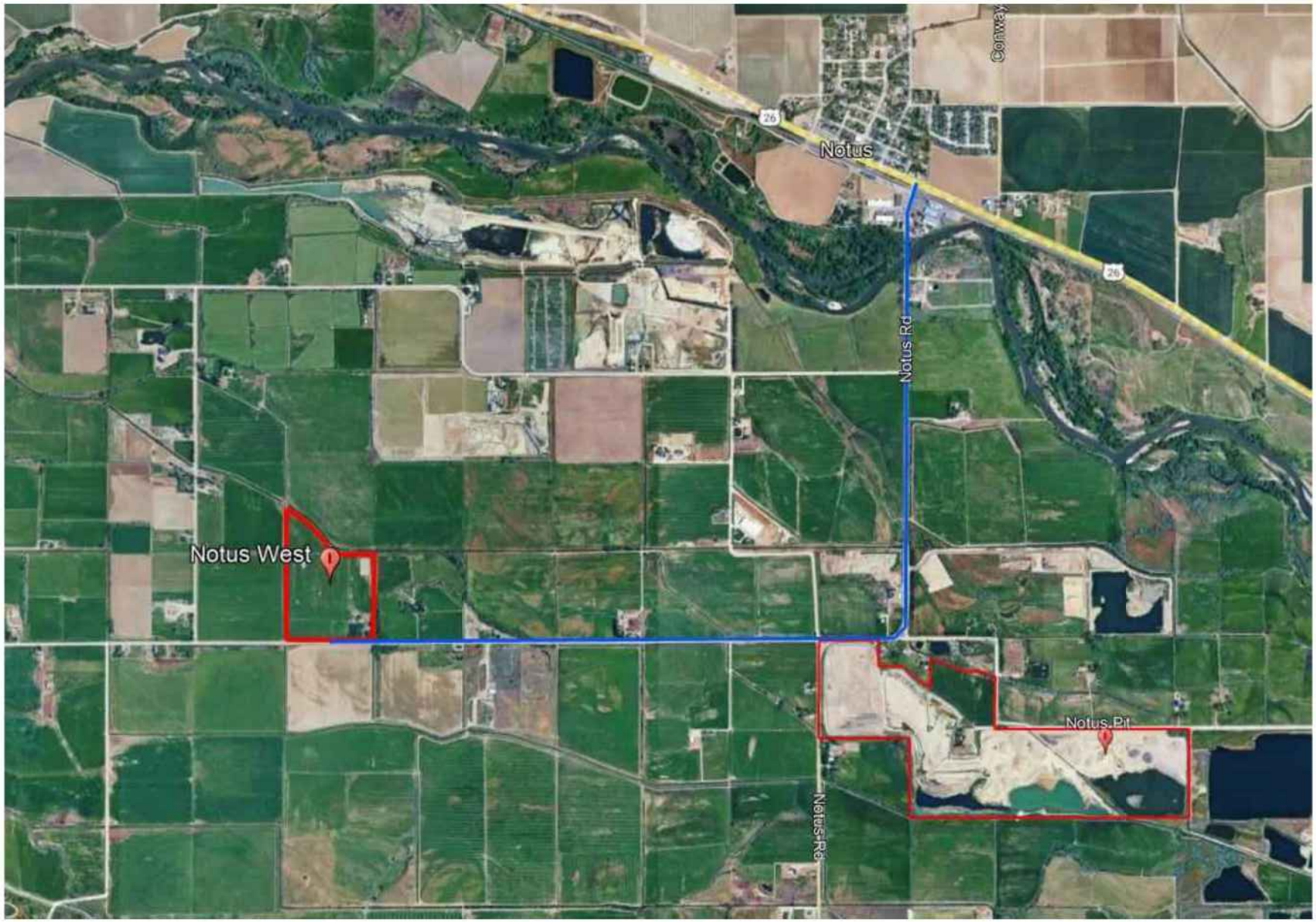
FIGURE 2

SITE MAP

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP	Checked By: ZH	Scale: 1" = 200'	Date: 10/18/2024	File: KNIFE_SITEMAP-202410

L:\YONETER\PROJ\P ... \DOCUMENTS\CAD\LYON\ZPERMITMSUPPORT\SINGLEFIGURES\NOTUSWEST\YONFE_SITEMAP-202410


Notus
Notus Rd
Notus West
Notus Pit

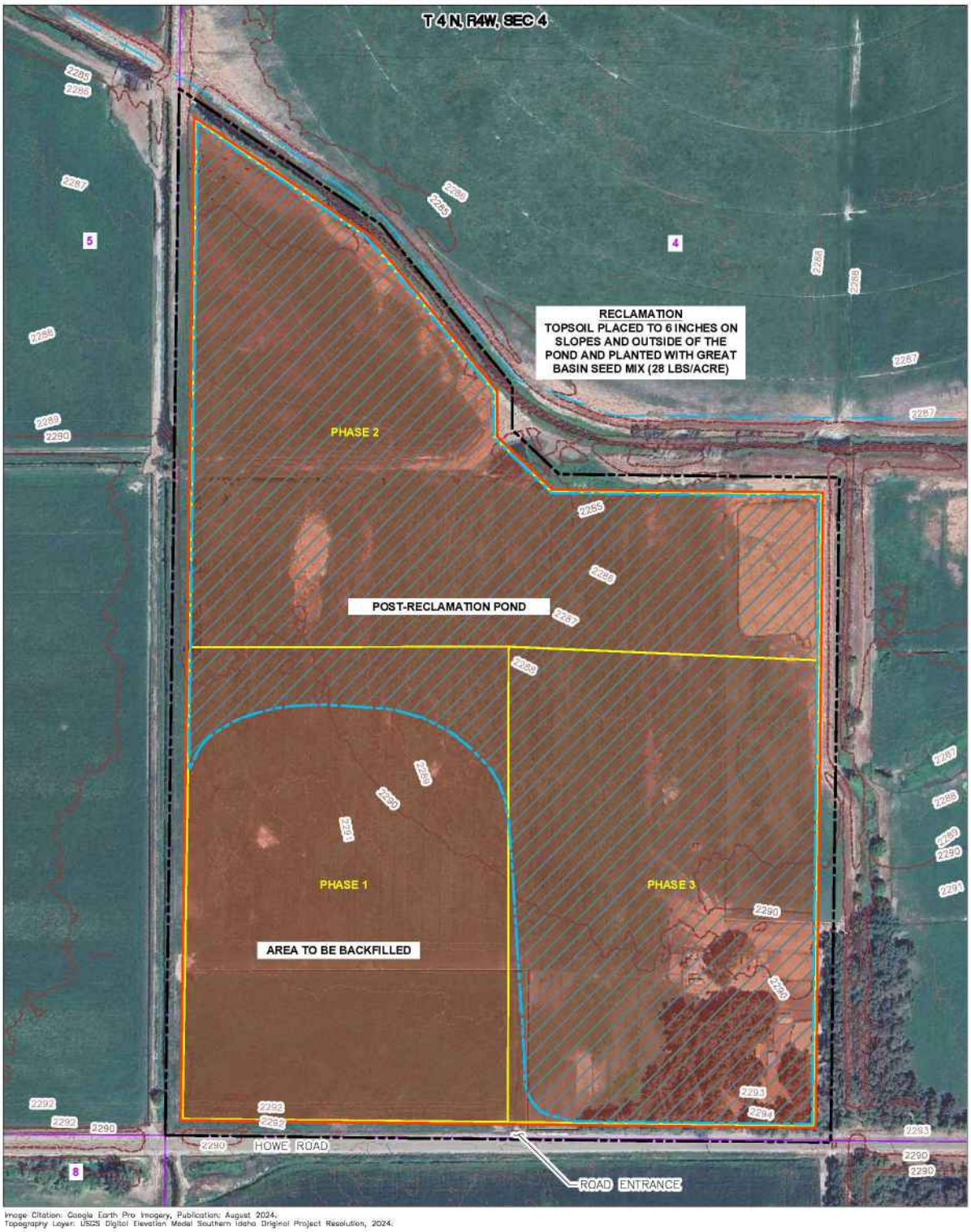


Image Citation: Google Earth Pro Imagery, Publication: August 2024.
Topography Layer: USGS Digital Elevation Model Southern Idaho Original Project Resolution, 2024.

N

0 200'

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- DISTURBANCE LIMIT (30' OFFSET FROM PERMIT BOUNDARY)
- SECTION LINE
- CANAL/DITCH (NHD)
- MINING PHASES
- 2290 EXISTING SURFACE CONTOUR, 1-FOOT INTERVAL
- RECLAMATION AREA
- POST-RECLAMATION POND

NOTE:

MINE WASTE MATERIAL WILL BE PLACED ALONG PIT HIGHWALLS AND IN PHASE 1 AND GRADED. POST-RECLAMATION POND AREA WILL RECEIVE MINIMAL GRADING.

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 5

RECLAMATION PLAN

NOTUS WEST PIT
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: REP	Checked By: ZH	Scale: 1" = 200'	Date: 11/22/2024	File: KNIFE_RECLAMATION-202411

L:\YNITE\WORKDIR\ - ...\DOCUMENTS\CAD\DWG\[PERMITTING]SUPPORT\SINGLEFIGURES\NOTUSWEST\YNITE_RECLAMATION-202411

EXHIBIT B

Supplemental Documents

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

Exhibit B1

R35959 PARCEL INFORMATION REPORT

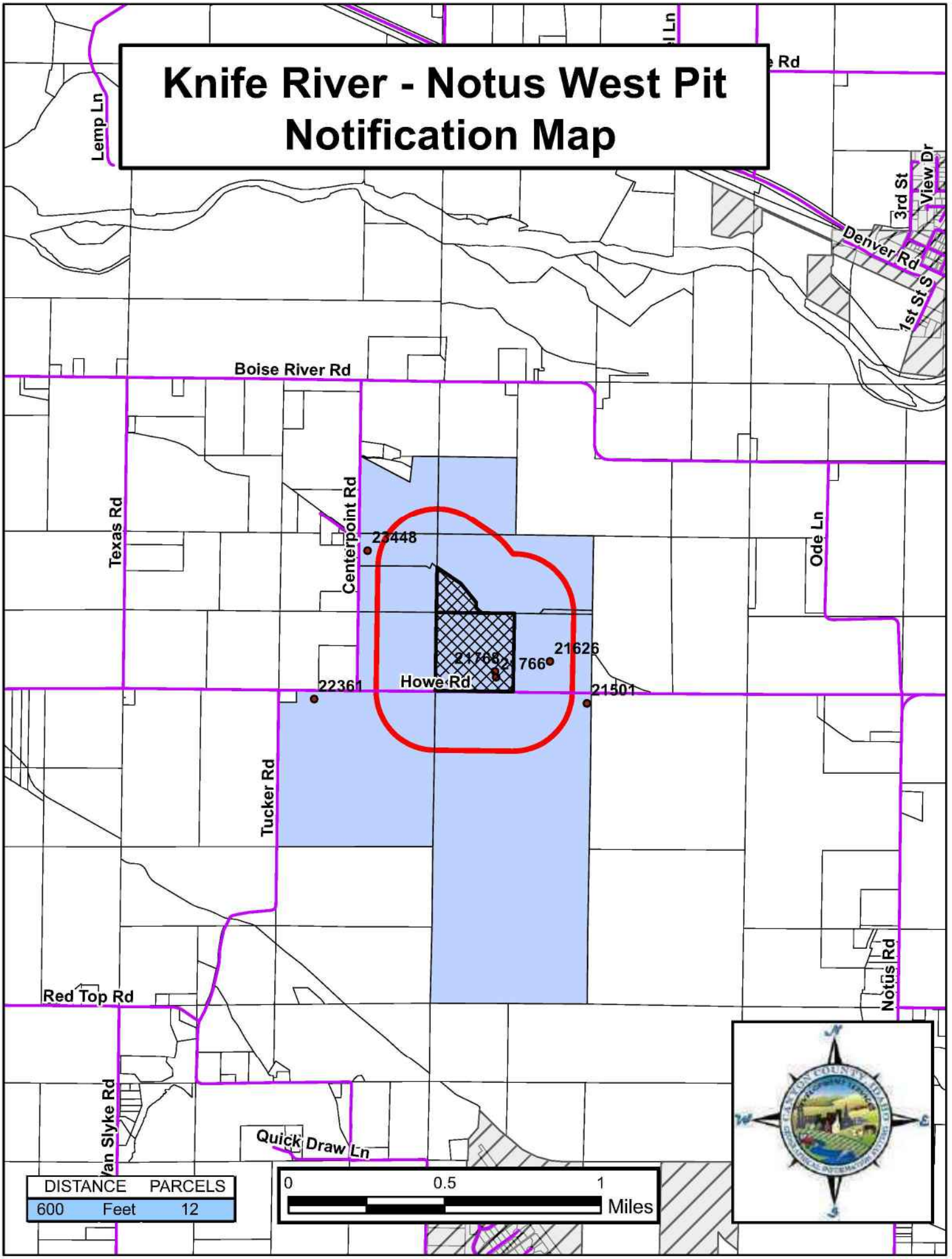
10/22/2025 9:28:04 AM

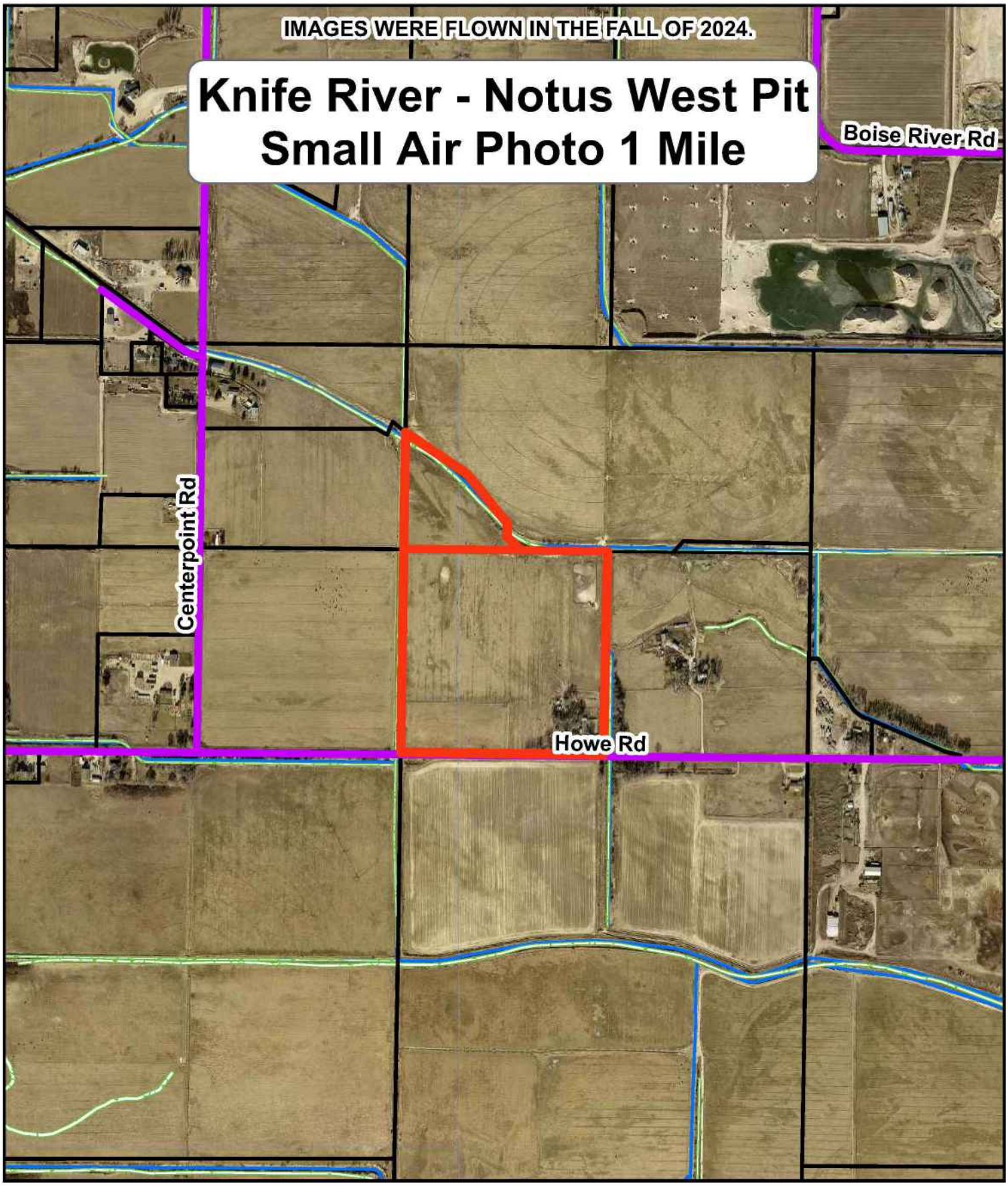
PARCEL NUMBER:	R35959
OWNER NAME:	DORAMUS WILLIAM
CO-OWNER:	DORAMUS SHARI H/W
MAILING ADDRESS:	21766 HOWE RD CALDWELL ID 83607
SITE ADDRESS:	21766 HOWE RD
TAX CODE:	1360000
TWP:	4N **RNG:** 4W **SEC:** 04 **QUARTER:** SW
ACRES:	39.82
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	Yes
DRAIN DISTRICT:	DD6
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	GOLDEN-GATE HWY #3
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	NOTUS SCHOOL DIST #135
IMPACT AREA:	NOTUS
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	EUREKA DITCH CO NO 2
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0204G
WETLAND:	Riverine / Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	9610310
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	04-4N-4W SW SWSW
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

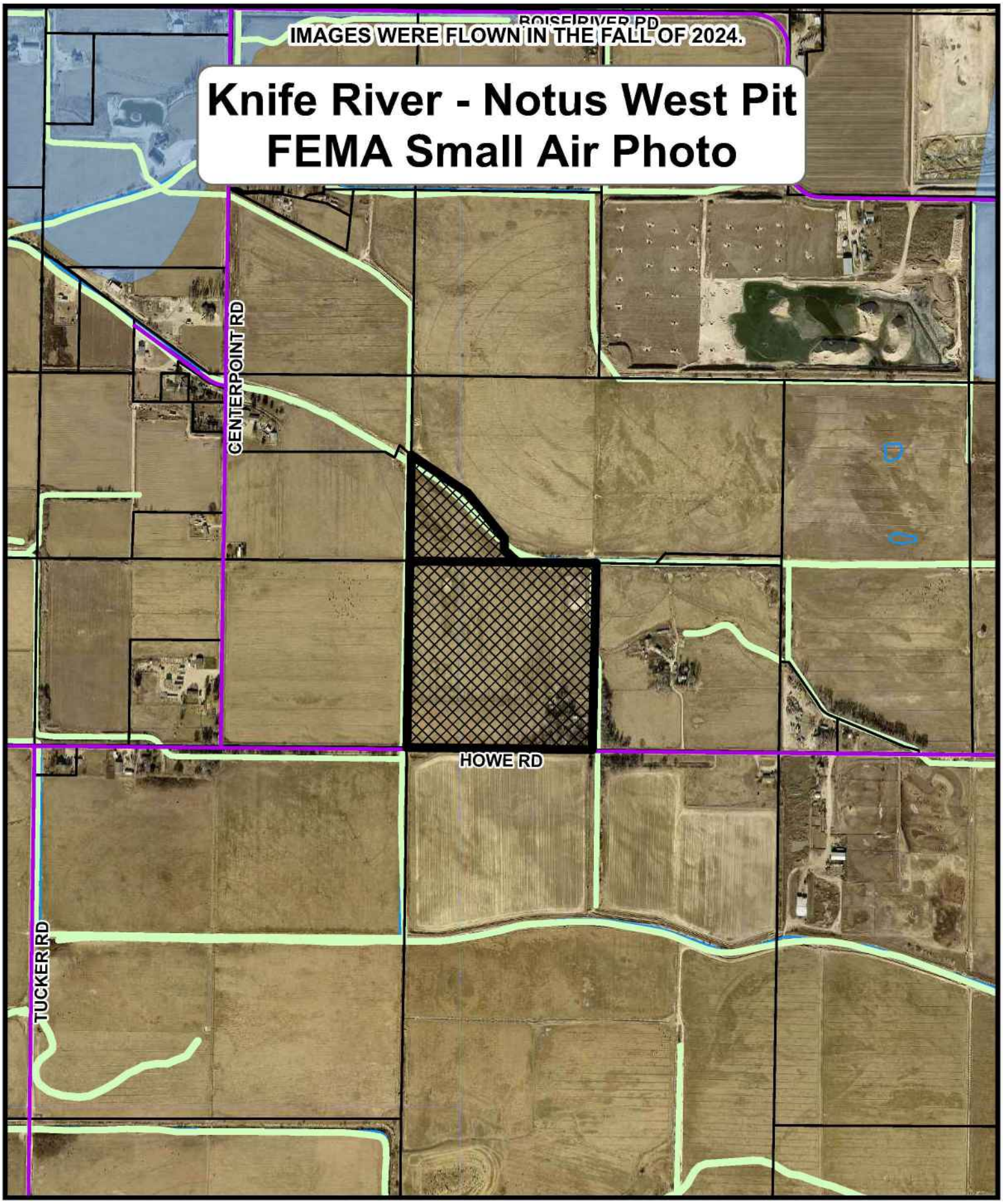

Knife River - Notus West Pit
Notification Map
Lemp Ln
Rd
3rd St
View Dr
Denver Rd
1st St S
Boise River Rd
Texas Rd
Centerpoint Rd
23448
Ode Ln
21626
21765
766
Howe Rd
22361
21501
Tucker Rd
Notus Rd
Red Top Rd
Van Slyke Rd
Quick Draw Ln
DISTANCE PARCELS
600 Feet 12
0 0.5 1
Miles

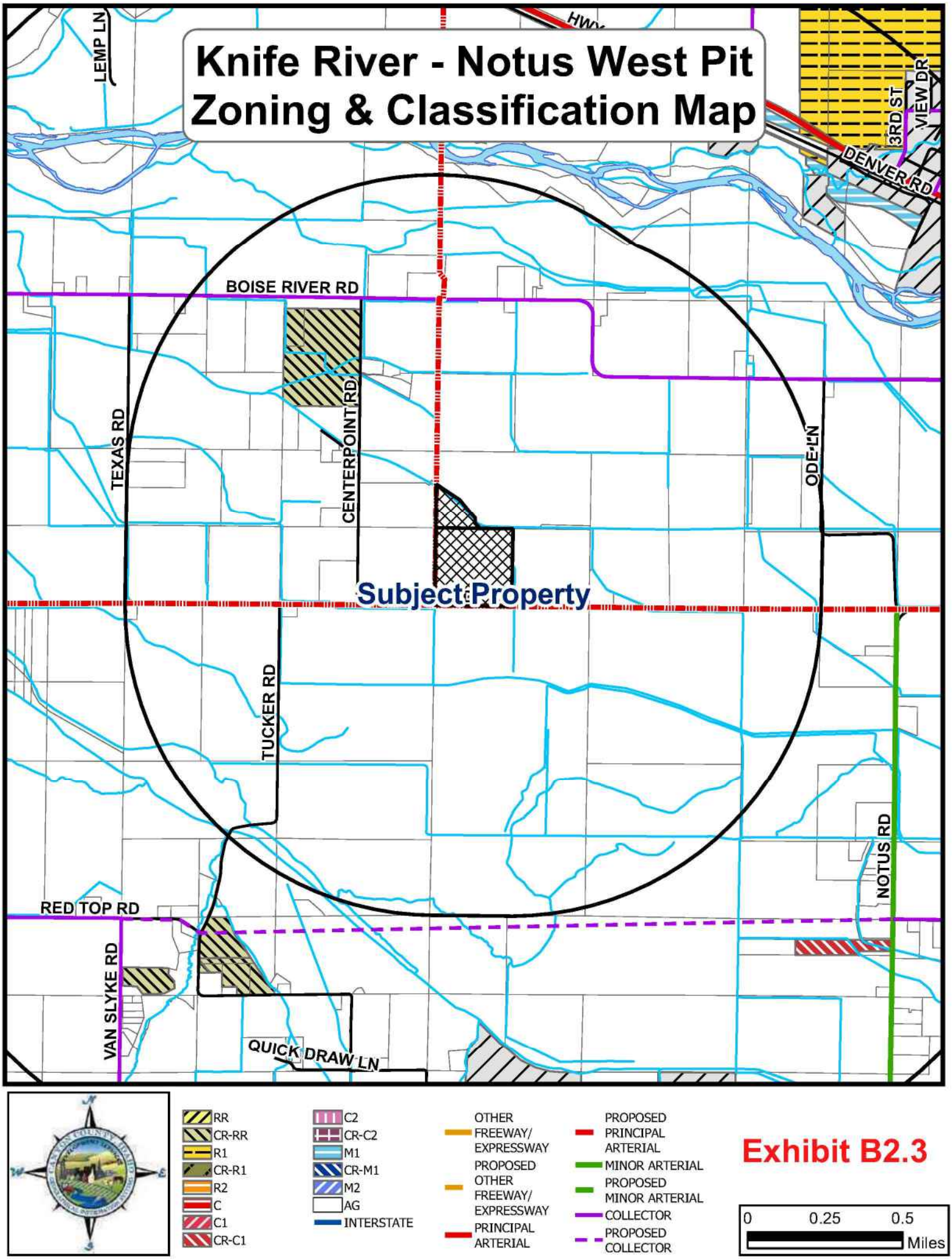


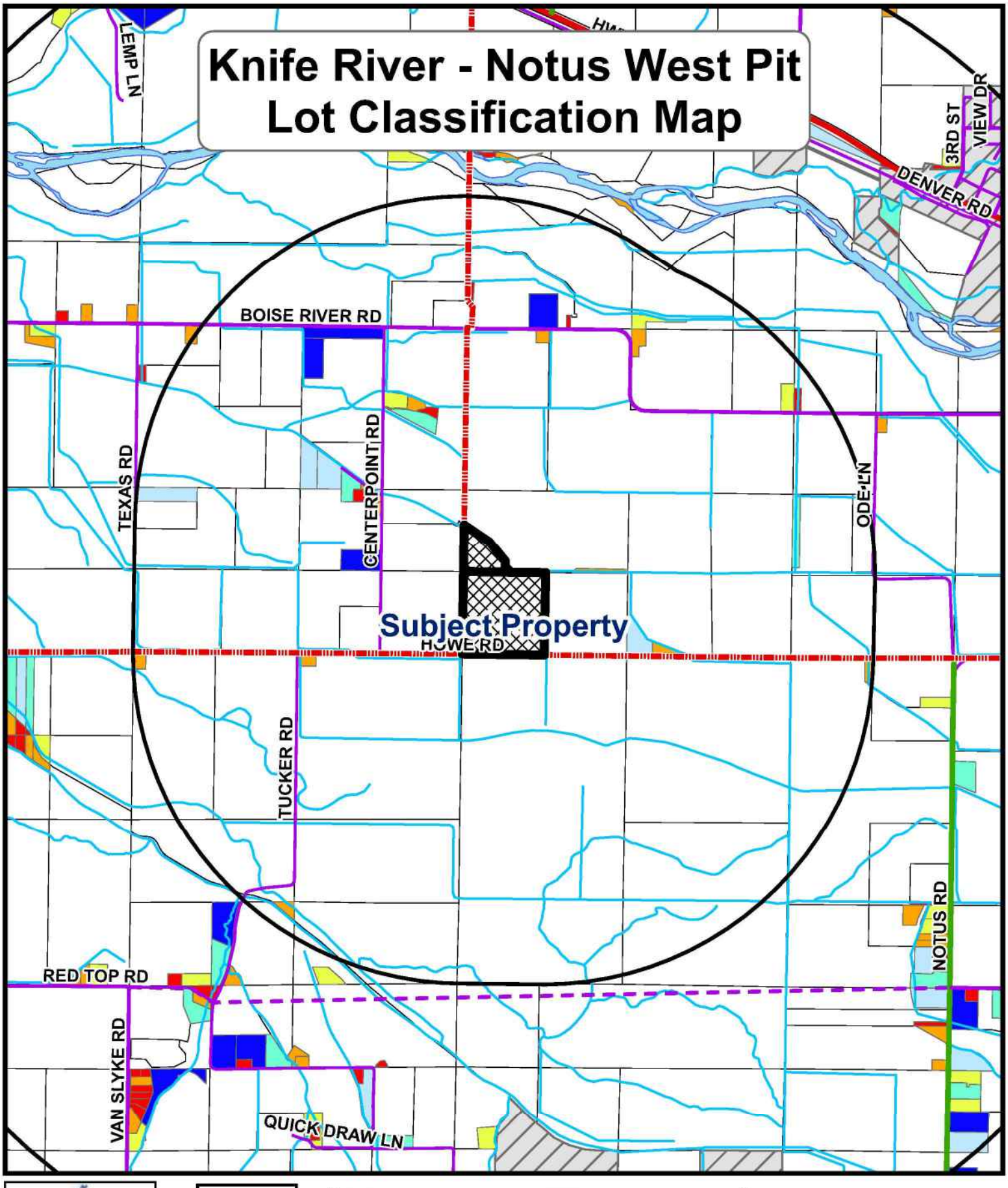
City_Limits
Wetlands

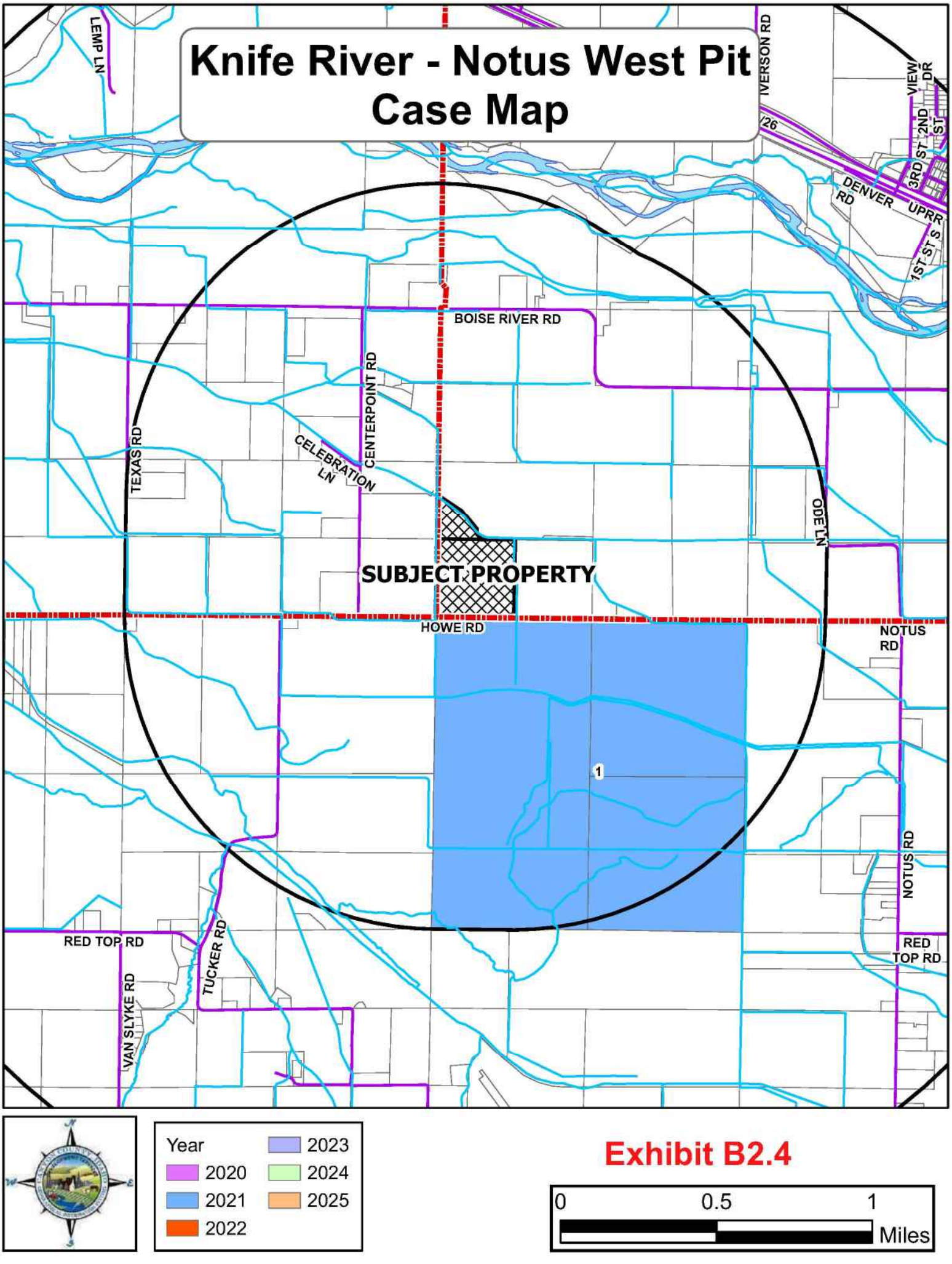
Exhibit B2.1

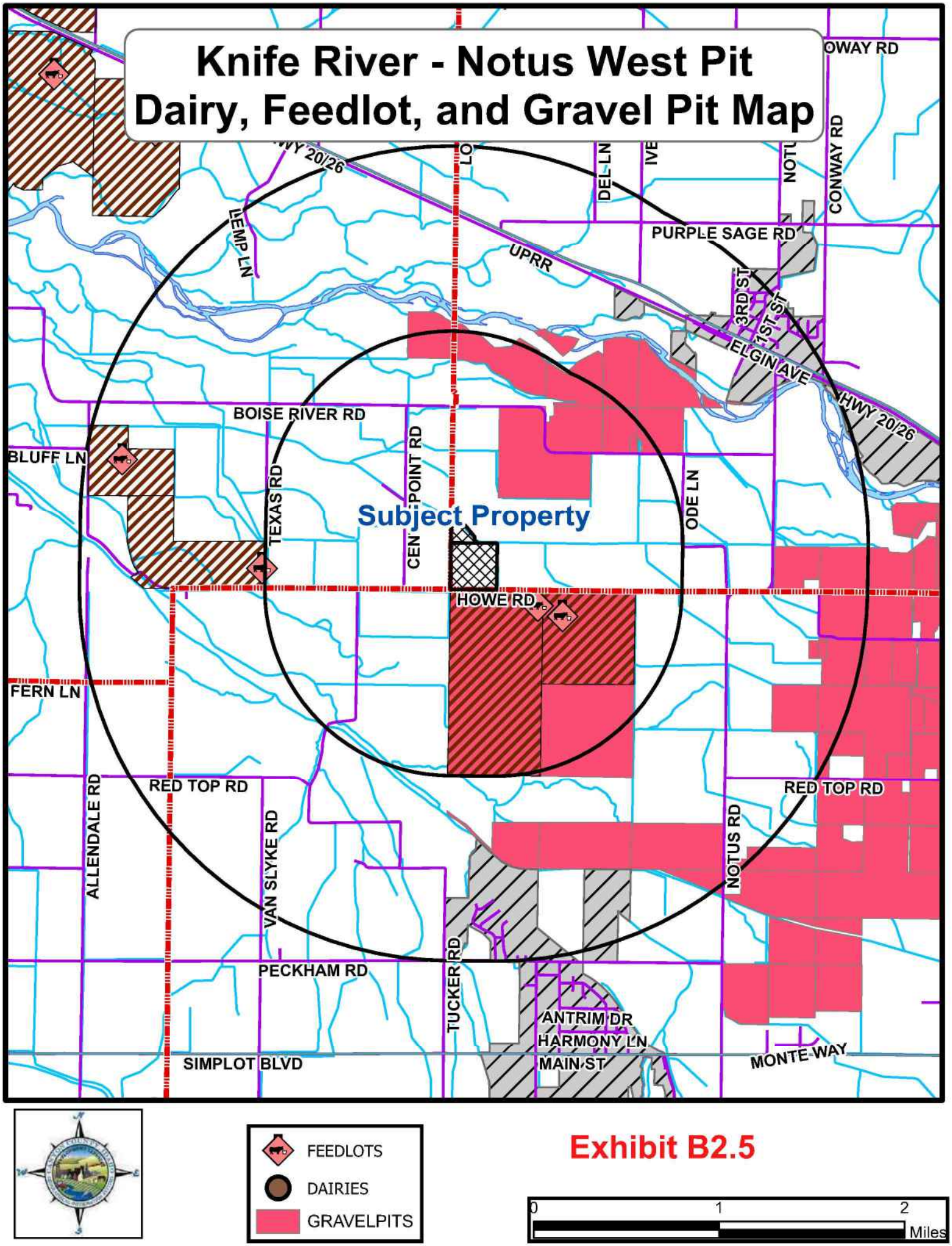
0 0.25 0.5 Miles


IMAGES WERE FLOWN IN THE FALL OF 2024.
Knife River - Notus West Pit
FEMA Small Air Photo
CENTERPOINT RD
HOWE RD
TUCKER RD
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
Exhibit B2.2
400 0 400
Feet


Knife River - Notus West Pit
Zoning & Classification Map
LEMP LN
HWY
3RD ST
VIEW DR
DENVER RD
BOISE RIVER RD
TEXAS RD
CENTERPOINT RD
ODE LN
Subject Property
TUCKER RD
NOTUS RD
RED TOP RD
VAN SLYKE RD
QUICK DRAW LN
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
Exhibit B2.3
0
0.25
0.5
Miles

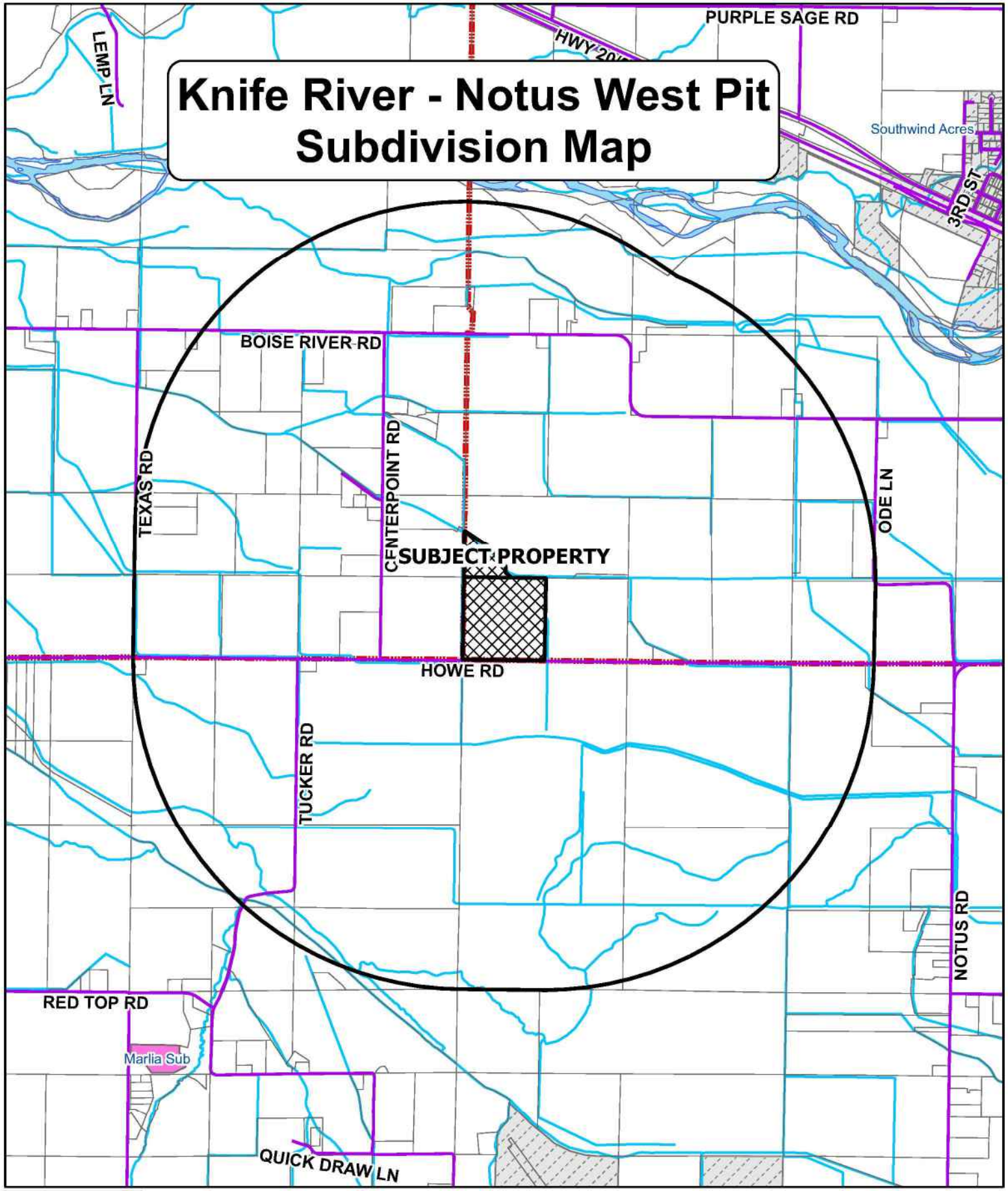

Knife River - Notus West Pit
Lot Classification Map
LEMP LN
3RD ST
VIEW DR
DENVER RD
BOISE RIVER RD
TEXAS RD
CENTERPOINT RD
ODELL LN
Subject Property
HOWE RD
TUCKER RD
NOTUS RD
RED TOP RD
VAN SLYKE RD
QUICK DRAW LN
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles

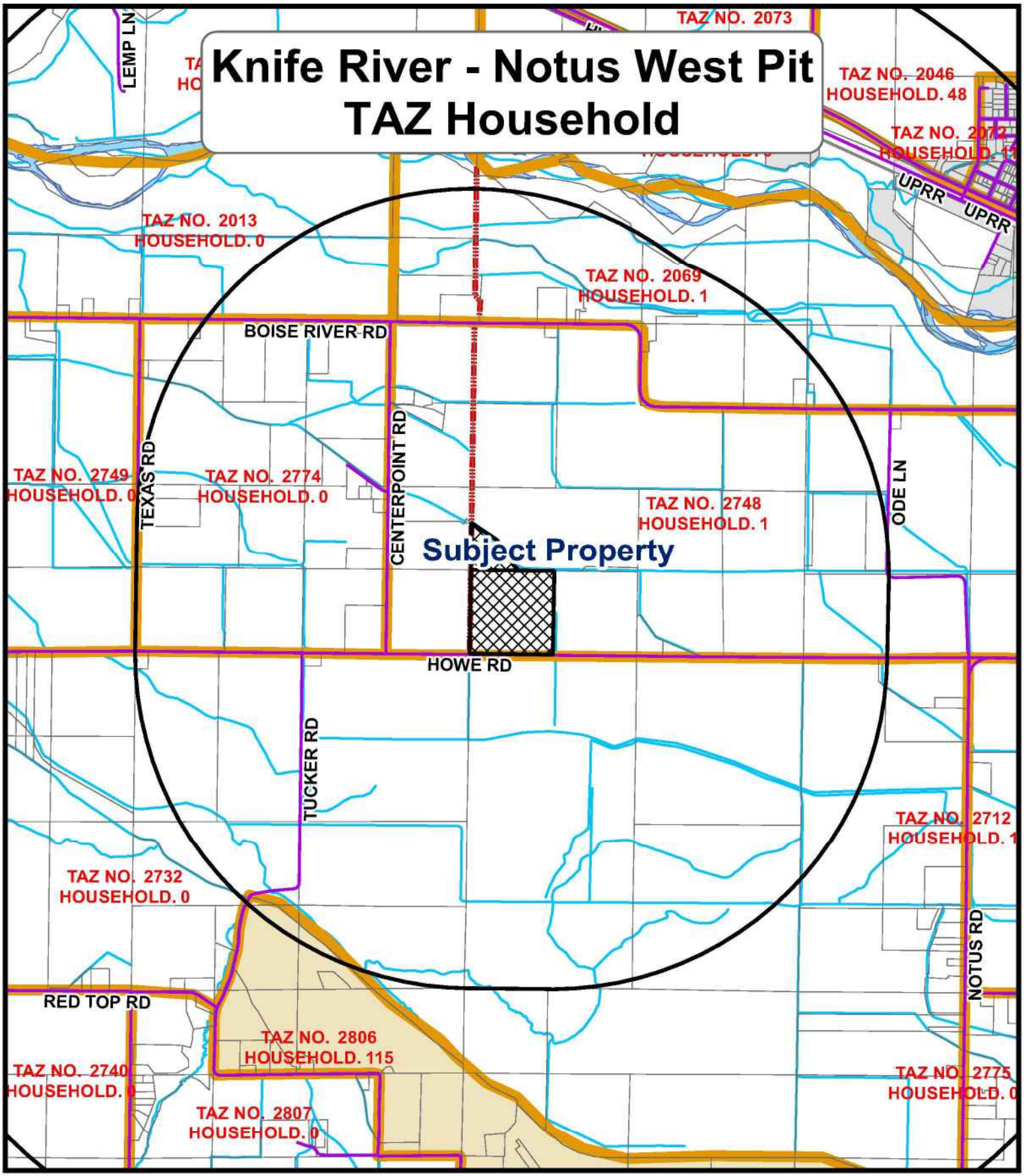

Knife River - Notus West Pit
Case Map
LEMP LN
IVERSON RD
VIEW DR
3RD ST
2ND ST
1ST ST S
DENVER RD
UPRR
BOISE RIVER RD
CENTERPOINT RD
TEXAS RD
CELEBRATION LN
ODE LN
SUBJECT PROPERTY
HOWE RD
NOTUS RD
1
NOTUS RD
RED TOP RD
TUCKER RD
VAN SLYKE RD
RED TOP RD
Year
2020
2021
2022
2023
2024
2025
Exhibit B2.4
0
0.5
1
Miles

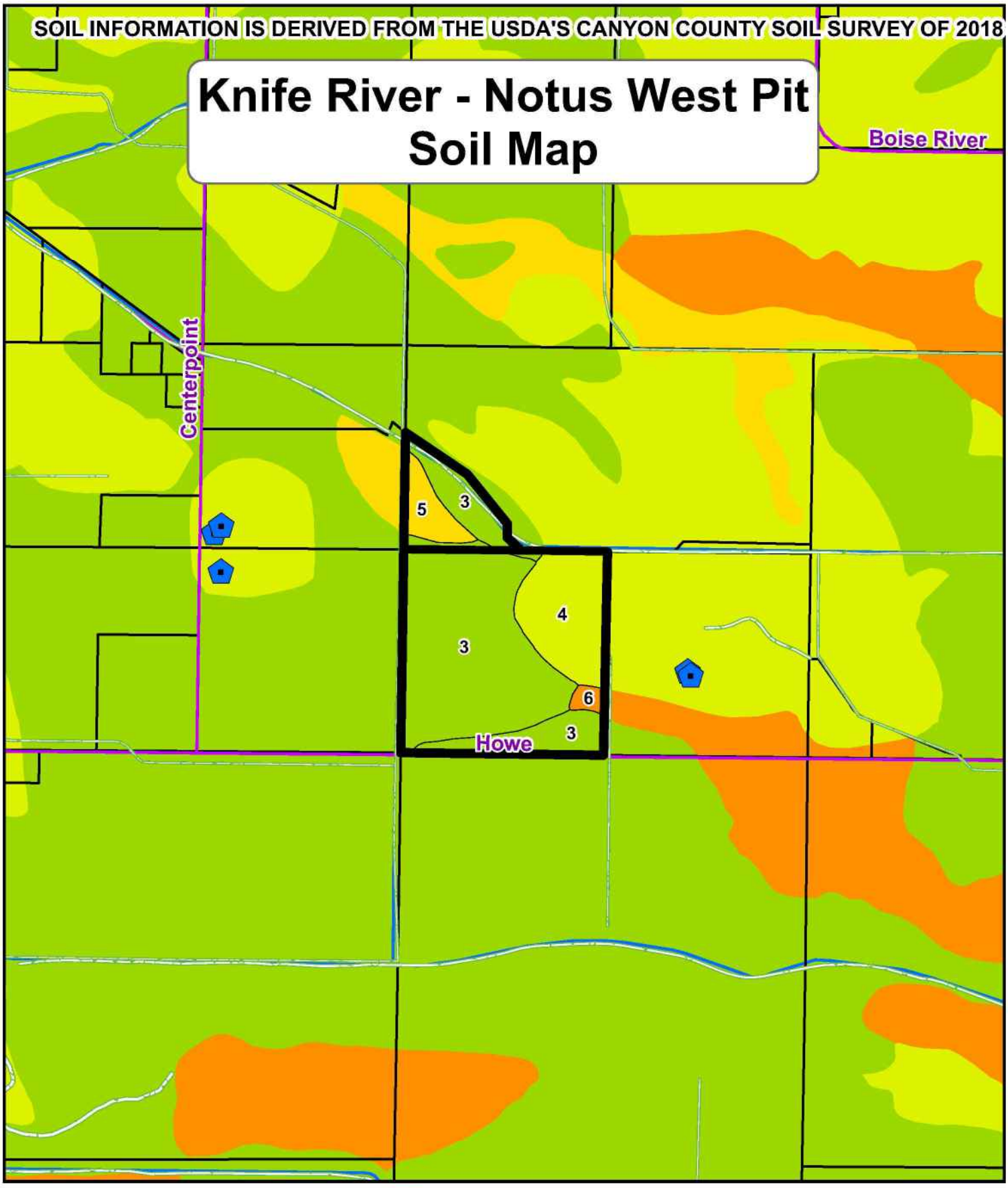

Knife River - Notus West Pit
Dairy, Feedlot, and Gravel Pit Map
OWAY RD
CONWAY RD
PURPLE SAGE RD
UPRR
LEMP LN
DEL LN
3RD ST
1ST ST
ELGIN AVE
HWY 20/26
BOISE RIVER RD
BLUFF LN
TEXAS RD
POINT RD
ODE LN
Subject Property
HOWE RD
FERN LN
RED TOP RD
ALLENDALE RD
VAN SLYKE RD
NOTUS RD
PECKHAM RD
TUCKER RD
ANTRIM DR
HARMONY LN
MAIN ST
SIMPLOT BLVD
MONTE WAY
FEEDLOTS
DAIRIES
GRAVELPITS
Exhibit B2.5
0
1
2
Miles

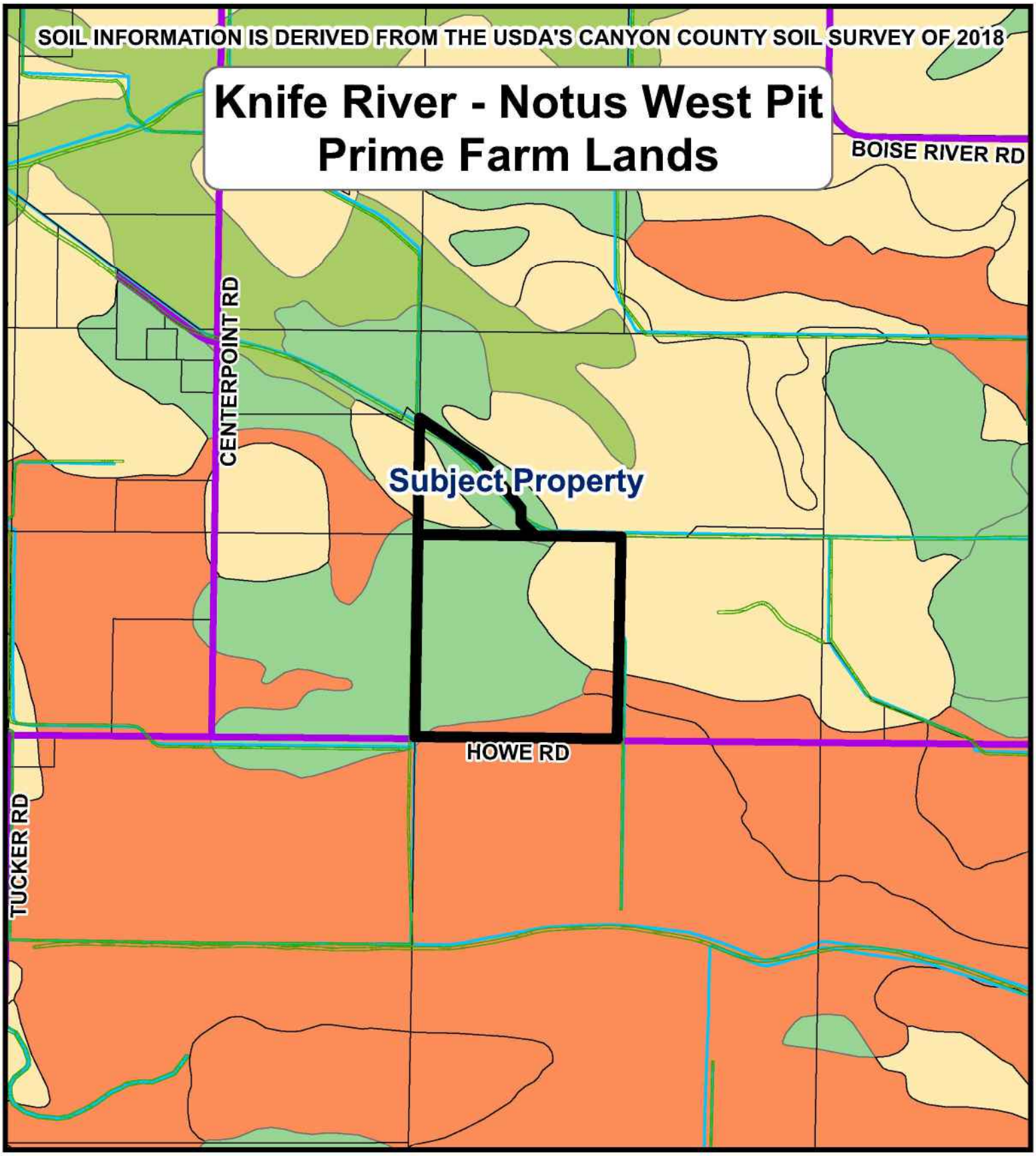
CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2020-0005	CUP Mineral Extraction	Idaho Materials & Construction	APPROVED


Knife River - Notus West Pit
Subdivision Map
PURPLE SAGE RD
LEMP LN
Southwind Acres
3RD ST
BOISE RIVER RD
TEXAS RD
CENTERPOINT RD
ODE LN
SUBJECT PROPERTY
HOWE RD
TUCKER RD
NOTUS RD
RED TOP RD
Marlia Sub
QUICK DRAW LN
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
Exhibit B2.6
0
0.5
1
Miles


Knife River - Notus West Pit
TAZ Household
TAZ NO. 2073
LEMP LN
TAZ NO. 2046
HOUSEHOLD. 48
TAZ NO. 2072
UPRR
UPRR
TAZ NO. 2013
HOUSEHOLD. 0
TAZ NO. 2069
HOUSEHOLD. 1
BOISE RIVER RD
TEXAS RD
CENTERPOINT RD
ODE LN
TAZ NO. 2749
HOUSEHOLD. 0
TAZ NO. 2774
HOUSEHOLD. 0
TAZ NO. 2748
HOUSEHOLD. 1
Subject Property
HOWE RD
TUCKER RD
TAZ NO. 2712
HOUSEHOLD. 1
TAZ NO. 2732
HOUSEHOLD. 0
NOTUS RD
RED TOP RD
TAZ NO. 2806
HOUSEHOLD. 115
TAZ NO. 2740
HOUSEHOLD. 0
TAZ NO. 2775
HOUSEHOLD. 0
TAZ NO. 2807
HOUSEHOLD. 0
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
Exhibit B2.7
0
0.5
1
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Knife River - Notus West Pit
Soil Map
Boise River
Centerpoint
Howe
5
3
4
3
6
3
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
Exhibit B2.8
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Knife River - Notus West Pit
Prime Farm Lands
BOISE RIVER RD
CENTERPOINT RD
Subject Property
HOWE RD
TUCKER RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	1104913.37	25.37	53.15%
4	MODERATELY SUITED SOIL	416649.82	9.56	20.04%
3	MODERATELY SUITED SOIL	202552.27	4.65	9.74%
3	MODERATELY SUITED SOIL	186598.48	4.28	8.98%
5	LEAST SUITED SOIL	134507.37	3.09	6.47%
6	LEAST SUITED SOIL	33511.71	0.77	1.61%
		2078733.02	47.72	100%

FARMLAND REPORT

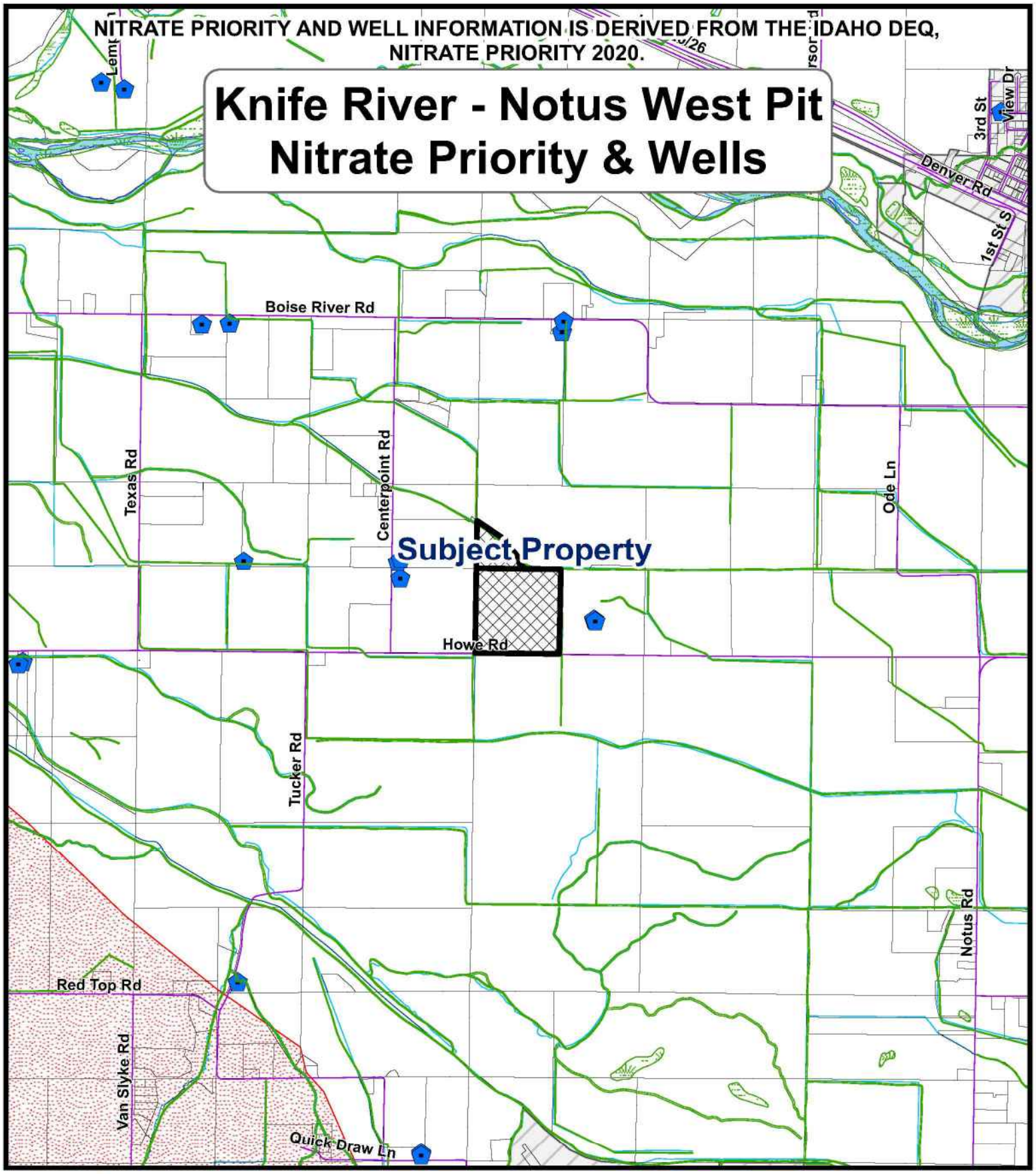
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
FaA	Prime farmland if irrigated	1104913.37	25.37	53.15%
MuA	Prime farmland if irrigated and drained	416649.82	9.56	20.04%
LsA	Not prime farmland	202552.27	4.65	9.74%
No	Prime farmland if irrigated	186598.48	4.28	8.98%
Ch	Prime farmland if irrigated and drained	134507.37	3.09	6.47%
LtA	Not prime farmland	33511.71	0.77	1.61%
		2078733.02	47.72	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Knife River - Notus West Pit
Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

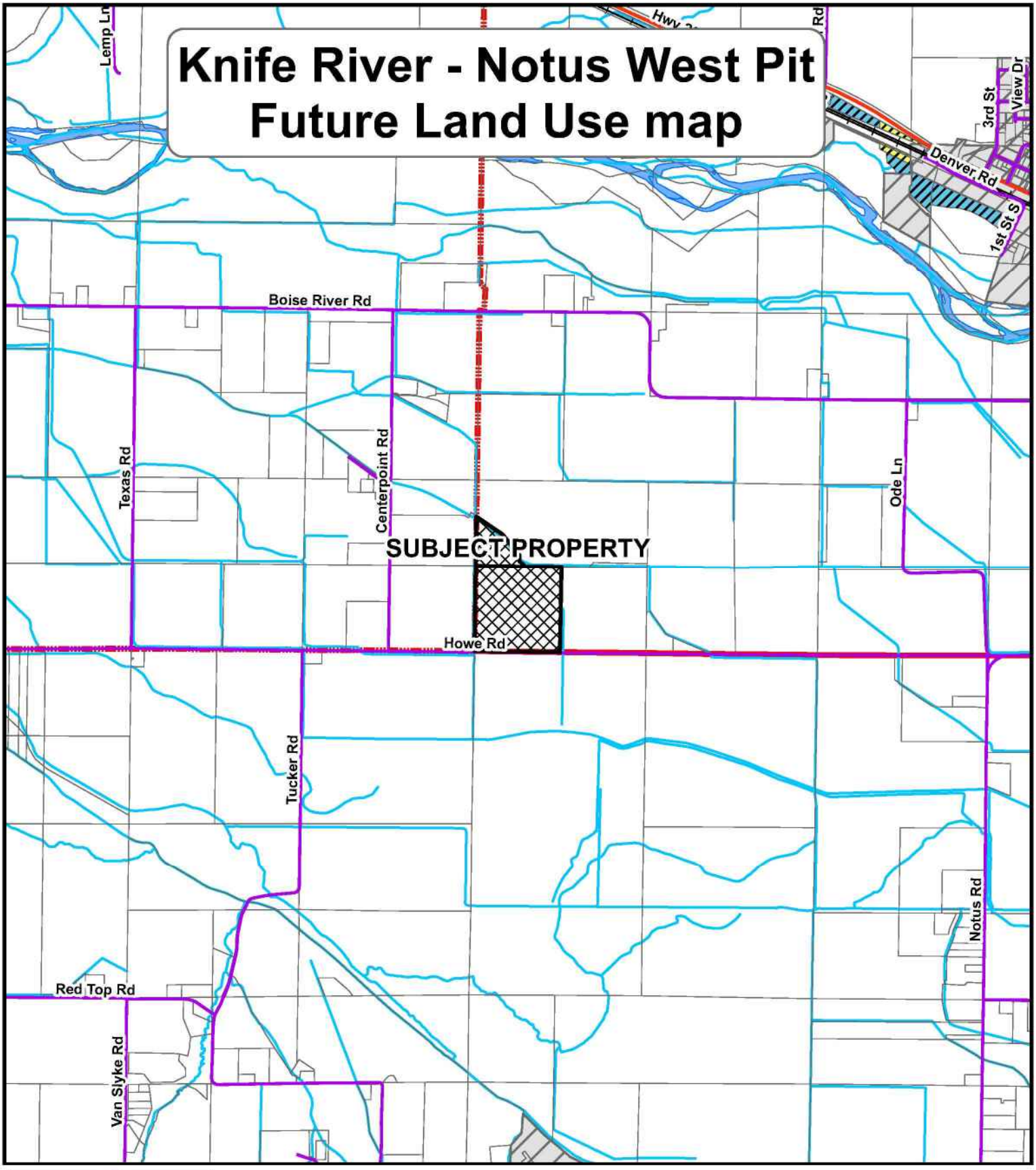
0.005 - 2.00

2.000001 - 5.00

5.0000001 - 10.00

10.000001 - 49.80

0 0.5 1 Miles





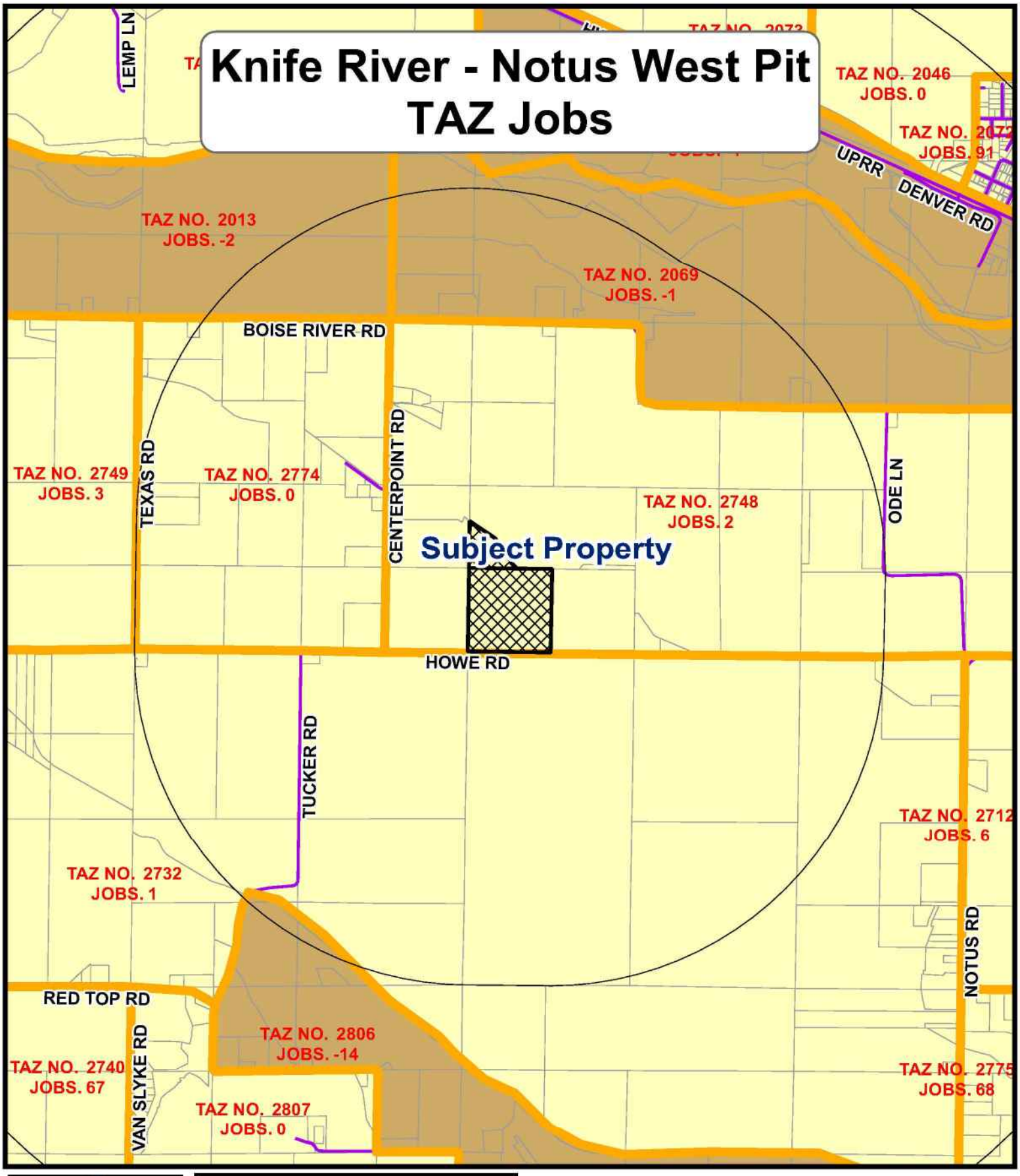
Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

Exhibit B2.9

0 0.5 1 Miles


Knife River - Notus West Pit
TAZ Jobs
LEMP LN
TAZ NO. 2046
JOBS. 0
TAZ NO. 2072
JOBS. 91
UPRR
DENVER RD
TAZ NO. 2013
JOBS. -2
TAZ NO. 2069
JOBS. -1
BOISE RIVER RD
TEXAS RD
CENTERPOINT RD
ODE LN
TAZ NO. 2749
JOBS. 3
TAZ NO. 2774
JOBS. 0
TAZ NO. 2748
JOBS. 2
Subject Property
HOWE RD
TUCKER RD
TAZ NO. 2712
JOBS. 6
TAZ NO. 2732
JOBS. 1
NOTUS RD
RED TOP RD
TAZ NO. 2806
JOBS. -14
VAN SLYKE RD
TAZ NO. 2740
JOBS. 67
TAZ NO. 2775
JOBS. 68
TAZ NO. 2807
JOBS. 0
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

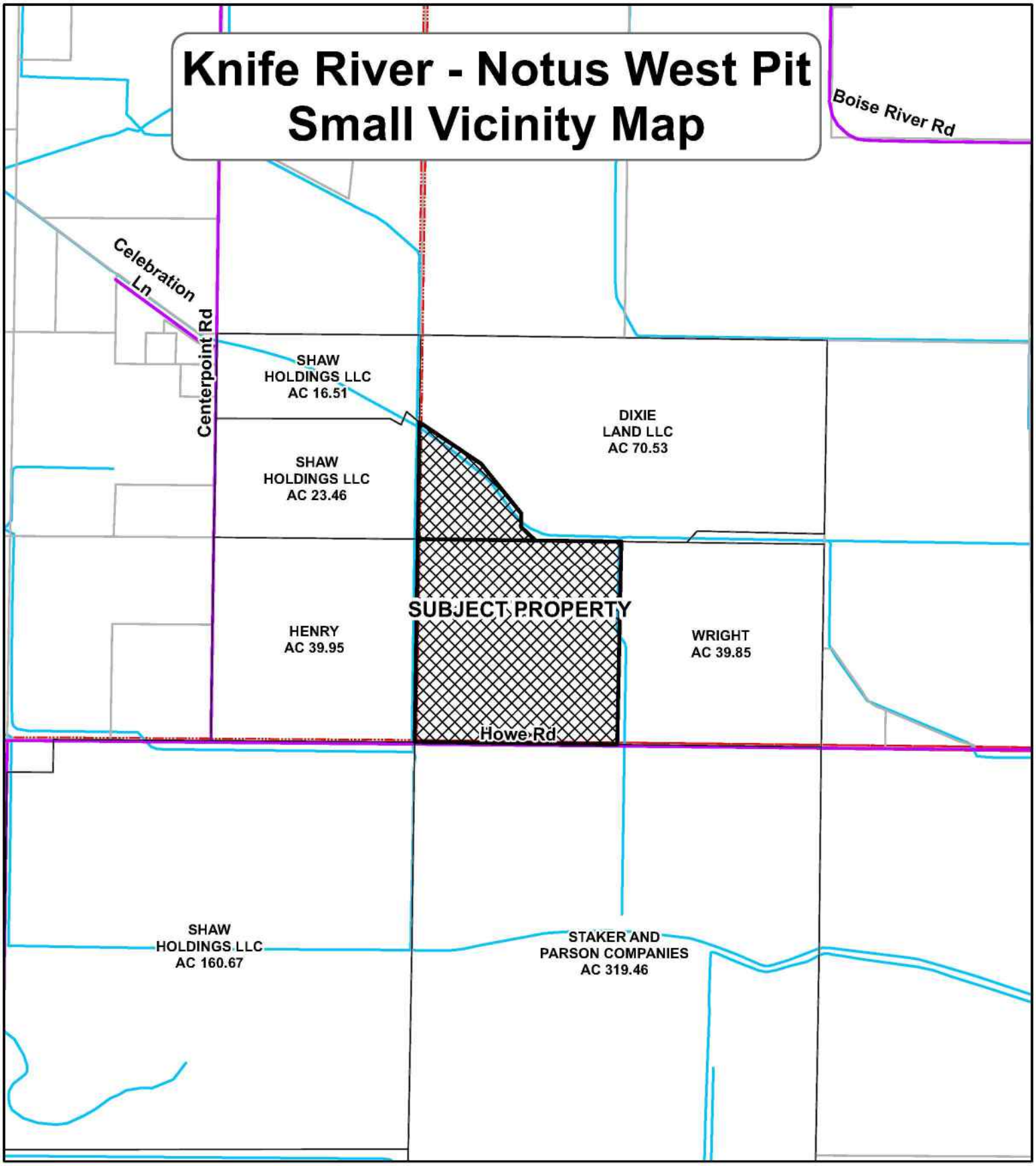


Exhibit B2.10

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 ▪ ZoningInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

Exhibit B3

September 4, 2024

RE: Parcel Inquiry for R35957010 – PI2024-0267

Parcel R35957010 is a 7.90-acre parcel in the "A" (Agricultural) zone, with a future land use designation of Agriculture. The parcel is also within Notus' area of city impact.

Is the parcel eligible for a land division?

No, there is not a division or building permit currently available to the parcel. The parcel is the result of unauthorized divisions from the original parcel*. Based on the original parcel's acreage (120 acres). There are three divisions allowed administratively, subject to CCZO §07-18-07. An after-the-fact land division application will need to be submitted and approved to bring the properties into compliance. If R35957010B is absorbed into another parcel (as the parcel is not buildable due to the ditch), a third division would be available.

Background:

The original parcel was 120 acres, which has been divided by deed without DSD approval three times. The first division, resulting in R35957 by separating the north 80 acres, took place in 2004 (inst#200420347). R35957010A was split in 2006 (inst# 200639502), and R35957010B was split off in 2006 as well based on assessor notes below. R35957010 was also created in 2006 by deed.

Disclaimer: The Parcel is in a floodplain. Any development requires a floodplain development permit per CCZO §07-10A-09.

Please let me know if you have questions.

Sincerely,

Doug Exton
Associate Planner
doug.exton@canyoncounty.id.gov
208-614-5030

*ORIGINAL PARCEL: A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency. (CCZO §07-02-03)

Note: The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R35957010 PARCEL INFORMATION REPORT

8/23/2024 12:12:02 PM

PARCEL NUMBER:	R35957010
OWNER NAME:	DORAMUS WILLIAM
CO-OWNER:	DORAMUS SHARI
MAILING ADDRESS:	21766 HOWE RD CALDWELL ID 83607
SITE ADDRESS:	0 HOWE RD
TAX CODE:	1360000
TWP:	4N **RNG:** 4W **SEC:** 04 **QUARTER:** SW
ACRES:	7.90
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	DD6
ZONING DESCRIPTION:	AG / AGRICULTURAL
HIGHWAY DISTRICT:	GOLDEN-GATE HWY #3
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	NOTUS SCHOOL DIST #135
IMPACT AREA:	NOTUS
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AG
IRRIGATION DISTRICT:	EUREKA DITCH CO NO 2
FEMA FLOOD ZONE:	X \ X \ AE **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0204F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2007000102
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	04-4N-4W SW TX 07017 IN N 1/2 SW
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Canyon County, ID Web Map



8/23/2024, 12:11:50 PM

Parcel Number Search _Query result

Hydro_NHDFlowline

FEMA FLOOD ZONES

AE

X

FEMA Cross Sections

FEMA Base Flood Elevations

Hydro_NHDFlowline

County Boundary

Current Impact Area

City Limits

Sections

CanyonCountyRoads

Roads

Imagery_2022

Red: Band_1

Green: Band_2

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

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

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R35957-000- -0 136-00 0 6 04N04W044800
06/27/05
TRCB011

WRIGHT, CELNA CHRISTINE
% WRIGHT, GEORGE W JR &
% WRIGHT, SYLVIA M-LIFE ESTATE

21626 HOWE RD

CALDWELL ID 83607

04-4N-4W SW
SESW
'SURFACE RIGHTS ONLY'

21626 HOWE RD CA UNIT 1

Site Address

R35957-000- -0

Total Market Value	
10	122550
09	
08	125840
07	
06	

PLATROOM NOTES

ZONING	INITIAL	APPRS'D	MANUAL	BLD CL
	MK	08		

SALES DATA			
OWNER	SALE DATE	SALE PRICE	

Acadj to 39.70 AC from 40.05 AC per 06/26/09 JK GIS
Acadj to 39.85 AC per GIS 11/13/09 JK

APPRAISERS NOTES Cont'd, Reap, 3-3-08 BNC Hired PHS. Reap for BOARE 1/5/09. 7/7/08
Acre Adj. 7-09 DT, 12-1-09 BRS Ac Adj
House Vacant par

URBAN LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2006	2007	2008	2009	2010
20	RES.							
21	COMM.							
22	IND.							
19	WASTE							

RURAL LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2006	2007	2008	2009	2010
1	IA							
2	ID 3545 3545 39	35.05				16040		15950
3	NA							
4	IM							
5	DG	2.00				100		100
10	RURAL HOMESITE	1.0						69000
12	RES. TR.					70000		
13	COMM. TR.							
14	IND. TR.							
15	SUB. RES.							
16	SUB. COMM.							
17	SUB. IND.							
18	OTHER RUR. LAND							
70	MH RT. RES.							
							DEC 8 2009	
19	WASTE	1.40				0		0
		40.05				86140		76050

39.70 39.85

JUL 21 2009

IMPROVEMENTS	MARKET VALUE 2006	2007	2008	2009	2010
31			34100		41600
32			5600		4900

R35957-000- -0

CAT	QTY	FCV
02	35.65	10,900
05	2.00	100
10	1.00	25,000
19	1.40	
31		34,100
32		5,600

DEC 8 2009

JUL 21 2009

TOTALS 40.05 $75,700

			39700		46500

Columbian® 97 Clasp 10 x 13
RECYCLED PAPER. MINIMUM 20% POST-CONSUMER FIBER CONTENT.

35

R35957-000- -0 136-00 G 6 04N04W044800 07/04/00
WRIGHT CELENA CHRISTINE TRCB011
WRIGHT, GEORGE W JR
& WRIGHT, SYLVIA ~~M HAW~~ LIFE ESTATE

21626 HOWE RD
CALDWELL ID 836057
04-4N-4W SW
~~N 1/2 SW 6~~ SESW
'SURFACE RIGHTS ONLY'

21626 HOWE RD CA UNIT 1

Site Address

Total Market Value	
05	75,700
04	75700
03	
02	92,300
01	

ZONING	INITIAL	APPRS'D	MANUAL	BLD CL
	MKB	05 04	04 03	2 D

SALES DATA

OWNER	SALE DATE	SALE PRICE

PLATROOM NOTES SP 79-94 RE R35957-010 (2004 2039 7)
2004 2044 - ACRES JUST

APPRAISERS NOTES Reapp. Split 5-20-04 MKB
Reviewed 1-5-04 NO change
Home has been damaged by powder post Beetles

URBAN LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2001	2002	2003	2004	2005
20	RES.							
21	COMM.							
22	IND.							
19	WASTE							

RURAL LAND DRain 293.80

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2001	2002	2003	2004	2005
1	IA							
2	IP 35.65	9435					10900	10900
3	NIA							
4	IM							
5	DG	2.00					100	100
10	RURAL HOMESITE	1.00					25000	25000
12	RES. TR.							
13	COMM. TR.							
14	IND. TR.							
15	SUB. RES.							
16	SUB. COMM.							
17	SUB. IND.							
18	OTHER RUR. LAND							
70	MIN RT. RES.							
19	WASTE	1.40						
		40.05					36000	36000

IMPROVEMENTS	MARKET VALUE 2001	2002	2003	2004	2005
31				34100	34100
32				5600	5600

R35957-000- -0 MAY 13, 2002

CLASS	QTY	OLD FCV	INDEX	NEW FCV
02	107.00	32,300		32,300
05	3.50	100		100
10	1.00	20,000	X 1.150	23,000
19	8.50	0		0
31		26,100	X 1.200	31,300
32		4,700	X 1.200	5,600
			TOTAL	92,300 ~~71,100~~

39700 39700

R35957-000- -0 136-00 G 6 04N04W044800 06/26/95
TRCB011

WRIGHT, GEORGE W JR
& WRIGHT, SYLVIA M-H/W

21626 HOWE RD

CALDWELL ID 83605

04-4N-4W SW
N 1/2 SW & SESW
'SURFACE RIGHTS ONLY'

21626 HOWE RD CA UNITS 1

35

R35957-000- -0

Total Market Value	
00	83,200
99	
98	81,200
97	86,750
96	84,000 / 80400

PLATROOM NOTES

ZONING	INITIAL	APPRS'D	MANUAL	BLD CL
	KE	94	93	2
	MKB	98	97	2

00
00

SALES DATA

OWNER	SALE DATE	SALE PRICE	

URBAN LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 1996	1997	1998	1999	2000
20	RES.							
21	COMM.							
22	IND.							
19	WASTE							

APPRAISERS NOTES Reviewed 9-18-95 KE
12-18-97 MKB

RURAL LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 1996	1997	1998	1999	2000
1	IA							
2	IP	107.00		28600		32300		32300
3	NA							
4	IM							
5	DG	3.50		100		100		100
10	RURAL HOMESITE	1.00		13000		18000		20000
12	RES. TR.							
13	COMM. TR.							
14	IND. TR.							
15	SUB. RES.							
16	SUB. COMM.							
17	SUB. IND.							
18	OTHER RUR. LAND							
70	MIN RT. RES.							
19	WASTE	8.50						
		120.00		57700		50400		52400

SEP 28 '98 JAN 5 '98 NOV 8 00.

IMPROVEMENTS	MARKET VALUE 1996	1997	1998	1999	2000
31	23950		26100		26100
32	4750		4700		4700

R35957-000- -0 APR 14, E...

CLASS	QTY.	OLD FCV	INDEX	NEW FCV
02	107.00	32,300		32,300
05	3.50	100		100
10	1.00	18,000	+ 2,000	20,000
19	8.50	0		0
31		26,100		26,100
32		4,700		4,700
		TOTAL		83,200

		28700		30800	30800

SEP 28 '98 JAN 5 '98 NOV 8 00

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R35957-000- -0 136-00 G 6 04N04W044800 06/25/90
WRIGHT, GEORGE W JR & SYLVIA M-H/W TRCB011

21626 HOWE RD
CALDWELL ID 83605
04-4N-4W SW
N 1/2 SW & SESW
'SURFACE RIGHTS ONLY'

21626 HOWE RD

KB FEB 10 '92

Total Market Value	
95	93,025
94	89700
93	74,600
92	"
91	

ZONING	INITIAL	APPRS'D	MANUAL	BLD CL
	KE	94	93	2

SALES DATA

OWNER	SALE DATE	SALE PRICE	

PLATROOM NOTES 589513

APPRAISERS NOTES 8-27-93 KB

URBAN LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 1991	1992	1993	1994	1995
20	RES.							
21	COMM.							
22	IND.							
19	WASTE							

RURAL LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 1991	1992	1993	1994	1995
1	IA							
2	IP	107.00					38600	38600
3	NIA							
4	IM							
5	DG	3.50					100	100
10	RURAL HOMESITE	1.00					13000	13000
12	RES. TR.							
13	COMM. TR.							
14	IND. TR.							
15	SUB. RES.							
16	SUB. COMM.							
17	SUB. IND.							
18	OTHER RUR. LAND							
70	MIN RT. RES.							
19	WASTE	8.50						
		12.00					51700	

SEP 17 '93

IMPROVEMENTS	MARKET VALUE 1991	1992	1993	1994	1995
31				33250	36575
32				4750	4750

SEP 17 '93

R35957-000- -0			FEB 01, 1995
CLASS	QTY	OLD FCV	INDEX	NEW FCV
02	107.00	38,600		38,600
05	3.50	100		100
10	1.00	13,000		13,000
19	8.50	0		0
31		33,250	X 1.100	36,575
32		4,750		4,750
			TOTAL	93,025

38000

B-4 — WARRANTY DEED — Short Form

INSTRUMENT NO. 84951

THIS INDENTURE, Made this 17 day of June

in the year of our Lord one thousand nine hundred and Sixty-Four , between

JOHN D. BALDWIN and ARLAYNE D. BALDWIN, husband and wife, and FRANCIS H. BALDWIN and BARBARA D. BALDWIN, husband and wife,

of the , County of Canyon , State of Idaho

the parties of the first part, and

GEORGE W. WRIGHT Jr. and SYLVIA M. WRIGHT, husband and wife,

of the , County of Canyon , State of Idaho

the parties of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of

TEN AND NO/100 ($10.00)---------- DOLLARS,

lawful money of the United States of America, and other good and valuable consideration to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said parties of the second part, and to their heirs and assigns forever, all of the following described real estate, situated in the , County of Canyon , State of Idaho, to-wit:



The North Half of the Southwest Quarter ($N\frac{1}{2}SW\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4}SW\frac{1}{4}$) of Section 4, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

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



PLATTED
DEC 30 1966
Assessor

TEN AND NO/100 ($10.00)---------- DOLLARS,

lawful money of the United States of America, and other good and valuable consideration to them in hand paid by the said part ies of the second part, the receipt whereof is hereby acknowledged, ha ve granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said part ies of the second part, and to their heirs and assigns forever, all of the following described real estate, situated in the . County of Canyon . State of Idaho, to-wit:



The North Half of the Southwest Quarter ($N\frac{1}{2}SW\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter ($SE\frac{1}{4}SW\frac{1}{4}$) of Section 4, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

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



PLATTED
DEC 30 1966
Assessor

TOGETHER, With all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all estate, right, title and interest in and to the said property, as well in law as in equity, of the said part ies of the first part.

TO HAVE AND TO HOLD, All and singular the above mentioned and described premises, together with the appurtenances, unto the part ies of the second part, and to their heirs and assigns forever, and the said part ies of the first part, and their heirs, the said premises in the quiet and peaceable possession of the said part ies of the second part, their heirs and assigns, against the said part ies of the first part, and their heirs, and against all and every person and persons whomsoever, lawfully claiming or to claim the same shall and will WARRANT and by these presents forever DEFEND.

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R35957-010- -0 136-00 G 6 04N04W044850
06/27/05
TRCB011

~~WRIGHT, GEORGE~~
~~& WRIGHT, SYLVIA LIVING TRUST~~
~~% WRIGHT, GEORGE W &~~
~~% WRIGHT, SYLVIA M TRUSTEES~~
DORAMUS WILLIAM
DORAMUS SHARI
~~21766~~
~~21666~~ HOWE RD

CALDWELL ID 83607

04-4N-4W SW TX07017 IN N½ SW
~~IN 1/2 SW LS TX06434 & LS N½ SW LS TX06434~~
SURFACE RIGHTS ONLY

HOWE RD CA UNIT 0

Site Address

R35957-010- -0

Total Market Value	
10	
09	
08	3290
07	3300 2100
06	

ZONING	INITIAL	APPRS'D	MANUAL	BLD CL
	MKB	04		
	NDC	08		

SALES DATA

OWNER	SALE DATE	SALE PRICE

PLATROOM NOTES
Split 70.55 ac to R35957-010-A-0
Split 1.50 ac to R35957-010-B-0
to adj NW 7.29 ac split now 9.88 ac 2007 000101
2007 000102

APPRAISERS NOTES 7-25-06 MKB
Acreage Adj 8-15-07 MKB
Recap 2-29-08 NC

URBAN LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2006	2007	2008	2009	2010
20	RES.							
21	COMM.							
22	IND.							
19	WASTE							

RURAL LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2006	2007	2008	2009	2010
1	IA							
2	IP 7.31	~~6.98~~			3300 2100	3290		
3	MA							
4	IM							
5	DG							
10	RURAL HOMESITE							
12	RES. TR.							
13	COMM. TR.							
14	IND. TR.							
15	SUB. RES.							
16	SUB. COMM.							
17	SUB. IND.							
18	OTHER RUR. LAND							
70	NON RT. RES.							
19	WASTE	.57						
		~~79.34~~ 9.29 7.88			3300 2100 MAR 8 '08 MAR 7 '07	3290		

IMPROVEMENTS	MARKET VALUE 2006	2007	2008	2009	2010

R35957-010- -0

CAT	QTY	FCV
02	74.00	22,600
05	3.24	125
19	2.10	

SEP 8 '06

TOTALS 79.34 MAR 7 '07 $22,725

AG LTR
MAR 8 '07

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ODL B

INSTRUMENT NO. 200639502

4-4N-4W

PioneerTitleCo.

GOING BEYOND

610 South Kimball Avenue / Caldwell, Idaho 83605 / (208) 459-1651

PC66224

R35957-010

Split

WARRANTY DEED

For Value Received **George W. Wright and/or Sylvia M. Wright, Trustees for the George and Sylvia Wright Living Trust**

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Town Ranch, LP, an Idaho Limited Partnership

hereinafter referred to as Grantee, whose current address is 2344 Dunyon, Eagle, Idaho 83616, the following described premises, to-wit:

A parcel of land located in the North half of the Southwest Quarter of Section 4, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

BEGINNING at an iron pin marking the West Quarter Corner of said Section 4; said point being the TRUE POINT OF BEGINNING; thence
North 89° 59' 22" East along the Longitudinal centerline of said Section 4 for a distance of 2,636.90 feet to an iron pin marking the Center Quarter of said Section 4; thence
South 0° 03' 05" West along the Meridianal centerline of said Section 4 for a distance of 1,252.04 feet to an iron pin; thence
North 89° 25' 19" West for a distance of 826.69 feet to an iron pin; thence
South 41° 53' 41" West for a distance of 100.66 feet to an iron pin located on the Southerly Longitudinal 1/16 line of Section 4; thence
South 89° 57' 45" West along the said Southerly 1/16 line of Section 4 for a distance of 980.75 feet to an iron pin; thence
North 47° 21' 44" West for a distance of 128.40 feet to an iron pin; thence
North 0° 01' 20" West for a distance of 87.35 feet to an iron pin; thence
North 39° 52' 14" West for a distance of 413.55 feet to an iron pin; thence
North 56° 46' 47" West for a distance of 480.74 feet to an iron pin located on the Westerly boundary of said Section 4; thence
North 0° 01' 20" East along the said Westerly boundary of Section 4 for a distance of 563.68 feet to THE POINT OF BEGINNING.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: May 23, 2006

George W. Wright and/or Sylvia M. Wright, Trustees for the George and Sylvia Wright Living Trust

George W. Wright
George W. Wright, Trustee

Sylvia M. Wright
Sylvia M. Wright, Trustee

State of Idaho

County of Canyon ss.

On this 23rd day of June, 2006, before me, the undersigned, a Notary Public, in and for said State, personally appeared George W. Wright and Sylvia M. Wright, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument as ~~the~~ Trustee's of the George and Sylvia Wright Living Trust and acknowledged to me that he/she/~~they~~ executed the same as such ~~the~~ Trustee's.

WITNESS MY HAND AND OFFICIAL SEAL

Notary Public
Residing at: RESIDING IN MERIDIAN, IDAHO
Commission Expires: MY COMMISSION EXPIRES 05-17-08

TIFFANY A. GRIFFIN (SEAL) NOTARY PUBLIC STATE OF IDAHO

20063950 2

RECORDED

2006 MAY 23 PM 4 22

C ROSEL HALES
CANYON CNTY RECORDER
BY

PIONEER-CALDWELL
REQUEST
TYPE DEED FEE 6.00

35

R35957-010-B-0

35957-010-B-0
WRIGHT GEORGE
138-00 G 6 04N04W044858
WRIGHT SYLVIA -LIVING TRUST
WRIGHT GEORGE W
WRIGHT SYLVIA M TRUSTEES
7/25/2006
Lrsn: 602998
21626 HOWE RD
CALDWELL, ID 83607
Status: A
04-4N-4W SW
'SURFACE RIGHTS ONLY'
NESW LS TX 06434
Site: 0 HOWE RD CA ID CA

Total Market Value	
10	70
09	
08	80
07	60
06	

ZONING	INITIAL	APPRS'D	MANUAL	BLD CL
	MKA	04		
	NDe	08		

SALES DATA			
OWNER	SALE DATE	SALE PRICE	

Site Address

PLATROOM NOTES 200420349
1.50 ac from R35957-010--0 7-25-06 JJ
Ready to 1.39 AC per GIS 11/2/09 JK

APPRAISERS NOTES Split 7-25-06 MKA Reap. 2-29-09 JK
Lateral access, Adj. per mapping 11-18-09 DRS

URBAN LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2006	2007	2008	2009	2010
20	RES.							
21	COMM.							
22	IND.							
19	WASTE							

RURAL LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2006	2007	2008	2009	2010
1	IA							
2	IP							
3	NIA							
4	IM							
5	DG 1.39	~~1.50~~			60	80		70
10	RURAL HOMESITE							
12	RES. TR.							
13	COMM. TR.							
14	IND. TR.							
15	SUB. RES.							
16	SUB. COMM.							
17	SUB. IND.							
18	OTHER RUR. LAND							
70	MIN RT. RES.							
19	WASTE							
		1.39 ~~1.50~~			60	80		70

IMPROVEMENTS	MARKET VALUE 2006	2007	2008	2009	2010

NOV 17 2009

Columbian 2-97 Clasp (10 x 13)
RECYCLED PAPER. MINIMUM 20% POST-CONSUMER FIBER CONTENT.

R35957-010-A-0

35957-010-A-0
TOWN RANCH LP

136-00 G6 04N04W044853

7/25/2006
Lrsn: 602997

2344 DUNYON ST
EAGLE, ID 83616

Status: A

04-4N-4W SW TX 06434 IN N1/2 SW
'SURFACE RIGHTS ONLY'

Site: 0 HOWE RD CA ID CA

Site Address

Total Market Value	
10	
09	
08	30590
07	20800
06	

ZONING	INITIAL	APPRS'D	MANUAL	BLD CL
	MKB	04		
	NDC	08		

SALES DATA			
OWNER	SALE DATE	SALE PRICE	

PLATROOM NOTES 200639502 70.55 ac from R35957-000--0 7-25-06 gj
Note only 201044269;

APPRAISERS NOTES Split 7.25.06 MKB BOE 2 29.08 NC

URBAN LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2006	2007	2008	2009	2010
20	RES.							
21	COMM.							
22	IND.							
19	WASTE							

RURAL LAND

CATE	CLASS	NO. ACRES	DRN	MARKET VALUE 2006	2007	2008	2009	2010
1	IA							
2	IP	67.97			20800	30590		
3	IMA							
4	IM							
5	IDG							
10	RURAL HOMESITE							
12	RES. TR.							
13	COMM. TR.							
14	IND. TR.							
15	SUB. RES.							
16	SUB. COMM.							
17	SUB. IND.							
18	OTHER RUR. LAND							
70	MDI RT. RES.							
19	WASTE	2.58				0		
		70.55			20800	30590		

SEP 8 05

IMPROVEMENTS	MARKET VALUE 2006	2007	2008	2009	2010

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RICK HOGABOAM
CANYON COUNTY RECORDER
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MISC
KNIFE RIVER INC

Director's Decision - AD2025-0019
Administrative Land Division – Canyon County Code of Ordinances §07-18-05 and §07-18-07
Canyon County Development Services Department

CASE NUMBER: AD2025-0019

PARCEL NUMBERS: R35957010, R35957010A, R35957, and R35957010B

PROPERTY OWNERS: Dixie Land LLC, George and Sylvia Wright Living Trust, Celena Christine Wright, and William Doramus

APPLICANT: Knife River Corporation

Exhibit B4

ANALYST: Emily Bunn, Principal Planner

DECISION: APPROVED with conditions, see page 4

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REQUEST:

The applicant is requesting an after-the-fact administrative land division to recognize the unauthorized divisions that created Parcels R35957010 (7.88 acres) and R35957010A (70.52 acres) and to merge Parcel R35957010B with Parcel R35957 to create a one (1) 41.30-acre parcel. The parcels are zoned "A" (Agricultural). The result of this after-the-fact decision will create a total of three (3) parcels from the original 120-acre parcel in conformance with Instrument No. 2025-014425:

Parcel R35957010: Approximately. 7.88 acres with a residential building permit available Parcel R35957010A: Approximately 70.52 acres with a residential building permit available. Parcel R35957 (referenced as Parcel D): Approximately 41.304 acres with an existing single-family residence
DISCLAIMER: Parcels will not be adjusted by the Assessor's Office until deeds are recorded.

PROPERTY HISTORY:

According to parcel inquiry PI2024-0267, the original parcel (see CCCO §07-02-03 for definition of original parcel) was approximately 120 acres. In 2004, Parcel R35957 (approximately 40 acres) was divided off from the north 80 acres without Canyon County's approval per Instrument No. 2004-20347. In 2006, Parcel R35957010A (70.53 acres) and R35957010 (7.90 acres) were divided off without Canyon County's approval per Instrument No. 2006-39502 and Assessor's Records. Parcel R35957010B (1.39 acres) was created in 2006 as it was not described on the deed that created Parcel R35957010 so the Assessor's Office created a separate parcel number to document the land exchange that occurred (see **Exhibit 1** for email correspondence on this).

Although Parcel R35959 is included on the survey with instrument no. No. 2025-014425, this parcel is not subject to this decision. Parcel R35959 appears to be a separate, approximately 40-acre original parcel dating back to the mid-1960s per Canyon County Plat Maps.

A conditional use permit for a gravel pit operation was submitted for Parcels R35959 and R35759010 in April of 2025 (CU2025-0009). At this time, no decision has been made on this gravel pit.

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FINDINGS:

Table 1. Administrative Land Divisions – Application and Process

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	**07-18-05(1)**	**The following shall be provided with all applications for land divisions pursuant to this Article:** **A. Application;** **B. Fees;** **C. Site plan showing all lots and access locations;** **D. An irrigation plan (if applicable);** **E. Proof that any required conditions of county approvals are met (if applicable)**
			Staff Analysis	A complete application was accepted on February 6, 2025. An irrigation plan was not provided. Development shall either use water rights from Eureka Ditch Co. No. 2 or 0.5 acre from the domestic well in accordance with Idaho Law 42-111(a).
☒	☐	☐	**07-18-05(2)**	**Parcels divided pursuant to this Chapter with slopes greater than fifteen percent (15%) shall not be disturbed without an engineered grading and drainage plan consistent with section 07-17-33(1)C.**
			Staff Analysis	Parcels R35957, R35957010, R35957010A, and R35957010B do not contain slopes over 15% according to the USGS slope map (**Exhibit 4**).
☒	☐	☐	**07-18-05(3)**	**The subject property shall be in compliance with the public nuisance ordinance (Chapter 2, Article 1 of this code), the building code (Chapter 6 of this code), and this chapter before the director can approve the application.**
			Staff Analysis	Parcels R35957, R35957010, R35957010A, and R35957010B comply with the public nuisance ordinance (Chapter 2, Article 1 of the Canyon County Code), the building code (Chapter 6), and the zoning code (Chapter 7). There are no known code violations or previous conditions on the property.
☒	☐	☐	**07-18-05(4)**	**Notification of the application shall be provided to the applicable fire and highway districts and shall provide such districts a period of fifteen (15) calendar days from the date of notice to submit comments concerning the application.**
			Staff Analysis	Golden Gate Highway District No. 3 and Caldwell Rural Fire Protection District were noticed on March 4, 2025. • Golden Gate Highway District No. 3 (GGHD) submitted a comment letter on March 4, 2025, which outlined some information about the conditional use permit application Knife River Corporation later submitted (CU2025-0009). This conditional use permit information does not apply to this case. The summarized information below is what is relevant in GGHD's comment letter to this administrative land division case: (see **Exhibit 2** to review full letter): o Howe Rd has a functional classification of "minor collector" per GGHD's 2024 Functional Classification Map. o Based upon the information provided with the application, GGHD states the following findings and conditions of approval apply: ▪ Obtain an Approach Permit for a Commercial Approach in accordance with the 2022 Association of Canyon County Highway District Highway

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				Standards & Development Procedures (ACCHD Standards) Standard Drawing ACCHD-106 and ACCHD Section 3061.20 Driveway Spacing Policy. ▪ A Traffic Impact Study (TIS) and pavement analysis may be required and will be decided upon during the Conditional Use Permit (CUP) application review process. ▪ A site visit by a GGHD representative is required to address possible sight distance issues, if any. o Caldwell Rural Fire Protection District submitted a comment letter on March 4, 2025, which consisted of general fire district comments regarding access roads, gates, combustible materials, and building requirements (see **Exhibit 3**). The comment letter mentioned applying to the fire district, but the fire district decided it is not required at this time **(Exhibit 3.1)**
☒	☐	☐	**07-18-05(5)**	**Pre-approval Decision: the following shall be provided after receiving pre-approval of the site plan from director.** **A. Record of Survey with metes and bounds descriptions of all lots that shows access from each parcel complies with the requirements of section 07-10-03: of this chapter, and that includes all existing and necessary easements;**
			Staff Analysis	A draft survey along with metes and bounds descriptions of all lots showing access in compliance with §07-10-03 was included in the application. The survey was later recorded (Instrument No. 2025-014425).
☒	☐	☐	**07-18-05(6)**	**Decision:** **A. If the application meets the requirements of this section, the director may approve the division. The director may attach conditions to the approval if applicable.** **B. If the request is approved, the director shall issue a letter of approval setting forth the details and requirements of the division.**
			Staff Analysis	The application meets the requirements of section 07-18-05 per the above analysis. This document is the letter of approval and includes the details and requirements (conditions) of the division.

Table 2. Administrative Division in Agricultural Zones

Application and Process - Administrative Division in Agricultural Zones (CCCO §07-18-07)				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-18-07(1)**	**Purpose: The regulations of this section allow for a division of a parcel in an agricultural zone without being subject to the subdivision regulations as set forth in Article 17 of this chapter.**
			Staff Analysis	Parcels R35957010, R35957010A, R35957, and R35957010B are all zoned "A" (Agricultural). It falls under 07-17-03(3)E as "land that is divided into no more than four (4) from the original parcel in accordance with Article 18 of this chapter" per the Request and Property History section of this document and is therefore not subject to the subdivision regulations (chapter 7 article 17).

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☒	☐	☐	07-18-07(2)	**Standards: The proposed division of original parcels created prior to September 6, 1979, shall be allowed in accordance with the following:** **Less than 80 acres — 1 division (2 residential parcels)** **80 to 119 acres 2 divisions — 2 divisions (3 residential parcels)** **More than 120 acres — 3 divisions (4 residential parcels)** **A. The proposed parcels created and its remnant shall be at least one (1) acre in size.** **B. An additional parcel designated as agricultural only and at least five (5) acres in size may be created in accordance with this article and subject regulations in accordance with article 10 of this chapter.**
			Staff Analysis	The result of this decision takes two (2) out of the three (3) administrative land divisions available to the 120-acre original parcel (PI2024-0267). There is no additional parcel designated as agricultural-only being created with this administrative land division case.
☒	☐	☐	07-18-07(3)	**Once an administrative land division has been approved in the agricultural zoning district, there shall be no other administrative land divisions from that land, regardless of ownership of any of the land involved, except as permitted by this Article. Previously approved divisions in the agricultural zoning district may be amended to provide for divisions of the original parcel that were entitled pursuant to Chapter 7, Article 18 but not taken when the first division was approved.**
			Staff Analysis	This administrative land division (AD2025-0032) is consistent with the minimum lot size and number of divisions allowed from an original parcel in the "A" zone. See Request and Property History sections on page 1 for a detailed overview.

DECISION:

The application for the described after-the-fact administrative land division is in accordance with CCCO §07-18-05 and §07-18-07 and is **APPROVED** subject to the following conditions of approval:

1. All development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property. The Idaho Right to Farm Act (Idaho Code §22-4503) applies to this land use decision.
2. Prior to issuing a building permit on Parcels R35957010A, R35957010, and R35957 as referenced in Record of Survey with Instrument No. 2025-014425, Southwest District Health will need to complete an on-site evaluation and septic permit.
3. Prior to issuing a building permit on Parcels R35957010A, R35957010, and R35957 as referenced in Record of Survey with Instrument No. 2025-014425, the development shall comply with the requirements and regulations of Golden Gate Highway District No. 3, including obtaining an approach permit (see **Exhibit 2**).
4. Prior to issuance of a certificate of occupancy on Parcel R35957010A, R35957010, and R35957 as referenced in Record of Survey with Instrument No. 2025-014425, compliance with the International Fire Code is required, as evidenced by review and an approval letter from Caldwell Rural Fire Protection District (CCCO §06-01-09(6) and CCCO §07-10-03(2) (see **Exhibit 3**).
5. Historic irrigation lateral, drain, ditch flow patterns, and associated easements shall be maintained and protected unless approved in writing by the local irrigation district or ditch company.

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Per CCCO §07-18-05(7): Appeal by Affected Person: Any affected person who is aggrieved by the decision may file a written notice of appeal in accordance with section 07-05-07 of this chapter.

5.12.25

Dan Lister, Planning Supervisor — Date

State of Idaho)
SS
County of Canyon County)

On this 12th day of May, in the year of 2025, before me Pamela Dilbeck, a notary public, personally appeared Dan Lister, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

Notary: Pamela Dilbeck

My Commission Expires: 10/14/2028

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Exhibit

- **Exhibit 1** – Email Correspondence with DSD Staff, Plat Room, and Knife River on Creation Parcel R359570108 in 2006 – January 2025
- **Exhibit 2** – Golden Gate Highway District No. 3 (GGHD#3) Email, Dated March 4, 2025
- **Exhibit 3** – Caldwell Rural Fire Protection District Comment Letter, Dated March 4, 2025
  - Exhibit 3.1 – Caldwell Rural Fire Protection District Update, Dated April 15, 2025
- **Exhibit 4** – USGS Slope Map for Parcels R35957010, R35957010A, R35957010B, and R35957

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Exhibit 1

To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: FW: [External] RE: Administrative Land Division application - Parcel R35957010

Hi Madelyn,

When deed Inst# 200639502 was recorded the legal description split R35957-010 (TX 06434) and R35957-010B was created due to not being described on this deed, so there is no actual "deed" for R35957-010B.

Let me know if you need anything else.

Have a great day!

DeAnn Gerthung
Sr. Plat Room Tech / Deed Clerk
Canyon County Assessor
Ph 208-454-6630

NOTICE
These documents are maintained for assessment purposes and should not be relied upon for determining boundaries and current property ownership. Any use of these documents for other than assessment purposes, regardless of format, is at the user's risk. The Assessor's office assumes no liability, nor do we imply any particular level of accuracy.

From: Madelyn Vander Veen
Sent: Thursday, January 23, 2025 12:09 PM
To: Deann Gerthung <Deann.Gerthung@canyoncounty.id.gov>
Subject: FW: [External] RE: Administrative Land Division application - Parcel R35957010

Here is a survey related to my last email. Thanks for looking into it! ☺

From: Winter, Megan <Megan.Winter@kniferiver.com>
Sent: Thursday, January 23, 2025 12:04 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: RE: [External] RE: Administrative Land Division application - Parcel R35957010

Thank you for reaching out to them. I've attached the updated survey and as you can see parcel R35957010B is not detailed on here due to the lack of documentation. Please let me know if they need any additional information.

Thank you,

Megan Winter
Sustainability Coordinator – Mountain Region

Office 208-362-6152 | Mobile 503-890-9746

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Thursday, January 23, 2025 11:51 AM
To: Winter, Megan <Megan.Winter@kniferiver.com>
Subject: RE: [External] RE: Administrative Land Division application - Parcel R35957010

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OK, our attorneys are pretty hard to get ahold of so I will start by send this over to Jacob King, the supervisor in the Assessor's plat room, and see if he has any information on that or if he is open to setting up a call.

Thanks,

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:
Monday, Tuesday, Thursday and Friday: 8am - 5pm
Wednesday: 1pm - 5pm
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From: Winter, Megan <Megan.Winter@kniferiver.com>
Sent: Thursday, January 23, 2025 11:23 AM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: RE: [External] RE: Administrative Land Division application - Parcel R35957010

Hi Madelyn,
The surveyor was hoping to talk to the county attorney. When he was researching the parcels that are included in this administrative land division he was unable to find a deed for parcel R35957010B. The parcel inquiry includes an assessor's note referencing the three parcels, but he's worried that won't be enough to legally merge that parcel with R35959. We just wanted to confirm with legal that we have all the necessary documents to process this land division properly.

Thank you,

Megan Winter
Sustainability Coordinator - Mountain Region

Office 208-362-6152 | Mobile 503-890-9746

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Thursday, January 23, 2025 10:59 AM
To: Winter, Megan <Megan.Winter@kniferiver.com>
Subject: RE: [External] RE: Administrative Land Division application - Parcel R35957010

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Hi Megan,

Do they want to speak with someone from the Prosecuting Attorney's office? Can I ask what the questions are?

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Thanks,

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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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: Winter, Megan <Megan.Winter@kniferiver.com>
Sent: Thursday, January 23, 2025 9:34 AM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: RE: [External] RE: Administrative Land Division application - Parcel R35957010

Hi Madelyn,
Thank you for clarifying that for me.
Our surveyor has some questions about parcel R359570108 for your legal department. Could we set up a call to go over those questions?

Thank you,

Megan Winter
Sustainability Coordinator – Mountain Region

Office 208-362-6152 | Mobile 503-890-9746

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Wednesday, January 22, 2025 2:27 PM
To: Winter, Megan <Megan.Winter@kniferiver.com>
Subject: RE: [External] RE: Administrative Land Division application - Parcel R35957010

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Hi Megan,

Regarding your question about the Floodplain Development application – since it is an AE flood zone, you can wait to submit that until the Conditional Use Permit. It is not necessary for the Administrative Land Division. Apologies if I gave you the wrong information at some point!

Thanks,

Madelyn Vander Veen
Associate Planner, Canyon County Development Services
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

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Exhibit 2

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

J-U-B ENGINEERS, INC.

March 4, 2025

Canyon County Development Services Dept.
Attn: Emily Bunn, Associate Planner
111 N. 11th Ave., Ste 310
Caldwell, ID 83605
Phone: (208)454-6632
Email: emily.bunn@canyoncounty.id.gov

RE: Case Name: Knife River Corp, Dixie Land LLC, George & Sylvia Wright Living Trust, and Celena Wright
Case Number: AD2025-0019
Parcel#(s): R35957010, R35957010A, R35957010B, and R35957

Dear Emily:

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject application submitted to GGHD via email on March 4, 2025, for an After-the-Fact Administrative Land Division on property located near 21626 Howe Rd, Caldwell, ID. The parcels are located on the north side of Howe Rd approximately 1.2 miles west of the Howe Rd/Notus Rd intersection and in the SW1/4 of the SW1/4 of Section 4, T4N, R4W, BM.

The request is to recognize the divisions that created Parcels R35957010 (7.88 acres) and R35957010A (70.52 acres) and merge Parcel R35957010B with Parcel R35957 to create one 41.30-acre parcel. The proposed use for Parcel R35957010 is to establish a new gravel pit. Operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled. Expected daily traffic counts are approximately 44 round trips per day. An access road on the north side of Howe Rd will be constructed from sand and gravel excavated from the pit.

Howe Rd is under the jurisdiction of GGHD with a functional classification per GGHD's 2024 Functional Classification Map of Minor Collector.

At this time, and based upon information provided with the application, the following findings and conditions of approval apply:

1. Obtain an **Approach Permit** for a Commercial Approach in accordance with the 2022 Association of Canyon County Highway District Highway Standards & Development Procedures (ACCHD Standards) Standard Drawing ACCHD-106 and ACCHD Section 3061.020 Driveway Spacing Policy.
2. A Traffic Impact Study (TIS) and pavement analysis may be required and will be decided upon during the Conditional Use Permit (CUP) application review process.
3. 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,

Digitally signed by Christopher Pettigrew
Date: 2025.03.04 16:34:04 -07'00'

Christopher S. Pettigrew, P.E.
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways

a 2760 W Excursion Ln, Ste 400, Meridian, ID 83642 p 208-376-7330 w www.jub.com

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Exhibit 3

Date 03/04/2025

Canyon County
Parcel: R35957010, R35957010A, R35957010B, R35957
Re: Case Number: AD2025-0019

The Caldwell City Fire Department District has reviewed and can approve the application 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.

Administrative Land Division Approved
Conditions for Canyon County Rural Construction: Knife River Corp.

Applicants must submit a completed application with site planning to the Caldwell row fire district via the citizen service portal. Citizenserve Online Portal

The application can be found at Permits/Inspections | Caldwell, ID

Conditions

1. 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)
2. 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)
3. 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)
4. 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)
5. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

403 Blaine Street • Caldwell, ID 83605 • Phone 208-649-1266 • Fax 208-455-3014

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6. 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 system. Manual gates shall be secured with a Knox brand padlock or box. WWW.Knoxbox.com (IFC 503.6, D103.5)

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.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

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Exhibit 3.1

Emily Bunn

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Tuesday, April 15, 2025 11:38 AM
To: Emily Bunn
Subject: Re: [External] RE: AD2025-0019

Thank you for the follow-up,
The attached conditions are valid. No additional paperwork is required at this time. We will catch future administrative land/split fees when the Agency Acknowledgment form is brought into us for signature.
-AP

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, April 15, 2025 11:00 AM
To: Alan Perry <aperry@cityofcaldwell.org>
Subject: FW: [External] RE: AD2025-0019

Hi Chief Perry,

I just wanted to confirm that what Megan Winter from Knife River said below is correct?

Attached is your letter you send over on the land division.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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From: Winter, Megan <Megan.Winter@kniferiver.com>
Sent: Tuesday, April 15, 2025 10:38 AM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] RE: AD2025-0019

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Hi Emily,
I spoke with Fire Chief Perry this morning and he said we just need to submit the eventual conditional use permit application to him for review before submitting it to the county. No additional documentation is needed for this administrative land division application.
Attached is the updated survey with Parcel D labeled.
Let me know if you need anything else.

Thank you,

Megan Winter
Sustainability Coordinator – Mountain Region
KNIFE RIVER
Office 208-362-6152 | Mobile 503-890-9746

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Monday, April 14, 2025 2:49 PM
To: Winter, Megan <Megan.Winter@kniferiver.com>
Subject: AD2025-0019

** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. **

Hello,

I am the planner working through case #AD2025-0019 (After-the-fact administrative land division for Parcels R35957010, R35957010A, R35957, and R35957010B).

Caldwell Rural Fire Protection District sent a letter (attached) in and asked that the applicant submit an application with site planning for review to the Caldwell Rural Fire District. Can you please work with the fire district to get this completed? Please reach out to them with any questions you may have on the application. Once this is completed, please let me know so I can work on final steps for the land division.

Also, on the survey could you please label Parcel R35957 (approx.. 41.304 acres) as Parcel D so it corresponds with the legal description provided?

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm

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Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Tuesday, March 4, 2025 1:54 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: [External] RE: AD2025-0019 Agency Notification

From: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Sent: Tuesday, March 4, 2025 1:17 PM
To: Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'Bob Watkins' <bobw@gghd3.org>
Subject: AD2025-0019 Agency Notification

Hello,

Attached please find the agency notification letter with the master application packet for review and comment for Case #AD2025-0019 (After-the-Fact Administrative Land Division). In the master application packet, the draft survey can be found on page 9. The applicant packet mentions a future gravel pit, but that application has not been applied for yet and this application is only for the after-the-fact land division.

According to Canyon County Code Chapter 7, affected agencies will be given 15 days from the date of this notice to submit comments prior to the Director's Decision being issued.

I appreciate your time!

Sincerely,

Emily Bunn,
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

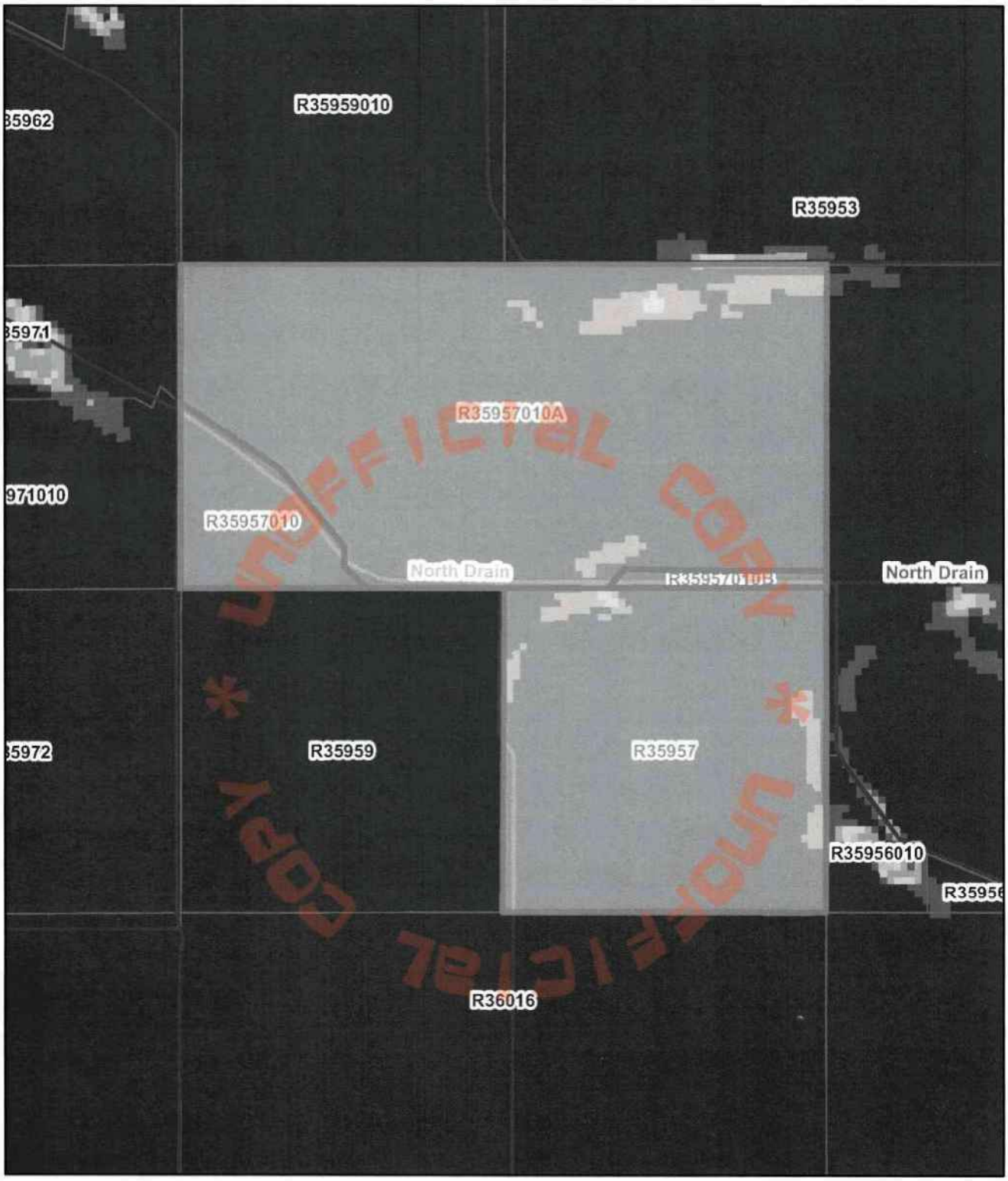
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Exhibit 4

Canyon County, ID Web Map



4/14/2025, 4:24:38 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Multiple Parcel Search _Query result

Hydro_NHDFlowline

SlopePercent_USGS

- 0 to 3
- 3 to 6
- 6 to 9
- 9 to 12
- 12 to 14.99
- 15 to 202.717

County Boundary

Current Impact Area

City Limits

Sections

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

Canyon County, ID

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

UNOFFICIAL COPY

Exhibit B5.1

Canyon County Planning and Zoning Commission
Idaho Materials & Construction - CU2020-0005

Development Services Department

Findings of Fact, Conclusions of Law, Conditions of Approval, and Order

Conditional Use Permit– CU2020-0005

Findings of Fact

1. The applicant, Idaho Materials & Construction, is requesting a Conditional Use Permit to allow a long-term mineral extraction use on Parcels R36014, R36015 and R36016 (approximately 637 acres) for a duration of 40 years. The property is located at 21451 Howe Road, Caldwell; also referenced as the Section 9, T4N, R4W; Canyon County, Idaho.
2. The subject propertiesare zoned "A" (Agricultural). The Future Land Use Map within the 2020 Canyon County Comprehensive Plan designated the parcels as "agricultural".
3. The subject propertiesare located within the Greenleaf Area of City Impact.Greenleaf's Future Land Use Plan designates the area for low/medium density residential. No comment were received from the City of Greenleaf.
4. A small portion of the property (within Parcel R36014) is located with a special flood hazard area (SFHA) identified as a 0.2 percent annual chance of flooding. The County does not regulate the identified SFHA. The County Ordinance regulates SFHA that has a one percent annual chance of flooding.
5. Notifications were made in accordance with CCZO §07-05-01. Notifications were mailed to the applicant and property owners within 300 feet on November 16, 2020. The legal notice was published to the Idaho Press Tribune on November 18, 2020. Agencies were notified on November 4, 2020. The properties were posted on November 25, 2020.
6. The record includes all testimony, staff reports, exhibits, and documents in case fileCU2020-0005.

Conclusions of Law

For this request, the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for Conditional Use Permit (§07-07-05):

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

Conclusion: The subject property is zoned "A" (Agricultural). Long term mineral extraction, batch plants and associated uses are allowed by conditional use permit (CUP) in the agricultural zone (CCZO §07-10-27).

Finding: Pursuant to CCZO §07-02-03, Mineral extraction is defined as, *"The various activities associated with the excavation of mineral resources, including, but not limited to, gravel, from the ground."* A batch plant is defined as, *"A central proportioning and mixing plant for the production of an aggregate product such as asphalt or concrete."*

Pursuant to CCZO §07-10-27, mineral extraction is allowed in the "A" zone subject to a conditional use permit. The application for a conditional use permit was submitted on June 10, 2019.

2. What is the nature of the request?

In accordance with the applicant's letter of intent with site plan (Attachment A) and reclamation plan approval (Attachment B), the mineral extraction use consists of the following:

- The request will allow sand and mining extraction, washing, crushing, scaling, hauling, stockpiling, selling and related activities and operations. The request also includes authorization to operate a concrete and asphalt batch plant. Areas not in operation will remain in agricultural use.
- Duration: 40 years (January 7, 2061). The applicant does not intend to commence use at this site until their existing site (approximately 1,300 feet south-east) is depleted in approximately seven years.

- Employees: Up to fouremployees on-site when in operation.
- Hours of operation: 7AM to 6PM, Monday through Saturday (24/7 as needed for specific contract work).
- Access: Howe Road, a minor collector road. Access previous used for feedlot.
- Sign: No signage is requested as part of this decision. Future signage may be permitted in accordance with CCZO §07-10-013.
- Setbacks: 50' setback from property boundaries and canals, laterals and irrigation ditches. 300' stockpile setback from Howe Road. Landscaping along Howe Road similar to Canyon Highway District gravel pit (CU2005-62), Knife River (CU2019-0006) and Burch gravel pit (CU2019-0013) is proposed.
- Reclamation: Ponds

3. Is the proposed use consistent with the Comprehensive Plan?

Conclusion: The proposed useis consistent with multiple goals and policies of the 2020 Canyon County Comprehensive Plan.

Finding: The proposed use is consistent with multiple goals and policies of the Comprehensive Plan including but not limited to:

- Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*
- Land Use Component Goal No. 5: *"Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."*
- Natural Resources Component E. Mineral Resources No. 4: *"Consideration should be given, but not limited to the following impacts: economic value of the ground, access to the ground, compatibility with surroundings, noise, traffic, visual aesthetics and flooding."*
- Natural Resources Component E. Mineral Resources No. 5: *"Encourage sand and gravel extraction and associated uses to mitigate adverse impacts on surrounding land uses and natural resources."*
- Natural Resources Component E. Mineral Resources No. 6: *"Mineral extraction sites should be designed to facilitate their reclamation for future use."*
- Agriculture Component Policy No. 4: *"Development shall not be allowed to disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way."*

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

Conclusion: The proposed use will not change the essential character of the area. Potential impacts to the area will be mitigated by conditions of approval.

Finding: The parcel and surrounding area is zoned "A" (Agricultural). Future land use designation for the area is "agricultural". Although houses exist in the area, the area is not anticipated to support residential growth. There are a few subdivisions within a one-mile radius (within the City of Greenleaf). The nearest subdivision (Greenleaf Air Ranch)includes an airstrip approximately2,000 feet from the subject request with residential lots approximately 4,000 feet from the subject request.

The parcel is adjacent east (a one to two mile radius) to over 1,900 acres of land approved for mineral extraction uses.Within a one-mile radius, the parcels are located near the following uses:

- Parcels R36107 &R36106 (approximately 1,300 south): Conditional Use Permit to allow a long-term mineral extraction approved in 1999. The use expires on March 18, 2039.

- Parcels R36102, R36101010 and R36096010 (approximately 1,300 south-east): Conditional Use Permit to allow a long-term mineral extraction with concrete and asphalt batch plant approved in 2019. The use expires on November 21, 2059 (CU2019-0018 – Idaho Materials and Construction).
- Parcels R36017, R36018, R36018, and R36018010A approximately 2,600 east): Conditional Use Permit to allow a long-term mineral extraction with concrete and asphalt batch plants approved in 2019. The use expires February 21, 2033 (CU2019-0006 – Knife River).
- Parcel R35942010 (approximately 2,700 feet north east from the subject project site): Conditional Use Permit to allow long-term mineral extraction approved in 2019. The use expires on December 19, 2049 (CU2019-0013).

Conditions of approval have been applied to reduce potential impacts to the surrounding area. Conditions include hours of operations and landscaping requirements consistent with the adjacent gravel pit. Idaho Materials and Construction and/or any future operator must meet all federal, state, and local permitting requirements for the proposed uses on the property including mineral extraction and crushing operationsrelated to dust, noise from extraction, crushing, and odor as a condition of approval.

5. **Will adequate water, sewer, irrigation, drainage and storm water drainage facilities, and utility systems be provided to accommodate the use?**

Conclusion: Adequate facilities for sewer, irrigation, drainage and storm water drainage facilities, and utility systems will be required at the time of development.

Finding: The operation willnot require septic system and well. Potable restrooms will be provided as needed. Potable water will not be provided on-site.

Existing gravity irrigation will continue to be used in locations no yet in mineral extraction use. The property is bisected by the Eureka Drain and South Drain. The operation cannot disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way without approval by the local irrigation district and Bureau of Reclamation. The applicant proposes a 50 foot setback of each side of the drains to ensure the operation do not disrupt or destroy the existing drains.

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

Conclusion: Access will be provided from Howe Road, a minor collector.

Finding: The subject parcel has frontage along Howe Road, a minor collector road. Access previous used for feedlot. The access will need to meet commercial approach standards via a Commercial Approach Permit prior to commencement of use (Attachment C).

7. **Will there be undue interference with existing or future traffic patterns?**

Conclusion: As conditioned, the mining of the subject propertywill not create undue interference with existing or future traffic patterns.

Finding: Golden-Gate Highway District (GGHD) finds that the access to the site has been approved for agricultural/feedlot uses. Therefore, the access will need to meet commercial approach standards via a Commercial Approach Permit. GGHD also finds that the proposed use with potential truck trips generated will impact the existing roadway and existing road pavement. Therefore, a Traffic Impact Study with a scope to be determined by GGHD is required prior to commencement of use and right-of-way dedication (Attachment C).

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?**

   Conclusion: Essential Services are available in the area and the proposed use of long term mineral extraction should not require additional public funding to accommodate the use.

   Finding: Agencies were notified of the intended use. No comments were received indicating that services would not be provided or be negatively impacted by this application.

Additional Standards §07-14-19 Mineral Extraction Long Term:
When making a decision for a conditional use permit for the use, the decision making body shall consider the following:

1. **The uses of the surrounding properties in the determination of the compatibility of the proposed application with such uses;**

   Conclusion: The use is compatible with the surrounding properties.

   Finding: *See Finding No. 4 above for more information.*

2. **Duration of the proposed use;**

   Conclusion: The proposed duration is 40 years.

   Finding: According to CCZO 07-07-23: Provisions for Land Use Time Limitations; "gravel pits are exempt from commencement and time completion requirements. The presiding party has the discretionary power to establish commencement and completion requirements as specific conditions of approval for gravel pits." The applicant is requesting a permit to operate for a duration of 30 years on the subject property.

3. **Setbacks from surrounding uses;**

   Conclusion: The applicant shall comply with CCZO §07-14-19 standards.

   Finding: According to the site plans (Attachment A) thegravel pit and operations will be 50' from property boundaries and canals, laterals and irrigation ditches. A 300' stockpile setback is proposed from Howe Road. Landscaping along Howe Road (similar to Canyon Highway District gravel pit (CU2005-62), Knife River (CU2019-0006) and Burch gravel pit (CU2019-0013) is proposed.

4. **Reclamation plan as approved by Idaho Department of Lands;**

   Conclusion: An approved reclamation plan is approved as S602977 dated January 21, 2020.

   Finding: The applicant has submitted a reclamation planS602977 (Attachment B) approved by Idaho Department of Lands. A condition of approval has been applied to ensure all conditions required by Idaho Department of Lands are met.

5. **The locations of all proposed pits and any accessory uses;**

   Conclusion: The applicant has provided a site plan showing locations of proposed pits and operations.

   Finding: The applicant has provided a site plan showing locations of proposed pits and operations (Attachment A).

6. **Recommendation from applicable government agencies**
   - A traffic impact study, access variance and commercial approach is required by the Golden-Gate Highway District #3(Attachment C).
   - Department of Lands approved Reclamation Plan with required conditions(Attachment B).

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the subject property and the proposed use.
   a. Mining operations and reclamation shall be in substantial conformance with theSite Plan (Attachment A).
      i. Mining of the west portion of Proposed Pit #1, as shown on the Site Plan (Attachment A) shall not commence until after the other proposed pits have been mined.
   b. Mining operation shall comply with the approved reclamation plan S602977 (Attachment B) and all conditions and requirements of said reclamation plan.
2. Prior to commencement of use, the development shall comply with the rules, recommendations and conditions of:
   - Golden-Gate Highway District No. 3: Attachment C.
3. All associated operations such as batch plants, parking, stockpiles and associated structures shall be setback 300 feet from the property boundary along Howe Lane.
   a. The crusher shall be located within a proposed pit.
4. Development shall not impede, disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way. Alterations of irrigation structures located on the property can be conducted upon obtaining written approval from the irrigation company having jurisdiction. The alterations shall not impede or affect water delivery or drainage to and from adjacent properties/water users.
5. Water, surface and groundwater shall be discharged in accordance with state, federal, and local standards and/or regulations. Sediment shall not be discharged from the site in process or stormwater overflow into the irrigation structures on site.
6. The duration of the proposed operations on the subject parcel shall be 40 years (January 7, 2061).
7. Normal operations shall be Monday through Saturday, 7:00 a.m. to 6:00 p.m. There shall be no operations on Sundays. Operations outside of normal hoursare allowed subject to the following requirements:
   a. Exterior lighting shall only light the area necessary for the operation. Off-site glare shall be minimized by use of down-lit fixtures and directing the light away from existing dwellings.
   b. All operations except hauling shall be at least 1,000 feet from Howe Road and any dwellings existing at the time of this application.
8. The storage of diesel fuel, petroleum products, and any other hazardous materials must meet the standards set forth by the applicable agencies.
9. Noise emissions shall follow the regulations and standards of OSHA and MSHA.
10. A landscaped buffer area providing a visual barrier consisting of one row of hybrid poplars or similar fast-growing deciduous trees and one row of evergreens and shall be planted in an offsetting patternalong Howe Road in accordance with the proposed Site Plan (Attachment A). The deciduous trees planted in this visual barrier shall be at least six feet in height and the evergreens shall be at least four feet in height. All trees shall be maintained in a living condition. The visual barrier shall be kept free of weeds. Any berms proposed along Howe Road must be landscaped/hardscaped and kept free of weeds. A landscaping plan demonstrating adequate spacing fulfilling this requirement shall be submitted for approval to the Development Services Department prior to installing the visual barrier. Landscaping shall be installed prior to commencement of use.
11. Dust shall be controlled in accordance with applicable federal, state, and county laws, ordinances, rules and regulations that pertain to operations including, but not limited to, nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances).

Order

Based upon the Findings of Fact and Conclusions of Law, and Conditions of Approval contained herein, the Planning and Zoning Commission **approves** Case #CU2020-0005, a conditional use permit to allow a long-term mineral extraction use Parcels R36014, R36015 and R36016 as conditioned herein.

APPROVED this 7TH day of January, 2021.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 7 day of January, in the year 2021, before me Kellie Z George a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

Notary:

My Commission Expires:

KELLIE Z. GEORGE
COMMISSION #46603
NOTARY PUBLIC
STATE OF IDAHO

ATTACHMENT A

ATTACHMENT B

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372

IDAHO DEPARTMENT OF LANDS

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Lawerence E. Denney, Secretary of State
Lawrence G. Wasden, Attorney General
Brandon D. Woolf, State Controller
Sherri Ybarra, Sup't of Public Instruction

DUSTIN MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

January 21, 2020

Idaho Materials and Construction
924 N Sugar Road
Nampa, ID 83687

This correspondence is notification that the following reclamation plan was approved on 01/21/2020:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S602977	637.31	Canyon	T04N R04W Section 9

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.

2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.

3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:

   a. Diverting all surface water flows around the mining operation.
   b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation;
   c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.

4. **An initial reclamation bond in the amount of $185,000 for up to 78.59 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting any surface mining operations.**

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), waste water generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

7. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months.

Please note – pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond payment established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by February 4, 2020, the stipulations will be considered as accepted.

If you have any questions, please contact me at the above address or telephone number

Sincerely,

Derek Kraft
Senior Resource Specialist

ATTACHMENT C

Golden Gate Highway District No. 3

Commissioners: Virgil Holshaw, David Lincoln Fred Sarsecki

November 19, 2020

To: Dan Lister
Canyon Co. Development Services

From: Gordon Bates, P.E.
Director of Highways

Subject: CU2020-0005 – Idaho Materials & Construction Gravel Pits and Batch Plants
Parcels R360140000, R360150000 and R360160000
21451 Howe Road

The subject parcels are within the City of Greenleaf Impact Area and less than one (1) mile from Greenleaf City Limits. The City of Greenleaf may wish to submit separate comments on the proposed Conditional Use Permit. These comments by Golden Gate Highway District No. 3 (GGHD3) in no way represent the City.

I have reviewed the application materials transmitted on 11/04/2020 for a Conditional Use Permit for mineral extraction, crushing plus both concrete and asphalt batch plants. This includes narrative letters by the Applicant dated 3/6/2020 plus Site Operations Plan (sheets 1-8) with no date. I also had a pre-application meeting with Mr. Todd Lakey to review the proposed land use. GGHD3 comments exclude verbal discussions.

At this time and based upon said written information provided with the application and those referenced above, the following comments are applicable to the Conditional Use Permit:

General Comments:
GGHD3 is neutral to the proposed land use in and of itself. Potential impacts to the public road network are the focus of GGHD3 comments and concerns.

Functional Classification for Howe Road is Minor Collector on the Functional Classification Map currently adopted by GGHD3. Existing R/W on Howe Road at the subject parcels is 50 feet wide prescriptive easement (25 feet half width measured from center of roadway). Ultimate R/W width for a Minor Collector is 80 feet (40 feet half width) under current ACCHD Standards Section 3030.010.

Access:
The Applicant proposes to use the existing access at 21451 Howe Road to serve the subject parcels. The existing access historically served a feedlot. Mr. Lakey's letter also notes that access may be revised in the future.

Address
500 E. Golden Gate Ave.
Wilder, ID 83676

Phone 208. 482.9267
Fax 208. 402.8300
Email gordonb@gghd3.org

Howe Road existing pavement section is a Bituminous Surface Treatment (BST) that includes various layers of chip seal and patching material. GGHD3 is concerned the existing roadway section will be inadequate to support the addition of heavy truck traffic traveling to/from the proposed gravel pit. BST roadways are susceptible to severe rutting and pavement failure when increases in heavy truck volumes occur.

Transportation Impacts:

ACCHD Standards adopted by GGHD3 require mitigation of traffic impacts from development activities. The level of mitigation is determined by a Traffic Impact Study (TIS) to determine a proposed development's impact upon the existing road network and future transportation system. This requirement is typical for commercial development and is applied to any new or expanding gravel extraction operations, crushing and batch plants.

The written application provided to the Highway District does not include information regarding voluntary traffic mitigation improvements by the Applicant. At this time, a TIS is warranted to evaluate phase size, traffic generation and traffic mitigation improvements. ACCHD Section 3120.010 requires a preliminary TIS prior to land use approval by Canyon County.

Recommendations and Requirements:

At this time and based upon said written information provided with the application, the following requirements are applicable:

1. The Applicant shall secure a Commercial Approach Permit from GGHD and improve the existing approach onto Howe Road. Future new approaches also require a new Commercial Approach Permit. All commercial approaches shall meet ACCHD Standard Drawing 106 and be paved 20-ft from the exiting edge of pavement or to the right of way line whichever is greater per ACCHD Section 3061.060.
2. A Traffic Impact Study (TIS) is required by GGHD3. A scoping meeting will determine the details and should include the Applicant, their traffic consultant and GGHD3.
    a. TIS for a gravel pit typically include the following:
        i. Trip generation by the gravel pit operations,
        ii. Site access including potential turn lanes,
        iii. Route to the State Highway,
        iv. Analysis of roadway geometrics vs. truck size (very tight curves),
        v. Intersection operation and level of service along said route,
        vi. Structural capacity of the roadway, and
        vii. Calculation of proportionate share of costs by the Applicant for mitigation improvements and roadway reconstruction
    b. A multi-phase development shall submit the TIS for all phases with the first phase.
    c. Batch plant(s) maximum production, location and traffic generation shall be provided for inclusion in the TIS.

Address 500 E. Golden Gate Ave. Weiser, ID 83672

Phone 208. 482.6267
Fax 208. 402.8100
Email gordonb@gghd3.org

d. TIS required mitigation improvements (to-be-determined) should be listed as a specific Canyon County required Condition of Approval in the event the Conditional Use Permit is granted.
e. TIS mitigation improvements by the Applicant shall also require engineering plan approval and construction permits from GGHD3.

3. Additional Right-of-Way dedication is requested along Howe Road to accommodate future road widening.
   a. 40-ft within the subject parcels measured from existing center of roadway or parcel boundary, whichever is greater. This includes the 25-ft wide prescriptive easement plus an additional 15-ft for the total half width for a Minor Collector.
   b. The mining and reclamation plan shall provide sufficient generally level land to provide lateral support for the ultimate widening of the roadway within the dedicated R/W.
   c. The area proposed for right-of-way dedication should be preserved at or near existing grades, and sufficient area adjacent left un-mined to provide lateral support to the full right-of-way width.
   d. The Applicant shall dedicate this right-of-way to the Highway Districts on request, or on completion of mining operations and reclamation of the subject property.

GGHD3 reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

GGHD3 requests that Development Services incorporates these comments into proposed Conditions of Approval for consideration/approval by the Planning & Zoning Commission and the Canyon County Commissioners in the event that the Rezone is granted.

Address
500 E. Golden Gate Ave.
Wilder, ID 83676

Phone 208. 482.6287
Fax 208. 482.6100
Email gordonh@gghd3.org

Exhibit B5.2

PLANNING OR ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Sunroc Corporation – CU2024-0009
The Canyon County Planning and Zoning Commission considers the following:

1) Case No. CU2024-0009 - The applicant, Sunroc Corporation, requests a conditional use permit to allow long-term mineral extraction on Parcel R38552 (approximately 34.93 acres) in the "A" (Agricultural) zone. No rock crusher, concrete, or asphalt batch plant is proposed for Parcel R38552. Stockpiling, crushing, screening, sorting, and blending associated with gravel pit operations on Parcel R38552 may take place on the adjacent, previously approved mineral extraction and asphalt batch plant conditional use permits (CU2006-180, CU-PH2012-1011, and PH2016-67). The proposed gravel pit will have an end date of February 19, 2038, which coincides with adjacent mineral extraction permits. The subject property is located at 21702 Boise River Rd, Caldwell, ID 83607 also referenced as Parcel R38552, a portion of Gov't Lot 6 and 7 in Section 33, T5N, R4W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2024-0009.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Canyon County Code §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code §09-13-07 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.

   b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

   c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.

   d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that

development is maintained properly: (5) Designating the exact location and nature of development:(6) Requiring the provision for on-site or off-site public facilities or services: (7) Requiring more restrictive standards than those generally required in an ordinance: (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

e. Use Standards Mineral Extraction Long Term: (1) If a conditional use permit is required, the following standards shall apply: A. Setbacks: Front 30', Side 30', Rear 30' Corner 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. 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: (B) Duration of the proposed use: (C) Setbacks from surrounding uses: (D) Reclamation plan as approved by Idaho Department of Lands: (E) The locations of all proposed pits and any accessory uses: and (F) Recommendations from applicable government agencies. *See* CCCO §07-14-19.

2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-07-01.

3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

6. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application CU2024-0009 was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 15, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCCO §07-07-05

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

Conclusion: Yes, the proposed use, long-term mineral extraction, is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County's Code of Ordinances (CCCO) §07-10-27

Findings: (1) The subject property, Parcel R38552, containing approximately 34.93 acres is zoned "A" (Agricultural) (**Staff Report Exhibit B1**).

(2) See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.

(3) Mineral Extraction is defined as ""the various activities associated with the extraction of mineral resources, including, but not limited to, gravel, from the ground" (CCCO §07-02-03).

(4) CCCO §07-10-27 Land Use Regulations (Matrix) provides for Long-Term Mineral Extraction by conditional use permit in the agricultural zone.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(6) Evidence includes associated findings and evidence supported within this document.

2. What is the nature of the request?

Conclusion: The nature of the request consists of operating a sand and gravel pit on Parcel R38552, approximately 34.93 acres in the "A" (Agricultural) zone with an end date of February 19, 2038 (**Staff Report Exhibits A2, A7, and A8**). This will be adjacent to previously approved gravel pits to the east (CU2006-180, CU-PH2012-1011, and PH2016-67 – see **Staff Report Exhibits B3.1, B3.1a, B3.2, and B3.3**). The activities on site will only consist of extraction and transportation of aggregate materials. All processing activities (such as crushing, screening, sorting, and blending) will take place on the adjacent previously approved gravel pits to the east and north and will not take place on Parcel R38552. No concrete or asphalt batch plant is proposed for Parcel R38552 (**Staff Report Exhibit A8**). Machinery that is proposed to be used are loaders, dozers, haul trucks, excavators, and generators (**Staff Report Exhibit A7.2**).

The site will be excavated in two phases (**Staff Report Exhibits A7.2 and A7.5**). Per the Reclamation Plan and site plan, there will be a minimum of a 30-foot setback buffer around the property boundary. There is a larger setback in the areas where there are residences (See **Staff Report Exhibit A7.6** for the setback areas measured out). Regarding berms, the Reclamation Plan states, "Topsoil and overburden materials will be stripped and pushed to the limit of the property to create a natural-looking barrier [or berm] between the active pit operations and adjacent land. Topsoil and overburden will be removed in phases to limit the disturbed area. This will be placed in the thirty (30) foot buffer around the property boundary" (**Staff Report Exhibit A7.2**). The proposed berm will be 10-feet in height (**Staff Report Exhibit A8**) and staff is recommending a condition that requires the applicant to plant grass species that will control dust emissions and weeds on the berm until their removal as part of the reclamation plan to stay consistent with conditions in PH2016-67 (see condition of approval #4). The proposed depth of aggregates is thirty (30) feet. Stockpiles will accumulate over time due to the demand for certain products over others and will be placed in the reclaimed areas according to the reclamation plan (**Staff Report Exhibit A7.2**). As conditioned, the stockpiles shall not exceed 30 feet in height (see condition of approval #3).

No direct access from Boise River Road to Parcel R38552 will take place. The gravel pit operators will enter the property using the already established gravel pit entrance at the Boise River Road and Ode Lane intersection and then travel to the northern boundary of Parcel R38552 and enter there (**Staff Report Exhibit A8**). See Site Photos in **Staff Report Exhibit C** to see the entrance point.

The applicant states in their letter of intent that the proposed hours and days of operation will be the same as the previously approved adjacent conditional use permits (**Staff Report Exhibits A2 and A7.2**). The previously approved condition on hours of operation are stated in the Findings of Fact, Conclusions of Law, and Order of Decision in PH2016-67 (**Staff Report Exhibit B3.3**). As conditioned, normal day-to-day business hours for the gravel pit shall be Monday through Saturday, 6:00 a.m. through 7:00 pm. The operation will be closed on Sundays and on traditional legal holidays. In the event that the Applicant obtains a contract that requires night-time delivery of materials, such as highway construction on the interstate, it may operate for the limit of that contract, twenty-four hours a day, seven (7) days a week if required. The applicant shall make a reasonable effort to utilize stockpiled materials rather than mining at night. If the applicant obtains such a contract, it shall notify the property owners within ¾ mile and Canyon County a minimum of one (1) week prior to the commencement of the contract as to the duration of the hours of operation required

by that contract. Normal operating hours shall resume immediately upon termination of the contract (See condition of approval #2b).

There will be approximately 10 employees working on site, based on the land use matrix, but these will not be an overall addition to the workforce at the existing gravel pit operations to the north and east (**Staff Report Exhibits A3 and A8**). Parking locations will take place on the previously approved CUP areas per the applicant (**Staff Report Exhibit A8**).

The Reclamation Plan approved by the Idaho Department of Lands states: "The topsoil and overburden stockpiles will remain during the active mining phase and will then be used for final reclamation suitable growth medium. Upon completion of the mining activities, the stockpiles will be spread across the reclaimed area. Upon final reclamation of mining, the surface will be regraded to a maximum of 2H:1V slope. Disturbed areas will be covered with available topsoil at approximately two to four inches in depth, where applicable. The topsoil will be seeded with a native seed mixture and rate of application [as] recommended by the Idaho Department of Lands. Revegetation will take place in the spring and fall. A reclamation surety bond will be provided prior to any land disturbance." (**Staff Report Exhibit A7.2**).

Findings: (1) The subject property, Parcel R38552, containing approximately 34.93 acres is zoned "A" (Agricultural) (**Staff Report Exhibit B1**).

(2) CCCO §07-10-27 Land Use Regulations (Matrix) provides for Long-Term Mineral Extraction by conditional use permit in the agricultural zone.

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(4) Evidence includes associated findings and evidence supported within this document.

3. Is the proposed use consistent with the comprehensive plan?

Conclusion: Yes. The Planning and Zoning Commission finds that the proposed use of long-term mineral extraction is consistent with the 2030 Canyon County Comprehensive Plan (the Plan).

Findings: (1) The 2030 Canyon County Comprehensive Plan designates the future use of the parcel as "Agricultural" (**Staff Report Exhibit B1**).

(2) The proposed use is consistent with multiple goals and policies of the 2030 Canyon County Comprehensive Plan including but not limited to:

i. Property Rights Goals: *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, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."*

ii. Population Goal: *G2.02.00: "Promote housing, business, and service types needed to meet the demand of the future and existing population."*

iii. Economic Development Goals and Policy: *G3.01.00: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations." P3.01.02: "Supportive 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."*

iv. Land Use Policies: *P4.02.01: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses." P4.03.03: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and some instances may require conditions of approval to promote compatibility."*

v. Natural Resources and Hazardous Areas Goals and Policies: *P5.01.01: "Protect and enhance waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources." G5.02.00: "Recognize the importance of air quality and address air pollution in accordance with applicable regulations." G5.03.00: "Support the conservation of productive mineral lands and discourage incompatible uses upon or adjacent to these lands." P5.03.01: "Sand and gravel mining operations should be located to avoid adverse impacts on the river channel and promote compatibility with adjacent uses." G5.07.00: "Protect the quality and quantity of aquifers and protect and enhance the capability of groundwater recharge areas for the present and future water supply of the County."*

vi. Agricultural Policy: *P12.01.02: "Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas."*

(3) The subject property is located in the Notus Area of City Impact. The city does not have a future land use designation (**Staff Report Exhibit B2.11**).

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(5) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area as the proposed conditions of approval #1-12 will mitigate the negative effects to the character of the area.

Findings: (1) The subject property is zoned "A" (Agricultural) (**Staff Report Exhibit B1**), and the average lot size within a 1-mile radius is 30.77 acres (**Staff Report Exhibit B2.6**). There are no subdivisions located nearby. Within 1000 feet of the subject property, there are 18 parcels (**Staff Report Exhibit B2.6**). The character of the area consists of livestock grazing, feed lots, mineral extraction operations, and some residences (**Staff Report Exhibits B2.2, B2.5, and B2.10**).

(2) This proposed mineral extraction permit on the subject property will be an expansion of Sunroc Corporation's current mineral extraction operations to the north and east (CU2006-180, CU-PH2012-1011, and PH2016-67 – see **Staff Report Exhibits B3.1, B3.1a, B3.2, and B3.3**). There are also proposed mineral extraction operations to the north (CU2024-0024) and to the southeast (CU2024-0014) that have not yet been through the public hearing process.

(3) According to the Reclamation Plan and the applicant's letter of intent, Sunroc has water shares on the adjoining property that will be used for dust mitigation. The applicant states water suppression will be stored on site, and water will be used for dust suppression by way of water trucks and belt screen/crusher sprays (**Staff Report Exhibits A2 and A7.2**). See condition of approval #1B to address dust mitigation.

(4) According to the Reclamation Plan, "Pit lighting will be used during operation hours. When lighting is required after operation hours for maintenance purposes low-impact mobile lighting will be used" (**Staff Report Exhibit A7.2**). As conditioned, all exterior lighting shall be downward facing and directed away from adjacent residential properties (see condition of approval #7).

(5) Although no rock crusher or batch plant will be located on Parcel R38552, noise levels may increase in the immediate vicinity due to the mining activities that are proposed to take place on site (**Staff Report Exhibit A8**). As conditioned, noise emissions shall follow the regulations

and standards of OSHA and MSHA and back-up alarms shall be restricted to non-beeping alarms in compliance with OSHA/MSHA requirements. Hours of operation are conditioned to Monday through Saturday, 6:00 a.m. through 7:00 p.m. with the operation closed on Sundays and traditional legal holidays (unless an emergency occurs) and a 10-foot high topsoil berm shall be constructed along the southern, eastern, and western property boundaries (see conditions of approval #1C, #2B and 4).

(6) The long-term mineral extraction operation will not significantly increase traffic in the area. See Criteria #7 and Findings #1-#5 for conclusions on traffic and conditions of approval to mitigate the potential impact to the character of the area and potential conflicts with the neighboring properties.

(7) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(9) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.

Findings: (1) Per the land use matrix, there is no well proposed for the use and drinking water will be provided with bottled water (**Staff Report Exhibit A3**). Per the applicant, wells associated with adjacent residences are not located within the proposed mining area (**Staff Report Exhibits A8 and A7.6**).

(2) No septic tank or drain field is proposed, as portable chemical toilets will be provided for employees on site (**Staff Report Exhibits A2 and A3**). Per the applicant, septic systems and drain fields associated with adjacent residences are not located within the proposed mining area (**Staff Report Exhibits A9 and A7.6**).

(3) The properties have irrigation water provided by Lower Centerpoint Ditch Co. The property owner states: "The irrigation is gravity flow and the irrigation canal will not be disrupted by the mining operation." (**Staff Report Exhibit A9**). Staff contacted the president of Lower Centerpoint Ditch Co., Steve Shaw, for comment and he stated the irrigation company requests that there be a 50' undisturbed buffer from the center point of the canal on site so the irrigation company can adequately access the canal. Shaw also stated he does not have any comment related to Sunroc discharging into the canal and encouraged staff to talk to Mike Houston of Drainage District No. 6 (**Staff Report Exhibit D9**). As conditioned, development shall not impede, disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way unless an approval, agreement and/or permit from irrigation district and other responsible agencies are obtained. There shall be a minimum 50-foot undisturbed setback measured from the centerline of all irrigation canals, laterals, and drain ditches as recommended by the irrigation company. Any alteration of irrigation and drainage structures located on the properties requires written approval from the local irrigation district and drainage district. The alterations shall not impede or affect water delivery to adjacent properties water users (see conditions of approval #7,7a, and 7b).

(4) Staff had a phone call with Mike Houston of Drainage District No. 6 on April 28, 2025 regarding Sunroc discharging into the drain ditch on site. Houston stated in the past Sunroc

has discharged into drain ditches before which has caused a good deal of mud to be discharged into the drain ditch and the Boise River and he would like that to be addressed. To remedy this impact, staff has proposed a condition that states, if any discharge is to take place into the drain ditches located on site, the applicant must get written approval from Drainage District No. 6 (see condition of approval #7c).

(5) During staff's site visit on April 10th, 2025, a Sunroc employee stated that with permitting, Sunroc can discharge water into irrigation facilities. Staff reached out to the president of Lower Centerpoint Ditch Co. and did not receive a response on this topic. Staff also reached out to the Idaho Department of Environmental Quality (DEQ) on the topic of discharging water and received information related to this topic. This information was sent to the applicant, and they responded on April 22, 2025 (**Staff Report Exhibit D6.1**). As conditioned, water (including surface water and ground water) shall be discharged in accordance with state, federal, and local standards and or regulations (see condition of approval #1d).

(6) Per the land use worksheet and the Reclamation Plan, the applicant states that all stormwater will be retained on site through grading, berms, and ponds. Also, run-off water and stormwater detention will be permitted and regulated through the Idaho Department of Environmental Quality and a Stormwater Pollution Prevention Plan (SWPPP) will be followed (**Staff Report Exhibits A3 and A7.2**). See **Staff Report Exhibit D6.1** for information from the Idaho Department of Environmental Quality on specific information related to non-stormwater discharges and dewatering. As conditioned, water (including surface water and ground water) shall be discharged in accordance with state, federal, and local standards and or regulations (see condition of approval #1d).

(7) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(8) Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on January 14, 2025 and April 10, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.

(9) Parcel R38552 is located almost entirely within the "AE" Flood Zone (Floodplain with Base Flood Elevation (BFE) due to the parcel's proximity to the Boise River (**Staff Report Exhibit B1**) Flood District #11, Canyon County's Floodplain Administrator, and the Idaho Department of Water Resources Floodplain Specialist sent in comment letters related to the parcel being in the floodplain (**Staff Report Exhibits D1, D3, and D8**). A floodplain development permit with response to Flood District #11's concerns was submitted to staff on May 2, 2025 (**Staff Report Exhibit D8.1**). As conditioned, A Floodplain Development Permit must be submitted, reviewed, and issued prior to commencement of use. All required outside agency approvals shall also be included with the floodplain development permit application. All concerns and conditions based on Flood District #11, Idaho Department of Water Resources (State Floodplain Coordinator), and DSD Floodplain Administrator (**Staff Report Exhibits D1, D3, D8**) shall be adequately addressed prior to commencement of use (see condition of approval #8).

(10) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(11) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: Yes, the subject property does have legal access via Boise River Road per Golden Gate Highway District No. 3 (**Staff Report Exhibit D2**).

Findings: (1) Access to Parcel R38552 will be off the Ode Lane and Boise River Rd intersection, approximately 1.2 miles east of the property through the existing property owned by Sunroc Corporation and permitted by the previous Conditional Use Permits (see **Staff Report Exhibits A2, A8, C, and D2**).

(2) According to Golden Gate Highway District No. 3 (GGHD #3), if a new access is requested in the future, an approach permit is required to be submitted, and the proposed access must be constructed in accordance with ACCHD Standards. GGHD #3 further states that a variance may be submitted if the minimum driveway spacing requirement cannot be met, and a site visit may be required to address possible sight distance issues (**Staff Report Exhibit D2**). See condition of approval #10 for compliance with GGHD #3's requirements.

(3) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(5) Evidence includes associated findings and evidence supported within this document.

7. **Will there be undue interference with existing or future traffic patterns?**

Conclusion: There will not be undue interference with the existing and future traffic patterns per Golden Gate Highway District No. 3 and Idaho Transportation Department (**Staff Report Exhibits D2 and D4**).

Findings: (1) According to Golden Gate Highway District No. 3, "Previously approved mineral extraction and asphalt batch plant Conditional Use Permits, which have an end date of February 19, 2038, exist on the adjacent property. No increase in production will take place; therefore, no additional impact on traffic volume is expected...Boise River Road is a Major Collector according to GGHD's 2024 Functional Classification Map" (**Staff Report Exhibit D2**). See condition of approval #10 for compliance with GGHD #3's requirements.

(2) Idaho Transportation also did not have any traffic concerns "due to the developments continued use of the current CUPs" (**Staff Report Exhibit D4**). *See condition of approval #11 for compliance with ITD's requirements*

(3) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(5) Evidence includes associated findings and evidence supported within this document.

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?**

Conclusion: Essential services will be provided to accommodate the use, including, but not limited to school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.

Findings: (1) The subject property is serviced by Notus School District #135. Agency comments were sent out January 14, 2025 and April 10, 2025, and no comments were received by the school district.

(2) Police protection services are provided to the property. Canyon County Sheriff's Office was notified of the application on January 14, 2025 and April 10, 2025, and no comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.

(3) Caldwell Rural Fire Protection District sent a comment letter on February 4, 2025 and outlined fire code requirements and conditions of approval that must be met unless in writing from the Fire Department (**Staff Report Exhibit D5**). As conditioned, the applicant must comply with all fire district requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to commencement of use (see condition of approval #9).

(4) Emergency Medical Services are provided to the property. Canyon County Paramedics EMT and Canyon County's Emergency Management Coordinator were notified of the application on January 14, 2025 and April 10, 2025, and no comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.

(5) The subject property is under Lower Centerpoint Ditch Company's jurisdiction. See Criteria #5 and Finding #3 and **Staff Report Exhibit D9** for information related the irrigation company's comments on this conditional use permit.

(6) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(8) Evidence includes associated findings and evidence supported within this document.

07-14-19(1): MINERAL EXTRACTION LONG TERM

If a conditional use permit is required, the following standards apply:

A. Setbacks

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

07-14-19(1) A.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.

Findings: (1) A minimum of a 30' setback is proposed along the property boundaries and areas with residences have larger setbacks. Lower Centerpoint Ditch Co. requested a minimum of a 50' undisturbed setback area measured from the centerline of all irrigation canals, laterals, and drain ditches. See conditions of approval #2c and #6a to address setbacks. See Site Plan in **Staff Report Exhibit A7.6** for proposed setback areas with measurements, **Staff Report Exhibit A8** for correspondence with the applicant on setbacks, and **Staff Report Exhibit D9** for correspondence with Lower Centerpoint Ditch Co. on setbacks.

07-14-19(2): MINERAL EXTRACTION LONG TERM

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;**

Conclusion: The Planning and Zoning Commission finds and concludes that the request for a mineral extraction site is compatible as conditioned with the uses that exist in the vicinity of the subject property.

Findings: (1) This proposed mineral extraction operation on the subject property will be an expansion of Sunroc Corporation's current gravel pit operations to the east (CU2006-180, CU-PH2012-1011, and PH2016-67 – see **Staff Report Exhibits B3.1, B3.1a, B3.2, and B3.3**). There are also proposed mineral extraction operations to the north (CU2024-0024) and to the southeast (CU2024-0014) that have not yet been through the public hearing process.

(2) For consistency with the applicant's previously approved mineral extraction uses (**Staff Report Exhibits B3.1, B3.1a, B3.2, and B3.3**), the same conditions regarding the mineral extraction permit end date, stockpile maximum height, berm height, landscaping, and business and emergency hours have been included.

(3) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(5) Evidence includes associated findings and evidence supported within this document.

(B) **Duration of the proposed use;**

Conclusion: The Planning and Zoning Commission finds and concludes that the end date for this long-term mineral extraction operation be February 19, 2038.

Findings: (1) CCCO §07-07-23: Land Use Time Limitations: Gravel pits and public utility facilities are excepted from the commencement and time completion requirements. The presiding party has the discretionary power to establish commencement and completion requirements as specific conditions of approval for gravel pits and power plant public service facilities. CCCO §07-07-26 Request for Extension provides for opportunity for the operator to submit a request for extension if operations are expected to exceed the permit limitations.

(2) The proposed end date for the mineral extraction operation is February 19, 2038, which coincides with the approval of Case #PH2016-67. The duration of the gravel pit was altered from their reclamation plan and letter of intent, as shown in email correspondence with the applicant. See **Staff Report Exhibits A2, A7.5, and A7.6** for the Letter of Intent and Site Plans, **Staff Report Exhibit A8** for email correspondence with the applicant on this topic, and **Staff Report Exhibit B3.3** for the Findings of Fact, Conclusions of Law, and Order of Decision for Case # PH2016-67.

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(C) **Setbacks from the surrounding uses;**

Conclusion: The Planning and Zoning Commission finds and concludes that the mineral extraction operation plan meets the minimum thirty (30) foot required setbacks from the property lines, but there are larger setback requirements in areas with residences and irrigation canals, laterals, and drain ditches.

Findings: (1) A minimum of a 30' setback is proposed along the property boundaries. Larger setbacks are included and conditioned around the irrigation canal located on the property and for nearby residences (see Site Plan **in Staff Report Exhibit A7.6** for setback measurements around residences and **Staff Report Exhibit A9** for Lower Centerpoint Ditch Co.'s comment on setbacks around the irrigation facilities). As conditioned, development shall not impede, disrupt or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way unless an approval, agreement and or permit from irrigation district and other responsible agencies are obtained. There shall be a minimum 50-foot undisturbed setback measured from the centerline of all irrigation canals, laterals, and drain ditches as recommended by the irrigation company. Any alteration of irrigation and drainage structures located on the properties requires written approval from the local irrigation district and drainage district. The alterations shall not impede or affect water delivery to adjacent properties water users (see conditions of approval #7,7a, and 7b).

(2) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(D) **Reclamation Plan as approved by the Idaho Department of Lands**

Conclusion: The Planning and Zoning Commission finds and concludes that the Idaho Department of Lands has reviewed and approved the reclamation plan for the proposed mineral extraction site.

Findings: (1) A reclamation plan was approved by the Idaho Department of Lands on January 22, 2024, subject to conditions (**Plan No. S02660, Staff Report Exhibit A7**). (See condition of approval #5 for the condition related to the reclamation plan).

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009

(E) **The location of all proposed pits and any accessory uses;**

Conclusion: The Planning and Zoning Commission finds and concludes that the location of the proposed pits and accessory uses have been adequately provided (**Staff Report Exhibits A7.2 and A7.5**).

Findings: (1) See Reclamation Plan, specifically **Staff Report Exhibits A7.2 and A7.5**, for discussion of the location of the two (2) phases of the mineral extraction. No rock crusher, concrete, or asphalt batch plant is proposed as an accessory use for the proposed excavation on Parcel R38552.

(2) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

(F) **Recommendations from applicable government agencies.**

Conclusion: The Planning and Zoning Commission finds recommendations from agencies have been appropriately addressed via conditions of approval.

Findings: (1) See **Staff Report Exhibit D** for all agency recommendations and comments. See proposed conditions of approval based on agencies' recommendations.

(2) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009

Canyon County Code §09-13-07 (Area of City Impact Agreement) – AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The property is located within the Notus Area of City Impact. No comment was received from the city on this proposed gravel pit application.

Findings: (1) Prior to the submittal of the conditional use permit application on March 15, 2024, the applicant completed an Agency Acknowledgment Form with the City of Notus on March 11, 2024 (**Staff Report Exhibit A5**).

(2) The City of Notus was provided a copy of the application on January 14, 2025, per Idaho Code §67-6512 and CCCO §07-05-01. The City of Notus was notified of the public hearing on April 10, 2025. No comment was received from the City of Notus.

(3) Notice of the public hearing was provided per CCCO §07-05-01. Affected agencies were noticed on January 14, 2025 and April 10, 2025. Newspaper notice was published on April 15, 2025. Property owners within 1000' were notified by mail on April 10, 2025. The property was posted on April 15, 2025.

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0009.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2024-0009, a conditional use permit for long-term mineral extraction subject to the following conditions as enumerated:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
   a. On-site parking shall comply with CCCO Sections 07-13-01 and 03.
   b. The storage of diesel fuel, petroleum products, and any other hazardous materials, dust control, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality and other applicable agencies (IDOT, OSHA, DEQ, EPA, and MSHA).
   c. Noise emissions shall follow the regulations and standards of OSHA and MSHA. Specifically, Back-up alarms shall be restricted to non-beeping alarms in compliance with OSHA/MNSHA requirements.

d. Water (including surface, groundwater, and stormwater) shall be discharged in accordance with state, federal, and local standards and/or regulations. See also condition #6c.

e. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.

2. The operator shall be in substantial conformance with the proposed letter of intent (including the changes to the letter of intent via email correspondence) and site plans (**Staff Report Exhibits A2, A7.5, A7.6 and A8**). No rock crushing or concrete asphalt batch plants activities were requested, so they are not permitted to be on Parcel R38552. Any expansion or extension of the operation shall require a conditional use permit modification.

   a. The mineral extraction operation shall not operate past the proposed end date of February 19, 2038, which coincides with the previously approved gravel pits (PH2016-67). See **Staff Report Exhibits A8 and B3.3**.

   b. Normal day-to-day business hours for the gravel pit shall be Monday through Saturday, 6:00 a.m. through 7:00 pm. The operation will be closed on Sundays and on traditional legal holidays. In the event that the Applicant obtains a contract that requires night-time delivery of materials, such as highway construction on the interstate, it may operate for the limit of that contract, twenty-four hours a day, seven (7) days a week if required. The applicant shall make a reasonable effort to utilize stockpiled materials rather than mining at night. If the applicant obtains such a contract, it shall notify the property owners within ¾ mile and Canyon County a minimum of one (1) week prior to the commencement of the contract as to the duration of the hours of operation required by that contract. Normal operating hours shall resume immediately upon termination of the contract.

   c. The setbacks from the subject property boundaries shall be a minimum of thirty (30) feet from adjacent property boundaries in accordance with [§07-14-19 (1) A] except where specified at a greater distance herein is identified in the applicant's site plans (**Staff Report Exhibits A7.5 and A7.6**). The setbacks from any irrigation or drainage facility on the site shall be a minimum of fifty (50) feet as recommended by Lower Centerpoint Ditch Co. (**Staff Report Exhibit D9**).

3. Stockpiling shall not exceed 30 feet in height.

4. A 10-foot-high topsoil berm shall be constructed during each phase as part of the removal of overburden. The berm shall run along the southern boundary abutting Boise River Road and the eastern and western property boundaries in the setback area shown on the application's site plan (**Staff Report Exhibit A7.6**). To stay consistent with conditions in Case #PH2016-67, the applicant shall plant grass species that will control dust emissions and control weeds on the berms until their removal as part of the reclamation plan.

5. The operation shall comply with the reclamation plan approved by the Idaho State Department of Lands (**S02660; Staff Report Exhibit A7 – approved January 22, 2024**). The operator shall complete the reclamation plan as approved by the Idaho State Department of Lands.

6. Development shall not impede, disrupt, or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way unless an approval, agreement, and/or permit from the irrigation district and other responsible agencies are obtained.

   a. There shall be a minimum 50' undisturbed setback area measured from the centerline of all irrigation canals, laterals, and drain ditches as recommended by Lower Centerpoint Ditch Co. (**Staff Report Exhibit D9**).

   b. Any alteration of irrigation and drainage structures located on the properties requires written approval from the local irrigation district and drainage district. The alterations shall not impede or affect water delivery to adjacent properties' water users.

   c. If any discharge is to take place into the drain ditches located on site, the applicant must get written approval from Drainage District No. 6

7. All exterior lighting shall be downward facing and directed away from adjacent residential properties.

8. A Floodplain Development Permit must be submitted, reviewed, and issued prior to commencement of use. All required outside agency approvals shall also be included with the floodplain development permit application. All concerns and conditions based on Flood District #11, Idaho Department of Water Resources (State Floodplain

Coordinator), and DSD Floodplain Administrator (**Staff Report Exhibits D1, D3, D8**) shall be adequately addressed prior to commencement of use.

9. Comply with all fire district requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to commencement of use (**Staff Report Exhibit D5**).
10. The applicant shall comply with applicable Golden Gate Highway District No. 3 requirements prior to commencement of the use, including but not limited to (**Staff Report Exhibit D2**):
    a. If a new access is requested by the applicant, an approved approach permit shall be obtained prior to commencement of the use as evidenced by the applicant providing Development Services with an approved highway district document indicating the completion of improvements.
11. The applicant shall comply with applicable Idaho Transportation Department requirements (**Staff Report Exhibit D4**).
12. Prior to mining activities taking place on site, the applicant and or property owner shall submit an after-the-fact property boundary adjustment (or another appropriate land use application) to recognize the unauthorized land divisions that occurred from Parcel R38552 to create Parcels R38552010A and R38552011.

DATED this 12 day of June, 2025.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)
SS
County of Canyon County)

On this 12th day of June, in the year 2025, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit B5.3

HEARING EXAMINER

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Nampa Paving – CU2024-0014
The Canyon County Examiner considers the following:

1) A conditional use permit to allow mineral extraction (long-term). The subject property (parcel R35953010) is located directly south of Boise River Road, also known as the SE quarter of the NE quarter of Section 4 of township 4N range 4W, BM, Canyon County, Idaho. (CU2024-0014).

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2024-0014.

Applicable Law

(1) The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code 09-03.

a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512.

b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the Hearing Examiner to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. See CCZO §07-03-07.

d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCZO §07-07-17, and 07-07-19.

(2) The hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCZO §07-03-07.

(3) There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

(4) The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.

(5) Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

(6) The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(l).

The application CU2024-0014, was presented at a public hearing before the Canyon County Hearing Examiner on June 2, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Hearing Examiner decides as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05

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

Conclusion: The proposed use is permitted in the "A" (Agricultural) zone by conditional use permit.

Findings:

(1) The proposed use is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to the Canyon County Code of Ordinance (CCCO §07-10-27).

(2) The proposed use consists of mineral extraction (long-term) on a 40-acre parcel.

(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(4) Evidence includes associated findings and evidence supported within this document.

2. What is the nature of the request?

Conclusion: The request consists of a conditional use permit for a staging area.

Findings:

(1) The conditional use permit application for a complete application was submitted on May 29, 2024 (**Exhibit A**).

(2) The nature of the request consists of operating a sand and gravel pit on an approximately 40-acre parcel, R35953010. The request is for a duration of 15 years. Processing activities at the site will include crushing and sorting of mined gravel material. Stockpile, scale house, and mining locations are shown on the proposed site plan (**Exhibits A.2 & A.6**). A batch plant is not requested at this time.

(3) Gravel pits will be excavated in one phase. Berms are proposed to surround the mineable areas to provide erosion and runoff control. A 50' setback is proposed along the property boundaries (**Exhibit A.2**).

(4) Boise River Road will serve as an access road for the operation. The pit access point will be directly east of Boise River Road (**Exhibit A.2**).

(5) Operational hours will be from 7 AM to 7 PM, Monday through Saturday; occasionally, there will be a need to operate the aggregate pit with successive shifts to maintain operations for 24 hours for several days.

(6) Crushing of gravel will not occur after 7 PM or before 7 AM (**Exhibit A.2 & A.6**).

(7) The request will include 15 employees during peak operations. Parking locations are delineated on the proposed site plan (**Exhibit A.2 & A.6**).

(8) The reclamation plan approved by the Idaho Department of Lands proposes that the gravel pits be reclaimed into ponds with access points, with boat access and beaches (**Exhibit A.2 & A.6**).

(9) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(10) Evidence includes associated findings and evidence supported within this document.

3. Is the proposed use consistent with the comprehensive plan?

Conclusion: The proposed use is consistent with the 2030 Comprehensive Plan.

Findings:

(1) The proposed use is consistent with the 2030 Comprehensive Plan. The future land use is "agriculture" (**Exhibit B.2c**).

(2) The parcel is located in the Notus Area of City Impact; the city does not have a future land use designation for the subject property (**Exhibit B.2d**).

(3) With conditions, the request aligns with the Comprehensive Plan, including the following goals and policies:

Property Rights Goals and Policies:

- Goal No. 1.1: "Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."
- Goal No. 1.2: "Acknowledge the responsibilities of each applicant as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance."

Population Component Goals:

- Goal No. 2.2: "Promote housing, business, and service types needed to meet the demand of the future and existing population."

Economic Development Goals and Policy:

- Goal No. 3.1: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."
- Policy No. 3.1.2: ""Support suitable sites for economic growth and expansion compatible with the surrounding area."
- Goal No. 3.5: "Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."

Land Use & Community Design Goals:

- Policy No. 4.2.1: "Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."
- Policy No. 4.3.3: "Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area, and some instances may require conditions of approval to promote compatibility."

Natural Resources and Hazards:

- Policy No. 5.1.1: "Protect and enhance waterways, groundwater, wetlands, wildlife habitat, air, soils, and other natural resources."
- Goal No. 5.2: "Recognize the importance of air quality and address air pollution in accordance with applicable regulations."
- Goal No. 5.3: "Support the conservation of productive mineral lands and discourage incompatible uses upon or adjacent to these lands."
- Policy No. 5.3.1: "Sand and gravel mining operations should be located to avoid adverse impacts on the river channel and promote compatibility with adjacent uses."
- Goal No. 5.7: "Protect the quality and quantity of aquifers and protect and enhance the capability of groundwater. Recharge areas for the present and future water supply of the County."

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(5) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: As conditioned, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Findings:

(1) The subject parcel is used for livestock and grazing (**Exhibit A.2**). The property consists of approximately 3.07 acres of Class VI - Least Suited soils, with the remainder being comprised of Class IV - Moderately Suited soils. Least-suited soils make up 8% of the ground. Approximately 92% is considered prime farmland if irrigated and drained (**Exhibit B.2h**).

(2) The area surrounding the subject parcels consists of existing mineral extraction uses (**Exhibit A.2**). Sunroc, Idaho Construction and Materials, Knife River Corporation, JMAC Resources, Thueson Construction Inc., and Western Construction Inc. are some of the existing mineral extraction businesses in the general area (**Exhibit B.2i**).

(3) To the north is Boise River Road, an arterial road, smaller parcels with dwellings, and Sunroc Corporation's approved mineral extraction uses (**Exhibits B.3a, B.3b, B.3c**).

(4) To the south are large agricultural parcels owned by Sutro Corporation, a mining company. Approximately 2,600 feet south is an approved minimal extraction use for Idaho Materials and Construction (**Exhibit B.3d**).

(5) To the east are agricultural parcels with homesteads (**Exhibit C and B.2a**).

(6) To the west is Sunroc Corporation's approved mineral extraction use (**Exhibit B.3a**).

(7) To address concerns raised by members of the public regarding dust, traffic, noise, the floodplain, and lighting (**Exhibits D.2, E.1, E.2, and E.3**), the applicant proposes the following, which have been included as conditions of approval:

Dust:

- Best management practices will ensure that dust generation from roadways will be limited including maintaining a 50-foot setback from the mining areas from the property line (Exhibit A.2). To control fugitive dust, regular watering of in-pit roads, access roads, and active work areas will be carried out using water trucks, sprinklers, and spray (**Exhibit A.6**).

Noise:

- The nearest dwelling is approximately 300 feet north and east of the subject parcel (**Exhibit C**). The applicant proposes hours of operation similar to operations found in the area (**Exhibit B.3**). Perimeter berm consisting of vegetated topsoil and a 50' buffer setback between the use and property line are proposed to reduce impacts.
- The hours of operation will be 7:00 a.m. to 7:00 p.m., Monday through Saturday. Occasionally, there will be a need to operate the aggregate pit with successive shifts to maintain operations for 24 hours for several days. The 24-hour operations will be due to conditions improved on construction projects that are centered on nighttime operations. Crushing of gravel will not occur after 7:00 p.m. or before 7:00 a.m. (**Exhibits A.2 and A.3**).
- As conditioned, noise emissions shall follow the regulations and standards of OSHA and MSHA, back-up alarms shall be restricted to non-beeping alarms in compliance with OSHA/MSHA requirements.

Drainage/Dewatering:

- The applicant states the area has a high-water table starting 21-40 inches below the ground surface. Dewatering will be necessary to access and extract sand and gravel. Dewatering of excavated areas will be facilitated by using pumps, moving groundwater into constructed trenches prior to discharging into an unnamed irrigation ditch (**Exhibit A.2 & A.6**). Stormwater drainage will be completed to meet federal, state, and local requirements.

Floodplain:

- The parcel is located in an "AE" Flood Zone (**Exhibits D.5, D.6, and D.7**) A Floodplain development permit, evacuation plan, and no-rise certification demonstrating the use will have no adverse effect should the area flood was submitted (**Exhibits D.1, D.7 and D.8**).
- Flood District #11 initially submitted a comment letter not in favor of the request until a flood study is completed to ensure the risk of creating pit capture is minimized and the use is designed to allow waters to drain back into the Boise River (**Exhibit D.6**). An amended letter of no opposition was received after review of the "no-rise certification" was completed (**Exhibit D.6a**).
- Canyon County's Floodplain Administrator provides a comment letter requiring the submittal of a floodplain development permit, outside agency approvals, a letter of map revision to the FEMA FIRM maps, and an evacuation plan (**Exhibit D.5**). A floodplain development permit was submitted by the applicant on September 25, 2024 (DP2024-0032). A no- rise certificate and evacuation plan were submitted on May 20, 2025 (**Exhibit A.7**).

- The Idaho Department of Water Resources Floodplain Specialist had the following comments (**Exhibit D.7**):
  - "The long-term mineral extraction (gravel mining, crushing, screening, sorting, blending, washing, stockpiling operations, equipment storage facility, a scale with scale house, porta-potties, perimeter berms, etc.) proposed at 21377 Boise River Road, Caldwell on 39.92-acres much of which is in the floodplain requires an approved Conditional Letter of Map Revision (CLOMR) from FEMA before ground may be broken. An approved Letter of Map Revision (LOMR) is required prior to abandonment of the mineral extraction project. Canyon County may choose to require a bond to ensure the LOMR prior to abandonment is obtained by the project applicant."

    "Additionally, the gravel extraction company should provide Canyon County with an evacuation plan that indicates where the stored equipment and porta-potties will be relocated to in the event of flooding."

- As conditioned, A Floodplain Development Permit must be submitted, reviewed, and issued prior to commencement of use. All required outside agency approvals shall also be included with the floodplain development permit application. All concerns and conditions based on Flood District #11, Idaho Department of Water Resources (State Floodplain Coordinator), and DSD Floodplain Administrator **(Exhibits D.5, D.6, and D.7)** shall be adequately addressed prior to commencement of use.

(8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(9) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.

Findings:

(1) **Water:** No well is proposed **(Exhibits A.2 & A.3)**.

(2) **Sewer:** No septic system is proposed **(Exhibits A.2 and A.3)**. Southwest District Health does not require a nutrient pathogen study and finds no septic system proposed. Therefore, has no concerns regarding the request **(Exhibit D.1)**. Similar uses in the area use portable restrooms to accommodate employees on-site.

(3) **Irrigation:** The properties have gravity irrigation served by surface water rights that come from unnamed ditches and overflows **(Exhibit A.2)**. No comments were received from the Lower Center Point Ditch Company or Eureka Ditch Company No. 2. Conditions have been included to ensure irrigation facilities are protected, and any alterations include approval by the local jurisdiction.

(4) **Stormwater Drainage:** The area has a high-water table starting 21-40 inches below the ground surface. Dewatering will be necessary to access and extract sand and gravel. Dewatering of excavated areas will be facilitated by using pumps, moving groundwater into constructed trenches prior to discharging into an unnamed irrigation ditch **(Exhibits A.2 and A.6)**. Stormwater drainage will be completed to meet federal, state, and local requirements.

(5) **Utilities:** Powerlines exist along Boise River Road (**Exhibit C**). The applicant would work with Idaho Power for access and use of the service, if necessary. Companies such as Idaho Power, Intermountain Gas, Ziply, and CenturyLink were noticed. No comments were received.

(6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(7) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: Agricultural access exists at the northeast boundary of the parcel off Boise River Road (**Exhibit C**). The request proposes access at the northwest corner of the property (**Exhibit A.2**).

Findings:

(1) Prior to the commencement of use, Golden Gate Highway District #3 (GGHD) will require an approach permit to ensure access complies with commercial approach standards (**Exhibit D.4**).

(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(3) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: There may not be undue interference with the existing or future traffic patterns.

Findings:

(1) The applicant finds that traffic will not be dramatically impacted by the operation, and vehicle types will be consistent with the traffic existing in the area (**Exhibit A.2**).

(2) Golden Gate Highway District #3 (GGHD) finds that a traffic impact study is not warranted for the requested use. However, pavement analysis and improvement/reconstruction recommendations prepared by a registered licensed engineer will be required, subject to a scoping meeting with GGHD.

(3) Idaho Transportation Department requires trip generation numbers and distribution patterns to determine cumulative traffic impacts and necessary improvements (**Exhibit D.3**).

(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(5) Evidence includes associated findings and evidence supported within this document.

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?

Conclusion: Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The request is not anticipated to negatively impact services that would require additional public funding in order to meet the needs created by the requested use.

Findings:

(1) **School:** The subject property is serviced by Notus School District #135. Agency comments were sent out on February 10, 2025, and April 28, 2025, and no comments were received by the school district.

(2) **Police:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. The Canyon County Sheriff's Office is required to provide services to the property. Agency notice was sent out on February 10, 2025, and April 28, 2025, and no comments were received by the Sheriff's Office.

(3) **Emergency Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management Coordinator were notified of the application on February 10, 2025, and April 28, 2025, and no comments were received.

(4) **Irrigation:** The subject property is under the Lower CenterPoint Ditch Company and Eureka Irrigation District's jurisdiction. .

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(6) Evidence includes associated findings and evidence supported within this document.

9. **Does the proposed project comply with the specific use standards for mineral extraction (long-term) per CCCO §07-14-19(1)A.2?**

Conclusion: The proposed project complies with the specific use standards for mineral extraction (long-term) per CCCO §07-14-19(1)A.2.

Findings:

(1) **The uses of the surrounding properties in the determination of the compatibility of the proposed application with such uses.** See Table 1, Criteria 07-07-05(3) and (4) supporting evidence.

(2) **Duration of the proposed use.** The duration is not to exceed 15 years from the conditional use permit approval (**Exhibit A.2**).

(3) **Setbacks from surrounding uses.** A 50' setback is proposed along the property boundaries. The gravel pit and operation include vegetated berms to control erosion, runoff, and provide a buffer (**Exhibits A.2 and A.6**).

(4) **Reclamation plan as approved by the Idaho Department of Lands.** A reclamation plan was approved by the Idaho Department of Lands on October 18 2023, subject to conditions (Plan No. S603007) (**Exhibit A.6**).

(5) **Employees' vehicles shall be parked on-site and not on a public or private road.** The applicant proposes a parking area for employees near the temporary office trailer (**Exhibit A.2**).

(6) **The locations of all proposed pits and any accessory uses.** See **Exhibits A.2 and A.6** for pit and accessory use locations.

(7) **Recommendations from applicable government agencies.**

Traffic and Access:

- See evidence in Table 1, Criteria 07-07-05(6) & (7)

Floodplain:

- See See evidence in Table 1, Criteria 07-07-05(4)

(8) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(9) Evidence includes associated findings and evidence supported within this document.

Canyon County Code §09-03 (Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The subject parcel is located within the City of Notus Area of City Impact.

Findings:

(1) The subject parcel is located within the City of Notus Area of City Impact (**Exhibit B.2d**).

(2) Prior to the submittal of the conditional use permit application on May 29, 2024, the applicant completed an Agency Acknowledgment Form with the City of Notus on April 30, 2024 (**Exhibit A.4**).

(3) The City of Notus was provided a copy of the application on February 10, 2025, per Idaho Code §67-6512 and CCCO §07-05-01. The City of Notus was notified of the public hearing on April 28, 2025.

(4) The City of Notus submitted a letter expressing concerns regarding the cumulative impacts to the environment and traffic (**Exhibit D.2**).

- A reclamation plan was approved by the Idaho Dept. of Lands (**Exhibit A.6**), which was reviewed by other affected state and local agencies.
  - Per Idaho Code §49-613(6): Any vehicle operating on a paved public highway with a load of dirt, sand, or gravel susceptible to being dropped, spilled, leaked, or otherwise escaping therefrom shall be covered so as to prevent spillage. Covering of such loads is not required if six (6) inches of freeboard is maintained.
  - As conditioned, the use shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use, such as the Idaho Department of Environmental Quality, Idaho Department of Water Resources, OSHA, MSHA, IDOT, and FEMA, to ensure impacts are minimized.

- Proposed access and traffic were reviewed by the Idaho Transportation Department (ITD) and Golden Gate Highway District #3 (**Exhibits D.3 and D.4**). Prior to the commencement of use, trip generation and pavement analysis are required.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2024-0014.

(6) Evidence includes associated findings and evidence supported within this document.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Canyon County Hearing Examiner **approves** Case # CU2024-0014, a conditional use permit for a staging area subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use. Any violations of any applicable federal, state, and local requirements shall be considered a violation of this conditional use permit.

    a. The storage of diesel fuel, petroleum products, and any other hazardous materials, dust control, and stormwater pollution prevention shall comply with all standards and requirements of the Idaho Department of Environmental Quality and other applicable agencies (IDOT, OSHA, DEQ, EPA, and MSHA).

    b. Noise emissions shall follow the regulations and standards of OSHA and MSHA. Specifically, Back-up alarms shall be restricted to non-beeping alarms in compliance with OSHA/MSHA requirements.

    c. Water (including surface and groundwater) shall be discharged in accordance with state, federal, and local standards and/or regulations.

    d. The operator shall dispose of waste in a manner that does not contribute to potential environmental and water contamination in and around the subject property.

    e. Development shall not impede, disrupt, or destroy irrigation canals, ditches, laterals, drains, and associated irrigation works and rights-of-way unless approval, agreement, and/or permit from the irrigation district and other responsible agencies are obtained.

    f. Noise emissions shall follow the regulations and standards of OSHA and MSHA.

2. This operator shall be in substantial conformance with the proposed letter of intent (including the changes to the letter of intent via email correspondence) and site plan (**Exhibits A.2, A.3 and A.6**). Concrete and asphalt batch plants are not included in the proposal for mineral extraction on Parcel R35953010. Any expansion or extension of the operation shall require a conditional use permit modification.

    a. The mineral extraction operation expires 15 years from the date this decision document was signed.

    b. Normal day-to-day business hours for the gravel pit shall be Monday through Saturday, 7:00 a.m. through 7:00 pm. Crushing of gravel will not occur after 7:00 p.m. or before 7 a.m. The operation will be closed on Sundays and traditional legal holidays. If the operator obtains a contract that requires night-time delivery of materials, such as highway construction on the interstate, it may operate for the limit of that contract, twenty-four hours a day, seven (7) days a week if required. The applicant shall make a reasonable effort to utilize stockpiled materials rather than mining at night. Normal operating hours shall resume immediately upon termination/completion of the contract. Advanced notice to

Canyon County Development Services Department shall be provided before operation outside of standard hours begins.

c. The setbacks from the subject property boundaries shall be a minimum of thirty (30) feet from adjacent property boundaries in accordance with [§07-14-19 (1) A] except where specified at a greater distance herein is identified in the site plan (**Exhibits A.2 and A.6**).

d. The number of employees during working hours shall not exceed 15 employees.

3. Stockpiling shall not exceed 30 feet in height.

4. The operation shall comply with the reclamation plan as approved with conditions by the Idaho State Department of Lands (S603007) (**Exhibit A6**). The operator shall complete the reclamation plan as approved by the Idaho State Department of Lands.

5. All exterior lighting shall be downward facing and directed away from adjacent residential properties.

Conditions Required Prior to the Commencement of Use

6. A Floodplain Development Permit from the Development Services Department must be submitted, reviewed, and issued prior to commencement of use. All required outside agency approvals shall also be included with the floodplain development permit application. All concerns and conditions based on Flood District #11, Idaho Department of Water Resources (State Floodplain Coordinator), and DSD Floodplain Administrator (**Exhibits D.5, D.6, and D.7**) shall be adequately addressed prior to commencement of use.

7. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to commencement of use. Evidence of approval/compliance shall be submitted to the Development Services Department.

8. Any structures shall obtain a building permit from the Development Services Department prior to commencement of use.

9. The applicant shall comply with applicable Golden Gate Highway District No. 3 requirements, including an approach permit and Pavement Analysis and Improvements/Reconstruction recommendations, prior to commencement of use (**Exhibit D.4**). Any improvements required by the Golden Gate Highway District No. 3 shall be completed within a timeframe determined by the Golden Gate Highway District No. 3. Evidence of approval/compliance shall be submitted to the Development Services Department.

10. The applicant shall comply with applicable Idaho Transportation Department requirements, including submitting trip generation numbers and distribution patterns, prior to commencement of use (**Exhibit D.3**). Any improvements required by the Idaho Transportation Department shall be completed within a timeframe determined by the Idaho Transportation Department. Evidence of approval/compliance shall be submitted to the Development Services Department.

DATED this 17th day of June, 2025.

HEARING EXAMINER
CANYON COUNTY, IDAHO

Leon Letson
Leon Letson

State of Idaho)

SS

County of Canyon County)

On this 17th day of June, in the year 2025, before me Caitlin Ross, a notary public, personally appeared Leon Letson, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Exhibit B6.1

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Brian Burnett, Drake Investments, LLC	
	MAILING ADDRESS: 1125 W Two Rivers Drive, Eagle, ID 83616	
	PHONE: (208) 994-1607	EMAIL: invest1977@yahoo.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ *Date:* 8/20/24

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Mary Wall	
	COMPANY NAME: Professional Engineering Services	
	MAILING ADDRESS: 5636 N Portsmouth Ave, Boise, ID 83714	
	PHONE: (406) 600-6218	EMAIL: mary@pe-services.biz

SITE INFO	STREET ADDRESS: 25192 Lemp Lane, Parma, ID	
	PARCEL NUMBER: R3850500000	
	PARCEL SIZE: 50.2 acres	
	REQUESTED USE: gravel pit	
	FLOOD ZONE (YES/NO) yes	ZONING DISTRICT: AG

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2024-0023	DATE RECEIVED:	10/18/24
RECEIVED BY:	MBarrow	APPLICATION FEE: 950.00	CK MO (CC) CASH

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: Brian Burnett, Drake Investments, LLC
	MAILING ADDRESS: 1125 W. Two Rivers Drive, Eagle, ID 83616
	PHONE: (208) 994-1607 EMAIL: invest1977@yahoo.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: _____ Date: 8/20/24

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall
	COMPANY NAME: Professional Engineering Services
	MAILING ADDRESS: 5636 N. Portsmouth Avenue, Boise, ID 83714
	PHONE: (406) 600-6218 EMAIL: mary@pe-services.biz

SITE INFO	STREET ADDRESS: 25192 Lemp Lane, Parma, ID
	PARCEL #: R3850500000 LOT SIZE/AREA: 50.2 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SE 1/4 of Section 30 SW 1/4 of Section 29 SECTION: TOWNSHIP: 5N RANGE: 4W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): Yes (AE)

HEARING LEVEL APPS	X CONDITIONAL USE _____ COMP PLAN AMENDMENT _____ CONDITIONAL REZONE
	_____ ZONING AMENDMENT (REZONE) _____ DEV. AGREEMENT MODIFICATION _____ VARIANCE > 33%
	_____ MINOR REPLAT _____ VACATION _____ APPEAL
	_____ SHORT PLAT SUBDIVISION _____ PRELIMINARY PLAT SUBDIVISION _____ FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	_____ ADMINISTRATIVE LAND DIVISION _____ EASEMENT REDUCTION _____ SIGN PERMIT
	_____ PROPERTY BOUNDARY ADJUSTMENT _____ HOME BUSINESS _____ VARIANCE 33% >
	_____ PRIVATE ROAD NAME _____ TEMPORARY USE _____ DAY CARE
	X OTHER **Flood Plain Development Permit**

CASE NUMBER: CU2024-0083 DATE RECEIVED: 10/18/24

RECEIVED BY: M Baker APPLICATION FEE: 950.00 CK MO (CC) CASH

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

Riverbend-Parma Gravel Pit

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	X	X
Letter of Intent (see standards on next page)	X	X
Site Plan (see standards on next page)	X	X
Operation Plan (see standards on next page)	X	X
Land Use Worksheet	X	X
Neighborhood Meeting sheet/letter completed and signed	X	X
Proof of application/communication with the following agencies:	X	
Southwest District Health environmentalsupport@swdh.id.gov 208-455-5400	X	X
Irrigation District Farmers Cooperative Ditch Co 208-722-2010 fcdc1875@gmail.com	X	X
Fire District Parma Rural Fire Protection District 208-722-5716 jeff@parmafire.us - Jeff Rogers	X	X
Highway District/ Idaho Transportation Dept. Notus Parma Highway District #2 208-722-5343 gwatkins@nphd.net	X	X
Area of City Impact (if applicable) NA	NA	N/A
Deed or evidence of property interest to the subject property	X	
Fee: $950.00 **$600.00 (CUP Modification)**	X	
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☒ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
A scaled drawing showing: - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
Operation Plan to include: - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.	X	X
Name of operator/extractor	X	X
Duration of proposed use: Commencement & Completion dates	X	X
Provide an approved reclamation from Idaho Dept. Of Lands	X	X
Location of proposed pits and accessory uses	X	X

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth ($^1/_4$) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

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

PROFESSIONAL
ENGINEERING
SERVICES

September 30, 2024

Carl Anderson, Planning Supervisor
Canyon County Development Services
111 N. 11th Avenue, Room 311
Caldwell, ID 83605

Re: Conditional Use Permit Application for Riverbend-Parma Gravel Pit Operations
Parcel #R3850500000, 25192 Lemp Lane, Parma, ID
Letter of Intent

Dear Mr. Anderson,

We are pleased to submit the above referenced applications for the proposed Riverbend-Parma Gravel Pit (hereinafter the "Project") on behalf of our client, Drake Investments, LLC. Included with this Letter of Intent you will find the required applications and required documents for the Conditional Use Permit to allow approval for the proposed sand and gravel mining operations on the subject property.

The project site is a 51-acre parcel located at 25192 Lemp Lane, Parma, Idaho. The project will consist of surface mining of the sands and gravel out of approximately 26 acres of the lower portion of the property. The 15-acres of property on the bench will not be impacted by the mining operation. Upon conclusion of the mining activities the gravel pit will become a pond and all areas outside of the pond will be revegetated in accordance with the approved Reclamation Plan issued by the Idaho Department of Lands on July 11, 2024. A water right has been obtained for the resulting pond and a copy of that water right approval is included with this application package.

The following section addresses the information required in the Conditional Use Permit Letter of Intent Checklist:

1) *State the nature of the request. Include a description of business operations, such as number of employees, hours of operation, delivery and shipping.*

    a) The request is for approval of a sand and gravel extraction operation (gravel pit) over approximately 26 acres of the subject property. All mining shall be surface mining. Upon completion of the removal of the sand and gravel the resultant gravel pit will be allowed to fill with groundwater to create a 26-acre aesthetic pond.
    It is anticipated that the mining operation will have six (6) employees, operating from 7am to 7pm seven days per week at peak operation. Operations will include the heavy equipment required to mine and stockpile the sand and gravel, crushing and screening equipment to process the sand and gravel, in addition to the trucks that haul the mined materials from the site. During periods of peak operation an average of 50 trucks per day will haul the sand and gravel from the site. The proposed extraction period will not exceed 20 years.

2) *Consistency with the Comprehensive Plan.*

a) The proposed use is consistent with multiple goals and policies of the Canyon County "Growing Together Comprehensive Plan 2030" including but not limited to:

i) Property Rights Policy P1.01.01 – "No person shall be deprived of private property without due process of law". Mineral extraction is allowed by conditional use in the "A" Agricultural zoning.

ii) Population Goal G2.02.00 – "Promote housing, business, and service types needed to meet the demand of future and existing population". The proposed gravel pit will provide needed materials to support maintenance of existing infrastructure as well as provide material for future construction and growth throughout Canyon County. The gravel pit will also provide up to six (6) new jobs.

iii) Economic Development Policy P3.01.01 – "Direct business development to locations that can provide the necessary services and infrastructure". The only infrastructure required for the proposed gravel pit is the roadways required to haul extracted materials. The required roads already exist. The gravel pit creates economic development for the County without requiring additional infrastructure.

iv) Economic Development Policy P3.01.02 – "Support suitable sites for economic growth and expansion compatible with the surrounding area." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning.

v) Land Use and Community Design Policy P4.01.01 "Maintain a balance between residential growth and agriculture that protects the rural character." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning. The proposed gravel pit will eventually become a large pond which will add to, and protect, the rural character of the area.

vi) Land Use and Community Design Policy P4.05.02 "Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area." Per the Irrigated Soil Capability map (P. 41 of the Comprehensive Plan) the proposed gravel pit is located in an area of Class IV and Class V soils which are not highly suitable for agriculture so proposed mineral extraction, which is allowed by conditional use in the Ag zoning, would be an appropriate use of this land.

vii) Land Use and Community Design Policy P4.07.02 "Discourage incompatible development near existing agricultural businesses that would cause the operator undue hardship through complaints, traffic, or other complications." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning and is an appropriate use within the agricultural uses in the area.

viii) Natural Resources and Hazards Policy P5.03.01 "Sand and gravel mining operations should be located to avoid adverse impacts to the river channel and promote compatibility with adjacent uses." The proposed gravel pit is located within the AE flood zone but is located a minimum of 2,400 feet from the Boise River and will not adversely affect the river.

ix) Natural Resources and Community Design Policy P5.04.01 "Consider the suitability of soil composition in all land-use decisions." Per the Irrigated Soil Capability map (P. 41 of the Comprehensive Plan) the proposed gravel pit is located in an area of Class IV and Class V soils which are not highly suitable for agriculture. Class IV soils have very severe limitations that restrict choice of plants and require very careful management. The shallow sand and gravel limit the agriculture use of this area but provide for relatively easy extraction of the sand and gravel.

x) Agriculture Policy P12.04.01 "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses." Development of the proposed gravel pit has been laid out so that it will not disrupt or destroy any irrigation canals, ditches, laterals, drains, and associated irrigation works or rights-of-way. Mineral extraction is allowed by conditional use in the "A" Agricultural zoning and does not create conflict with adjacent agricultural uses.

3) *Address potential impacts to property in the immediate vicinity and character of the area.*

a) There are four residences on Lemp Lane, not including the residence on the subject property, that will be impacted by the gravel pit. The primary impact will be the additional traffic created by the trucks hauling the sand and gravel to its place of use. At peak operation there will be an average of one truck every 14 minutes, this will not cause traffic delays for the residents or cause conflict with adjacent agricultural uses. The contractor will minimize the impacts of the trucks and the mining operation by providing dust control and ongoing maintenance of Lemp Lane.

4) *Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater will be provided.*

The proposed project is the surface mining of the sands and gravels on the 26-acres shown on exhibits. No water, sewer, or irrigation facilities are required for the proposed project. All stormwater drainage will be retained onsite as outlined in the approved Reclamation Plan submitted to the Idaho Department of Lands.

5) *Demonstrate legal access.*

The subject property extends to the centerline of Lemp Lane and has legal access across Lemp Lane to access Highway 20/26 per Record of Survey recorded in Canyon County, Instrument #2024-001013.

6) *Address potential impacts to existing or future traffic patterns.*

The proposed gravel pit will add an average of 50 gravel truck trips per day when at peak operation. This traffic will average one truck every 14 minutes during a 12-hour workday. There are a total of four residences on Lemp Lane that will be affected by the truck traffic. All truck traffic will dump onto Highway 20/26 adding traffic to the Lemp Lane/Hwy 20 intersection, as well as to Hwy 20/26. Improvements will be made to the Lemp Lane/Hwy 20 intersection as required by the highway district and ITD.

7) *Address potential impacts to essential services such as schools, irrigation facilities and emergency services.*

The proposed project will not impact essential services such as schools or irrigation

facilities. The six employees may add a very minor potential impact to emergency services during hours of operation of the gravel pit.

8) *If the use will create impacts, provide measures to mitigate impacts.*
Mitigation measures will include dust control, ongoing maintenance of Lemp Lane, and improvements to the Highway 20/Lemp Lane intersection per the requirements of the highway district and ITD.

The following section addresses the information required in the Conditional Use Permit Letter of Intent Checklist specific to the proposed Mineral Extraction. The Site Plan/Operation Plan included with this application provides additional information to address the Mineral Extraction checklist.

1. *Show how the 30-foot setbacks on all sides will be met.*
The area proposed for gravel mining is located a minimum of 50-feet from the property boundary or the irrigation supply and waste ditches as shown on the Site Plan/Operation Plan included with this application. Because the irrigation supply ditches run along the property boundary all mining activity will maintain the minimum 30-foot setback on all property lines.

2. *Name of operator/extractor.*
Kelly Fulfer, Superior Construction & Excavation
2350 W. McMillan Road
Meridian, ID 83646
(208) 884-4011, kelly@superioridaho.com

3. *Duration of proposed use.*
Operation of the gravel pit is anticipated to begin in February 2025 and be in operation for no longer than 20 years.

4. *Provide an approved reclamation from Idaho Department of Lands.*
Reclamation Plan submitted to Idaho Department of Lands along with the approval letter has been included in this application package.

5. *Location of proposed pits and accessory uses.*
The proposed sand and gravel pit will be located in the southern portion of the subject property, below the natural bench. The pit will cover approximately 26-acres of the 50-acre property. Exhibits in the Department of Lands Reclamation Plan show the location of the proposed pit. The pit will become a pond, fed by groundwater, upon conclusion of the mining activities. A water right for the pond has been acquired and a copy of the water rights approval is included with this application.

In addition to this letter of intent and the signed master application, the complete application package consists of:

1. Conditional Use Permit Checklist
2. Conditional Use Permit Application and Credit Card Authorization for application fees
3. Site Plan/Operation Plan
4. Land Use Worksheet
5. Neighborhood meeting Notice, mailing list, Sign-up Sheet and meeting notes
6. Agency Acknowledgment Forms and supplemental documentation
7. Property deed
8. Complete application for Reclamation Plan Approval provided to Idaho Department of Lands (IDOL) with letter of approval from IDOL
9. Water rights permit approval for proposed pond
10. Floodplain Development Permit Application and CC authorization form for application fees
11. Detailed letter for Floodplain Development Application

Should you require any additional information or have any questions regarding this application, please do not hesitate to contact me by phone at (406) 600-6218 or by email at mary@pe-services.biz.

Very truly yours,

Mary B. Wall, PE
Principal

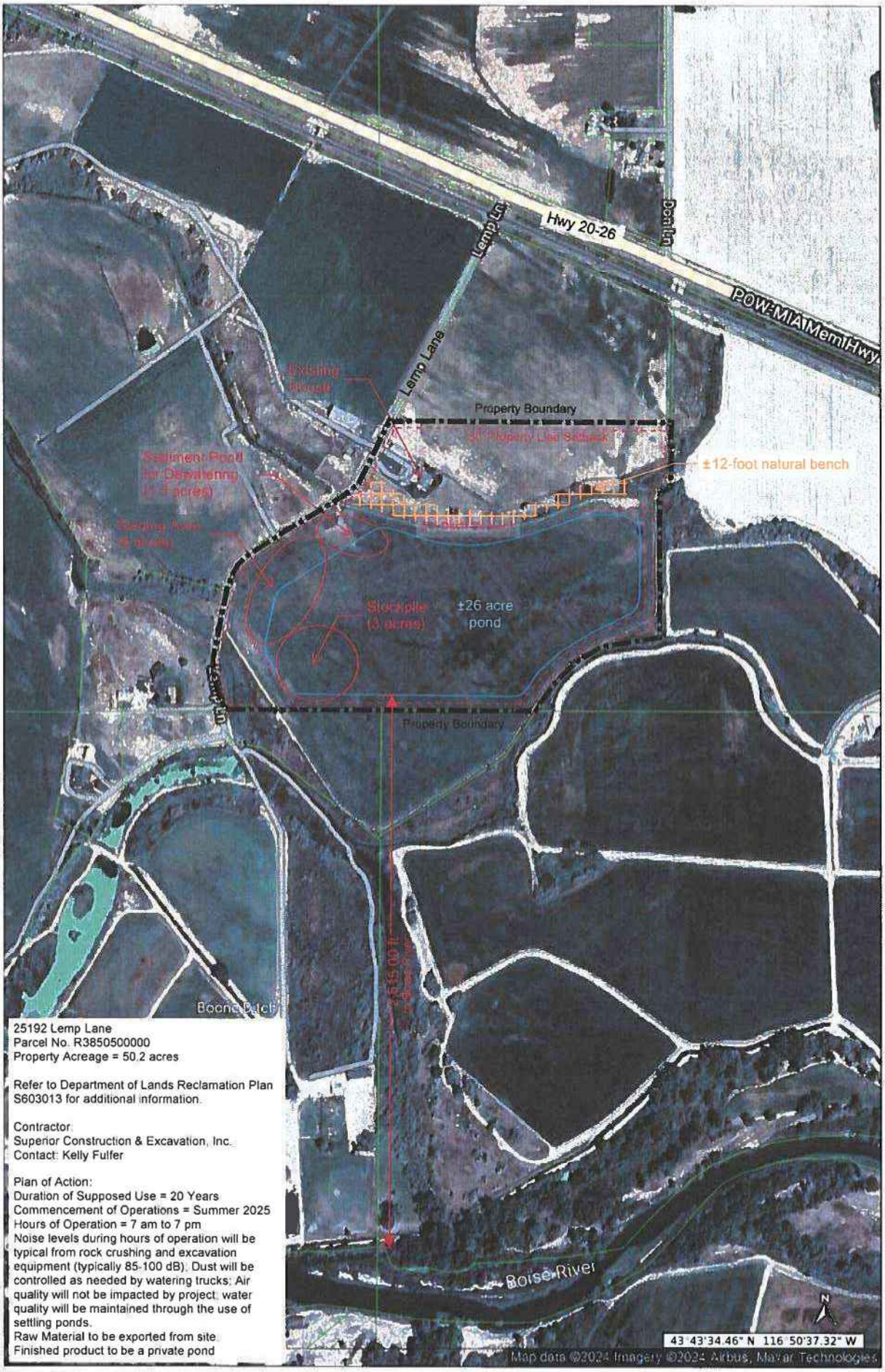
Enclosure: As listed in letter

CC:

landproDATA

Site/Operations Plan

Riverbend - Parma Gravel Pit



25192 Lemp Lane
Parcel No. R3850500000
Property Acreage = 50.2 acres

Refer to Department of Lands Reclamation Plan S603013 for additional information.

Contractor:
Superior Construction & Excavation, Inc.
Contact: Kelly Fulfer

Plan of Action:
Duration of Supposed Use = 20 Years
Commencement of Operations = Summer 2025
Hours of Operation = 7 am to 7 pm
Noise levels during hours of operation will be typical from rock crushing and excavation equipment (typically 85-100 dB). Dust will be controlled as needed by watering trucks; Air quality will not be impacted by project; water quality will be maintained through the use of settling ponds.
Raw Material to be exported from site.
Finished product to be a private pond

Aug 20, 2024 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: project is gravel mining with resulting pond, no domestic water

☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: _Existing house on property has existing septic system __ no sewer required for project

3. IRRIGATION WATER PROVIDED VIA: Gravity irrigation water available on site but will not be used or impacted by proposed gravel mining operations.

☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION: Gravity irrigation water available on site but will not be used or impacted by proposed gravel mining operations.

☐ Pressurized ☒ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. INTERNAL ROADS: Lemp Lane

☐ Public ☒ Private Road User's Maintenance Agreement Inst #_____

7. FENCING N/A ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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

Boise River, irrigation ditches (unnamed), irrigation waste ditches (unnamed)

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED**: Not applicable

   ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

   ☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:** Not applicable

   ☐ Water supply source: _____

3. **INCLUDED IN YOUR PROPOSED PLAN?** Not applicable

   ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE**: Gravel mining operation

2. **DAYS AND HOURS OF OPERATION**:

   ☒ Monday 7am to 7pm

   ☒ Tuesday 7am to 7pm

   ☒ Wednesday 7am to 7pm

   ☒ Thursday 7am to 7pm

   ☒ Friday 7am to 7pm

   ☒ Saturday 7am to 7pm

   ☒ Sunday 7am to 7pm

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 6 ☐ No

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

   Height: 4 ft Width: 8 ft. Height above ground: 4 ft

   What type of sign: _____Wall X Freestanding _____ Other Temporary sign

5. **PARKING AND LOADING:**
   How many parking spaces? _____

   Is there is a loading or unloading area? Staging area shown on application exhibits will be used for parking, loading and unloading, as needed.

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** Not applicable

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?** Not applicable

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?** Not applicable

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL** Not applicable

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

PROFESSIONAL ENGINEERING SERVICES

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

July 26, 2024

Dear Neighbors,

The purpose of this letter is to invite you to the Neighborhood Meeting for the proposed **Riverbend-Parma Gravel Pit**. The meeting will be held on Tuesday August 20, 2024, at 5:30 p.m. at the house on the subject property, located at 25192 Lemp Lane, Parma, ID. This meeting is NOT a public hearing before a governing body of the County. This meeting is a pre-application requirement and is for informational purposes and to receive feedback from you as we move through the application process.

The proposal is the mining of sand & gravel on the property resulting in a pond of approximately 26 acres. The mining will take place in the southern 30 acres of the property located at 25192 Lemp Lane. The proposed mining area/future pond along with the vicinity map is enclosed.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The county currently has no information on this project.

If you cannot attend the Neighborhood Meeting and would like to comment on the proposal, please submit written comments via email to mary@pe-services.biz, or US mail to this address.

Professional Engineering Services
5636 N. Portsmouth Ave.
Boise, ID 83714

We hope you can attend the Neighborhood Meeting on Tuesday, August 20, 2024, at 5:30 p.m.

Very truly yours,

Mary B. Wall, PE
Principal

Enclosures: Vicinity Map and Preliminary Layout

RIVERBEND-PARMA GRAVEL PIT MAILING LIST FOR NEIGHBORHOOD MEETING

Primary Owner	Owner Address	Owner City	Parcels Owned
BILBAO FAMILY TRUST	PO BOX 280	ELKO NV 89803	R3850400000 and R3853800000
DOUGLAS LEE AND PAULETT TRUST	781 S SPELLMAN LN	MERIDIAN ID 83642	R3853801000, R3852201000, R3850600000, and R3851600000
DRAKE INVESTMENTS LLC	1125 W TWO RIVERS LN	EAGLE ID 83616	R3850500000
GRUBIAK JOSEPH R	24811 LEMP LN	PARMA ID 83660	R38522012A0 and R3852201200
LEMP LANE PROPERTIES LLC	23019 HWY 20 26	PARMA ID 83660	R3851900000 and R3852401000
LONKEY JOHN W	25019 LEMP LN	PARMA ID 83660	R3851700000
MARY WALL	5636 N PORTSMOUTH AVE	BOISE ID 83714	Applicant's Representative
SLMA PROPERTIES LLC	2301 E DEER POINT CT	EAGLE ID 83616	R3852300000

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 25192 Lemp Lane
Parcel Number: R3850500000
City: Parma
State: ID
ZIP Code: 83660
Notices Mailed Date: July 26, 2024
Number of Acres:
Current Zoning: AG
Description of the Request: Conditional Use Permit for the Riverbend-Parma Gravel Pit 26-acre pit proposed

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Mary Wall
Company Name: Professional Engineering Services
Current address: 5636 N. Portsmouth Ave
City: Boise
State: ID
ZIP Code: 83714
Phone: 406-600-6218
Cell: 406-600-6218
Fax: —
Email: mary@pe-services.biz

MEETING INFORMATION

DATE OF MEETING: August 20, 2024
MEETING LOCATION: On-site @ 25192 Lemp Lane
MEETING START TIME: 5:30pm
MEETING END TIME: 6:00pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Susan D. Upson	Susan D. Upson	21684 Lemp Lane Parma Id.
2. Dan Dirkse		22473 Hwy 20/26
3. Tom Johnston		22410 Ten Farms Rd Parma Id
4. Steve Speltz		3012 Silverleaf Way Nampa ID
5. Ryder Burnett		1165 W Two Rivers Ln
6. Kinder Tucker	Kinder Tucker	694 S Glenn Brook Pl Kuna, ID
7. JOE GRUBIAK		24811 Lemp Ln Parma Id
8. Holly Hatton Grubiak	Holly Hatton Grubiak	24811 Lemp Lane Parma ID
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Mary B. Wall

APPLICANT/REPRESENTATIVE (Signature): Mary B Wall

DATE: 8 / 20 / 24

Neighborhood Meeting Notes - Aug 20, 2024
Riverbend - Parma Gravel Pit -
- See sign in sheet for list of attendees

Meeting started with a brief introduction to project, location, etc. Crusher to be used
Comments or questions included the following:

① What is the timeframe? Response: Permit requests a 20-year timeframe. Goal of contractor is to find a construction project that will use all available resources from this pit (TID project?) and complete all extraction within a 1-2-year period. This will occur at some point within the 20-year period.

② Concern about separation from irrigation ditches + drains. Response: Area of pit will be a minimum of 50' clearance from irrigation ditches + drains. Proposed

work will not affect or change existing irrigation facilities. One neighbor expressed concern with drain/waste ditch + how a lack of maintenance can cause water back up on his property. He and property owner, Brian Burnett, discussed maintenance + agreed that it was the responsibility of property owner.

③ Neighbor to east said there may be some work required on irrigation facilities on his property to help divert water away from project area. He was open to work being done and would coordinate with contractor

④ A question about hours of operation came up. Response: Proposing hours of 7AM to 7pm Seven days a week. No further comments.

⑤ Holly + Joe Grubiak stated that they opposed the gravel operation. They did not provide specific concerns or make requests regarding extent or hours of operation.

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Brian Burnett, Drake Investements, LLC (Representative: Mary Wall, Professional Engineering Services

Parcel Number: R3850500000

Site Address: 25192 Lemp Lane, Parma, Canyon County, ID

Riverbend - Parma Gravel Pit

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☑ Applicant submitted/met for official review.

Date: 08/05/2024 Signed: Anthony Lee

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

Fire District:

☑ Applicant submitted/met for official review.

District: Parma Fire

Date: 8/20/24 Signed:

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

Highway District:

☑ Applicant submitted/met for official review.

District: Notus-Parma Highway District

Date: 9-18-24 Signed:

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

Irrigation District:

☐ Applicant submitted/met for official review.

District:

Date: Signed:

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

Area of City Impact:

☐ Applicant submitted/met for official review.

City:

Date: Signed

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

Received by Canyon County Development Services:

Date: 10/16/24 Signed:

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Riverbend-Parma Sand & Gravel Pit
Brian Burnett, Drake Investements, LLC (Representative: Mary Wall, Professional Engineering Services

Parcel Number: R3850500000

Site Address: 25192 Lemp Lane, Parma, Canyon County, ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☑ Applicant submitted/met for official review.

Date: 08/05/2024 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: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Farmers Coop Ditch Co

☐ Applicant submitted/met for official review.

Date: 18 Sept 24 Signed: by Rod Nielsen

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: 10/16/24 Signed: Michelle Barrios

Canyon County Development Services Staff

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

Farmers Cooperative Ditch Company

9/10/2024

RE: Canyon County Conditional Use Permit, Lemp Ln Project
Brian Burnett
Kevin Rich

Thank you for your letter dated September 9th, 2024, acknowledging that you intend to retain and protect all existing ditches which cross your property and the benefits such ditches provide to carry irrigation water and irrigation return flows from upstream properties. Based upon this acknowledgement, and based upon the condition that you do in fact retain and protect all existing ditches, FCDC has no objection to your proposed project.

Please note that Canyon County has been provided a copy of this letter and agreement so as to ensure that your acknowledgment is a condition of any approval.

Thank you,

Board Member

FCDC
120 N 3rd St
Box 69
FCDC1875@gmail.com
Parma, ID. 83660

208-722-2010

September 17, 2024

Board Members
Farmers' Cooperative Ditch Company
120 N. 3rd Street
Parma, ID 83660

Dear Members of the FCDC Board,

I, Brian Burnett, as authorized agent for Drake Investments, LLC, owner of the property located at 25192 Lemp Lane in Parma, Idaho, commit to the Farmers' Cooperative Ditch Company (FCDC) that I will clean and maintain the irrigation surface waterways on my property. I understand that maintenance of the waterways on my property is critical to the functioning of the irrigation systems on upstream properties. I will work with the FCDC to assure that surface water maintenance on my property provides for continuous water flow through my property.



SignerID: T4FPR7YD12...
Brian Burnett

09/17/2024 PDT
Date

Document ID: 2d24d5f3bdd9f2bd4dbe30cea6df745f7245e0f79c983747ba2ef4b08f5ea4c7

Signature Certificate

Envelope Ref:3c539dba73c42b0286546d4c8caee1fcdf9f34b9

Author: Randy Wall Creation Date: 17 Sep 2024, 11:48:12, PDT Completion Date: 17 Sep 2024, 12:53:06, PDT

Document Details:

Name:	MaintenanceCommitment-240909
Type:	
Document Ref:	2d24d5f3bdd9f2bd4dbe30cea6df745f7245e0f79c983747ba2ef4b08f5ea4c7
Document Total Pages:	1

Document Signed By:

Name:	Robert Burnett
Email:	invest1977@yahoo.com
IP:	160.3.204.96
Location:	NAMPA, ID (US)
Date:	17 Sep 2024, 12:53:06, PDT
Consent:	eSignature Consent Accepted
Security Level:	Email



Signer ID: T4FPR7YD12...

Document History:

Envelope Created:	Randy Wall created this envelope on 17 Sep 2024, 11:48:12, PDT
Invitation Sent:	Invitation sent to Robert Burnett on 17 Sep 2024, 11:59:45, PDT
Invitation Accepted:	Invitation accepted by Robert Burnett on 17 Sep 2024, 12:53:02, PDT
Signed by Robert Burnett:	Robert Burnett signed this Envelope on 17 Sep 2024, 12:53:06, PDT
Executed:	Document(s) successfully executed on 17 Sep 2024, 12:53:06, PDT
Signed Document(s):	Link emailed to invest1977@yahoo.com
Signed Document(s):	Link emailed to randy@pe-services.biz

J·U·B ENGINEERS, INC.

J·U·B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

September 9, 2024

Mary B. Wall
Professional Engineering Services
mary@pe-services.biz

RE: **RIVERBEND SAND AND GRAVEL PIT, 25192 LEMP LANE, PARMA, ID.**

Dear Mary:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application dated 07/26/2024, for the property located at 25192 Lemp Lane, Parma, ID for the subject Parcel #R3850500000.

Lemp Lane from the subject parcel north to State Highway US 20/26 is under the jurisdiction of the NPHD. The functional classification for Lemp Lane per NPHD's 2017 Transportation Plan is a Local Roadway. Existing right-of-way (R/W) at the subject parcel and along the centerline of Lemp Lane appears to be a 50-ft wide prescriptive easement (25-ft each side of roadway centerline).

Legal access to the subject parcel does not currently exist for the intended use. The applicant will be required to submit an approach application that meets the current Association of Canyon County Highway District Standards.

At this time and based upon said written information provided with the application, the following Conditions of Approval apply:

1. Application requirements shall meet 2020 ACCHD Standards.
2. A Traffic Impact Study (TIS) is required per ACCHD Section 2010 Land Use Applications. The P&Z hearing should be delayed until the TIS is complete.
3. The TIS will determine mitigation of traffic impacts from the proposed Sand and Gravel Pit. Details of the TIS scope will be determined at a scoping meeting with the Applicant, their traffic engineer, and the NPHD. The TIS shall include the following:
    a. Trip generation by the facility operations
    b. Site access including potential turn lanes
    c. Designated route to State Highway
    d. Proposed secondary access (if any)
    e. Analysis of roadway geometric vs. truck size (vehicle off tracking to identify impacts at tight intersections and curves)
    f. Intersection operation and level of service along said route
    g. Structural capacity of Lemp Lane and designated route
    h. Calculation of proportionate share of costs by the Applicant for mitigation improvements and roadway reconstruction.

4. Completion of the TIS for the required improvements (yet to-be-determined) shall be listed as a specific Condition of Approval in the event the Conditional Use Permit (CUP) is approved.
5. TIS mitigation improvements by the Applicant shall require a separate engineering plan approval and construction permits from the NPHD for Lemp Lane.
6. NPHD requires 60-ft width (30-ft half width) ultimate R/W dedicated from the centerline of a local rural road or the Section/Quarter Section Line, whichever is greater, from the applicant per ACCHD Section 3030 Right of Way.
7. Rural Roadway Spacing or Rural Roadway Driveway Spacing shall be per ACCHD Section 3061 Intersection and Approach Policy per the intended use.
8. The Applicant shall secure a Commercial Approach Permit from NPHD for the proposed access road into the site. All commercial approaches shall meet ACCHD Standard Drawing 106 and be paved 20-ft from the existing edge of pavement or to the right of way line whichever is greater per ACCHD Section 3061.
9. Lemp Lane from the subject parcel north to State Highway US 20/26 will need to be reconstructed to a Two-Lane Rural Roadway Section per Standard Drawing ACCHD-101.
10. A pre-diagnostic meeting will need to be held with Benesch to determine necessary railroad crossing improvements and permitting requirements.
11. Applicant will be required to submit a Right of Way permit application to the Idaho Transportation Department District 3 to determine necessary improvements to the approach onto State Highway US 20/26.

NPHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

NPHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by the Planning & Zoning Commission and the Canyon County Commissioners in the event the CUP is approved.

Respectfully,

J-U-B ENGINEERS, Inc.

Timothy Blair, P.E. (ID, OR)
Area Manager - Meridian

CC:

- Lynn Troxel, NPHD#2 Director of Highways
- Jay Kiiha, White Peterson
- Zoninginfo@canyoncounty.id.gov

2024-001260
RECORDED
01/16/2024 01:09 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 EHOWELL $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

PioneerTitleCo.
GOING BEYOND

775 S. Rivershore Ln., Ste. 120
Eagle, ID 83616

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 840155 KG/SM

WARRANTY DEED

For Value Received Paulett C. Douglas, Trustee of The Lee and Paulett Douglas Trust, dated April 15, 2020

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Drake Investments LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 1125 W. Two Rivers Lane Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

Together with all appurtenances, including Water Rights IDWR Water Right/Permit No. 63-4573, described in Quit Claim Deed recorded as Instrument #2020-056607

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: January 10, 2024

Paulett C. Douglas, Trustee of The Lee and Paulett Douglas Trust, dated April 15, 2020

By: Paulett C. Douglas
Paulett C. Douglas, Trustee

State of Idaho, County of Ada

This record was acknowledged before me on 1/16/24 by Paulett C. Douglas, as Trustee of The Lee and Paulett Douglas Trust, dated April 15, 2020.

Kim Geis
Signature of notary public
Commission Expires:

KIM GEIS
COMMISSION #40458
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXPIRES JUL 30, 2027

EXHIBIT A

Parcel 1

This parcel is a portion of the SW1/4 SW1/4 of Section 29 and Government Lot 1 of Section 30 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of said Government Lot 1, (SE Section Corner, Section 30), a found brass cap monument;

thence South 89°58'14" West along the South boundary of Government Lot 1 a distance of 723.53 feet to a point on the centerline of Lemp Lane, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°58'14" East a distance of 16.75 feet;

thence traversing said centerline as follows:

North 14°12'25" West a distance of 156.29 feet;

Northwesterly 98.25 feet along the arc of a curve to the right having a radius of 214.44 feet and a central angle of 26°15'01" and a long chord which bears North 1°04'55" West a distance of 97.39 feet;

North 12°05'40" East a distance of 335.91 feet;

Northeasterly 157.20 feet along the arc of a curve to the right having a radius of 250.00 feet and a central angle of 36°01'36" and a long chord which bears North 35°15'25" East a distance of 154.62 feet;

North 57°59'48" East a distance of 540.79 feet;

Northeasterly 103.66 feet along the arc of a curve to the left having a radius of 200.00 feet and a central angle of 29°41'49" and a long chord which bears North 43°08'54" East a distance of 102.51 feet;

North 28°18'00" East a distance of 283.04 feet to a point on the
North boundary of the SW1/4 SW1/4 witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°05'56" East a distance of 17.24 feet;

thence leaving said centerline bearing South 89°05'56" East along said North boundary a distance of 1279.65 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 1°31'42" West a distance of 290.62 feet to a found 1/2 inch diameter rebar;

thence South 64°07'49" West a distance of 57.53 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°25'48" West 661.84 feet to a found 1/2 inch diameter rebar;

thence South 80°58'50" West a distance of 270.77 feet to a found 1/2 inch diameter rebar;

thence South 59°16'54" West a distance of 138.10 feet to a found 1/2 inch diameter rebar;

thence South 46°19'10" West a distance of 140.06 feet to a found 1/2 inch diameter rebar;

thence South 34°46'43" West a distance of 145.82 feet to a point on the South boundary of the SW1/4 SW1/4, a found 1/2 inch diameter rebar;

thence North 88°55'21" West along said South boundary a distance of 703.31 feet to the POINT OF BEGINNING.

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372

IDAHO DEPARTMENT OF LANDS

DUSTIN MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D. Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

July 11, 2024

Robert Burnett
Drake Investments, LLC
1125 W. Two Rivers Drive
Eagle, Idaho 83616

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 7/11/2024:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603013	50.198	Canyon	T05N R04W Section 39 Pts SE ¼, Section 29 Pts SW ¼

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.

2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.

3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:

   a. Diverting all surface water flows around the mining operation.
   b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
   c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.

4. An initial reclamation bond in the amount of $10,000 for up to 5 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), waste water generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by August 1, 2024, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number.

Sincerely,

Mekayla Layne
Resource Specialist—Lands and Waterways

IDAHO DEPARTMENT OF LANDS

APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: S603013

GENERAL INFORMATION

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not exactly the same. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or five (5) hard copies of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the appropriate federal or state agencies will be notified of the application. The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20.03.02) and applicable Memorandums of Understanding with state and federal agencies.

APPLICATION INFORMATION

1. NAME: Robert B. Burnett d/b/a: Drake Investments, LLC
2. ADDRESS: 1125 W. Two Rivers Drive
   CITY, STATE, ZIP CODE: Eagle, ID 83616
3. TELEPHONE and EMAIL: 208-994-1607 (000-000-0000) invest1977@yahoo.com (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:
   A ptn of SW 1/4 of the SW 1/4 Section 29 AND ptn of SE 1/4 of the SE 1/4 Section 39, T5N, R4W
7. ACREAGE and COUNTY(ies): 50.198 (Acres) Canyon County (e.g. Ada through Washington)
8. OWNERSHIP: (check applicable)
   ☒ Private ☐ U.S. Forest Service ☐ Bureau of Land Management ☐ Idaho Department of Lands
9. COMMODITY TYPE, PROPOSED START-UP DATE: Sand & Gravel, Start date 9/15/24
10. SITE NAME OR MINE NAME (if any): Riverbend-Parma Gravel Pit
11. TYPE OF MINING: (check applicable) ☒ Surface ☐ Underground ☐ Both

Fee: See Attached Schedule, page 3

Document ID: 641aa7f7841f4493bb526c1bf2e9f3e3281e47a57c628608dfcb2f77abe6b5

12. Please provide the following maps of your mining operation (Subsections 069.04 or 070.03 of IDAPA 20.03.02):

    a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.

    b. A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.

    c. On a site location map, show the following;

        i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.

        ii. The approximate boundaries and acreage of the lands:

            1. That will become affected by the mining operation.

            2. That will be affected during the first year of operations.

            This map must be of appropriate scale for boundary identification.

        iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.

        iv. Location of all underground mine openings at the ground surface, if any.

        v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.

    d. A surface and mineral control or ownership map of appropriate scale for boundary identification.

    e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.

13. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:

    a. On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.

    b. A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.

    c. A description of post-closure activities, if any, such as water handling and treatment.

    d. Which roads will be reclaimed and a description of the reclamation.

    e. A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.

    f. Describe and show how tailings facilities and process or sediment ponds will be reclaimed.

    g. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.

    h. For operations over five (5) acres, estimate the actual cost of third party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

APPLICANT SIGNATURE:  **DATE:** 05/01/2024 PDT

Signer ID: T4FPR7YD12...

Fee: See Attached Schedule, page 3

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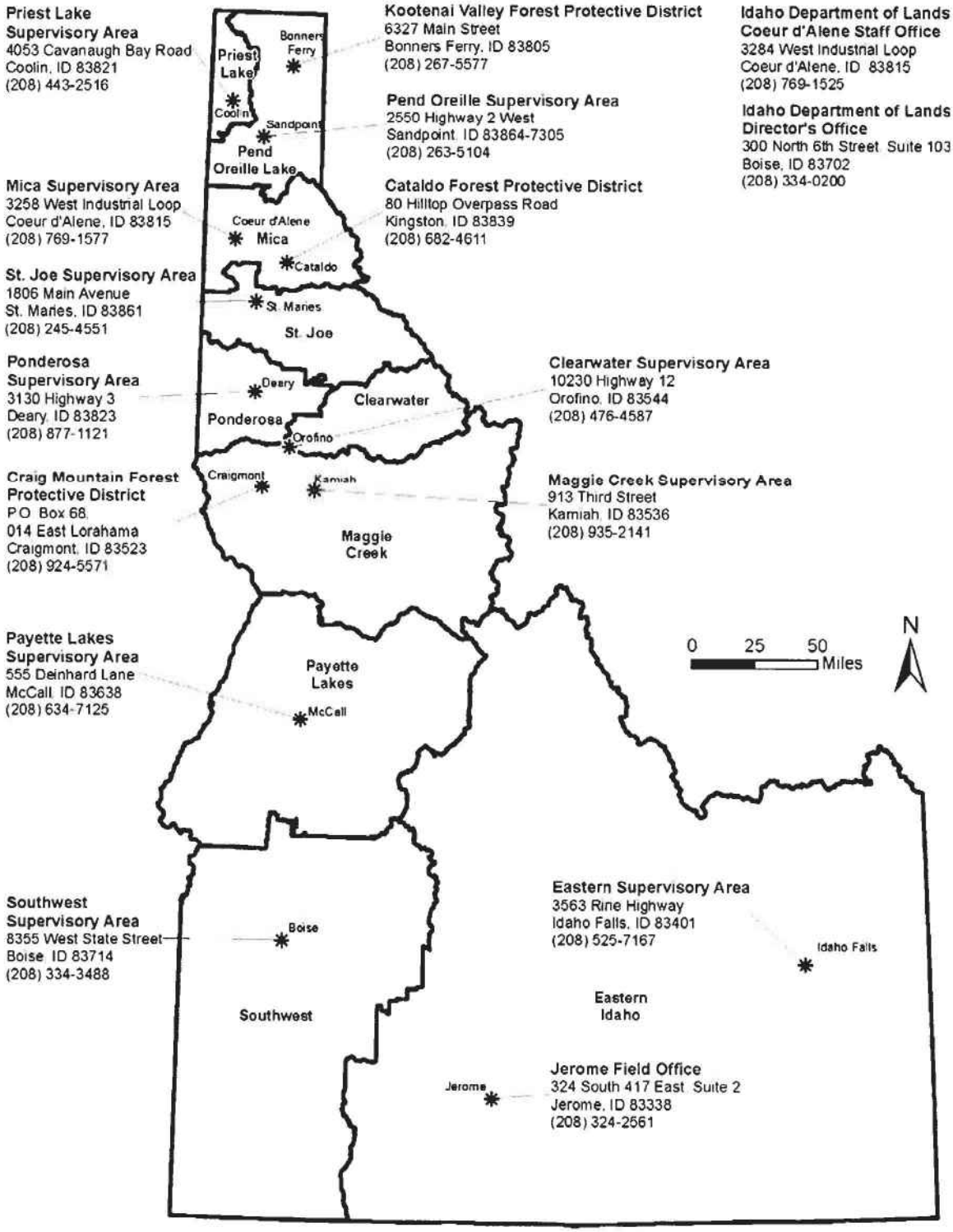
Application Fee Schedule

Acres are determined by the number entered in item 7 on the Application Form.

Type of Plan	Fee (Dollars)
Section 069* of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred ($500)
Section 069 of IDAPA 20.03.02, Reclamation Plan >5 to 40 acres	Six hundred ($600)
Section 069 of IDAPA 20.03.02, Reclamation Plan over 40 acres	Seven hundred fifty ($750)
Section 070** of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand ($1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1000 acres	One thousand five hundred ($1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1000 acres	Two thousand ($2,000)
* Section 069 is for gravel pits, quarries, decorative stone sources, and simple industrial mineral mines	
** Section 070 is for hardrock, phosphate, and underground mines, and complex industrial mineral mines	

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Idaho Department of Lands
Management Areas



Priest Lake Supervisory Area
4053 Cavanaugh Bay Road
Coolin, ID 83821
(208) 443-2516

Kootenai Valley Forest Protective District
6327 Main Street
Bonners Ferry, ID 83805
(208) 267-5577

Pend Oreille Supervisory Area
2550 Highway 2 West
Sandpoint, ID 83864-7305
(208) 263-5104

Idaho Department of Lands Coeur d'Alene Staff Office
3284 West Industrial Loop
Coeur d'Alene, ID 83815
(208) 769-1525

Idaho Department of Lands Director's Office
300 North 6th Street, Suite 103
Boise, ID 83702
(208) 334-0200

Mica Supervisory Area
3258 West Industrial Loop
Coeur d'Alene, ID 83815
(208) 769-1577

Cataldo Forest Protective District
80 Hilltop Overpass Road
Kingston, ID 83839
(208) 682-4611

St. Joe Supervisory Area
1806 Main Avenue
St. Maries, ID 83861
(208) 245-4551

Ponderosa Supervisory Area
3130 Highway 3
Deary, ID 83823
(208) 877-1121

Clearwater Supervisory Area
10230 Highway 12
Orofino, ID 83544
(208) 476-4587

Craig Mountain Forest Protective District
P.O. Box 68,
014 East Lorahama
Craigmont, ID 83523
(208) 924-5571

Maggie Creek Supervisory Area
913 Third Street
Kamiah, ID 83536
(208) 935-2141

Payette Lakes Supervisory Area
555 Deinhard Lane
McCall, ID 83638
(208) 634-7125

Southwest Supervisory Area
8355 West State Street
Boise, ID 83714
(208) 334-3488

Eastern Supervisory Area
3563 Rine Highway
Idaho Falls, ID 83401
(208) 525-7167

Jerome Field Office
324 South 417 East, Suite 2
Jerome, ID 83338
(208) 324-2561

Document ID: f441aa7f7841f4f493bb526c1bf2e9f3e3281e47a57c628608dfcb2f77abe6b5

Signature Certificate

Envelope Ref:7b83cf9d84c57b03d417a0ce690ff93aaa6bd136

[illegible]	Randy Wall	[illegible]	01 May 2024, 09:21:47, PDT	[illegible]	01 May 2024, 09:44:02, PDT

Document Details:

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[illegible]	4

Document Signed By:

[illegible]	Robert Burnett
[illegible]	invest1977@yahoo.com
[illegible]	2600:6c52:7900:da4f:1cf7:45d6:3c57:d948
[illegible]	ARROYO GRANDE, CA (US)
[illegible]	01 May 2024, 09:44:02, PDT
[illegible]	eSignature Consent Accepted
[illegible]	Email



Signer ID: T4FPR7YD12...

Document History:

[illegible]	Randy Wall created this envelope on 01 May 2024, 09:21:47, PDT
[illegible]	Invitation sent to Robert Burnett on 01 May 2024, 09:24:21, PDT
[illegible]	Invitation accepted by Robert Burnett on 01 May 2024, 09:43:53, PDT
[illegible]	Robert Burnett signed this Envelope on 01 May 2024, 09:44:02, PDT
[illegible]	Document(s) successfully executed on 01 May 2024, 09:44:02, PDT
[illegible]	Link emailed to invest1977@yahoo.com
[illegible]	Link emailed to randy@pe-services.biz

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PROFESSIONAL
ENGINEERING
SERVICES

RIVERBEND-PARMA GRAVEL PIT
SUPPLEMENTAL INFORMATION FOR THE APPLICATION OF RECLAMATION PLAN APPROVAL

Located at 25192 Lemp Lane, Parma, Idaho

Prepared by:
Mary B. Wall, PE
Professional Engineering Services
5636 N. Portsmouth Ave.
Boise, ID 83714

April 26, 2024

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I. Addressing Item 12, Application for Reclamation Plan Approval

a. Exhibit 1 provides the vicinity map showing the site location. The property is located at 25192 Lemp Lane, Parma, Idaho.

b. The main haul road is Lemp Lane which will get trucks from the gravel pit to Highway 20/26. This road is shown on Exhibit 3. An onsite temporary haul road will be constructed at the start of the mining operations and will be gradually abandoned as the mining activity in the gravel pit moves west. Ongoing maintenance of Lemp Lane will be provided during gravel mining operations and will be left in good condition upon the conclusion of the mining activity. Mining operations are estimated to start in September 2024 and conclude in September 2044.

c.

   I. Exhibit 4 provides approximate locations and names, if known, of the bodies of water within 1,000 feet of the surface mining operations. Waterways in the immediate vicinity of the mining operation primarily consist of irrigation supply ditches and irrigation waste ditches. The irrigation waste ditches discharge into the Boise River, located approximately 2400 feet south of the mining site.

   II. Exhibits 2 and 3 provide property ownership information and the gravel pit property boundary. Exhibit 3 shows the limits of the gravel mining operation and the area affected during the first couple years of operation.

   III. Exhibit 5 shows the planned configuration of the gravel pit, stockpile area, staging area and sediment ponds/dewatering area.

   IV. All mining will be surface mining. There will be no underground mine openings on the property.

   V. Fuel will be stored in a mobile fuel storage container which will be located in the staging area shown on Exhibit 5. No other equipment maintenance products, wastes, or chemicals will be stored on site.

d. Exhibit 2 is the Ownership Map and provides ownership information, assessor's parcel number, and parcels size for the proposed gravel pit site and the surrounding properties. The property is owned by Drake Investments, LLC. The gravel pit operation will be conducted by Superior Construction.

e. Exhibit 6 provides the cross-section location and Exhibit 7 provides the cross-section view of the mine prior to mining, at maximum disturbance, and after reclamation.

II. Addressing Item 13, Application for Reclamation Plan Approval

a. Exhibit 8 is the Drainage Control Map which shows the general slope of the property prior to any mining activity. The property generally slopes towards the waste ditch on the north side of the mining operations area. A berm will be placed on the south side of the waste ditch and the entire operations area will be sloped towards the gravel pit area to prevent any surface water from leaving the site.
   Sediment ponds will be excavated as needed during operations. Ponds will be cleaned as needed and sediment will be moved to the overburden storage area.

b. Site specific water quality impacts from mining operations will be addressed as outlined in the above section.

c. No post-closure (post-reclamation) activities will be required.

d. All existing roads will be maintained during mining operations and will be left in good condition when mining activities cease.

e. See Exhibit 9 for final activities and revegetation information. Topsoil will be salvaged and stockpiled in the stockpile area shown on Exhibit 5. The main pit area will be used as a pond fed by groundwater. The fine sandy loam topsoil will be spread on the upper reclaimed slopes and other disturbed areas onsite at a minimum depth required for healthy plant growth and track-walked to control erosion. Grass seed and fertilizer recommendations follow. Straw mulch will be applied as needed.

Seed Mix:

Bluebunch Wheatgrass	20%
Idaho Fescue	15%
Indian Ricegrass	15%
Needle and Thread	1%
Prairie Junegrass	10%
Thickspike Wheatgrass	15%
Sand Dropseed	14%
Sandberg Bluegrass	10%

Application Rate: 15.4 pounds per acre

Seeding Time:

The optimal seeding time shall be in the fall, between mid-September and mid-October. If seeding is applied too early or too late and proper germination has not been established prior to fall dormancy, then reseeding shall be applied in early spring, as soon as soil is workable, not muddy, and between the months of March and May. This seeding window provides the typical optimal weather conditions for seed germination and survival. Dormant

seeding after November 20th helps to ensure that germination does not occur prior to the following spring growing season and should be installed prior to freezing weather conditions.

Fertilization:
Fertilization is not recommended for reclamation seeding due to promotion of the encouraged weed presence. Soil amendments might be recommended if soil conditions are unsuitable for proper seed germination and growth based on existing soil testing conditions.

f. For final reclamation, sediment ponds will be filled with materials from the mining operation and capped with topsoil from the stockpile area.

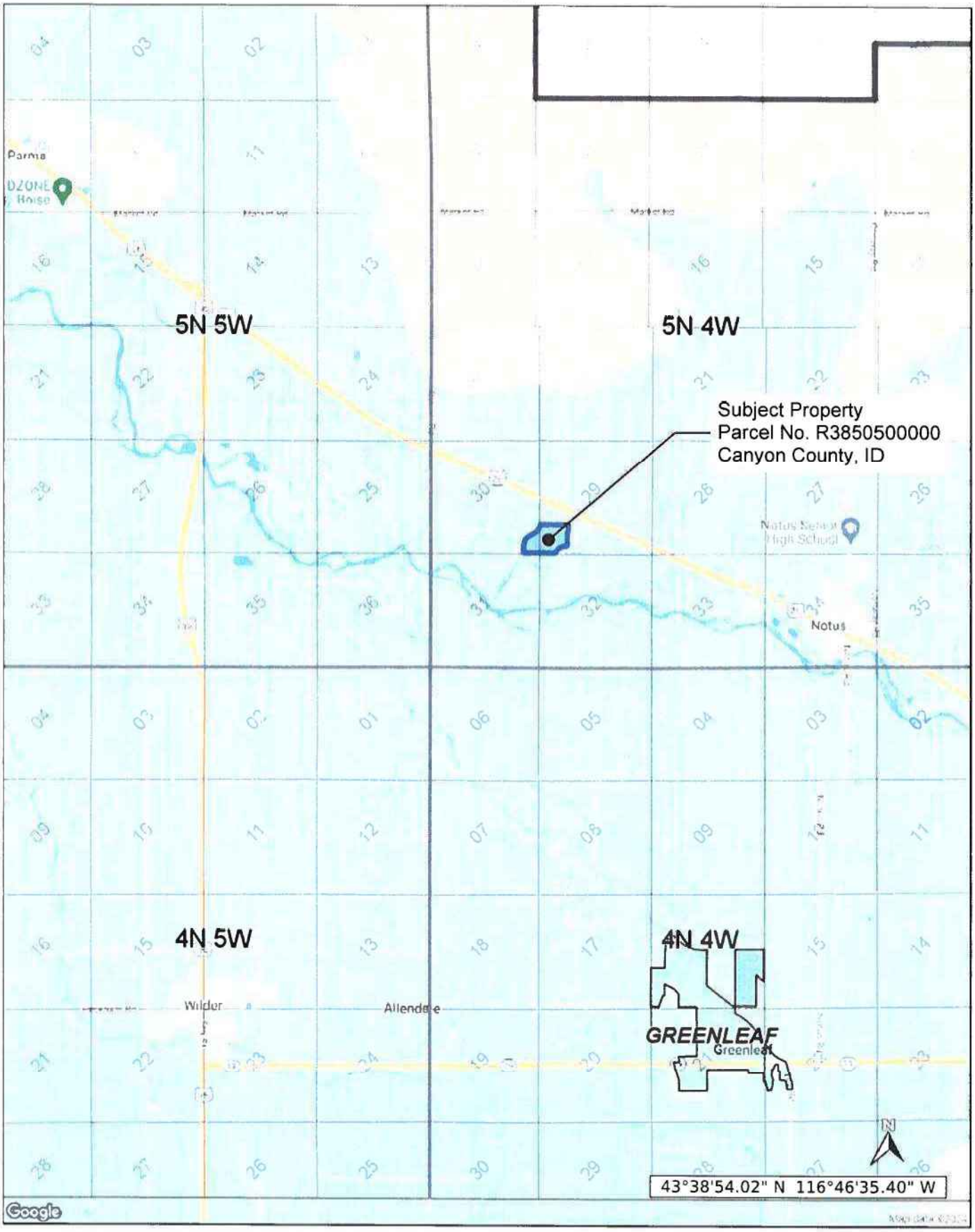
g. There will be no underground mine openings on this site. All mining activity is surface mining of sands and gravels.

h. The estimate of the actual cost of third-party post-mining reclamation of the site is $69,563. Exhibit 10 provides a detailed cost estimate.

Vicinity Map

Riverbend - Parma Gravel Pit
25192 Lemp Lane
Canyon County, ID

Exhibit 1



Apr 02, 2024 - landproDATA.com
Scale: 1 inch approx 6000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Property Ownership Map

Riverbend - Parma Gravel Pit

Exhibit 2



Apr 16, 2024 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Site Map

Riverbend - Parma Gravel Pit

Exhibit 3



On-going maintenance of Lemp Lane shall be provided during periods of gravel mining operations. Road shall be left in good conditions upon conclusion of mining activity.
On-site haul road shall be constructed at the start of mining operations and shall be temporary. This road shall be progressively abandoned as mining operations move to the west.

Apr 24, 2024 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Site Map with Water Ways

Riverbend - Parma Gravel Pit

Exhibit 4



Apr 24, 2024 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Operations Locations

Riverbend - Parma Gravel Pit

Exhibit 5



Apr 24, 2024 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Cross-Section Location Map

Riverbend - Parma Gravel Pit

Exhibit 6

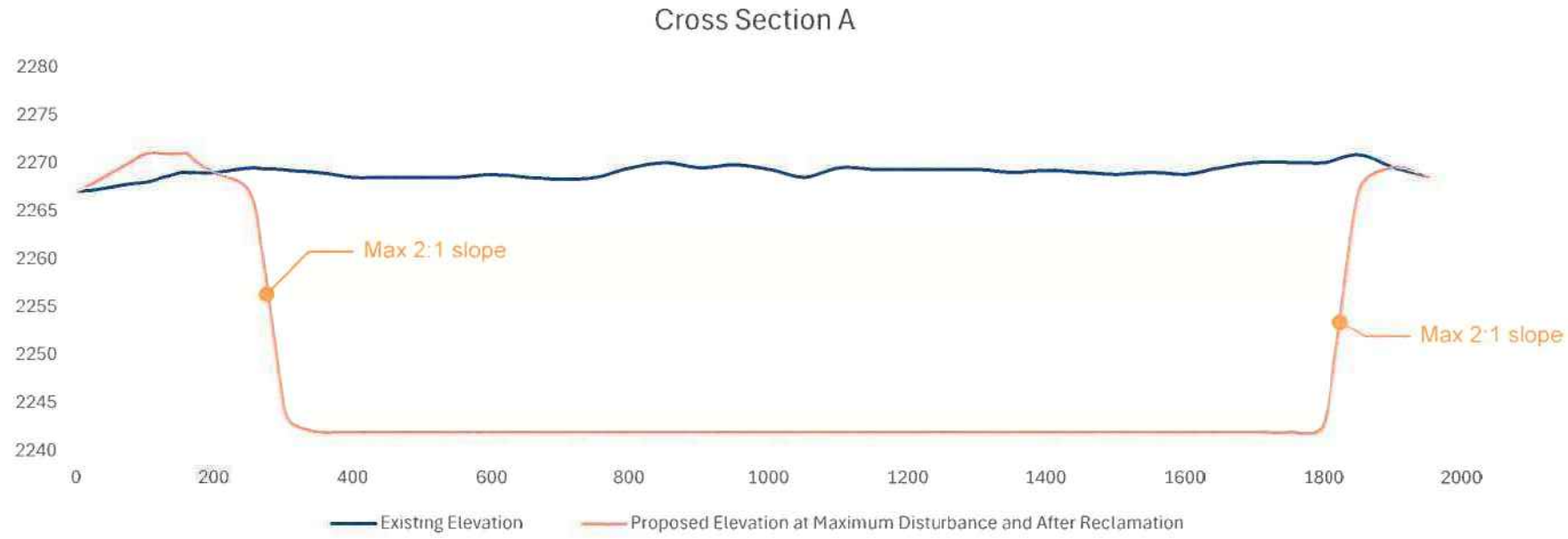


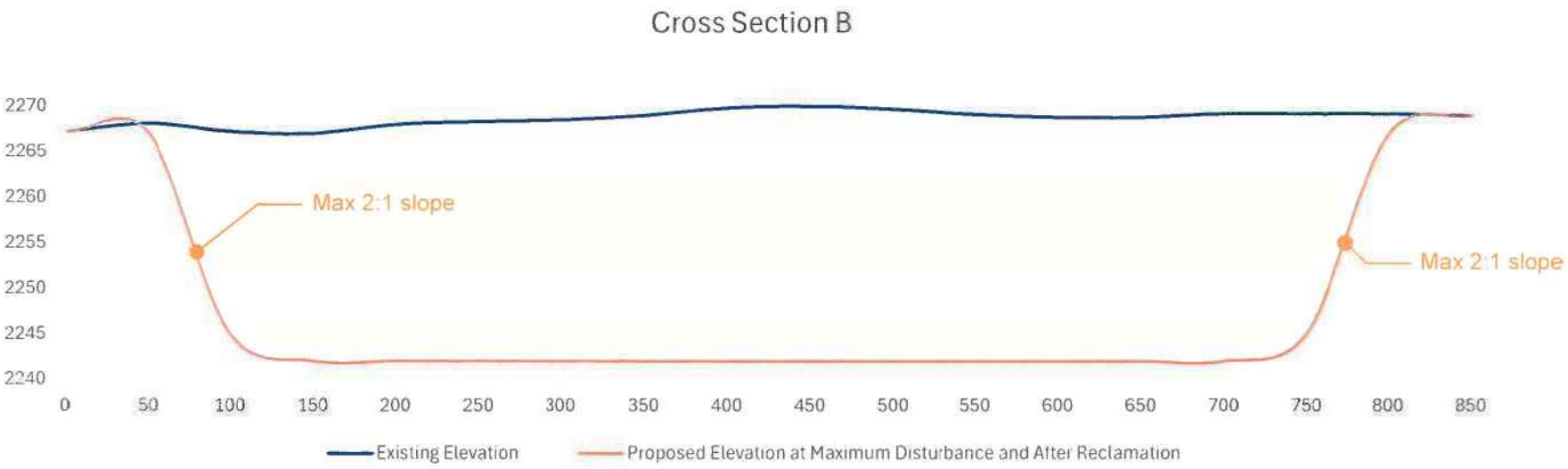
Apr 26, 2024 - landproDATA.com
Scale: 1 inch approx 400 feet

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Cross-Sections - Pre- and Post- Mining
Riverbend - Parma Gravel Pit

Exhibit 7

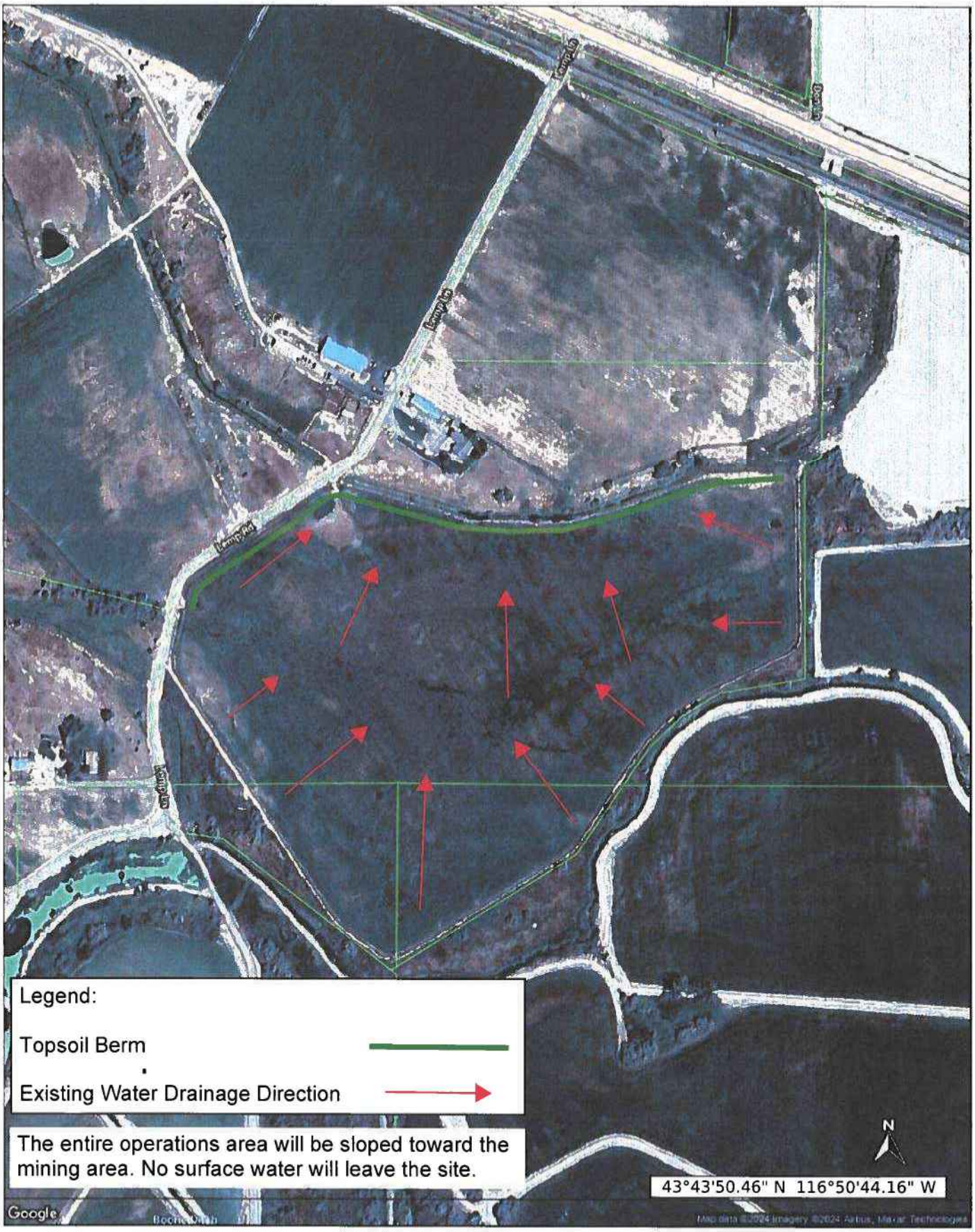




Drainage Control Map

Riverbend - Parma Gravel Pit

Exhibit 8



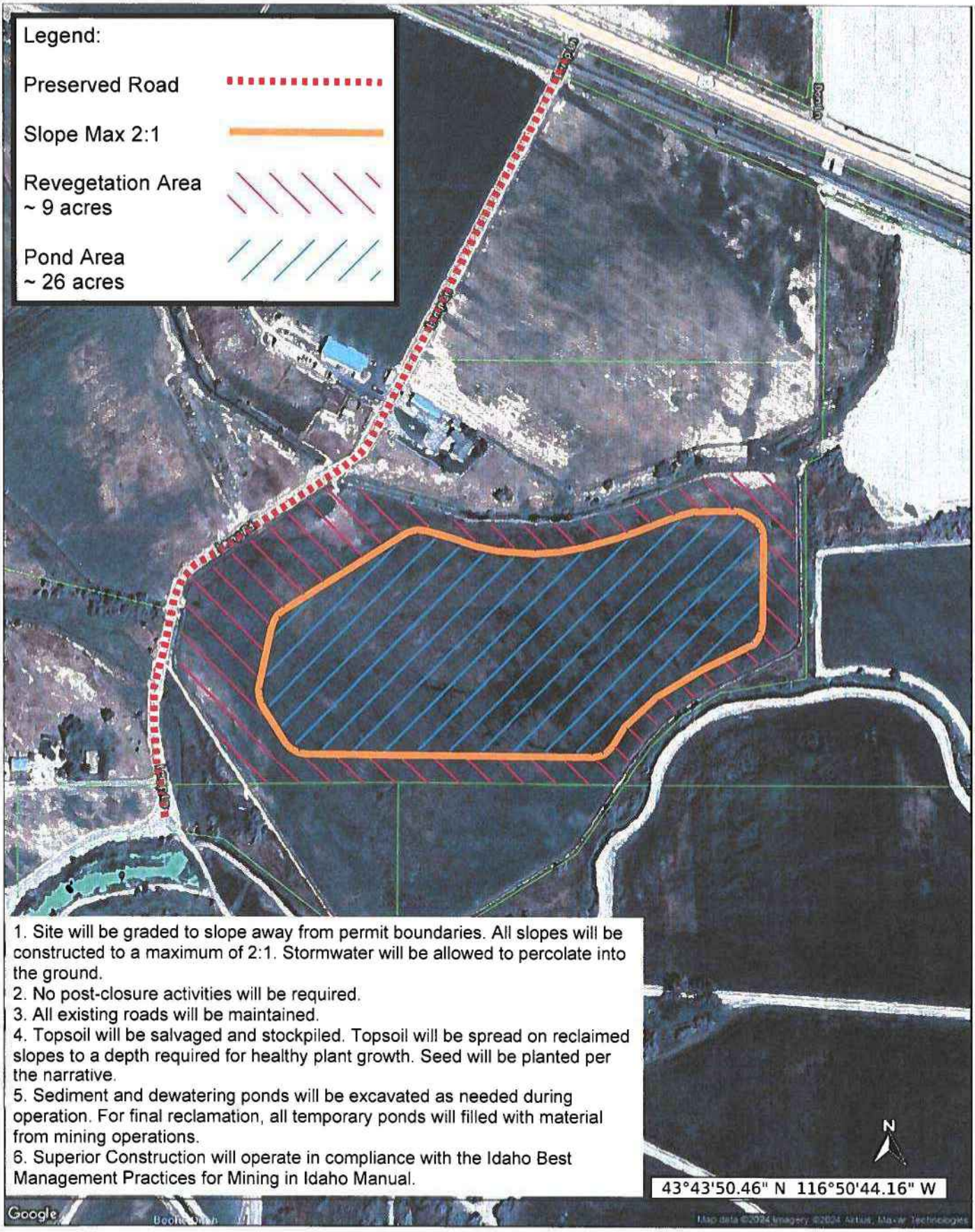
Apr 24, 2024 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Final Activities & Revegetation Map

Riverbend - Parma Gravel Pit

Exhibit 9



Apr 24, 2024 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PROFESSIONAL ENGINEERING SERVICES

EXHIBIT 10

Opinion of Probable Cost for:

Riverbend-Parma Gravel Pit Reclamation

April 25, 2024

Total area of property: 50.198 acres

Area impacted by gravel mining activity: 35 acres

Area of proposed pond in mined area: 26 acres

Estimated area of reclamation: 9 acres

No.	Description	Amount	Unit	Unit $		Total $
1	Mobilization	1	LS	12,000	$	12,000
2	Minor Grading/Earthwork	1	LS	18,000	$	18,000
3	Placement of stockpiled overburden	9	Acres	2,500	$	22,500
4	Tractor with seed spreader	9	Acres	200	$	1,800
5	Seed & Fertilizer Application	9	Acres	150	$	1,350
				Construction Subtotal =	$	55,650
				Subtotal =	$	55,650
				25% Profit, Overhead, Bonding, etc. =	$	13,913
				Total Preliminary Estimate =	**$**	**69,563**

Cost per acre based upon area impacted by mining activity: ***$*** ***1,988***

Cost per acre based upon the estimated area of reclamation (excludes pond): ***$*** ***7,729***

IDAHO DEPARTMENT OF
WATER RESOURCES

Western Region • 2735 W Airport Way • Boise, ID 83705-5082
Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

August 06, 2024

ROBERT BURNETT
1125 W TWO RIVERS LN
EAGLE ID 83616-7129

RE: Permit No. 63-35547

Permit Approval Notice

Dear Permit Holder(s):

The Department of Water Resources ("Department") has issued the enclosed permit authorizing you to establish a new water right. Please be sure to thoroughly review all the conditions of approval listed on your permit. The conditions include requirements that you must accomplish, such as timely submittal of proof of beneficial use or installation of a measuring device, as well as information about how your water use may be administered, such as regulation by a watermaster in a water district. Failure to comply with the conditions of approval may result in your permit lapsing or being canceled.

The permit is a PRELIMINARY ORDER issued pursuant to Rule 730 of the Department's Rules of Procedure (IDAPA 37.01.01.730). It can and will become a final order without further action by the Department unless a party petitions for reconsideration, files exceptions, or requests a hearing as described in the enclosed information sheet.

The final step in the water right process is issuance of a water right license. To receive a water right license, you must divert and use water to the full extent intended and submit a *Statement of Completion for Submitting Proof of Beneficial Use* by the date shown in condition no. 1 of your permit. The Department will send you a *Proof Due Notice* approximately 60 days prior to the date listed in condition no. 1 of your permit.

You may also require approvals from other Department programs, such as Ground Water Protection, Safety of Dams, or Stream Channel Protection, to accomplish your proposed development. Please call or visit any Department office or see the Department's website at idwr.idaho.gov for more information about these programs.

Please be advised that Idaho Code § 42-248, requires you or the owner of this water permit to maintain current ownership and address records on file with the Department. Forms to file an assignment of permit and/or a change in the address of the permit owner are available from any Department office or at the Department's website at www.idwr.idaho.gov.

If you have any questions concerning the enclosed information, please contact me at 208-605-4629.

Sincerely,

Marina Bozdog

Marina Bozdog

for Cody Parker
Water Rights Supervisor

Enclosure(s)

CERTIFICATE OF SERVICE

I hereby certify that on August 06, 2024, I served a true and correct copy of Permit to Appropriate Water No. 63-35547 by U.S. Mail, postage prepaid, to the following:

ROBERT BURNETT (Current Owner)
1125 W TWO RIVERS LN
EAGLE ID 83616-7129

MARY WALL (Representative)
5636 N PORTSMOUTH AVE
BOISE ID 83714-1560

Marina Bozdog

Marina Bozdog
Technical Records Specialist 1

State of Idaho
Department of Water Resources

Permit to Appropriate Water

No. 63-35547

Priority: May 21, 2024 **Maximum Diversion Volume:** 638 AF

This is to certify that

ROBERT BURNETT 1125 W TWO RIVERS LN EAGLE ID 83616-7129

has applied for a permit to appropriate water from:

Source : GROUND WATER

and a permit is APPROVED for development of water as follows:

Beneficial Use	**Period of Use**	**Annual Volume**
AESTHETIC STORAGE	01/01 to 12/31	638 AF

Location of Point(s) of Diversion
GROUND WATER SW¼ SW¼, Sec. 29, Twp 05N, Rge 04W, B.M. CANYON County

Place of Use: AESTHETIC STORAGE

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	04W	30																X L1	
05N	04W	29									X	X	X	X					

Conditions of Approval

1. Proof of application of water to beneficial use shall be submitted on or before **August 01, 2029.**
2. Subject to all prior water rights.
3. This right authorizes a total annual storage volume of 638 acre-feet, 585 acre-feet to be used for the initial filling or carryover storage of the pond and 53 acre-feet for the replacement of losses caused by evaporation.
4. The pond established by the storage of water under this right shall not exceed a total capacity of 585 acre-feet or a total surface area of 26 acre(s).
5. Water stored under this right is subject to fluctuations of the water table caused by changes in the flow of local streams and by diversions under prior ground water rights. This right does not guarantee the maintenance of any particular ground water level.

State of Idaho
Department of Water Resources

Permit to Appropriate Water

No. 63-35547

6. The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.
7. This right does not grant any right-of-way or easement across the land of another.

This permit is issued pursuant to the provisions of Idaho Code § 42-204.

Signed this 31st day of July, 2024.

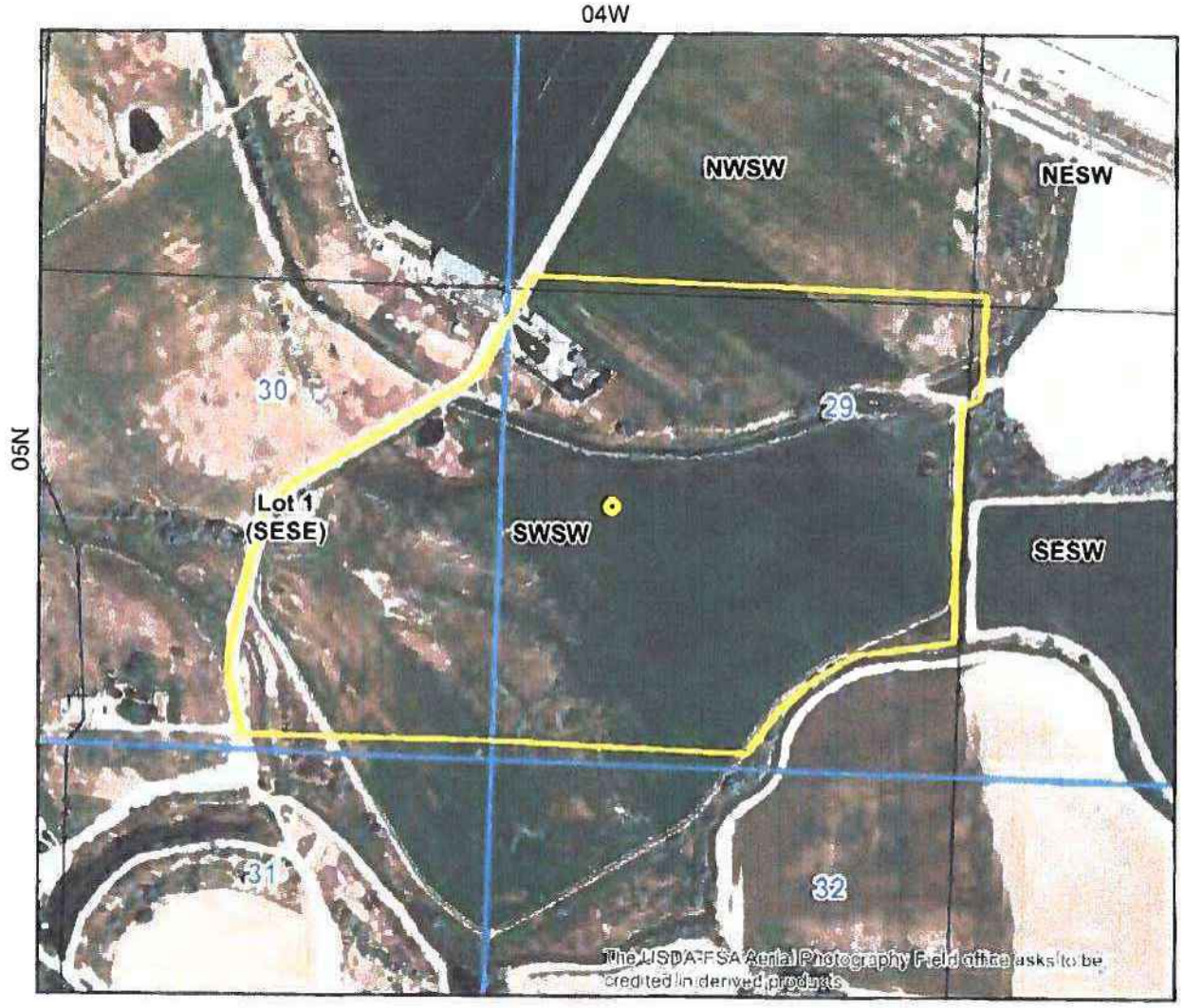
CODY PARKER
Water Rights Supervisor

State of Idaho
Department of Water Resources

Attachment to Permit to Appropriate Water

63-35547

This map depicts the AESTHETIC STORAGE place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



0 0.05 0.1 0.2 Miles

Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters
Point of Diversion
State Outline

N

EXPLANATORY INFORMATION TO ACCOMPANY A PRELIMINARY ORDER

(To be used in connection with actions when a hearing was **not** held)

(Required by Rule of Procedure 730.02)

The accompanying order or approved document is a "**Preliminary Order**" issued by the department pursuant to section 67-5243, Idaho Code. **It can and will become a final order without further action of the Department of Water Resources ("department") unless a party petitions for reconsideration, files an exception and brief, or requests a hearing as further described below:**

PETITION FOR RECONSIDERATION

Any party may file a petition for reconsideration of a preliminary order with the department within fourteen (14) days of the service date of this order. **Note: the petition must be received by the department within this fourteen (14) day period.** The department will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Section 67-5243(3) Idaho Code.

EXCEPTIONS AND BRIEFS

Within fourteen (14) days after: (a) the service date of a preliminary order, (b) the service date of a denial of a petition for reconsideration from this preliminary order, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration from this preliminary order, any party may in writing support or take exceptions to any part of a preliminary order and may file briefs in support of the party's position on any issue in the proceeding with the Director. Otherwise, this preliminary order will become a final order of the agency.

REQUEST FOR HEARING

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Director and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

ORAL ARGUMENT

If the Director grants a petition to review the preliminary order, the Director shall allow all parties an opportunity to file briefs in support of or taking exceptions to the preliminary order and may schedule oral argument in the matter before issuing a final order. If oral arguments are to be heard, the Director will within a reasonable time period notify each party of the place, date and hour for the argument of the case. Unless the Director orders otherwise, all oral arguments will be heard in Boise, Idaho.

CERTIFICATE OF SERVICE

All exceptions, briefs, requests for oral argument and any other matters filed with the Director in connection with the preliminary order shall be served on all other parties to the proceedings in accordance with IDAPA Rules 37.01.01302 and 37.01.01303 (Rules of Procedure 302 and 303).

FINAL ORDER

The Director will issue a final order within fifty-six (56) days of receipt of the written briefs, oral argument or response to briefs, whichever is later, unless waived by the parties or for good cause shown. The Director may remand the matter for further evidentiary hearings if further factual development of the record is necessary before issuing a final order. The department will serve a copy of the final order on all parties of record.

Section 67-5246(5), Idaho Code, provides as follows:

> Unless a different date is stated in a final order, the order is effective fourteen (14) days after its service date if a party has not filed a petition for reconsideration. If a party has filed a petition for reconsideration with the agency head, the final order becomes effective when:
>
> (a) The petition for reconsideration is disposed of; or
> (b) The petition is deemed denied because the agency head did not dispose of the petition within twenty-one (21) days.

APPEAL OF FINAL ORDER TO DISTRICT COURT

Pursuant to sections 67-5270 and 67-5272, Idaho Code, if this preliminary order becomes final, any party aggrieved by the final order or orders previously issued in this case may appeal the final order and all previously issued orders in this case to district court by filing a petition in the district court of the county in which:

i. A hearing was held,
ii. The final agency action was taken,
iii. The party seeking review of the order resides, or
iv. The real property or personal property that was the subject of the agency action is located.

The appeal must be filed within twenty-eight (28) days of this preliminary order becoming final. See section 67-5273, Idaho Code. The filing of an appeal to district court does not itself stay the effectiveness or enforcement of the order under appeal.

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Drake

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Results: 1

Form Info	Statu
	Active Existi

Request Certificate

Filing Type	Limited Liability Company (D)
Status	Active-Existing
Formed In	IDAHO
Term of Duration	Perpetual
Principal Address	1026 W TWO RIVERS LANE EAGLE, ID 83616
Mailing Address	1125 W TWO RIVERS LN EAGLE, ID 83616-7129
Initial Filing Date	04/16/2019
AR Due Date	04/30/2025
Registered Agent	Noncommercial 0186752 Brian Burnett 1125 W TWO RIVERS LANE EAGLE, ID 83616

View History

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PROFESSIONAL ENGINEERING SERVICES

Document Submittal Summary for:

Riverbend-Parma Gravel Pit Conditional Use Permit

September 30, 2024

No.	Enclosure
1	Master Application
2	Conditional Use Permit (CUP) Checklist
3	Conditional Use Permit Application
3A	CUP Credit Card Authorization Form
4	CUP Letter of Intent
5	Site/Operation Plan
6	CUP Land Use Worksheet
7	Neighborhood Meeting Documentation
8	Proof of Application/Communication with other required Agencies
9	Property Deed
10	Department of Lands Reclamation Plan S603013 w/Approval Letter
11	Water Rights Permit Approval
12	Flood Plain Development Permit Application
13	Flood Plain Development Permit Credit Card Authorization Form
14	Flood Plain Development Permit Detailed Letter
15	Drake Investments, LLC-showing Robert Brian Burnett as registered Agent

Canyon County Development Services

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

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

Receipt Number: 83896 Date: 10/18/2024

Date Created: 10/18/2024 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Robert Brian Burnett

Comments: Two cases: CU2024-0023 and CU2024-0024

Site Address: 25192 LEMP LN, Parma ID 83660 / Parcel Number: 38505000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit	CU2024-0023	$950.00	$0.00	$0.00
Planning - Conditional Use Permit	CU2024-0024	$950.00	$0.00	$0.00

Sub Total:	$1,900.00
Sales Tax:	$0.00
Total Charges:	$1,900.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	164516627	$1,900.00

Total Payments:	$1,900.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: pdilbeck

Exhibit B6.2

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

PROPERTY OWNER	OWNER NAME: Kevin Rich, Arrowhead Springs Ranch, LLC
	MAILING ADDRESS: 21793 Highway 20/26, Parma, ID 83616
	PHONE: (208) 989-7443 EMAIL: blackdogmachinellc@outlook.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: KR Signer ID: 6KFF5WXC13... *Date:* 09/25/2024 PDT

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Mary Wall
	COMPANY NAME: Professional Engineering Services
	MAILING ADDRESS: 5636 N. Portsmouth Ave., Boise, ID 83714
	PHONE: (406) 600-6218 EMAIL: mary@pe-services.biz

SITE INFO	STREET ADDRESS: 21793 Highway 20/26, Parma, ID
	PARCEL #: R3853500000 and R3855000000 LOT SIZE/AREA: 120.8 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: NE1/4 SECTION: 32 TOWNSHIP: 5N RANGE: 4W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): Yes

HEARING LEVEL APPS	X CONDITIONAL USE ____COMP PLAN AMENDMENT ____CONDITIONAL REZONE
	____ ZONING AMENDMENT (REZONE) ____DEV. AGREEMENT MODIFICATION ____VARIANCE > 33%
	____MINOR REPLAT ____VACATION ____APPEAL
	____SHORT PLAT SUBDIVISION ____ PRELIMINARY PLAT SUBDIVISION ____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	____ ADMINISTRATIVE LAND DIVISION ____EASEMENT REDUCTION ____SIGN PERMIT
	____PROPERTY BOUNDARY ADJUSTMENT ____HOME BUSINESS ____VARIANCE 33% >
	____PRIVATE ROAD NAME ____TEMPORARY USE ____DAY CARE
	X OTHER **Flood Plain Development Permit**

CASE NUMBER: CU2024-0024	DATE RECEIVED: 10/18/24
RECEIVED BY: M. Barron	APPLICATION FEE: 950.00 CK MO (CC) CASH

w/ DP 2024-0036

Revised 3/9/22

Document ID: 70c84f6f2af240a5083880589f0ecbcbb45bb6228f42be8692d557d3bb1e3e97

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Kevin Rich, Arrowhead Springs Ranch, LLC	
	MAILING ADDRESS: 21973 Highway 20/26, Parma, ID 83616	
	PHONE: (208) 989-7443	EMAIL: blackdogmachinellc@outlook.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: KR Signer ID: 6KFF5WXC13... *Date:* 09/25/2024 PDT

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Kelly Fulfer	
	COMPANY NAME: Superior Construction & Excavating, Inc.	
	MAILING ADDRESS: 15101 Green Road, Caldwell, ID 83706	
	PHONE: (208) 870-5991	EMAIL: kelly@superioridaho.com

SITE INFO	STREET ADDRESS: 21793 Highway 20/26, Parma, ID	
	PARCEL NUMBER: R3853500000 and R3855000000	
	PARCEL SIZE: 120.8 acres total	
	REQUESTED USE: Sand and gravel extraction	
	FLOOD ZONE (YES/NO) Yes	ZONING DISTRICT: AG

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:	
RECEIVED BY:	APPLICATION FEE:	CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/23

Document ID: 96f0ab2ca32e4e759236b3f16c6beff96f78da77834c89f072355f2160572388

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

Arrowhead Springs Ranch Gravel Pits

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	X	✓
Letter of Intent (see standards on next page)	X	✓
Site Plan (see standards on next page)	X	✓
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	X	✓
Proof of application/communication with (varies per application):	X	✓
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact	X	✓
Deed or evidence of property interest to the subject property	X	✓
Fee: $950.00 **$600.00 (CUP Modification)**	X	✓
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

☐Contractor Shop

☒Mineral Extraction (Long Term)

☐Wind Farm

☐Staging Area

☐Manufacturing or processing of hazardous chemicals or gases

☐Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03	
A scaled drawing showing: - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.	X
A plan of action to include: - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.	X

LETTER OF INTENT – CCZO Section 07-07-05	
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.	X
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))	X
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))	X
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.	X
Demonstrate legal access	X
Address potential impacts to existing or future traffic patterns.	X
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.	X
If the use will create impacts, provide measures to mitigate impacts.	X

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.	X	✓
Name of operator/extractor	X	✓
Duration of proposed use: Commencement & Completion dates	X	✓
Provide an approved reclamation from Idaho Dept. Of Lands	X	✓
Location of proposed pits and accessory uses	X	✓

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth ($^1/_4$) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

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

PROFESSIONAL
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October 16, 2024

Carl Anderson, Planning Supervisor
Canyon County Development Services
111 N. 11th Avenue, Room 311
Caldwell, ID 83605

Re: Conditional Use Permit Application for Arrowhead Springs Ranch Gravel Pit Operations
Parcel #R3853500000 and R3855000000, 21793 Highway 20/26, Parma, ID
Letter of Intent

Dear Mr. Anderson,

We are pleased to submit the above referenced applications for the proposed Arrowhead Springs Ranch Gravel Pit (hereinafter the "Project") on behalf of our client, Kelly Fulfer, Superior Construction & Excavating, Inc. Superior Construction has a lease agreement with the owner of the property, Kevin Rich, Arrowhead Springs Ranch, LLC to extract gravel from the Arrowhead Springs Ranch property. The lease agreement is included with this application package. Included with this Letter of Intent you will find the required applications and required documents for the Conditional Use Permit to allow approval for the proposed sand and gravel mining operations on the subject property.

The project site is a 120.8-acre parcel located at 21793 Highway 20/26, Parma, Idaho. The project will consist of surface mining of the sands and gravel out of approximately 21 acres in two separate areas on the lower portion of the property. Other portions of the property, including the house and other buildings, will not be impacted by the mining operation. Upon conclusion of the mining activities the gravel pits will become ponds and all impacted areas outside of the ponds will be revegetated in accordance with the approved Reclamation Plan issued by the Idaho Department of Lands on October 3, 2024. A water right has been obtained for each resulting pond and a copy of those water right approvals are included with this application package.

The following section addresses the information required in the Conditional Use Permit Letter of Intent Checklist:

1) *State the nature of the request. Include a description of business operations, such as number of employees, hours of operation, delivery and shipping.*

   a) The request is for approval of a sand and gravel extraction operation (gravel pit) over approximately 21 acres of the subject property. All mining shall be surface mining. Once the removal of the sand and gravel is complete the resultant gravel pits will be allowed to fill with groundwater to create two aesthetic ponds, one 7-acre and one 14-acre.
   It is anticipated that the mining operation will have six (6) employees and will operate from 7am to 7pm seven days per week at peak operation. Operations will include the heavy equipment required to mine and stockpile the sand and gravel, crushing and screening

equipment to process the sand and gravel, in addition to the trucks that haul the mined materials from the site. During periods of peak operation an average of 50 trucks per day will haul the sand and gravel from the site. The proposed extraction period will not exceed 20 years.

2) *Consistency with the Comprehensive Plan.*

a) The proposed use is consistent with multiple goals and policies of the Canyon County "Growing Together Comprehensive Plan 2030" including but not limited to:

i) Property Rights Policy P1.01.01 – "No person shall be deprived of private property without due process of law". Mineral extraction is allowed by conditional use in the "A" Agricultural zoning.

ii) Population Goal G2.02.00 – "Promote housing, business, and service types needed to meet the demand of future and existing population". The proposed gravel pit will provide needed materials to support maintenance of existing infrastructure as well as provide material for future construction and growth throughout Canyon County. The gravel pit will also provide up to six (6) new jobs.

iii) Economic Development Policy P3.01.01 – "Direct business development to locations that can provide the necessary services and infrastructure". The only infrastructure required for the proposed gravel pit is the roadways required to haul extracted materials. The required offsite roads already exist. Onsite roads will be constructed and maintained by the contractor during mining operations. The gravel pit creates economic development for the County without requiring additional infrastructure.

iv) Economic Development Policy P3.01.02 – "Support suitable sites for economic growth and expansion compatible with the surrounding area." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning.

v) Land Use and Community Design Policy P4.01.01 "Maintain a balance between residential growth and agriculture that protects the rural character." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning. The proposed gravel pit will eventually become two ponds which will add to, and protect, the rural character of the area.

vi) Land Use and Community Design Policy P4.05.02 "Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area." Per the Irrigated Soil Capability map (P. 41 of the Comprehensive Plan) the proposed gravel pit is located in an area of Class IV and Class V soils which are not highly suitable for agriculture so proposed mineral extraction, which is allowed by conditional use in the Ag zoning, would be an appropriate use of this land.

vii) Land Use and Community Design Policy P4.07.02 "Discourage incompatible development near existing agricultural businesses that would cause the operator undue hardship through complaints, traffic, or other complications." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning and is an appropriate use within the agricultural uses in the area.

viii) Natural Resources and Hazards Policy P5.03.01 "Sand and gravel mining operations should be located to avoid adverse impacts to the river channel and promote compatibility with adjacent uses." The eastern proposed gravel pit is located within the AE flood zone and is located approximately 1,000 feet from the Boise River and will not adversely affect the river. The western gravel pit is in the AE flood zone and is also in the floodway of the Boise River. This pit is located approximately 50 feet from the closest channel of the Boise River, but separation between the river and pit shall be maintained.

ix) Natural Resources and Community Design Policy P5.04.01 "Consider the suitability of soil composition in all land-use decisions." Per the Irrigated Soil Capability map (P. 41 of the Comprehensive Plan) the proposed gravel pit is in an area of Class IV and Class V soils which are not highly suitable for agriculture. Class IV soils have very severe limitations that restrict choice of plants and require very careful management. The shallow sand and gravel limit the agriculture use of this area but provide for relatively easy extraction of the sand and gravel.

x) Agriculture Policy P12.04.01 "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses." Development of the proposed gravel pit has been laid out so that it will not disrupt or destroy any irrigation canals, ditches, laterals, drains, and associated irrigation works or rights-of-way. Mineral extraction is allowed by conditional use in the "A" Agricultural zoning and does not create conflict with adjacent agricultural uses.

3) *Address potential impacts to property in the immediate vicinity and character of the area.*

a) The property owner occupies the only residence on the property that will be impacted by the gravel pit. The primary impact will be the additional traffic created by the trucks hauling the sand and gravel to its place of use. At peak operation there will be an average of one truck every 14 minutes, this will not cause traffic delays for the property owner or cause conflict with adjacent agricultural uses. The contractor will minimize the impacts of the trucks and the mining operation by providing dust control and ongoing maintenance to any onsite roads used for hauling gravel.

4) *Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater will be provided.*

The proposed project is the surface mining of the sands and gravels on the 21-acres shown on exhibits. No water, sewer, or irrigation facilities are required for the proposed project. All stormwater drainage will be retained onsite as outlined in the approved Reclamation Plan submitted to the Idaho Department of Lands.

5) *Demonstrate legal access.*

The subject property abuts Highway 20/26. Historic and legal access to the property has been from Highway 20/26.

6) *Address potential impacts to existing or future traffic patterns.*

The proposed gravel pit will add an average of 50 gravel truck trips per day when at peak operation. This traffic will average one truck every 14 minutes during a 12-hour workday. There is only one residence on the property that will be affected by the truck traffic. All truck traffic will

dump onto Highway 20/26 adding traffic to the driveway/Hwy 20 intersection, as well as to Hwy 20/26. Improvements will be made to the driveway encroachment onto the highway as required by the highway district and ITD.

7) *Address potential impacts to essential services such as schools, irrigation facilities and emergency services.*
The proposed project will not impact essential services such as schools or irrigation facilities. The six employees may add a very minor potential impact to emergency services during hours of operation of the gravel pit.

8) *If the use will create impacts, provide measures to mitigate impacts.*
Mitigation measures will include dust control, ongoing maintenance of onsite roadways, and improvements to the Highway 20 driveway encroachment per the requirements of the highway district and ITD.

The following section addresses the information required in the Conditional Use Permit Letter of Intent Checklist specific to the proposed Mineral Extraction. The Site Plan/Operation Plan included with this application provides additional information to address the Mineral Extraction checklist.

1. *Show how the 30-foot setbacks on all sides will be met.*
The area proposed for gravel mining is located a minimum of 30-feet from the property boundary and 50-feet from the irrigation supply and waste ditches as shown on the Site Plan/Operation Plan included with this application.

2. *Name of operator/extractor.*
Kelly Fulfer, Superior Construction & Excavation
2350 W. McMillan Road
Meridian, ID 83646
(208) 884-4011, kelly@superioridaho.com

3. *Duration of proposed use.*
Operation of the gravel pit is anticipated to begin in February 2025 and be in operation for no longer than 20 years.

4. *Provide an approved reclamation from Idaho Department of Lands.*
Reclamation Plan S603015 submitted to Idaho Department of Lands along with the approval letter has been included in this application package.

5. *Location of proposed pits and accessory uses.*
The proposed sand and gravel pits will be located as shown on the Site/Operations Plan included with this submittal. The pits will cover approximately 21-acres of the 120.8-acre property. Exhibits in the Department of Lands Reclamation Plan show the location of the proposed pit and other associated mining activities. The pits will become ponds, fed by groundwater, upon conclusion of the mining activities. Water rights for these ponds have been acquired and a copy of the water rights approval is included with this application.

In addition to this letter of intent and the signed master application, the complete application package includes the following:

1. Conditional Use Permit Checklist
2. Conditional Use Permit Application and Credit Card Authorization for application fees
3. Site Plan/Operation Plan
4. Land Use Worksheet
5. Neighborhood meeting Notice, mailing list, Sign-up Sheet and meeting notes
6. Agency Acknowledgment Forms and supplemental documentation
7. Property deed
8. Complete application for Reclamation Plan Approval provided to Idaho Department of Lands (IDOL) with letter of approval from IDOL.
9. Water rights permit approval for proposed pond
10. Floodplain Development Permit Application and CC authorization form for application fees
11. Detailed letter for Floodplain Development Application

Should you require any additional information or have any questions regarding this application, please do not hesitate to contact me by phone at (406) 600-6218 or by email at mary@pe-services.biz.

Very truly yours,

Mary B. Wall, PE
Principal

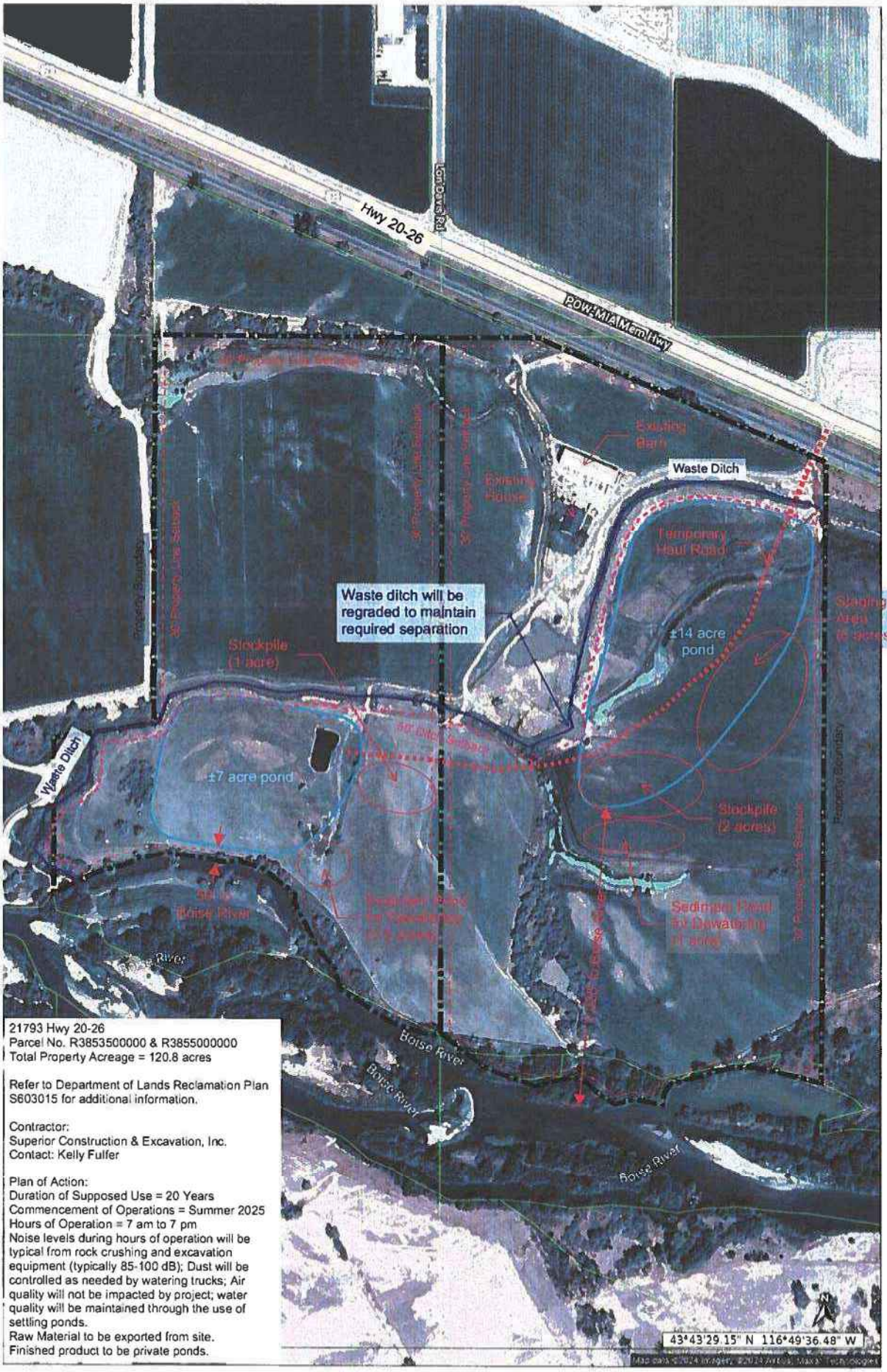
Enclosure: As listed in Document submittal matrix

CC:

landproDATA

Site/Operations Plan

Arrowhead Springs Ranch Gravel Pit



21793 Hwy 20-26
Parcel No. R3853500000 & R3855000000
Total Property Acreage = 120.8 acres

Refer to Department of Lands Reclamation Plan S603015 for additional information.

Contractor:
Superior Construction & Excavation, Inc.
Contact: Kelly Fulfer

Plan of Action:
Duration of Supposed Use = 20 Years
Commencement of Operations = Summer 2025
Hours of Operation = 7 am to 7 pm
Noise levels during hours of operation will be typical from rock crushing and excavation equipment (typically 85-100 dB); Dust will be controlled as needed by watering trucks; Air quality will not be impacted by project; water quality will be maintained through the use of settling ponds.
Raw Material to be exported from site.
Finished product to be private ponds.

Sep 25, 2024 - landproDATA.com
Scale 1 inch approx 300 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: project is a gravel mine with resulting ponds, no domestic water associated with project

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Existing house on property has septic system, no sewer required for project

3. **IRRIGATION WATER PROVIDED VIA:** Gravity irrigation water is available to property but will not be used or impacted by proposed gravel mining operations

☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** Gravity irrigation water is available to property but will not be used or impacted by proposed gravel mining operations

☐ Pressurized ☒ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS**:

☐ Public ☒ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** NA ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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

Boise River, irrigation ditches (unnamed), irrigation waste ditches (unnamed)

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED**: Not Applicable

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:** Not Applicable

☐ Water supply source: _____

3. **INCLUDED IN YOUR PROPOSED PLAN?** Not Applicable

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE**: Gravel mining operation

2. **DAYS AND HOURS OF OPERATION**:

☒ Monday 7am to 7pm

☒ Tuesday 7am to 7pm

☒ Wednesday 7am to 7pm

☒ Thursday 7am to 7pm

☒ Friday 7am to 7pm

☒ Saturday 7am to 7pm

☒ Sunday 7am to 7pm

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 6 ☐ No

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

Height: 4 ft Width: 8 ft. Height above ground: 4 ft

What type of sign: _____ Wall X Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? _____

Is there is a loading or unloading area? Staging area shown on application exhibits will be used for parking, loading and unloading, as needed.

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** Not Applicable

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?** Not Applicable

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?** Not Applicable

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL** Not Applicable

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

PROFESSIONAL ENGINEERING SERVICES

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

July 26, 2024

Dear Neighbors,

The purpose of this letter is to invite you to the Neighborhood Meeting for the proposed **Arrowhead Springs Ranch Gravel Pit**. The meeting will be held on Tuesday August 20, 2024, at 6:30 p.m. at the house on the subject property, located at 21793 Highway 20/26, Parma, ID. This meeting is NOT a public hearing before a governing body of the County. This meeting is a pre-application requirement and is for informational purposes and to receive feedback from you as we move through the application process.

The proposal is the mining of sand & gravel on the property resulting in two ponds of approximately 7-acres and 14-acres. The mining will take place in the areas shown on the attached Pond/Gravel Pit Location Map on the property located at 21793 Highway 20/26. The proposed mining area/future pond along with the vicinity map is enclosed.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The county currently has no information on this project.

If you cannot attend the Neighborhood Meeting and would like to comment on the proposal, please submit written comments via email to mary@pe-services.biz, or US mail to this address.

Professional Engineering Services
5636 N. Portsmouth Ave.
Boise, ID 83714

We hope you can attend the Neighborhood Meeting on Tuesday August 20, 2024, at 6:30 p.m.

Very truly yours,

Mary B. Wall, PE
Principal

Enclosures: Vicinity Map and Preliminary Layout

ARROWHEAD SPRINGS RANCH GRAVEL PIT - MAILING LIST FOR NEIGHBORHOOD MEETING

Primary Owner	Owner Address	Owner City	Properties Owned
ARROWHEAD SPRINGS RANCH LLC	21793 HWY 20 26	CALDWELL ID 83607	R3849200000, R3853500000, R3855000000, and R3853700000
ASAM TRUST	PO BOX 9200	KETCHUM ID 83340	R3854800000
ASUMENDI RUBEN J	23032 HWY 20 26	PARMA ID 83660	R3854900000
BILBAO FAMILY TRUST	PO BOX 280	ELKO NV 89803	R3850400000 and R3853800000
HOUSTON MICHAEL M	23228 BOISE RIVER RD	CALDWELL ID 83607	R3853900000
LUECHTEFELD CONNIE A FAMILY TRUST	22410 TEN DAVIS RD	PARMA ID 83660	R3849300000
MARY WALL	5636 N PORTSMOUTH AVE	BOISE ID 83714	Applicant's Representative
PEARSALL JOHN W	21658 PURPLE SAGE RD	CALDWELL ID 83607	R3849001000
ROCHE LANDS LLC	23019 HWY 20 26	PARMA ID 83660	R3854901000, R3849100000, R3849000000, and R38490010A0
SUNROC CORPORATION	730 N 1500 W	OREM UT 84057	R3855100000
VALUE HOMES OF IDAHO LLC	PO BOX 700	CALDWELL ID 83606	R3850201000

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 21793 Highway 20/26
Parcel Number: R3853500000 + R3855000000
City: Notus / Parma
State: ID
ZIP Code: 83607
Notices Mailed Date: July 26, 2024
Number of Acres: 121
Current Zoning: AG
Description of the Request:
Conditional Use Permit for the Arrowhead Springs Gravel Pit - 7 acre and a 14-acre gravel pit proposed

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Mary Wall
Company Name: Professional Engineering Services
Current address: 5636 N. Portsmouth Ave
City: Boise
State: ID
ZIP Code: 83714
Phone: 406-600-6218
Cell: 406-600-6218
Fax: —
Email: mary@pe-services.biz

MEETING INFORMATION

DATE OF MEETING: August 20, 2024
MEETING LOCATION: Onsite @ 21793 Highway 20/26
MEETING START TIME: 6:30pm
MEETING END TIME: 6:20pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Tom Johnston		3240 Ten Davis Rd Parma 83660
2. Brian Burnett		1125 Two Rivers Ln, Eagle ID 83616
3. Kevin Rich		21793 Hwy 20/26 Caldwell
4. NATE PAGE		19222 WARRIOR WAY 83605
5. Racheal Rich	Racheal Rich	19222 Warrior Way 83605
6. Ryder Burnett		1125 Two Rivers In Eagle
7. Kaden Tucker	Kaden Tucker	6815 Elmh Brook Pl Kuna, ID
8.		
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Mary B. Wall

APPLICANT/REPRESENTATIVE (Signature): Mary B Wall

DATE: 8 / 20 / 24

8/20/24 - Natus Gravel Pit Neighborhood Meeting Notes (Arrowhead Springs Ranch)

See sign in sheet for list of attendees.

Note that all attendees except for Tom Johnston were associated with the proposed project so comments/concerns were those presented by Mr. Johnston.

Mr. Johnston owns property on the north side of Hwy 20/26 that he farms. His primary concern is the maintenance of the irrigation waste ditch/drain on the subject property. When the drains are not maintained to keep irrigation wastewater flowing it will back up on Mr. Johnston's property. This is the responsibility of the property owner. Mr. Johnston would like some written assurance such as verbiage on the project plan that this maintenance will be done.

No other concerns were raised.

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Arrowhead Springs Ranch Sand & Gravel Pit
Brian Burnett, Drake Investements, LLC (Representative: Mary Wall, Professional Engineering Services

Parcel Number: R3853500000 and R3855000000

Site Address: 21793 Highway 20/26, Parma, Canyon County, ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☑ Applicant submitted/met for official review.

Date: 08/12/2024 Signed: Anthony Lee

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

Fire District: District: Parma Fire

☑ Applicant submitted/met for official review.

Date: 8/20/24 Signed:

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

Highway District: District: Notus-Parma Highway District

☑ Applicant submitted/met for official review.

Date: 9-18-24 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: Notus

☑ Applicant submitted/met for official review.

Date: 8-14-2024 Signed: Loretta Vollmer City Clerk

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Arrowhead Springs Ranch Sand & Gravel Pit
Brian Burnett, Drake Investements, LLC (Representative: Mary Wall, Professional Engineering Services

Parcel Number: R3853500000 and R3855000000

Site Address: 21793 Highway 20/26, Parma, Canyon County, ID

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☑ Applicant submitted/met for official review.

Date: 08/12/2024 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: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Farmers Coop Ditch Co.

☐ Applicant submitted/met for official review.

Date: 18 Sept 24 Signed: by Rod Nielsen

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

Farmers Cooperative Ditch Company

9/10/2024

RE: Canyon County Conditional Use Permit, Lemp Ln Project
Brian Burnett
Kevin Rich

Thank you for your letter dated September 9th, 2024, acknowledging that you intend to retain and protect all existing ditches which cross your property and the benefits such ditches provide to carry irrigation water and irrigation return flows from upstream properties. Based upon this acknowledgement, and based upon the condition that you do in fact retain and protect all existing ditches, FCDC has no objection to your proposed project.

Please note that Canyon County has been provided a copy of this letter and agreement so as to ensure that your acknowledgment is a condition of any approval.

Thank you,

Board Member

FCDC
120 N 3rd St
Box 69
FCDC1875@gmail.com
Parma, ID. 83660

208-722-2010

September 17, 2024

Board Members
Farmers' Cooperative Ditch Company
120 N. 3rd Street
Parma, ID 83660

Dear Members of the FCDC Board,

I, Kevin Rich, as owner of Arrowhead Springs Ranch, the property located at 21793 Highway 20/26, Parma, Idaho, commit to the Farmers' Cooperative Ditch Company (FCDC) that I will clean and maintain the irrigation surface waterways on my property. I understand that maintenance of the waterways on my property is critical to the functioning of the irrigation systems on upstream properties. I will work with the FCDC to assure that surface water maintenance on my property provides for continuous water flow through my property.

Signer ID: 6KFF5WXC13...
Kevin Rich

09/18/2024 PDT
Date

Document ID: 40e0a43990454dd37ef3242f36cf20a34f4a15594b9f15c28e003be488e36906

Signature Certificate

Envelope Ref:aa7c70f16354612300e85c752ba7f8dcc7e738fe

Author: Randy Wall Creation Date: 17 Sep 2024, 12:00:13, PDT Completion Date: 18 Sep 2024, 08:10:15, PDT

Document Details:

Name:	MaintenanceCommitment-240917
Type:	
Document Ref:	40e0a43990454dd37ef3242f36cf20a34f4a15594b9f15c28e003be488e36906
Document Total Pages:	1

Document Signed By:

Name:	Kevin Rich
Email:	blackdogmachinellc@outlook.com
IP:	2605:59c0:31a5:d910:9ccf:163a:fe44:c4e8
Location:	SALT LAKE CITY, UT (US)
Date:	18 Sep 2024, 08:10:15, PDT
Consent:	eSignature Consent Accepted
Security Level:	Email



Signer ID: 6KFF5WXC13...

Document History:

Envelope Created	Randy Wall created this envelope on 17 Sep 2024, 12:00:13, PDT
Invitation Sent	Invitation sent to Kevin Rich on 17 Sep 2024, 12:01:31, PDT
Invitation Accepted	Invitation accepted by Kevin Rich on 18 Sep 2024, 08:09:45, PDT
Signed by Kevin Rich	Kevin Rich signed this Envelope on 18 Sep 2024, 08:10:15, PDT
Executed	Document(s) successfully executed on 18 Sep 2024, 08:10:15, PDT
Signed Document(s)	Link emailed to blackdogmachinellc@outlook.com
Signed Document(s)	Link emailed to randy@pe-services.biz

J-U-B ENGINEERS, INC.

J-U-B COMPANIES THE LANGDON GROUP GATEWAY MAPPING INC.

September 9, 2024

Mary B. Wall
Professional Engineering Services
mary@pe-services.biz

RE: **ARROWHEAD SPRINGS RANCH SAND AND GRAVEL PIT, 21793 HIGHWAY 20/26, PARMA, ID.**

Dear Mary:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application dated 08/12/2024, for the property located at 21793 Highway 20/26, Parma, ID for the subject Parcels #R3853500000, R3855000000, and R3849200000.

NPHD does not currently maintain W Purple Sage Road south of Highway 20/26.

Conditions of Approval:

- This application will need to be submitted to the Idaho Transportation Department District 3 for Right of Way permit access and a new approach onto Highway 20/26.

NPHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

NPHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by the Planning & Zoning Commission and the Canyon County Commissioners in the event the Conditional Use Permit is approved.

Respectfully,

J-U-B ENGINEERS, Inc.

Timothy Blair, P.E. (ID, OR)
Area Manager - Meridian

CC:

- Lynn Troxel, NPHD#2 Director of Highways
- Jay Kiiha, White Peterson
- Zoninginfo@canyoncounty.id.gov



2020-065915
RECORDED
11/06/2020 04:03 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 DLSTEPHENS $15.00
TYPE: DEED
ALEX KINCAID LAW
ELECTRONICALLY RECORDED

Canyon County Recorder's Office

Cover Page

UNOFFICIAL COPY

QUITCLAIM DEED

Kevin W. Rich and Ping Rich, husband and wife, hereinafter "Grantors," for good and valuable consideration received, do release and forever quitclaim unto Arrowhead Springs Ranch LLC, whose current address is 22843 Buskirk Drive, Middleton, Idaho 83644 hereinafter "Grantee," and to its heirs and assigns, all right, title and interest which Grantors now have or may hereafter acquire in the real property located in the County of Canyon County, State of Idaho, at 21793 Highway 20-26, Notus, Idaho 83656, more fully described as:

EXHIBIT A

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto Grantee, and to its heirs and assigns forever.

WITNESS the hand of said Grantor this 4th day of November 2020.

Kevin W. Rich

Ping Rich

Ping Rich

STATE OF IDAHO)
) ss
County of Gem)

On this 4th day of November 2020, before me, the undersigned, a Notary Public in and for the State of Idaho, personally appeared Kevin W. Rich and Ping Rich, known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

MELANIE TOLL
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 65576
MY COMMISSION EXPIRES 5-11-2021

Melanie Toll
Notary Public
My Commission Expires: MAY 11, 2021

UNOFFICIAL COPY

EXHIBIT A

Parcel I

All of Lots 4 and 5, Section 33, Township 5 North, Range 4 West, Boise Meridian, EXCEPTING THEREFROM that portion of Lot 5 which lies North and East of the right of way of the Oregon Short Line Railway Company

Parcel II

That portion of the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 28, Township 5 North, Range 4 West, Boise Meridian, lying South and West of the right of way of the Oregon Short Line Railway Company.

AND

All that part of the Southeast Quarter of the Southeast Quarter (SE1/4SE1/4) of Section 29, Township 5 North, Range 4 West, Boise Meridian, lying South of the right of way of the Oregon Short Line Railway Company.

EXCEPTING THEREFROM a strip of land 326 1/2 feet wide along the West side thereof, heretofore conveyed to Charles H. Sanders by Deed dated December 2, 1911, and recorded in Book 60 of Deeds, Page 592, records of Canyon County, Idaho; AND ALSO EXCEPTING a road right of way 50 feet wide along railway right of way across Lot 5 of Section 33.

Parcel III

Lot 8 of Section 32 in Township 5 North, Range 4 West, Boise Meridian, lying South of the Boise River

Parcel IV

Beginning at the Northeast corner of Section 32, Township 5 North, Range 4 West, Boise Meridian; thence running South along the Section line between Sections 32 and 33 of said Township and Range to a point 2740 feet North of the Southeast corner of said Section 32; thence
North 84°4" West, 65.5 feet; thence
North 42°52" West 215.00 feet; thence
North 52°49" West 90 feet; thence
North 34°58" West 500.5 feet; thence
North 64°27" West 167.5 feet; thence
North 84°09" West 136 feet; thence
South 84°04" West 191 feet; thence
South 65°05" West 301.3 feet to a point on the North and South line through the center of the Northeast Quarter of said Section 32; thence North along said North and South line to the section line between Sections 29 and 32 of said Township and Range, being the Northwest corner of Lot 1, as shown on the United States Government Survey; thence East along said Section line to the place of beginning; being the Northeast corner of Lot 1, as shown on the United States Government Survey; EXCEPTING THEREFROM the following portion:

Commencing at the Northwest corner of said Lot 1; thence East along the North line of said Lot, 326.5 feet; thence South 1332.86 feet; thence Southwesterly 330 feet to a point on the West line of said Lot 1, running thence North along the West line of said Lot 1, 1380 feet to the Point of Beginning, said property being deeded to Charles H. Sanders, by Deed dated December 2, 1911, in Book 60 of Deeds, Page 592, records of Canyon County, Idaho.

QUALITY SAND & GRAVEL / SUPERIOR CONSTRUCTION & EXC.. LEASE AGREEMENT

THIS SAND AND GRAVEL LEASE AGREEMENT (hereinafter, Agreement" is made and entered into this 28th day of May 2024 by and between the Arrowhead Springs Ranch, LLC an Idaho limited liability company located at 21793 Highway 20/26 Caldwell, ID 83607 (hereinafter LESSOR), and Quality Sand & Gravel / Superior Construction & Excavation Inc., an Idaho corporation, 15101 Green Rd. Caldwell, ID 83607 (hereinafter, "LESSEE")

1. **DESCRIPTION OF REAL PROPERTY**. LESSOR hereby leases to LESSEE, and LESSEE hereby leases from LESSOR, on the terms, covenants and conditions set forth herein, the parcel of real property (hereinafter, the "Premises"), consisting of two location(s) on property resulting in approximately 21 acres more or less.

2. **TERM.** Unless sooner terminated as provided in this Agreement, this Agreement shall remain in effect for two (2) years commencing on approval from Canyon County conditional use permit (CUP) and continuing until gravel extraction is completed. This Agreement may thereafter be extended upon mutual written agreement of the parties.

3. PAYMENTS

A. **Royalty Payments.** As consideration for this Agreement, LESSEE shall pay to LESSOR a monthly royalty payment of $1.50 for each cubic yard of gravel material removed from the Premises (not to include overburden materials). LESSEE shall make the royalty payments in accordance with the unit prices and tons-per-cubic yard conversion factors.

B. **Method of Payment.** All royalty payment and other payments shall be on or before the fifteenth (15th) day of the month following the calendar month in which the material was removed from the Premises.

C. **Method of Measurement**. Measurement of all removed materials shall be by truck scale located on the Premises, and all weights shall be converted to cubic yards based on the conversion factors. LESSOR may make such inspections of the weighing operations and may monitor the removal and weighing process at any time, at LESSOR's discretion, by providing at least two (2) hours verbal notice to LESSEE. When mineral extraction is active and operational.

D. **Accounting for Monthly Royalties.** By the fifteenth day following each calendar month, LESSEE shall account to LESSOR for all the materials removed from the Premises for that month. This accounting shall be supplied by LESSEE to LESSOR in a format that includes the information for both the current month and for each of the preceding months of the current operating year.

E. **Books and Records.** LESSEE shall keep complete records of all materials removed from the Premises on a daily basis. These records shall be kept for at least three (3) years.

LESSOR may, at any time, during regular business hours and after at least forty-eight (48) hours' notice to LESSEE, have these business records of LESSEE audited by a CPA, at LESSOR's expense. In the event that this CPA audit determines that there has been an underpayment or an overpayment, then the accounts shall be adjusted, and payment made in thirty (30) days to correct the underpayment or overpayment accordingly. In the event that LESSEE disagrees with the calculations of the CPA auditor then LESSEE, at LESSEE's expense may employ a different CPA and have that CPA audit the records. The results of the two (2) CPA audits shall be averaged and any under or over payments shall be adjusted and payment made within thirty (30) days accordingly.

F. **Surveys of Premises.** LESSEE will permit LESSOR, or its representatives, to have access to the Premises at any time, with 24 hours' notice, for the purpose of surveying any aspect of the Premises. Any such surveys shall be made at the expense of LESSOR.

4. USE OF PREMISES.

A. **Mining.** LESSEE shall have the right to use the Premises for the purpose of exploring for excavating, mining removing processing crushing screening, selling, and marketing, sand gravel and rock, and any uses necessary for or incident to those purposes LESSEE shall have the right to construct improvements on the Premises related to mining, including the right to construct a scale house/office building of approximately 600 square feet a water well and pump house, septic system, water storage tank(s), waterlines, electrical power supply lines, a perimeter fence, and haul roads after obtaining any necessary building permits from Canyon County Provided, however, the LESSOR shall apply for and own any water right or permit obtained for use on the Premises. LESSEE shall be allowed to store and park trucks and other equipment on the Premises as LESSEE sees fit so long as such parking or storage complies with conditional use permit

B. **Prohibited Uses.** LESSEE shall be prohibited from using the Premises for any purpose not expressly stated in this Agreement except as otherwise agreed by LESSOR in writing. Prohibited uses include, but are not limited to, construction or use of housing for employees; construction or installation of equipment and facilities not associated with mining operations; and hauling storing or selling any materials on the Premises that did not originate on the Premises excluding required equipment for mineral extraction operations.

5. COMPLIANCE WITH GOVERNMENT REGULATION.

A. **General Compliance.** LESSEE shall comply with all applicable federal state, local and other laws, rules and regulations governing its operations on the Premises

B. **Environmental Permits.** LESSEE shall obtain all necessary air quality, water quality and other environmental permits and approvals from the U.S. Environmental Protection Agency and the Idaho Department of Environmental Quality. LESSEE shall fully comply with all terms and conditions of said permits and approvals, as may be amended or modified

C. **Reclamation Plan, Conditional Use Permit, and Master Site Plan** LESSEE shall fully comply with all terms and conditions of the Reclamation Plan. LESSEE shall also fully comply with all terms and conditions of the Conditional Use Permit and Master Site Plan. In the event LESSOR determines that LESSEE is not in compliance with a condition of approval adopted by the Idaho Department of Lands or Ada County. LESSOR shall notify LESSEE in writing specifying the condition of approval and the actions required by the governing agency standards to comply with the condition of approval. In the event LESSEE fails to take all required actions to comply with the condition of approval within fifteen (15) business days of receiving LESSOR's written notice. LESSOR may terminate this Agreement by written notice to LESSEE.

D. **Drainage Plan.** LESSEE shall construct and maintain site drainage facilities in compliance with the approved Drainage Plan

6. GENERAL OPERATING PLAN.

Prior to commencing any work on any of the phases of operation LESSEE shall prepare for LESSOR's review and approval of a General Operating Plan consistent with the permits and approvals issued by the Idaho Department of Lands The General Operating Plan shall be attached to and fully incorporated into the terms and conditions of this Agreement LESSEE shall adhere to the General Operating Plan unless otherwise agreed in writing between the parties LESSEE shall notify LESSOR in writing, and obtain LESSOR's written approval, which shall not be unreasonably withheld, for any change(s) that LESSEE desires to make in any of the provisions of the General Operating Plan. Upon approval by the LESSOR, the General Operating Plan will be amended to reflect such changes.

A. LESSOR grants LESSEE full permission and authority to submit and sign applications, permits and contracts and any and all documentation relating to mineral extraction on said / defined property for explicit purpose of mineral extraction.

7. MAXIMUM RECOVERY AND INDUSTRY PRACTICES.

LESSEE shall conduct the mining operation so as to recover, to the maximum extent practicable all merchantable sand, gravel and other material LESSEE shall conduct all operations to minimize waste and, in a manner, consistent with the best practices of the mining industry so as to control dust, noise traffic and visual impacts to surrounding properties.

8. WATER AND UTILITIES.

There is no water and there are no utilities currently available on the Premises. LESSEE shall be solely responsible for construction of any well.

bringing water to the Premises, installation of any utilities on the Premises, and any other service LESSEE desires on the Premises. Provided, however LESSOR shall use its best efforts to obtain, and shall own, any water right or permit for use on the Premises.

9. MATERIALMEN LIENS. LESSEE shall keep the Premises free of liens for labor performed or materials or merchandise furnished for use on the Premises and shall hold LESSOR harmless from all costs, loss or damage which may result from any work or operations of LESSEE or its possession or occupancy of the Premises. LESSEE shall permit LESSOR to post on the Premises notices of non-liability for labor performed or materials or merchandise furnished.

10. TAXES. LESSEE shall be solely responsible for sales taxes levied on LESSEE or on sand, gravel or rock stockpiled on or removed from the Premises, and for taxes on any equipment or items placed on the Premises by LESSEE. As real property taxes and assessments levied or assessed against the Premises become due the LESSOR will make payment to the taxing authority. LESSOR shall request Ada County to maintain an agricultural exemption on all property not currently being mined by LESSEE.

11. INSURANCE. LESSEE shall carry at all times during the term of this Agreement the following minimum insurance coverage:

A. Workman's Compensation Insurance to the extent required by Idaho law;

B. Employer's Liability Insurance with limits of not less than $2 million for injury or death resulting from any accident or occupational disease.

C. Comprehensive General Liability Insurance with bodily injury liability limits of not less than $2 million for injury or death resulting from any one occurrence, and property damage liability limits of not less than $1 million per occurrence; and

D. Automobile Liability Insurance, including all non-owned, hired, rented or owned equipment with bodily injury limits of not less than $2 million for injuries to or death of each person resulting from any one occurrence, and property damage liability of not less than $1 million per occurrence. Policies providing coverage under this Agreement shall not be subject to cancellation or material change except upon thirty (30) days prior written notice to LESSOR. LESSOR shall be named as an additional insured on all of these policies, and LESSEE shall provide LESSOR with either a copy of the policy or a copy of the declaration page or binder.

12. INDEMNIFICATION BY LESSEE. This Lease is made on the express condition that except for LESSOR's negligence, LESSOR shall not be liable or suffer loss by reason of injury to person or property from whatever cause or in any way connected with the condition or use of the Premises or the improvements or personal property therein or thereon, including, without limitation, any liability for injury to the person or property of LESSEE, its agents, officers, employees or invitees. LESSEE agrees to indemnify, defend and hold LESSOR absolutely harmless from any and all liability, loss, cost or obligation on account of, or arising out of, any such injury or loss however occurring.

13. INSPECTION OF PREMISES. LESSOR or LESSOR's authorized representative may enter upon the Premises at reasonable times for the purpose of inspecting the Premises and LESSEE's operations but shall do so as not to hinder unreasonably the operations of LESSEE.

14. MAINTENANCE AND REPAIR. Any and all maintenance and repairs of any kind of all equipment, facilities and improvements furnished by LESSEE shall be the responsibility of the LESSEE and performed at the expense of LESSEE.

15. ENVIRONMENTAL. LESSEE shall at all times keep the Premises free from Hazardous Materials. LESSEE shall not cause generate, manufacture, store, release, or dispose of Hazardous Materials in, on, about, or under the Premises in violation of any federal, state or local law, decision, statute, rule, ordinance or regulation currently in existence or hereinafter enacted or amended. LESSEE shall give LESSOR prompt written notice of any claim by any person, entity or governmental agency that a release or disposal of Hazardous Materials has occurred in, on, about or under the Premises. LESSEE, through professional engineers and at LESSEE's sole cost, shall promptly and thoroughly investigate, remove, repair, clean up and or detoxify any Hazardous Materials from the Premises whether or not such actions are required by law if the LESSEE or any agent, invitee or guest of the LESSEE is responsible for the existence of the Hazardous Materials in, on, about or under the Premises. "Hazardous Materials" shall include, but shall not be limited to, substances defined as "hazardous substances", "hazardous materials", "hazardous wastes" or "toxic substances" in any federal, state or local statute, law, ordinance or regulation

including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601 et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; the Toxic Substances Control Act 15 U.S.C. § 2601, et seq.; the Clean Air Act, 42 U.S.C. § 7401, et seq.; the Clean Water Act, 33 U.S.C. § 1251 et seq and the Idaho Hazardous Waste Management Act of 1983, Idaho Code § 39-4401, et seq. LESSEE hereby agrees to indemnify, save, defend and hold harmless LESSOR from and against any and all losses, liabilities, damages, injuries, costs, expenses and claims of any and every kind whatsoever paid, incurred or suffered by or asserted against LESSOR for, with respect to, or as a direct or indirect result of, the presence in, on, about or under, or the escape, seepage, leakage, spillage, discharge, emission, discharging or release from the Premises of any Hazardous Materials, including without limitation any losses, liabilities, damages, injuries, costs, expenses or claims asserted or arising under any hazardous waste laws or regulations, if the such Hazardous Materials was caused by or within the control of the LESSEE or any agent, invitee or guest of LESSEE.

16. REMOVAL OF PROPERTY. Within thirty (30) days after expiration or termination of this Agreement LESSEE shall remove from the Premises all structures, equipment, personal property, and items owned by LESSEE, or erected or placed on the Premises by LESSEE.

17. DEFAULT. It is mutually understood and agreed that this Agreement is made and executed on the express condition that LESSEE will promptly perform each and every covenant, term condition and agreement contained herein to be kept and performed by LESSEE. Except as set forth in Section 5. C. of this Agreement, if, at any time during the term of this Agreement LESSEE shall fail to perform any of the covenants, terms, conditions or agreements herein contained to be kept and performed by LESSEE and that failure shall continue for a period of thirty (30) days after written notice has been given to LESSEE, then and in such event it shall be lawful and optional for LESSOR to terminate this Agreement and to re-enter the Premises and to remove all persons therefrom.

18. CONDEMNATION. In the event any condemnation makes it impracticable for LESSEE to continue under this Agreement LESSEE shall have the option to terminate this Agreement. In the event that there is a partial condemnation that does not make it impracticable for LESSEE to continue under this Agreement, LESSEE shall proceed with the lease. Any condemnation proceeds shall be paid to the parties according to their respective interests under this Agreement.

19. INSOLVENCY. Either (a) the appointment of a receiver to take possession of all or substantially (b) a general assignment by LESSEE for the benefits of creditors, or (c) any action taken or suffered by LESSEE under any insolvency or bankruptcy act shall if any such appointments, assignments or action continues for a period of thirty (30) days, constitutes a breach of this Agreement by LESSEE and LESSOR may at its election without notice, terminate this Agreement and in that event be entitled to immediate possession of the Premises and damages as provided in this Agreement.

20. EFFECT OF HOLDING OVER. If LESSEE should remain in possession of the Premises after the expiration of this Agreement and without executing a new Agreement, then such holding over shall be construed as a tenancy from month to month subject to all of the conditions, provisions, and obligations of this Agreement.

In the event either party desires to change the address to which a mailed notice shall be sent to them, that party shall similarly give to the other party written notice of that change in accordance with the provisions of this section.

B. Waiver. One or more waivers by either of the parties of any breach or default of the other party shall not be a waiver of any other breach or default of the same or any other covenant or condition. The consent of a party to approve of any act by the other party requiring consent or approval shall not be deemed to render unnecessary said consent to or approval of any subsequent similar act.

C. Assignment. The rights of LESSEE under this Agreement may not be assigned without the prior written consent of LESSOR.

D. Binding Effect. All covenants, conditions, limitations and provisions contained in this Agreement shall apply to and are binding upon the parties and their respective successors, heirs and assigns.

E. Attorney Fees. In the event either party institutes any action or proceeding in court to enforce any provision of this Agreement or brings an action for damages for an alleged breach of a provision of this Agreement, then the non-prevailing party agrees to pay to the prevailing party such amount as the court may adjudge to be reasonable as attorneys' fees for services in that action.

F. This instrument contains all of the agreements and conditions made between the parties to this Lease and may not be modified orally or in any other manner than by an agreement in writing signed by all the parties to this Lease.

G. Time is of the essence of each term and provision of this Lease.

21. RIGHT OF FIRST REFUSAL. Within ten (10) days of Lessor's receipt from a third party of a bona fide offer to purchase the Premises at a specified price and terms, LESSOR shall provide LESSEE with written notice that LESSOR has received an offer to purchase the property which LESSOR intends to accept. LESSEE shall have ten (10) days after receipt of notice from the LESSOR to exercise the right of first refusal by providing LESSOR with written notice that LESSEE will purchase the Premises at the specified price and terms. Upon receipt by LESSOR of LESSEE's written notice that LESSEE intends to purchase the Premises upon the specified terms and conditions LESSOR shall be obligated to sell the Premises to LESSEE at the specified price and terms. Closing of any such sale shall take place within thirty (30) days from the date of LESSEE's notice to LESSOR that it intends to purchase the property. In the event that LESSEE does not give LESSOR notice within the specified period, LESSOR shall not be obligated to sell the Premises to LESSEE and may thereafter sell the Premises to the third party making the offer. If for any reason the Premises are not sold to a third party, notice of any subsequent bona fide offers acceptable to LESSOR shall be given to LESSEE upon the same terms and conditions for acceptance or rejection as provided herein.

22. TERMINATION:

LESSOR and LESSEE have the right to terminate this agreement under material breach, change in circumstances, insolvency, and mutual agreement. If LESSOR terminates the agreement prior to mineral extraction commencement, LESSOR agrees to pay all associated costs incurred by LESSEE within 30 days of formal written notice and accounting costs associated with the project.

23. MISCELLANEOUS PROVISIONS.

A. **Notices.** All notices and other communications to either party shall be in writing and may be served personally upon the party intended to receive the notice or shall be sent by registered or certified mail to such party.

Mailed notices to the LESSOR shall be addressed to

Kevin Rich
Shall be addressed to
21793 Highway 20/26 Caldwell, ID 83607

Kelly Fulfer / Brian Burnet
Quality Sand & Gravel / Superior Construction & Excavation Inc.
15101 Green Rd.
Caldwell, ID 83607

Signatures:

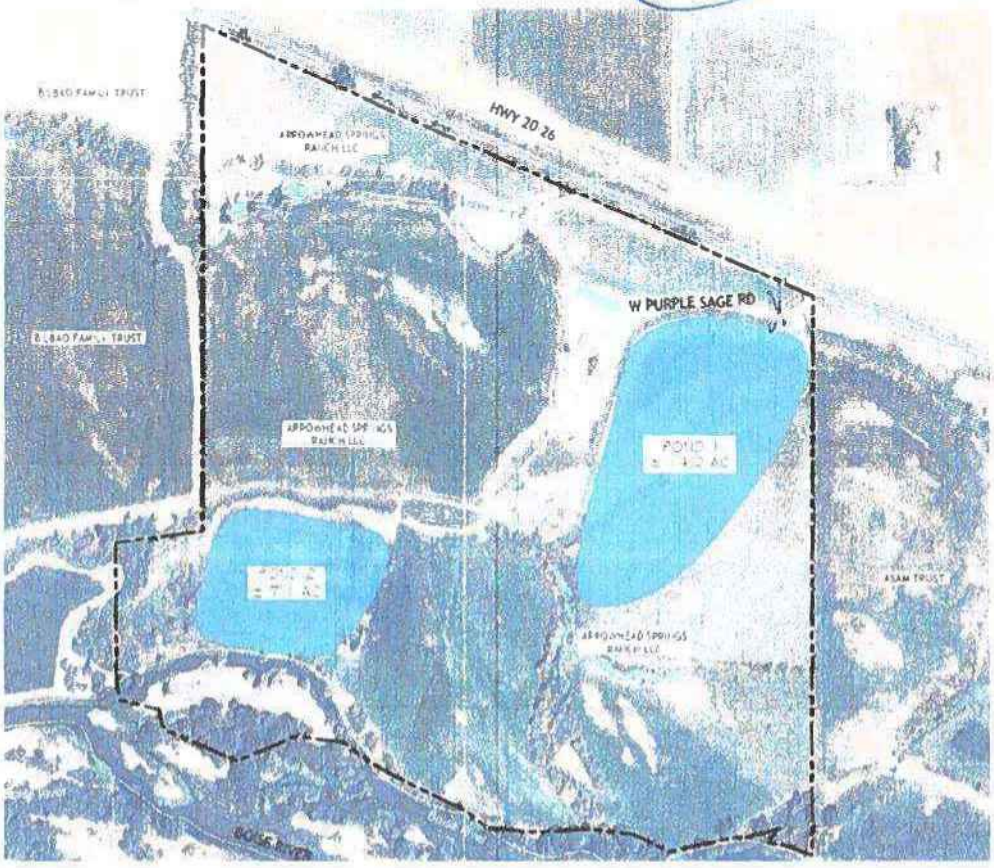
5-31-24

Kevin Rich Date

6-3-24

Kelly Fulfer or Brian Burnett Date

Addendum #1



MINERALS, NAVIGABLE WATERS, OIL & GAS
RESOURCE PROTECTION & ASSISTANCE BUREAU
300 N. 6th Street Suite 103
PO Box 83720
Boise, ID 83720-0050
Phone (208) 334-0200
Fax (208) 334-3698

IDAHO DEPARTMENT OF LANDS

DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

October 3, 2024

Superior Construction and Excavating
Attn: Kelly Fulfer
2350 W McMillan Rd
Meridian, ID 83646

This correspondence is notification the following reclamation plan is conditionally approved on October 3, 2024.

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603015	34	Canyon	Pts SE¼, NE¼, Sec 32, Pts W ½, NW¼, Sec 33, T05N R04W

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.

2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.

3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:

    a. Diverting all surface water flows around the mining operation.
    b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation;
    c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.

4. In accordance with provisions of Idaho Code title 47, chapter 18, a payment to the state reclamation fund of $500.00 for 34 disturbed acres over the next 12 months shall be paid by November 1, 2024. This payment will constitute financial assurance in lieu of a reclamation bond. Approval of this reclamation plan is conditioned upon receipt of the above payment by the date shown and annual payments in accordance with Idaho Code title 47, chapter 18 and IDAPA 20.03.03. Please ensure that you complete the enclosed acknowledgment and return it with your payment. This reclamation plan will be considered in good standing upon receipt of the above payment and signed acknowledgment.

5. If the reclamation plan is not bonded within twenty-four (24) months of approval the department will cancel this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), wastewater generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

7. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond payment established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

Condition

1. IDL understands the Applicant has not completed permitting necessary to commence operations at this site. The Applicant wishes to withhold payment of the BAF fee until all required permits are obtained. BAF billing is pro-rated on a twelve-month basis with November 1 as the anniversary date of coverage. When the Applicant is prepared to commence mining activities, the Applicant will contact IDL to determine what the pro-rated amount of $500 will constitute at that time.

If the department does not receive a written notice of objection from you regarding these stipulations by October 17, 2024, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone (208) 334-0208.

Sincerely,

Katy Keeton
Technical Records Specialist II

Enclosure(s)
CC: Bureau

IDAHO DEPARTMENT OF LANDS

Bond Assurance Fund Acknowledgement Form

Mineral Lease/Dredge and Placer Permit/Reclamation Plan No. S603015

In accordance with 47-1803(2), this payment and my signature certify that I shall perform the requirements of the approved mineral lease, dredge and placer permit, or reclamation plan listed on this bill, and that I shall comply with all administrative rules governing the operation.

Kelly Fulfer

Print name of lessee or permit/plan holder Revised Acres (if needed)

Signature of lessee or permit/plan holder Date

PROFESSIONAL
ENGINEERING
SERVICES

ARROWHEAD SPRINGS RANCH GRAVEL PITS
SUPPLEMENTAL INFORMATION FOR THE APPLICATION OF RECLAMATION PLAN APPROVAL

Located at 21793 Highway 20/26, Parma, Idaho

Prepared by:
Mary B. Wall, PE
Professional Engineering Services
5636 N. Portsmouth Ave.
Boise, ID 83714

July 24, 2024
Revised September 17, 2024

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I. Addressing Item 12, Application for Reclamation Plan Approval

a. Exhibit 1 provides the vicinity map showing the site location. The property is located at 21793 Highway 20/26, Parma, Idaho. Arrowhead Springs Ranch consists of Assessors Parcel Numbers R3853500000, R3855000000, and R3849200000.

b. The main haul road is W. Purple Sage Road which will get trucks from the gravel pit(s) to Highway 20/26. This road is shown on Exhibit 3 and will be extended, as required, to reach the proposed gravel pits. An onsite temporary haul road will be constructed at the start of the mining operations and will be gradually abandoned as the mining activity progresses across the proposed gravel pits. Ongoing maintenance of W. Purple Sage Road will be provided during gravel mining operations and will be left in good condition upon the conclusion of the mining activity. Mining operations are estimated to start in June 2025 and conclude in June 2045.

c.

   I. Exhibit 4 provides approximate locations and names, if known, of the bodies of water within 1,000 feet of the surface mining operations. Waterways in the immediate vicinity of the mining operation primarily consist of irrigation supply ditches and irrigation waste ditches. The irrigation waste ditches discharge into the Boise River. The Boise River is located approximately 75 feet south of the west mining area and 1,000 feet south of the east mining area.

   II. Exhibits 2 and 3 provide property ownership information and the gravel pit property boundary. Exhibit 3 shows the limits of the gravel mining operation and the area affected during the first couple years of operation.

   III. Exhibit 5 shows the planned configuration of the gravel pit, stockpile area, staging area and sediment ponds/dewatering area.

   IV. All mining will be surface mining. There will be no underground mine openings on the property.

   V. Fuel will be stored in a mobile fuel storage container which will be located in the staging area shown on Exhibit 5. No other equipment maintenance products, wastes, or chemicals will be stored on site.

d. Exhibit 2 is the Ownership Map and provides ownership information, assessor's parcel number, and parcels size for the proposed gravel pit site and the surrounding properties. The property is owned by Arrowhead Springs Ranch, LLC. The gravel pit operation will be conducted by Superior Construction.

e. Exhibit 6 provides the cross-section location and Exhibit 7 provides the cross-section views of the mine prior to mining, at maximum disturbance, and after reclamation.

II. Addressing Item 13, Application for Reclamation Plan Approval

a. Exhibit 8 is the Drainage Control Map which shows the general slope of the property prior to any mining activity. The property generally slopes from south to north away from the Boise River and from east to west. A berm exists on the north side of the east pond which will prevent drainage from entering the waste ditch along the north boundary. A berm will be placed on the north side of the west gravel pit to prevent drainage from entering the irrigation waste or supply ditch. The entire operations area will be sloped towards the gravel pit area to prevent any surface water from leaving the site.
Sediment ponds will be excavated as needed during operations. Ponds will be cleaned as needed and sediment will be moved to the overburden storage area.

b. Site specific water quality impacts from mining operations will be addressed as outlined in the above section.

c. No post-closure (post-reclamation) activities will be required.

d. All existing roads will be maintained during mining operations and will be left in good condition when mining activities cease.

e. See Exhibit 9 for final activities and revegetation information. Topsoil will be salvaged and stockpiled in the stockpile area shown on Exhibit 5. The main pit area will be used as a pond fed by groundwater. The fine sandy loam topsoil will be spread on the upper reclaimed slopes and other disturbed areas onsite at a minimum depth required for healthy plant growth and track-walked to control erosion. Grass seed and fertilizer recommendations follow. Straw mulch will be applied as needed.

Seed Mix:

Bluebunch Wheatgrass	20%
Idaho Fescue	15%
Indian Ricegrass	15%
Needle and Thread	1%
Prairie Junegrass	10%
Thickspike Wheatgrass	15%
Sand Dropseed	14%
Sandberg Bluegrass	10%

Application Rate: 15.4 pounds per acre

Seeding Time:
The optimal seeding time shall be in the fall, between mid-September and mid-October. If seeding is applied too early or too late and proper germination has not been established prior to fall dormancy, then reseeding shall be applied in early spring, as soon as soil is workable, not muddy, and between the months of March and May. This seeding window provides the typical optimal weather conditions for seed germination and survival. Dormant seeding after November 20th helps to ensure that germination does not occur prior to the following spring growing season and should be installed prior to freezing weather conditions.

Fertilization:
Fertilization is not recommended for reclamation seeding due to promotion of the encouraged weed presence. Soil amendments might be recommended if soil conditions are unsuitable for proper seed germination and growth based on existing soil testing conditions.

f. For final reclamation, sediment ponds will be filled with materials from the mining operation and capped with topsoil from the stockpile area.

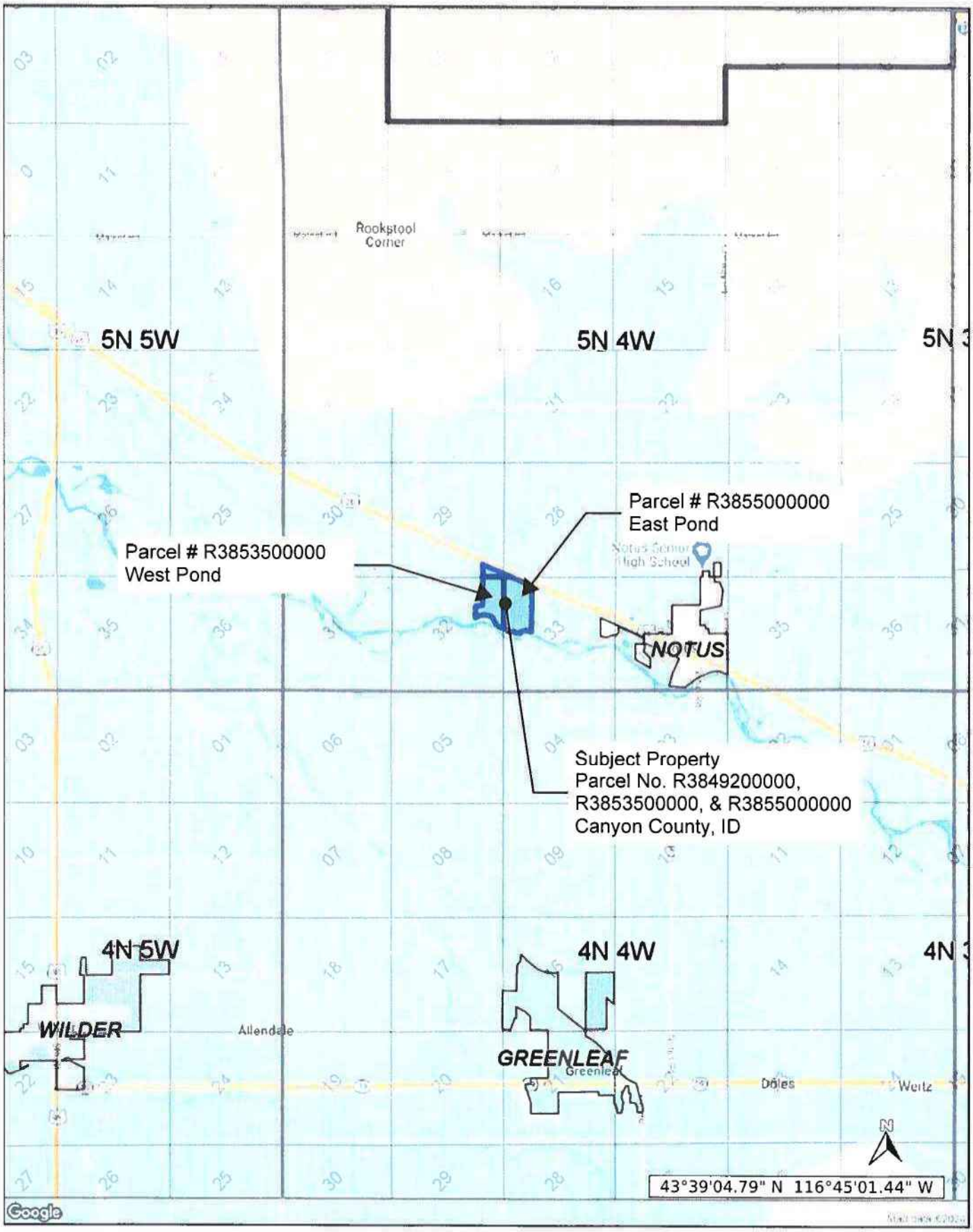
g. There will be no underground mine openings on this site. All mining activity is surface mining of sands and gravels.

h. The estimate of the actual cost of third-party post-mining reclamation of the site is $83,813. Exhibit 10 provides a detailed cost estimate.

Vicinity Map

Arrowhead Springs Ranch Reclamation Plan Application
21793 Highway 20/26, Canyon County, ID

Exhibit 1



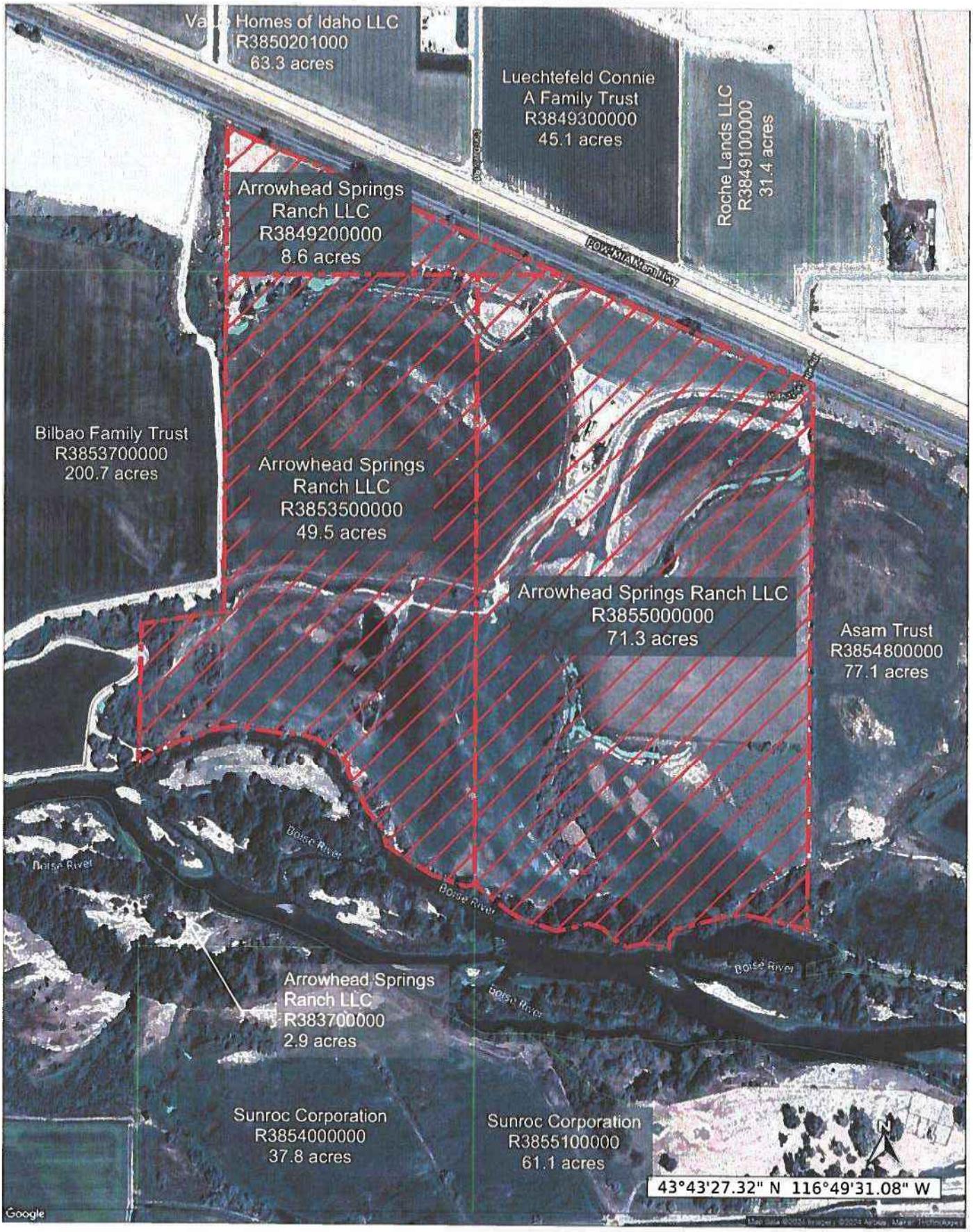
May 31, 2024 - landproDATA.com
Scale: 1 inch approx 6000 feet

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Property Ownership Map

Arrowhead Springs Ranch Reclamation Plan Application
21793 Highway 20/26, Canyon County, ID

Exhibit 2



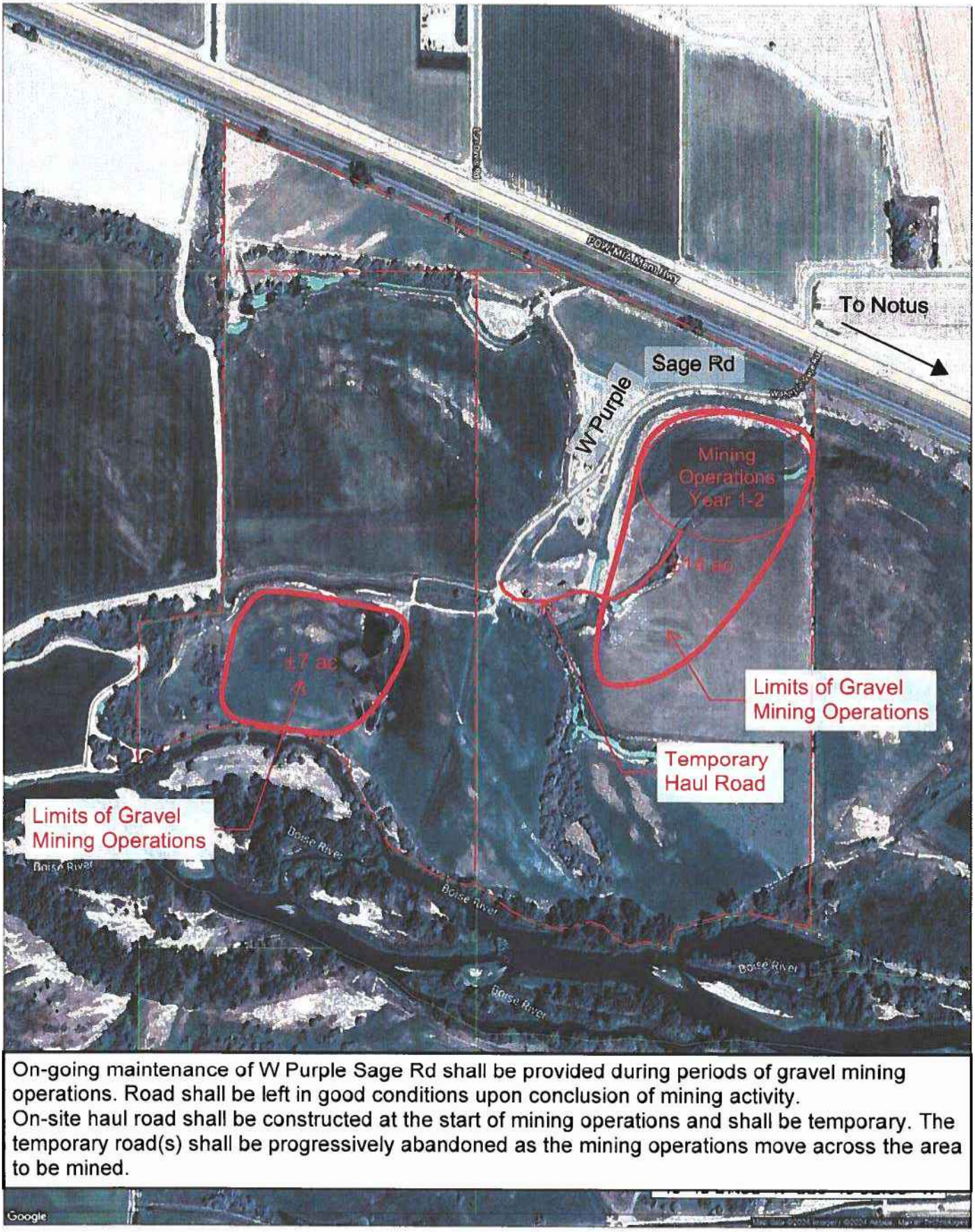
May 31, 2024 - landproDATA.com
Scale: 1 inch approx 500 feet

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Site Map

Arrowhead Springs Ranch Reclamation Plan Application
21793 Highway 20/26, Canyon County, ID

Exhibit 3



On-going maintenance of W Purple Sage Rd shall be provided during periods of gravel mining operations. Road shall be left in good conditions upon conclusion of mining activity.
On-site haul road shall be constructed at the start of mining operations and shall be temporary. The temporary road(s) shall be progressively abandoned as the mining operations move across the area to be mined.

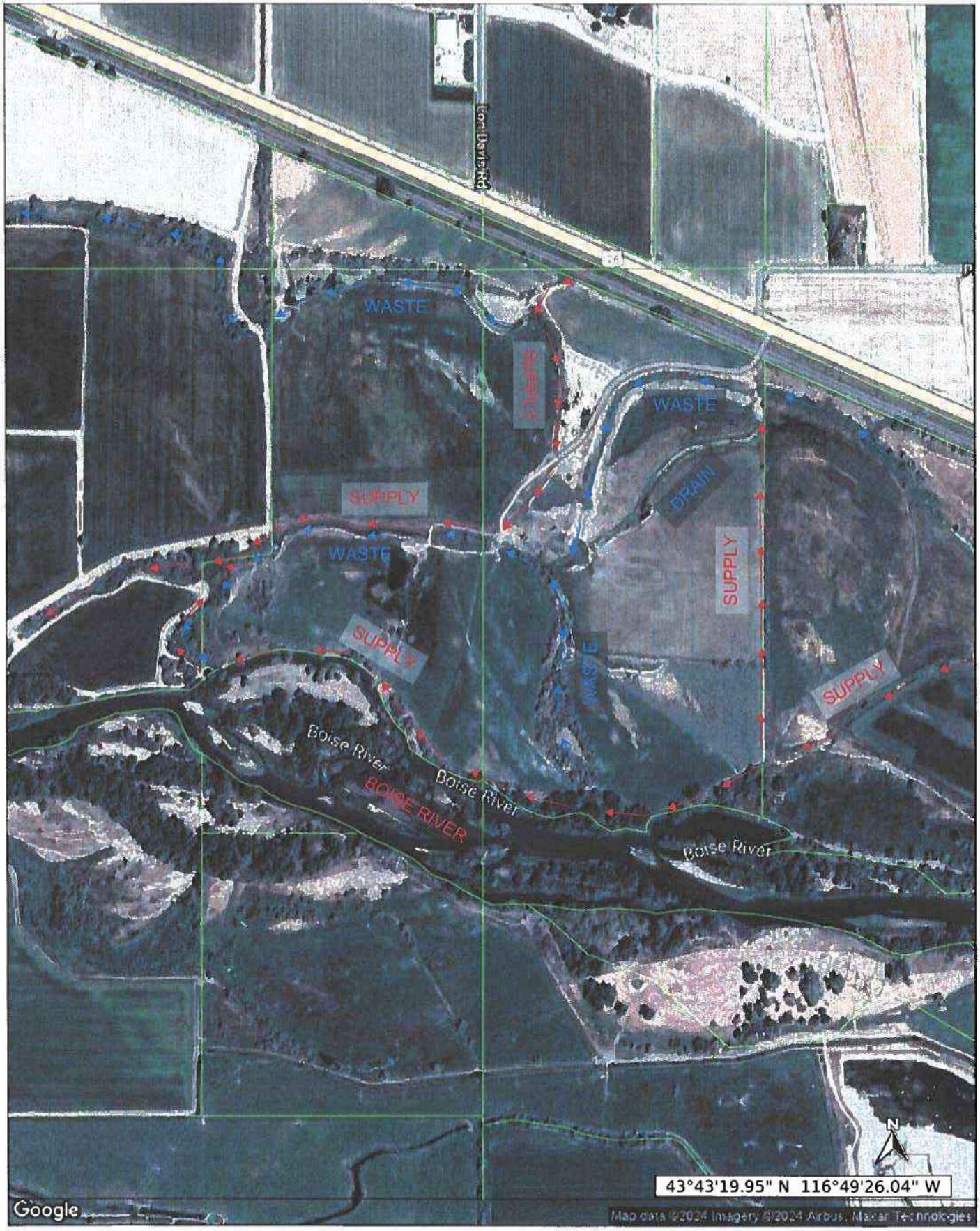
May 31, 2024 - landproDATA.com
Scale: 1 inch approx 500 feet

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Site Map with Water Ways

Arrowhead Springs Ranch Reclamation Plan Application
21793 Highway 20/26, Canyon County, ID

Exhibit 4



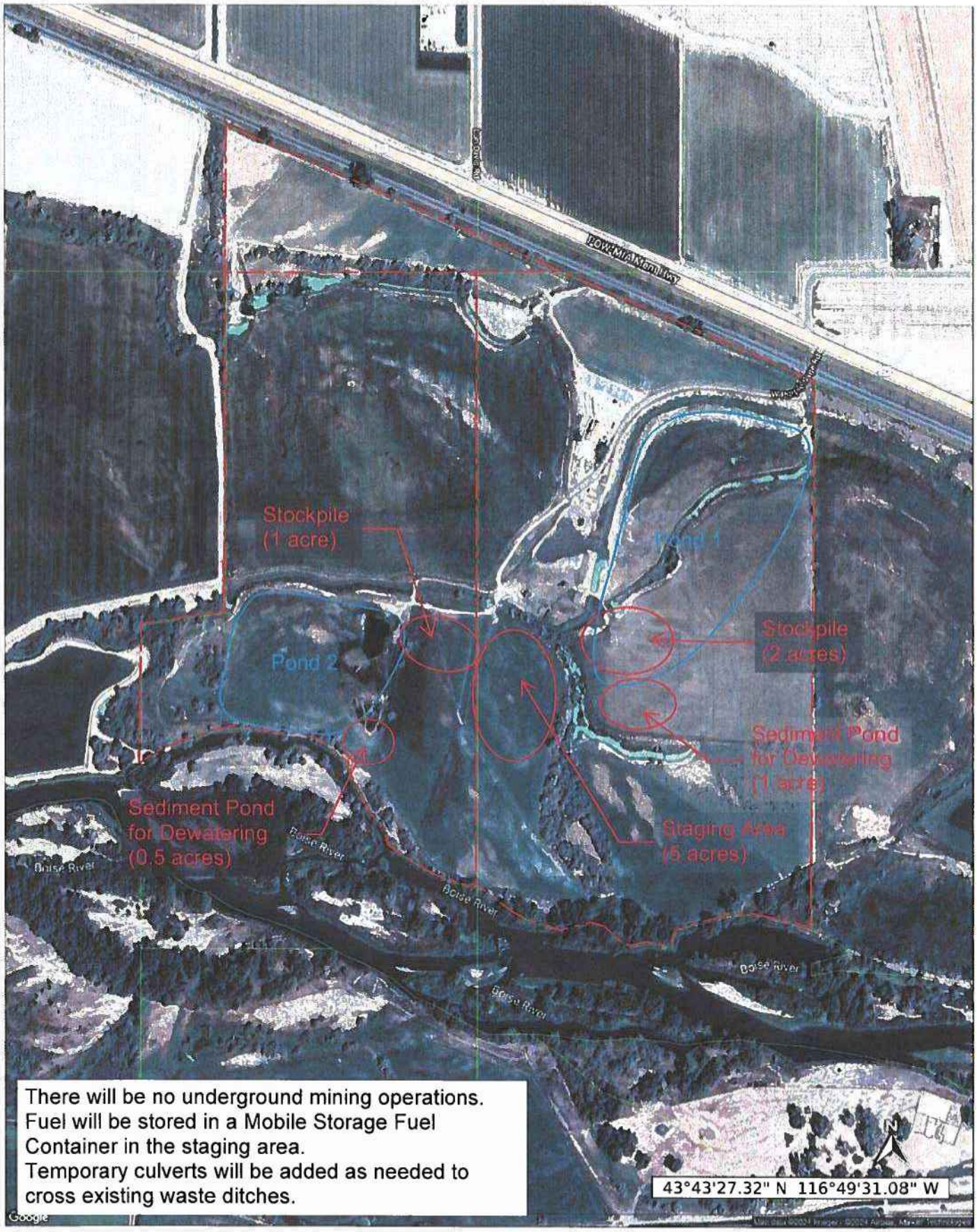
May 31, 2024 - landproDATA.com
Scale: 1 inch approx 600 feet

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Operations Locations Map

Arrowhead Springs Ranch Reclamation Plan Application
21793 Highway 20/26, Canyon County, ID

Exhibit 5



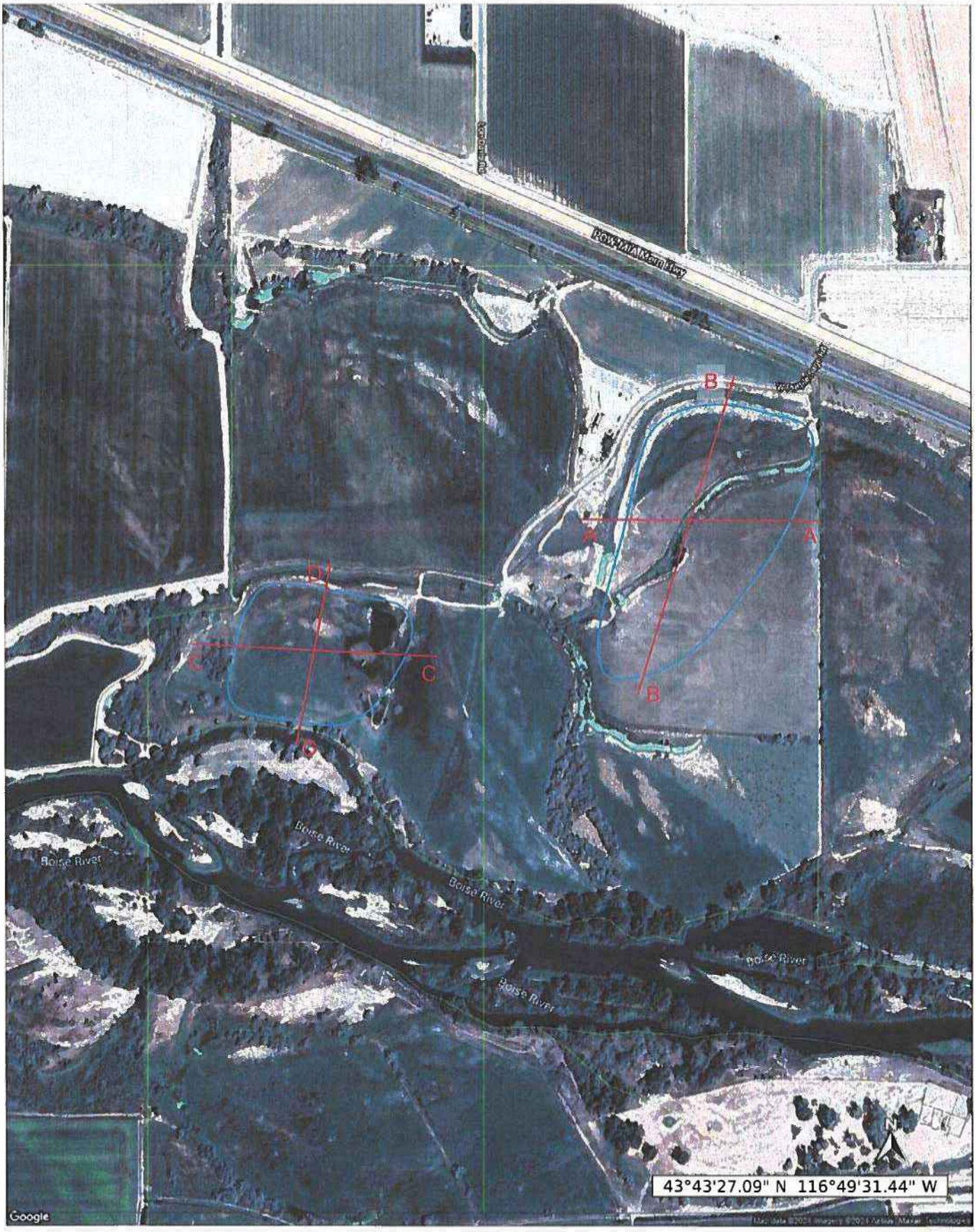
May 31, 2024 - landproDATA.com
Scale: 1 inch approx 500 feet

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Pond Cross-Section Location Map

Arrowhead Springs Ranch Reclamation Plan Application
21793 Highway 20/26, Canyon County, ID

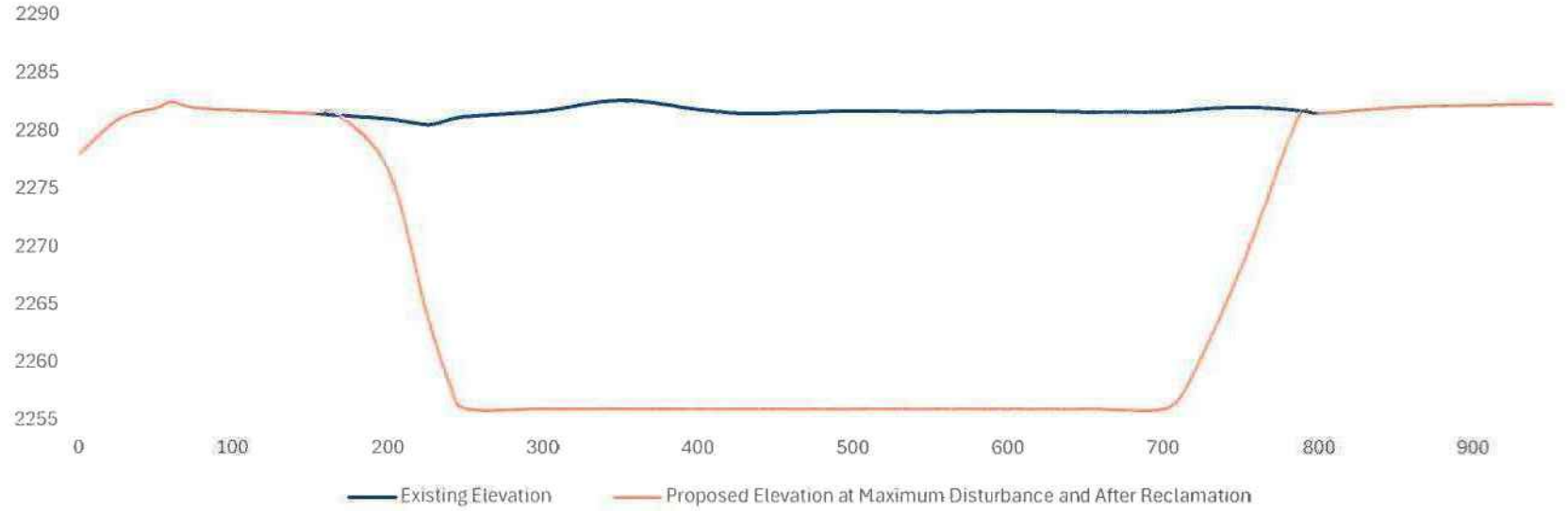
Exhibit 6



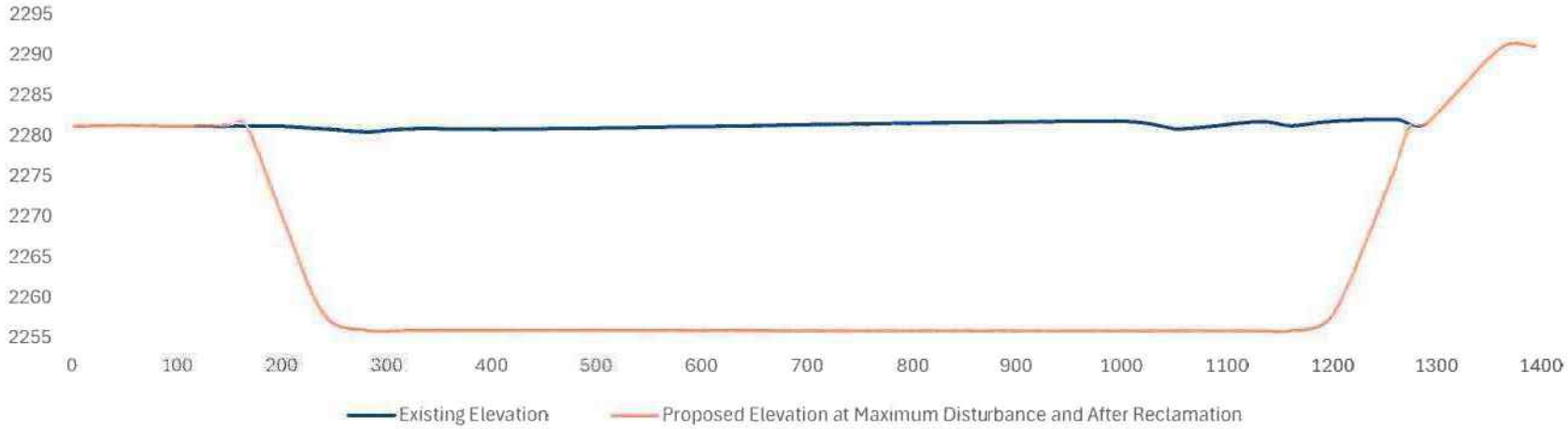
Jun 07, 2024 - landproDATA.com
Scale: 1 inch approx 500 feet

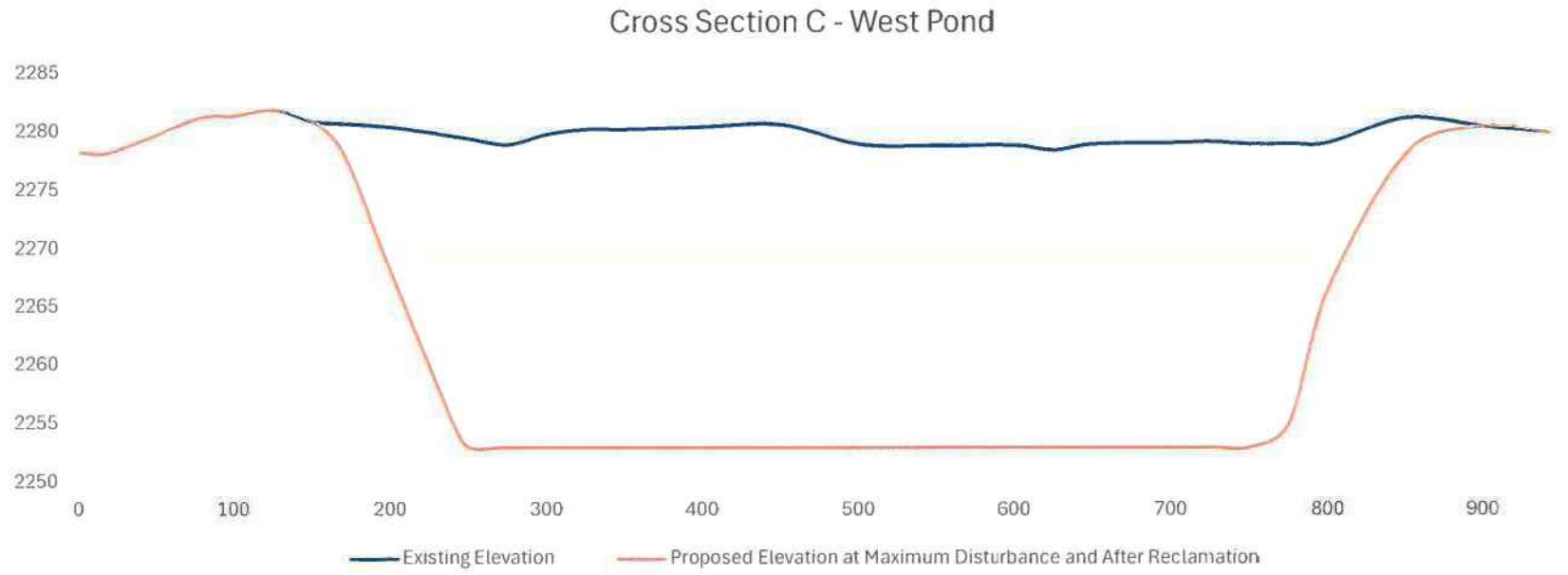
The materials available at this website are for informational purposes only and do not constitute a legal document.

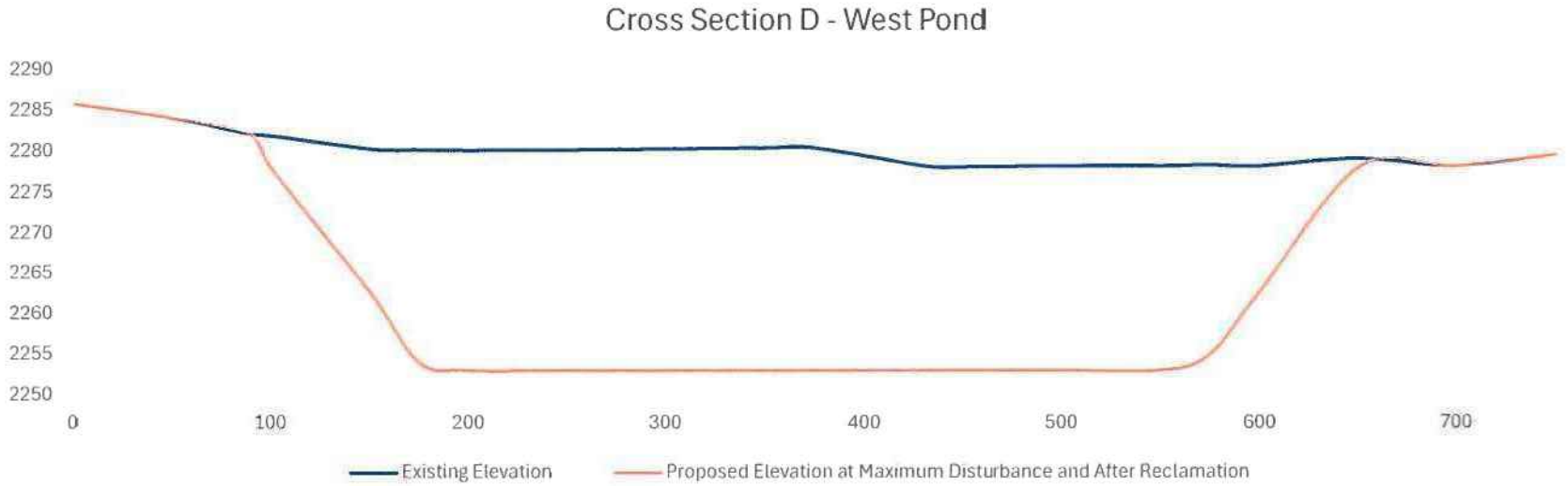
Cross Section A - East Pond



Cross Section B - East Pond



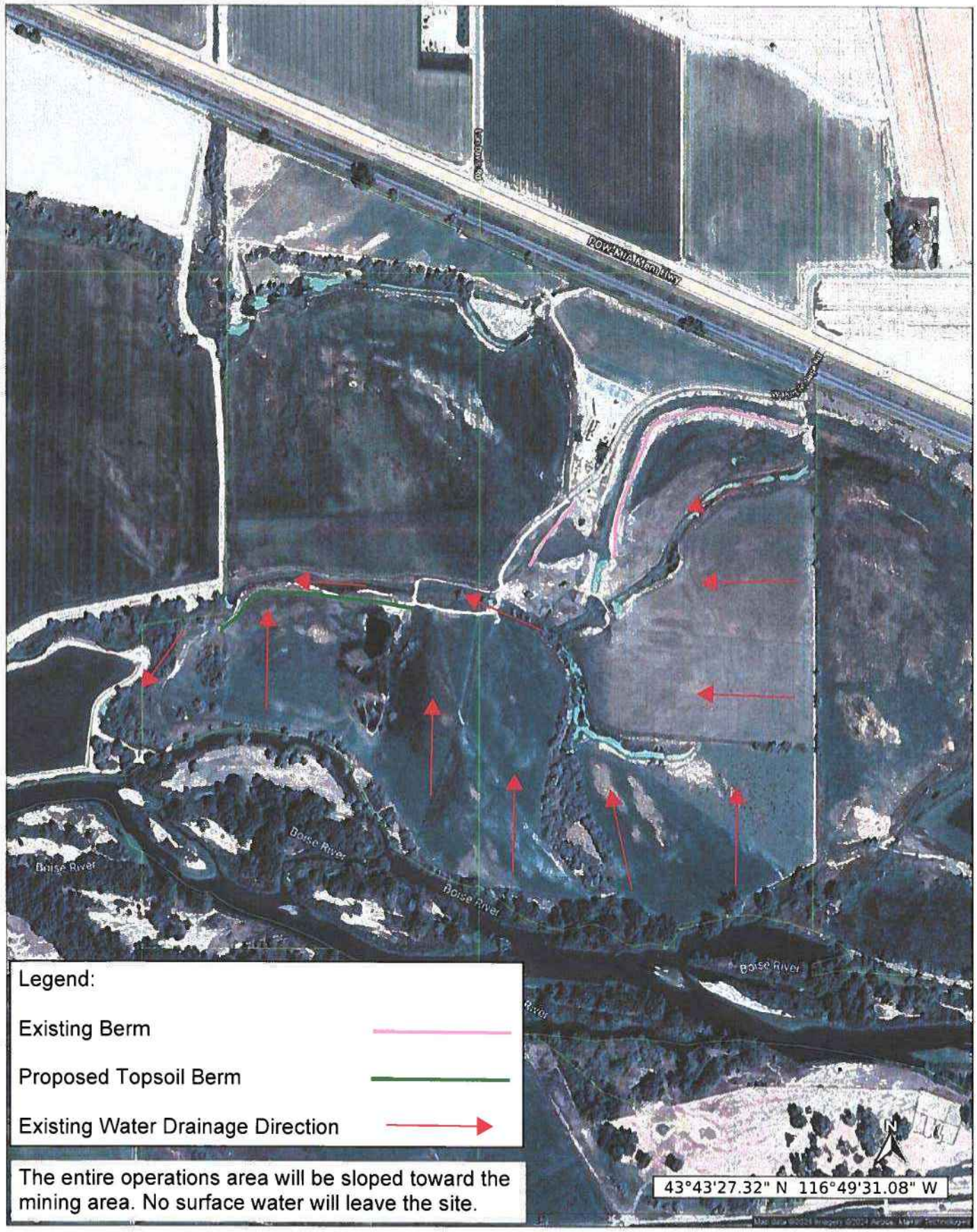

Cross Section C - West Pond
2285
2280
2275
2270
2265
2260
2255
2250
0
100
200
300
400
500
600
700
800
900
Existing Elevation
Proposed Elevation at Maximum Disturbance and After Reclamation


Cross Section D - West Pond
2290
2285
2280
2275
2270
2265
2260
2255
2250
0
100
200
300
400
500
600
700
Existing Elevation
Proposed Elevation at Maximum Disturbance and After Reclamation

Drainage Control Map

Arrowhead Springs Ranch Reclamation Plan Application
21793 Highway 20/26, Canyon County, ID

Exhibit 8



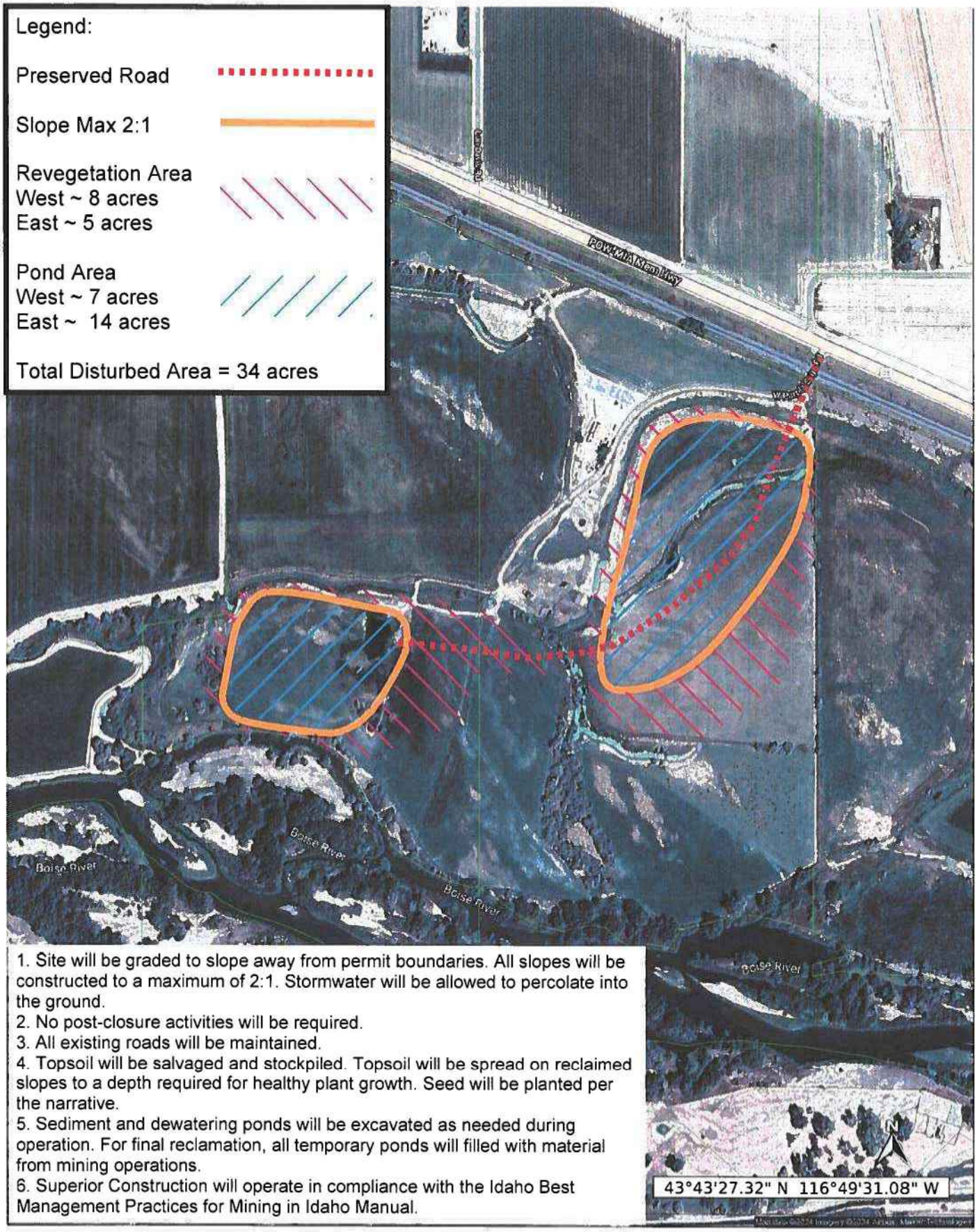
May 31, 2024 - landproDATA.com
Scale: 1 inch approx 500 feet

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Final Activities Map

Arrowhead Springs Ranch Reclamation Plan Application
21793 Highway 20/26, Canyon County, ID

Exhibit 9



1. Site will be graded to slope away from permit boundaries. All slopes will be constructed to a maximum of 2:1. Stormwater will be allowed to percolate into the ground.
2. No post-closure activities will be required.
3. All existing roads will be maintained.
4. Topsoil will be salvaged and stockpiled. Topsoil will be spread on reclaimed slopes to a depth required for healthy plant growth. Seed will be planted per the narrative.
5. Sediment and dewatering ponds will be excavated as needed during operation. For final reclamation, all temporary ponds will filled with material from mining operations.
6. Superior Construction will operate in compliance with the Idaho Best Management Practices for Mining in Idaho Manual.

May 31, 2024 - landproDATA.com
Scale: 1 inch approx 500 feet

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PROFESSIONAL ENGINEERING SERVICES

EXHIBIT 10

Opinion of Probable Cost for:

Arrowhead Springs Ranch Gravel Pit Reclamation

Revised September 17, 2024

Total area of property: 120.8 acres (Parcels R3853500000 and R3855000000)

Total area impacted by gravel mining activity: 34 acres

Area of proposed pond in mined area: 21 acres (7-acre pond and 14-acre pond)

Estimated area of revegetation: 13 acres

No.	Description	Amount	Unit	Unit $		Total $
1	Mobilization	1	LS	12,000	$	12,000
2	Minor Grading/Earthwork	1	LS	18,000	$	18,000
3	Placement of stockpiled overburden	13	Acres	2,500	$	32,500
4	Tractor with seed spreader	13	Acres	200	$	2,600
5	Seed & Fertilizer Application	13	Acres	150	$	1,950
				Construction Subtotal =	$	67,050
				Subtotal =	$	67,050
				25% Profit, Overhead, Bonding, etc. =	$	16,763
				Total Preliminary Estimate =	**$**	**83,813**

Cost per acre based upon area impacted by mining activity (34 acres): $ 2,465

Cost per acre based upon the estimated area of reclamation (excludes pond): $ 6,447

State of Idaho
Department of Water Resources

Permit to Appropriate Water

No. 63-35595

Priority June 27, 2024

Maximum Diversion Volume: 153.0 AF

This is to certify that

KEVIN RICH 21793 HIGHWAY 20/26 CALDWELL ID 83607-8777
ARROWHEAD SPRINGS RANCH LLC 21793 HIGHWAY 20/26 CALDWELL ID 83607-8777

has applied for a permit to appropriate water from

Source : GROUND WATER

and a permit is APPROVED for development of water as follows

Beneficial Use	Period of Use	Rate of Diversion	Annual Volume
AESTHETIC STORAGE	01/01 to 12/31		153.0 AF

Location of Point(s) of Diversion

GROUND WATER SE¼ NE¼ Sec. 32, Twp 05N, Rge 04W, B.M. CANYON County

Place of Use: AESTHETIC STORAGE

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	04W	32	X			X													
05N	04W	32	X L1																

Conditions of Approval

1. Proof of application of water to beneficial use shall be submitted on or before **October 01, 2029.**
2. Subject to all prior water rights.
3. Right 63-35595 authorize total annual storage volume of 153 acre-feet, 138 acre-feet to be used for the initial filling or carryover storage of the pond and 14.3 acre-feet for the replacement of losses caused by evaporation.
4. The one (1) pond established by the storage of water under this right shall not exceed a total capacity of 138 acre-feet or a total surface area of 7 acres.
5. Water stored under this right is subject to fluctuations of the water table caused by changes in the flow of local streams and by diversions under prior ground water rights. This right does not guarantee the maintenance of any particular ground water level.
6. The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.

State of Idaho
Department of Water Resources

Permit to Appropriate Water

No. 63-35595

This permit is issued pursuant to the provisions of Idaho Code § 42-204

Signed this 26th day of September, 2024

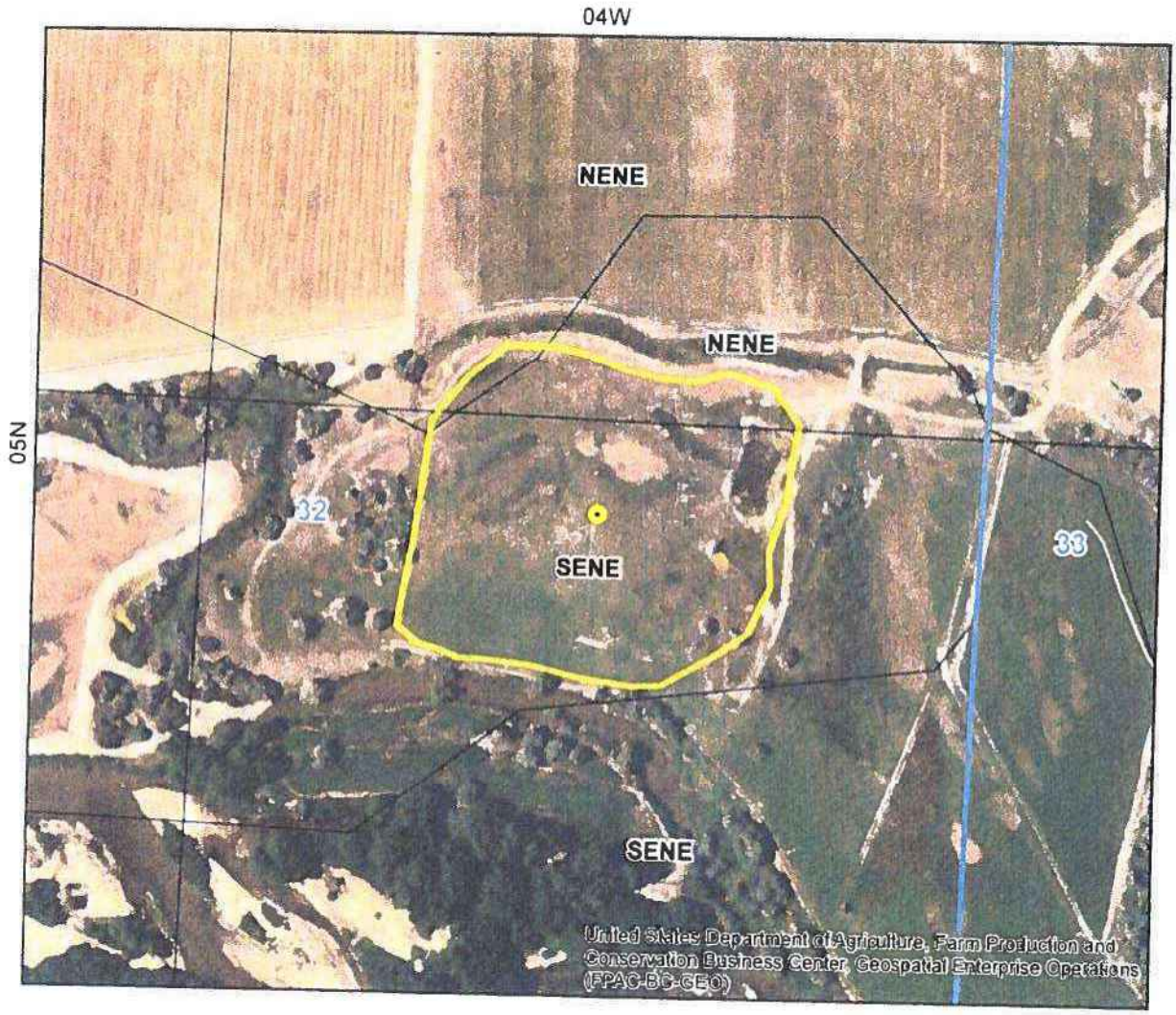
SCOTT STORMS
Water Rights Supervisor

State of Idaho
Department of Water Resources

Attachment to Permit to Appropriate Water

63-35595

This map depicts the AESTHETIC STORAGE place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



0 0.035 0.07 0.14 Miles

Place Of Use Boundary
Point of Diversion
State Outline
Townships
PLS Sections
Quarter Quarters

N

State of Idaho
Department of Water Resources

Permit to Appropriate Water

No. 63-35596

Priority: July 17, 2024

Maximum Diversion Volume: 317.0 AF

This is to certify that

KEVIN RICH 21793 HIGHWAY 20/26 CALDWELL ID 83607-8777 OR
ARROWHEAD SPRINGS RANCH LLC 21793 HIGHWAY 20/26 CALDWELL ID 83607-8777

has applied for a permit to appropriate water from:

Source : GROUND WATER

and a permit is APPROVED for development of water as follows:

Beneficial Use	Period of Use	Rate of Diversion	Annual Volume
AESTHETIC STORAGE	01/01 to 12/31		317.0 AF

Location of Point(s) of Diversion

GROUND WATER L5 (NW¼ NW¼), Sec. 33, Twp 05N, Rge 04W, B.M. CANYON County

Place of Use: AESTHETIC STORAGE

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	04W	33						X	X										

Conditions of Approval

1. Proof of application of water to beneficial use shall be submitted on or before **October 01, 2029.**
2. Subject to all prior water rights.
3. Right 63-35596 authorize total annual storage volume of 317 acre-feet, 289 acre-feet to be used for the initial filling or carryover storage of the pond and 28 acre-feet for the replacement of losses caused by evaporation.
4. The one (1) pond established by the storage of water under this right shall not exceed a total capacity of 289 acre-feet or a total surface area of 14 acres.
5. Water stored under this right is subject to fluctuations of the water table caused by changes in the flow of local streams and by diversions under prior ground water rights. This right does not guarantee the maintenance of any particular ground water level.
6. The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.

State of Idaho
Department of Water Resources

Permit to Appropriate Water

No. 63-35596

This permit is issued pursuant to the provisions of Idaho Code § 42-204.

Signed this 26th day of September, 2024.

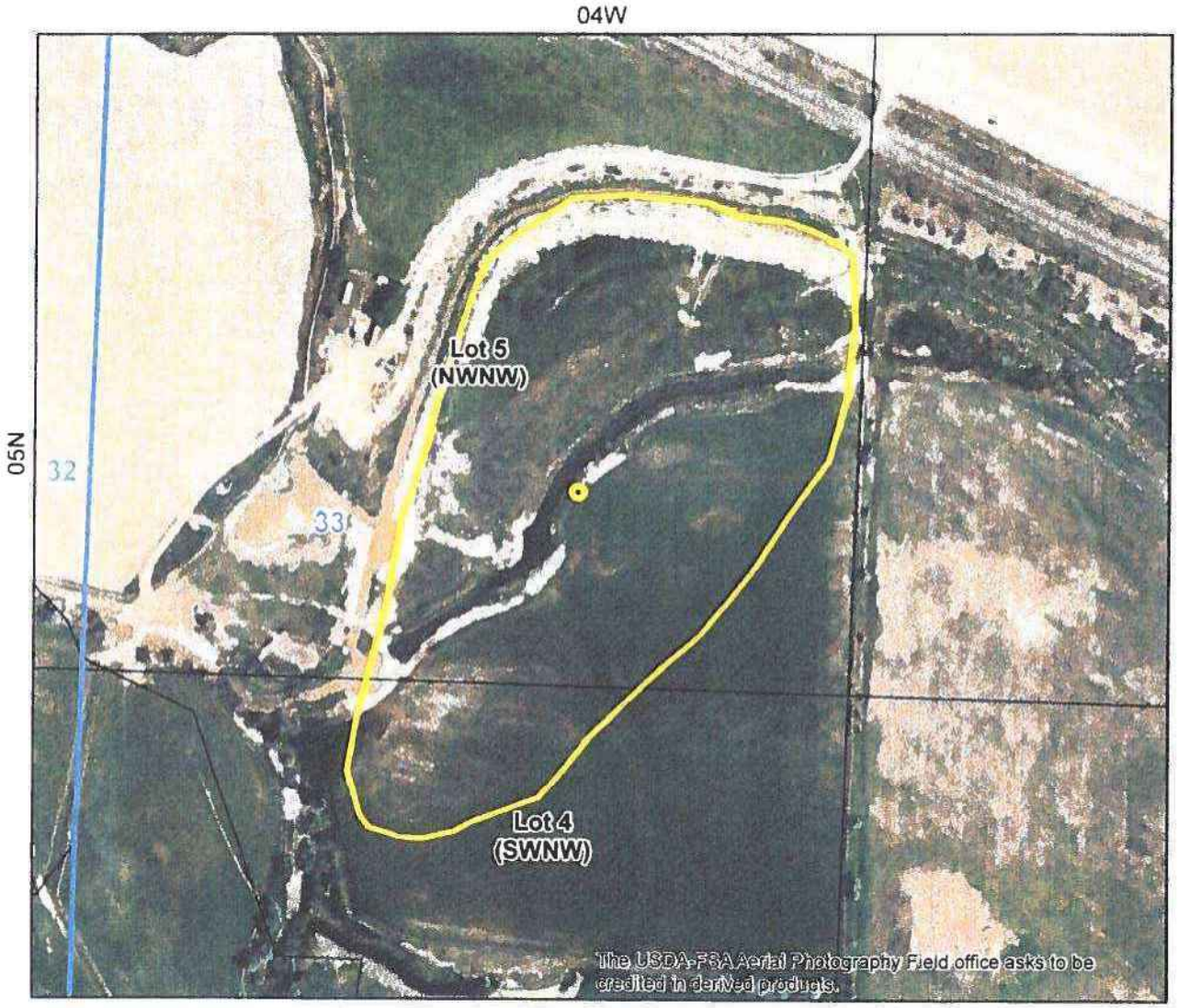
SCOTT STORMS
Water Rights Supervisor

State of Idaho
Department of Water Resources

Attachment to Permit to Appropriate Water

63-35596

This map depicts the AESTHETIC place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



0 0.0375 0.075 0.15 Miles

Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters
Point of Diversion
State Outline

N

PROFESSIONAL ENGINEERING SERVICES

Document Submittal Summary for:

Arrowhead Springs Ranch Gravel Pit Conditional Use Permit

September 30, 2024

No.	Enclosure
1	Master Application
2	Conditional Use Permit (CUP) Checklist
3	Conditional Use Permit Application
3A	CUP Credit Card Authorization Form
4	CUP Letter of Intent
5	Site/Operation Plan
6	CUP Land Use Worksheet
7	Neighborhood Meeting Documentation
8	Proof of Application/Communication with other required Agencies
8a	Farmers Coop Ditch Co. Letter & Agreements
8b	Notus Parma Highway District Comment Letter
9	Evidence of interest/permission to use subject property
10	Department of Lands Reclamation Plan S603015 w/Approval Letter
11	Water Rights Permit Approval
12	Flood Plain Development Permit Application
13	Flood Plain Development Permit Credit Card Authorization Form
14	Flood Plain Development Permit Detailed Letter
15	Arrowhead Springs Ranch, LLC -showing Kevin Rich as Registered Agent

Signature Certificate

Envelope Ref:743955dab1f1204d574b45be883542846cd8b7dd

Author: Randy Wall | Created: 24 Sep 2024, 10:03:29, PDT | Completed: 25 Sep 2024, 15:43:07, PDT

Document Details:



Name: Arrowhead Master Application

Digest: 70c84f6f2af240a5083880589f0ecbcbb45bb6228f42be8692d557d3bb1e3e97

Document Total Pages: 1



Name: Conditional-Use-Permit-Application

Digest: 96f0ab2ca32e4e759236b3f16c6beff96f78da77834c89f072355f2160572388

Document Total Pages: 1



Name: FloodplainPermitApplication.pdf

Digest: 71ea953ec4c94e352a915065c5f80cf7fd8fdc9faefb172bfb436ea37faed138

Document Total Pages: 3

Document Signed By:

Signer: Kevin Rich

Email: blackdogmachinellc@outlook.com

IP: 2605:59c0:31a5:d910:617f:2ccf:5bb9:b041

Location: SALT LAKE CITY, UT (US)

Time: 25 Sep 2024, 15:43:07, PDT

Consent: eSignature Consent Accepted

Sent By Email: Email



Signer ID: 6KFF5WXC13...

Document History:

[illegible]	Randy Wall created this envelope on 24 Sep 2024, 10:03:29, PDT
[illegible]	Invitation sent to Kevin Rich on 24 Sep 2024, 10:27:55, PDT
[illegible]	Invitation accepted by Kevin Rich on 25 Sep 2024, 15:42:04, PDT
[illegible]	Kevin Rich signed this Envelope on 25 Sep 2024, 15:43:07, PDT
[illegible]	Document(s) successfully executed on 25 Sep 2024, 15:43:07, PDT
[illegible]	Link emailed to blackdogmachinellc@outlook.com
[illegible]	Link emailed to randy@pe-services.biz

Signature Certificate

Envelope Ref:43ab32bd472dad53e381dbd55ee63d6c3be4a6e1

	Randy Wall	24 Sep 2024, 10:28:30, PDT	24 Sep 2024, 10:34:16, PDT

Document Details:

	Credit Card Authorization Form
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	1
	Credit-Card-Authorization_DSD (1)
	9d07b66553aab9e0e163cc8d1c5ab664cb1f541bd561969a3a8f3cb4e10b342b
	1

Document Signed By:

	Robert Burnett
	invest1977@yahoo.com
	2600:100e:b313:cd9b:4ce5:1a7b:557f:ce69
	SALT LAKE CITY, UT (US)
	24 Sep 2024, 10:34:16, PDT
	eSignature Consent Accepted
	Email



Signer ID: T4FPR7YD12...

Document History:

	Randy Wall created this envelope on 24 Sep 2024, 10:28:30, PDT
	Invitation sent to Robert Burnett on 24 Sep 2024, 10:30:28, PDT
	Invitation accepted by Robert Burnett on 24 Sep 2024, 10:34:08, PDT
	Robert Burnett signed this Envelope on 24 Sep 2024, 10:34:16, PDT
	Document(s) successfully executed on 24 Sep 2024, 10:34:16, PDT

Link emailed to invest1977@yahoo.com

Link emailed to randy@pe-services.biz

Foxit ESIGN

Canyon County Development Services

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

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

Receipt Number: 83896 Date: 10/18/2024

Date Created: 10/18/2024 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Robert Brian Burnett

Comments: Two cases: CU2024-0023 and CU2024-0024

Site Address: 25192 LEMP LN, Parma ID 83660 / Parcel Number: 38505000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit	CU2024-0023	$950.00	$0.00	$0.00
Planning - Conditional Use Permit	CU2024-0024	$950.00	$0.00	$0.00

Sub Total:	$1,900.00
Sales Tax:	$0.00
Total Charges:	$1,900.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	164516627	$1,900.00

Total Payments:	$1,900.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: pdilbeck

Exhibit B6.3

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Lewis Living Trust	
	MAILING ADDRESS: 22283 Celebration Lane Caldwell, ID. 83607	
	PHONE: 775-800-3862	EMAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [signature] *Date:* 2/20/25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Megan Winter & Joseph Smith	
	COMPANY NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Road Boise, ID. 83709	
	PHONE: 503-890-9746	EMAIL: Megan.Winter@kniferiver.com

SITE INFO	STREET ADDRESS: nhn Howe Road Caldwell, ID. 83607	
	PARCEL NUMBER: 35968010 & 35973010	
	PARCEL SIZE: 58 acres	
	REQUESTED USE: Mineral Extraction (Sand and Gravel)	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0011	DATE RECEIVED:	March 6, 2025
RECEIVED BY:	Arbay Mberwa	APPLICATION FEE: $2,800	CK MO CC CASH

30163520

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed		✓
Letter of Intent (see standards on next page)		✓
Site Plan (see standards on next page)		✓
Operation Plan (see standards on next page)		✓
Land Use Worksheet		✓
Neighborhood Meeting sheet/letter completed and signed		✓
Proof of application/communication with the following agencies:		✓
Southwest District Health		✓
Irrigation District		✓
Fire District		✓
Highway District/ Idaho Transportation Dept.		GGHD3 ✓
Area of City Impact (if applicable)		NA
Deed or evidence of property interest to the subject property		✓
Fee: $950.00 (application fee) $2,400 + 50 (case map) 350 (notice fee) **$600.00 (CUP Modification)**		$3,800+
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

☐ Contractor Shop

☒ Mineral Extraction (Long Term)

☐ Wind Farm

☐ Staging Area

☐ Manufacturing or processing of hazardous chemicals or gases

☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
A scaled drawing showing: - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
Operation Plan to include: - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth ($^1/_4$) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

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

KNIFE RIVER www.kniferiver.com

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID. 83709

April 25, 2025

Canyon County
Development Services
111 North 11th Ave.
Caldwell, ID. 83605

Subject: Detailed Letter for Conditional Use Application for the Brodie Lewis Pond Project

Dear Canyon County Development Services & County Commissioners,

Knife River Corporation – Mountain West respectfully submits the following Conditional Use Permit application for a new gravel source.

The population of Canyon County has significantly increased by over double its population the last 30 years. Canyon County's 2020 Comprehensive Plan projects a 51% increase in population between the years 2000 and 2030. In addition, by the year 2030 the number of households is forecasted to be 115,118 representing a 27% increase from 2020. This area of Canyon County is rich with mineral reserves that are essential to support the current and anticipated growth in the area. Having local mineral reserves for construction projects aids in controlling costs of public work projects and aides in developing affordable housing in the County.

The proposed source, known as the Brodie Lewis Pond, is located within Canyon County. The legal description of the source is NW ¼ SE ¼, SEC 5 T4N R4W. The proposed Brodie Lewis Pond source is comprised of two (2) parcels: 35968010 & 35973010. Parcel 35968010 consists of approximately 30 acres and 35973010 consists of approximately 28 acres (**Exhibit C, Figure 1**). The surface and mineral rights are currently owned by Lewis Living Trust and Knife River Corporation – Mountain West has entered an aggregate mining and extraction lease with the property owner (**Exhibit C, Figure 3**).

Mining operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled within the boundary of the Brodie Lewis Pond. Future stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 3**. Prior to any mining operations, the vegetation, topsoil, and overburden will be stockpiled onsite for future reclamation. Phase 1 of the mining operation (approx. 20 acres) consists of the plant area and soil/aggregate stockpiles. Phase 2 of the mining operation will result in approximately 30 acres of disturbance.

A reclamation plan application was submitted to the Idaho Department of Lands (IDL) and approved. The reclamation plan approval and reclamation plan application are included with this application. This property is not within the floodplain therefore a floodplain development application has not been included with this application.

A neighborhood meeting was hosted on 3/12/25 as a prerequisite to the submission of this application. Neighbors brought up specific concerns regarding their properties that needed more context. Letters were sent out to the neighbors on 3/19/25 to suggest onsite meetings to address these concerns. Three neighbors met with Knife River's Aggregate Operations Manager on 3/31/25. These neighbors requested lower privacy berms so their valley views would not be impeded. Knife River agreed to install four-foot berms along the eastern and southern shared property lines **(Exhibit C, Figure 3)**. This height meets MSHA safety requirements while also acquiescing to the neighbor's request. Another concern is road safety; there will be a requirement for all truck loads to be covered before leaving the pit and a speed limit of 25 miles per hour will be enforced on Centerpoint Road. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules. Dewatering will be necessary during the mining process. There are existing culverts and drainage diches surrounding the proposed site. If Knife River operations impact the accessibility or functionality of these culverts and ditches that impact will be corrected by the onsite team. This includes the drainage pipe under Centerpoint Road, north of the proposed site entrance. The final concern is the impact the mining operations will have on neighboring wells. Based on Knife River's geologic exploration and GSI Environmental's technical memo regarding the hydrology of the area, mining will be conducted within the superficial groundwater table. However, there are confining layers beneath the mine floor that limit potential for any shallow superficial mining activities to negatively affect the water quantity and quality of nearby domestic water wells. GSI Environmental's technical memo is included with this application. If operations do effect domestic water wells on adjoining properties, then Knife River will fix or replace those wells.

Proposed standard hours of operation for mining activity is 7am – 5pm, Monday through Saturday. However, loading and hauling of material may take place 24 hours a day, seven days a week to support construction activity that requires nighttime operations. Notices will be sent to our neighbors 10 days prior to starting 24-hour operations. 1-10 employees are expected to be on site at any given time. Except for placing truck scales, no additional signage, improvements, or structures will be placed within the CUP area.

Setbacks from the property line will be 30' in accordance with Canyon County Zoning Ordinance § 07-14-19. Knife River proposes a maintained topsoil berm (stabilized with grass or rock) be placed around the site as mining progresses. The berm will be sufficient to shield the site from view and provide a noise barrier therefore Knife River requests that further landscaping not be required. The topsoil stockpiles will be removed, and the soil used to reclaim the site which would require removal of the landscaping. Based on market conditions, Knife River expects to exhaust the mineral reserves from the site within 5-10 years. The current approved post mining land use is to create a 50-acre water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction.

Operations in the permit area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 2**). Topsoil and overburden will be separated and stockpiled onsite within the eastern portion of Phase 1. This will help make re-vegetation of the pit easier after completion of operations in the gravel source. A portion of the salvaged soil will be bermed around the mining operations on the boundary of the permitted mining area. The berms will be graded and seeded to provide a best management practice to control stormwater runoff as well as serve as the perimeter of the mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite and offsite stormwater separate; it will also perform the functions of safety and controlling site access. The only site access point will be located near the north-east corner of the site adjacent to Centerpoint Road.

Gravel extraction is planned to begin in the Northwest corner of the site (**Phase 1 - Exhibit C, Figure 2**). The Bodie Lewis Pond will consist of two (2) mining phases. First year disturbance will be approximately 30 acres and Phase 2 will be approximately 28 acres. The site will be mined to a minimum elevation of 2280 feet, with a maximum depth of twenty (20) feet from the surface elevation. Operational Slopes on the mine high walls will be between 1:1 and 3:1 and will be dictated by safety.

The aggregate deposit will be mined using both dry and wet extraction techniques. After removal and stockpiling of the overburden, the aggregate will be extracted using an excavator, dozer, and haul trucks to remove approximately twenty (20) feet of material. It is anticipated groundwater will be encountered during this phase and will be managed through grading and maintenance pumping. A pumping circuit will be utilized to move the surface water from the active mining phase to a previously mined phase for storage or discharged, as allowed by permit, to the drainage ditch along the east and north sides of the property. Aggregates will be processed with crushing and screening equipment and a wash plant. All applicable crushing and material processing equipment will be permitted with the Idaho Department of Environmental Quality (IDEQ), Air Quality Division. All reasonable precautions shall be taken to prevent particulate matter from becoming airborne, in accordance with IDAPA 58.01.01.650-651. Best management practices for dust abatement shall be used to control dust and maintain cleanliness of the mine including but not limited to watering of roads and stockpiles.

The pit will be constructed and shaped so that all stormwater will be retained on site in the proposed settling ponds within the pit. As needed during excavation, the site will be dewatered by pumping groundwater and stormwater from the ponds. Since the site will discharge to an irrigation canal a Notice of Intent (NOI) to discharge stormwater associated with Industrial Activity under the IDEQ National Pollutant Discharge Elimination System Multi-Sector General Permit.

The stormwater is controlled on the site through site grading, permanent or temporary ditches, and berms. Before aggregate mining is started, the overburden soil is removed and stockpiled around the perimeter of the mining area. The stockpile berms are seeded to stabilize them, and they create the first runoff control for the facility. The pit is excavated inside the earth berms and stormwater is allowed to pond inside the pit. The pit floor is excavated in stages, so stormwater is channeled to the lower parts of the pit throughout the mining operations. The soils in the pit are permeable sand and gravel soils and it is anticipated that dewatering will continue to take place during excavation. A network of legal drainage ditches run along the perimeter of the property. These ditches provide for the collection of storm water and its conveyance downstream. The functionality of these ditches will need to be maintained throughout the life of the mine, although ditch realignment could be considered in the future. Water will be discharged from the settling pond to a drainage ditch.

Access roads are constructed from sand and gravel excavated from the pit. The roads are constructed with borrow ditches to collect stormwater runoff. The borrow ditches have check dams to cause stormwater to pond and infiltrate before discharging to the borrow ditches along the access road. Because of the permeable nature of the subgrade soils water is very rarely ponded in the borrow ditches. The roadway surface will have water applied for dust control.

Industrial activities exposed to stormwater consist of handling construction aggregates and overburden soil. There will be very little material stored at the site. Equipment and vehicle parking will take place on site. Fuel and lubricating oils will be brought to the site on service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel

may be stored at the crusher location in portable containers to support crushing operations (**Exhibit C, Figure 3**). All fuel tanks will be double walled or installed within secondary containment. A stabilized construction entrance will be constructed within the permit boundary, per State of Idaho specifications, and is maintained to prevent vehicle sediment track out to public right of way. This construction entrance shall serve as the only access point to the site.

The site may use process water to control dust at the site. The dust control water is applied to high traffic areas during summer months with water trucks. The water applied with trucks is applied in light enough volumes to prevent runoff from the site. The pit floor is highly permeable and most precipitation and applied water infiltrates into the ground. There is also dust control water that is applied at the crusher and screens to prevent excessive dust at the process equipment. The process water is collected in an excavated depression near the crushing equipment in an excavation in the pit floor. The water is allowed to infiltrate into the ground and is not allowed to discharge to the runoff. All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit facility area may be filled with overburden, reject material and clean fill, and brought back to grade. One large pond is estimated to be left on site as part of the reclamation.

All fill material will conform to the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: "*noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate under expected conditions of disposal, which includes resistance to biological attack. "Inert waste" includes, but is not limited to, rock, concrete, cured asphaltic concrete, masonry block, brick, gravel, dirt, inert coal combustion by-products, inert precipitated calcium carbonate and inert component mixture of wood or mill yard debris.*"

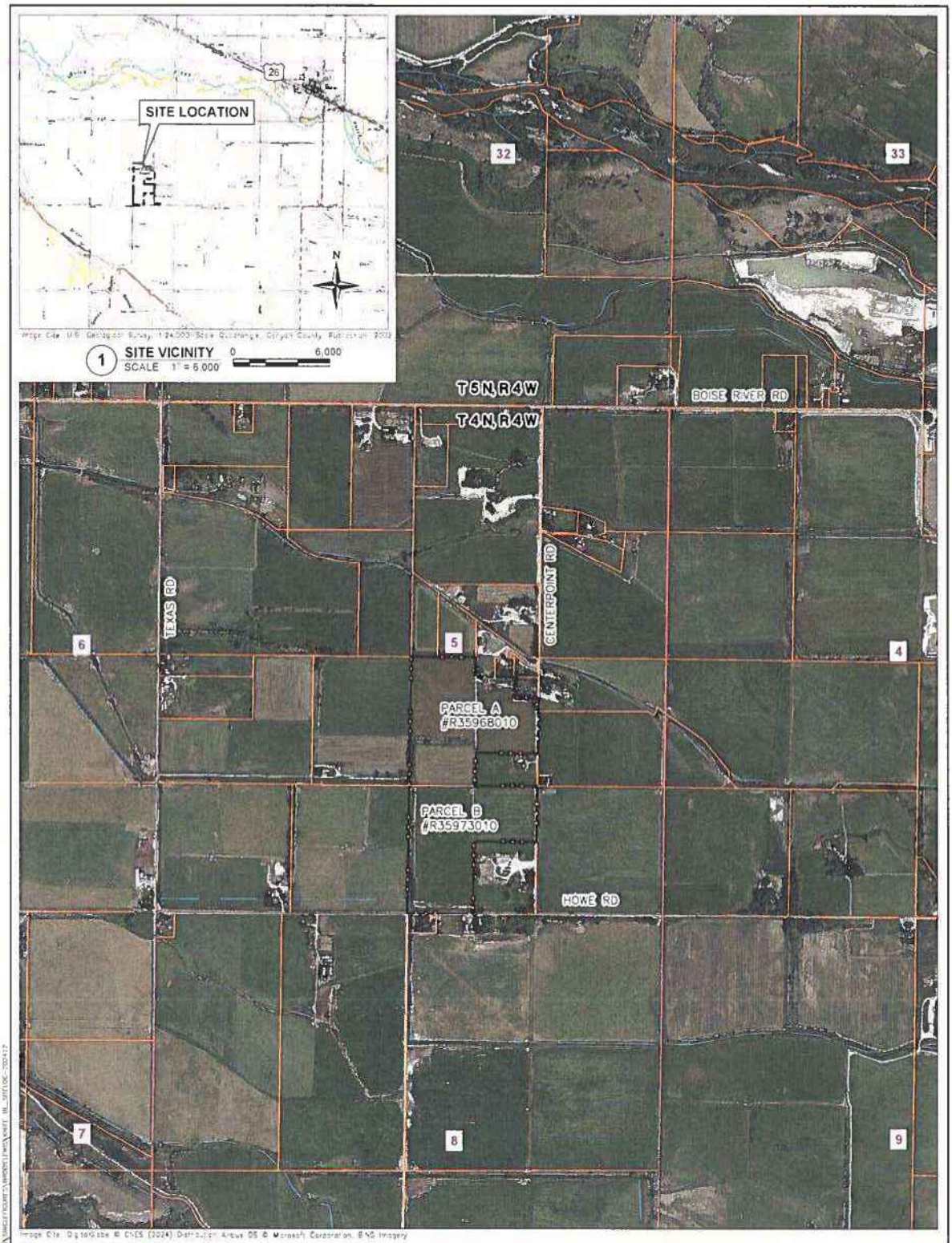
All haul roads within the permit boundary will be reclaimed and seeded to match the existing topography. All areas around the pond will have overburden and topsoil placed and will be seeded at the time of reclamation. The post-mining land use plan for the property contains a large water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction. The parcel will likely be sold for residential or agriculture development, similar to other depleted mines in the area. The topsoil stockpiled during stripping of the site will be spread to a uniform depth of six (6") inches over the site. The site will be seeded using Great Basin Native Seed Mix (or equivalent). The seed will be spread via broadcast at 28 lbs. per acre. Fertilizer will be spread as required to stimulate and support growth. Seeding should take place in spring or fall to time germination and establishment of the seedlings with seasonal precipitation.

Knife River believes that this application and project aligns with and supports the policies outlined in the 2020 Comprehensive Plan. Please feel free to contact me with any questions regarding this CUP application.

Respectfully Submitted,

Megan Winter

Megan Winter
Regional Sustainability Coordinator
Knife River, Mountain Region
503-890-9746
Megan.Winter@kniferiver.com


SITE LOCATION
26
N
1 SITE VICINITY
SCALE 1" = 6,000'
0
6,000
32
33
T5N,R4W
T4N,R4W
BOISE RIVER RD
TEXAS RD
CENTERPOINT RD
6
5
4
PARCEL A
#R35968010
PARCEL B
#R35973010
HOWE RD
7
8
9
Image Cite: DigitalGlobe © CNES (2024) Distribution Airbus DS © Maxar Technologies, ESRI Imagery
EXPLANATION
PROPOSED PERMIT BOUNDARY
CANYON COUNTY PARCEL BOUNDARY
SECTION LINE
CANAL/DITCH (NHD)
26
U.S. HIGHWAY
N
0
1,000'
IDAHO
QUADRANGLE LOCATION
NOTE:
SITE LEGAL DESCRIPTION -
TOWNSHIP 4 NORTH,
RANGE 4 WEST SECTION 5
Trihydro corporation
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729
FIGURE 1
SITE LOCATION
BRODIE LEWIS POND
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO
Drawn By: BB
Checked By: ZH
Scale: AS SHOWN
Date: 12/2/2024
File: KNIFE_BL_SITELOC_202412



Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 2

SITE MAP

BRODIE LEWIS POND
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: BB	Checked By: ZH	Scale: 1" = 300'	Date: 12/2/2024	File: KNIFE_BL_SITEMAP-202412



EXPLANATION

- PROPOSED PERMIT BOUNDARY
- CANYON COUNTY PARCEL BOUNDARY AND OWNERSHIP
- SECTION LINE
- CANAL DITCH (NHD
- 4-FOOT PRIVACY BERM

N

0 400

Trihydro CORPORATION

FIGURE 3

LAND OWNERSHIP

BRODIE LEWIS POND
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By BB | Checked By ZH | File KnFE_BL_OWNER HIP-003412

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: A well is not required for mining.

☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: No permanent facilities on site. Portable toilets will be provided.

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☐ Irrigation Well ☒ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width_____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☐ Private Road User's Maintenance Agreement Inst #_____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

8. STORMWATER: ☒ Retained on site ☒ Swales ☒ Ponds ☒ Borrow Ditches

☐ Other: Knife River will apply for a storm water permit and SWPPP will be developed to manage storm water and dewatering discharges.

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

_____

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Mineral Extraction (Sand and Gravel)

2. DAYS AND HOURS OF OPERATION:

☒	Monday	7:00 AM	to	5:00 PM
☒	Tuesday	7:00 AM	to	5:00 PM
☒	Wednesday	7:00 AM	to	5:00 PM
☒	Thursday	7:00 AM	to	5:00 PM
☒	Friday	7:00 AM	to	5:00 PM
☒	Saturday	7:00 AM	to	5:00 PM
☐	Sunday	_____	to	_____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? up to 10 ☐ No

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

Height: 4 ft Width: 8 ft. Height above ground: 5 ft

What type of sign: _____ Wall X Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? N/A

Is there is a loading or unloading area? N/A

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** _____

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building ☐ Enclosure ☒ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

(1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

(2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.

(3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.

A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.

B. The meeting shall be held at one of the following locations:

1. On the property subject to the application;

2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or

3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.

(4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.

(5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.)* to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date:
Time:
Location:
Property description:

The project is summarized below:

Site Location:
Proposed access:
Total acreage:
Proposed lots:

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at (phone, email, written correspondence).

Sincerely,

KNIFE RIVER

www.kniferiver.com

Knife River Corporation – Mountain West
Southern Idaho Division
5450 West Gowen Road
Boise, ID 83709

February 10, 2025

Levi Robertson
1964 S Elkhound Ave
Meridian ID, 83642

Dear Levi Robertson,

Knife River is currently working with Canyon County Development Services to apply for a Conditional Use Permit (CUP) for a new gravel source. The new source is located northwest of the intersection of Howe Road and Centerpoint Road in Caldwell, Idaho. One of the necessary requirements prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and is intended to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The purpose of this application is to secure a new source of sand and gravel aggregates. The neighborhood meeting will be held at the Caldwell Public Library, Dean E. Miller Community Room on March 12, 2025 from 6:00pm to 8:00pm: 1010 Dearborn St. Caldwell, ID 83605.

We look forward to the neighborhood meeting and encourage you to attend. At that time, Knife River will answer any questions you may have. Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project. I look forward to meeting with you and answering any questions you may have at the Neighborhood Meeting. Please feel free to reach out to me with any further questions at (503) 890-9746.

Sincerely,

Megan Winter

Megan Winter
Knife River – Mountain Region
Regional Sustainability Manager

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: nhn Howe Rd.	Parcel Number: 35968010 & 35973010	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 58	Current Zoning: Agricultural

Description of the Request: Conditional Use Permit application for a new gravel source.

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Megan Winter		
Company Name: Knife River Corporation - Mountain West		
Current address: 5450 W Gowen Road		
City: Boise	State: ID	ZIP Code: 83709
Phone: 208-562-6152	Cell: 503-890-9746	Fax: 208-562-5045
Email: Megan.Winter@kniferiver.com		

MEETING INFORMATION

DATE OF MEETING: 3/12/25	MEETING LOCATION: Caldwell Public Library, Dean E. Miller Community Room
MEETING START TIME: 6:00 PM	MEETING END TIME: 8:00PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. John Wright	John Wright	21626 Howe Rd
2. Shan Dardanis	Shan Dardanis	21766 Howe Rd
3. Bill Doramus	Bill Doramus	21760 Howe Rd
4. MARC MUND		Centerpoint Rd
5. Sam Shaw		22453 Howe Rd
6. Janel Shaw		22453 Howe Rd
7. Shane Gardanier		23093 Centerpoint Rd.
8. Chris & Megan Taylor	Megan Taylor	23267 Centerpoint Rd.
9. Brooke Lewis		22283 Celebration Ln

Revised 6/9/22

10. Jan Sawin		23267 Centerpoint Rd.
11. Brodie Lewis		22283 Celebration Ln
12. Cleo Shaw		22993 Howe Rd
13. Dee Shaw		22993 Howe Rd
14. Jaelyn Shaw	TUCKER SHAW	23020 HOWE RD
15. Shelby Henderson		23833 Centerpoint
16.		23579 "
17. Megan Winter		5450 W Gowen
18. Joe Smith		5450 W Gowen Rd
19. Steve Hylton		5450 W Gowen RD
20.		

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Megan Winter, Joseph Smith, Steve Hylton

APPLICANT/REPRESENTATIVE (Signature): Megan Winter

DATE: 03 / 12 / 2025

RECEIVED
FEB 18 2025

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35959000 & 35957010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Eureka Ditch Co #2

☐ Applicant submitted/met for official review.

Date: _____ Signed: Shari Doranvo (Secretary)

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

RECEIVED
FEB 18 2025
RECEIVED

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Eureka Ditch Co #2

☐ Applicant submitted/met for official review.

Date: 2/12/25 Signed: Shari Doramus (Secretary)

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 02/12/2025 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: _____ Signed: _____

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

Highway District: District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: 4-21-2025

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☑ Applicant submitted/met for official review.

Date: 4/24/2025 Signed: Chad Christensen

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: Niki Benyakhlef Digitally signed by Niki Benyakhlef Date: 2025.03.14 11:53:13 -07'00'

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: 3/10/25 Signed: Bob Watkins

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

Irrigation District: District: Golden Gate Highway District No.3

☐ 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

RECEIVED
FEB 18 2025

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Knife River Corporation - Mountain West

Parcel Number: 35968010 & 35973010

Site Address: nhn Howe Road Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

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Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Eureka Ditch Co #2

☐ Applicant submitted/met for official review.

Date: 2/12/25 Signed: Shari Doramus (Secretary)

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

Recording Requested By And
When Recorded Mail To:

David J. Wilson
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500

2022-010215
RECORDED
02/24/2022 11:29 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 SCARDENAS $15.00
TYPE: DEED
AHRENS DEANGELI LAW GROUP LLP
ELECTRONICALLY RECORDED

Grant Deed

Michael B. Lewis and Shaye H. Lewis, husband and wife, the "Grantors," dealing with their community property, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, and convey to Michael Michael B. Lewis and Shaye L. H. Lewis, Trustees of the Lewis Living Trust, U/T/A dated August 18, 2005, the "Grantee," whose mailing address is 23483 Centerpoint Road, Caldwell, Idaho 83607, the following described premises, located in the City of Caldwell, County of Canyon, State of Idaho, more particularly described as follows:

See Exhibit "A"

APN: R3596801000

Together with all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described.

SUBJECT TO taxes and assessments for the year 2022 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show.

Boise: 250 S. Fifth Street, Suite 660, Boise, ID 83702 • P.O. Box 9500, Boise, ID 83707-9500 • p: 208.387.0729 f: 208.639.7768
Seattle: 701 Fifth Avenue, Suite 1220, Seattle, WA 98104-7007 • p: 206.652.0101 206.223.2230
www.idahoelderlaw.com www.adlawgroup.com

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 17th day of February, 2022.

Michael B. Lewis

Shaye H. Lewis

"Grantors"

STATE OF IDAHO)
: ss.
COUNTY OF ADA)

On this 17th day of February, 2022, before me, a Notary Public for the State of Idaho, personally appeared Michael B. Lewis and Shaye H. Lewis, husband and wife, known to be the persons named in the foregoing, and acknowledged to me that they executed the same as their free act and deed, for the uses and purposes therein mentioned.

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



Notary Signature

Exhibit "A"

PARCEL NO. 1:

This parcel is a portion of the NW¼SE¼ of Section 5, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northeast corner of the NW¼SE¼ of Section 5, at a found 5/8 inch diameter rebar;
Thence South along the East boundary of said NW¼SE¼ a distance of 409 feet to the TRUE POINT OF BEGINNING;
Thence North 89°39'29" West parallel to the North boundary of said NW¼SE¼ a distance of 234 feet;
Thence North 0°47'11" East parallel to the East boundary of said NW¼SE¼ a distance of 209 feet;
Thence North 89°39'29" West parallel to the North boundary of said NW¼SE¼ a distance of 425.88 feet;
Thence North 0°48'11" East parallel to the East boundary of said NW¼SE¼ a distance of 200 feet to a point on the North boundary of said NW¼SE¼;
Thence North 89°39'29" West on the North boundary of said NW¼SE¼ a distance of 659.78 feet to the Northwest corner of said NW¼SE¼;
Thence South 0°49'05" West on the West boundary of said NW¼SE¼, 1317.87 feet to the Southwest corner of said NW¼SE¼;
Thence South 89°37'37" East on the South boundary of said NW¼SE¼ a distance of 668.91 feet;
Thence North 2°05'46" East a distance of 336.64 feet;
Thence South 89°37'37" East parallel with the South boundary of said NW¼SE¼ a distance of 643.76 feet to a point on the East boundary of said NW¼SE¼;
Thence North 0°47'17" East on the East boundary of said NW¼SE¼ a distance of 573.08 feet to the TRUE POINT OF BEGINNING.

2022-011115
RECORDED
02/28/2022 04:02 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 MBROWN $15.00
TYPE: DEED
AHRENS DEANGELI LAW GROUP LLP
ELECTRONICALLY RECORDED

2022-010216
RECORDED
02/24/2022 11:30 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 SCARDENAS $15.00
TYPE: DEED
AHRENS DEANGELI LAW GROUP LLP
ELECTRONICALLY RECORDED

2022-014209
RECORDED
03/16/2022 12:49 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=5 JWINSLOW $15.00
TYPE: DEED
AHRENS DEANGELI LAW GROUP LLP
ELECTRONICALLY RECORDED

Recording Requested By And
When Recorded Mail To:

David J. Wilson
Ahrens DeAngeli Law Group LLP
P.O. Box 9500
Boise, Idaho 83707-9500
re-recorded to correct legal description
Re-recording to attach correct legal description

Grant Deed

M. Brodie Lewis and Shaye Lewis, husband and wife, the "Grantors," dealing with their community property, for good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, bargain, and convey to Michael M. Brodie Lewis and Shaye L. H. Lewis, Trustees of the Lewis Living Trust, U/T/A dated August 18, 2005, the "Grantee," whose mailing address is 23483 Centerpoint Road, Caldwell, Idaho 83607, the following described premises, located in the City of Caldwell, County of Canyon, State of Idaho, more particularly described as follows:

See Exhibit "A"

APN: R3597301000

Together with all improvements, easements, hereditaments, and appurtenances thereto, and all tenements, reversions, remainders, rights-of-way and water rights in anywise appertaining to the property herein described

SUBJECT TO taxes and assessments for the year 2022 and all subsequent years, and to such rights, easements, liens, encumbrances, covenants, rights-of-way, reservations, restrictions, and zoning regulations as appear of record or based upon the premises, and to any state of facts an accurate survey or inspection of the premises would show

Boise: 250 S. Fifth Street, Suite 660, Boise ID 83702 • P.O. Box 9500, Boise ID 83707-9500 • p 208.387.0729 f 208.639.7768
Seattle: 701 Fifth Avenue, Suite 1220, Seattle, WA 98104-7007 • p 206.652.0101 f 206.223.2230
www.idahoelderlaw.com www.adlawgroup.com

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 17th day of February, 2022.

M. Brodie Lewis

Shaye Lewis

"Grantors"

STATE OF IDAHO)
: ss.
COUNTY OF ADA)

On this 17th day of February, 2022, before me, a Notary Public for the State of Idaho, personally appeared M. Brodie Lewis and Shaye Lewis, husband and wife, known to be the persons named in the foregoing, and acknowledged to me that they executed the same as their free act and deed, for the uses and purposes therein mentioned.

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

DAVID WILSON
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-13-2024
STATE OF IDAHO
COMMISSION NUMBER 60624

Notary Signature

Exhibit "A"

Parcel 2

This parcel is a portion of the SW ¼ SE ¼ of Section 5 in Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southwest corner of the SW ¼ SE ¼, (S ¼ Corner, Section 5), a found aluminum cap monument;

thence North 00° 03' 59" East along the West boundary of the SW ¼ SE ¼ a distance of 1317.85 feet to the Northwest corner of the SW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence North 89° 37' 03" East along the North boundary of the SW ¼ SE ¼ a distance of 1320.34 feet to the Northeast corner of the SW ¼ SE ¼, a found 5/8 inch diameter rebar;

thence South 00° 02' 10" West along the East boundary of the SW ¼ SE ¼ a distance of 570.63 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 39' 05" West, parallel with the South boundary of the SW ¼ SE ¼, a distance of 651.00 feet to a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00° 02' 10" West, parallel with the East boundary of the SW ¼ SE ¼, a distance of 748.00 feet to a point on the South boundary of the SW ¼ SE ¼, a ½ x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 89° 39' 05" West along said South boundary a distance of 670.03 feet to the **POINT OF BEGINNING**, containing 28.788 acres, more or less and subject to any and all easements and rights-of-way of record or implied.

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Lewis Living Trust (name), 22283 Celebration Ln. (address)

Caldwell (city), ID. (state) 83607 (zip code)

being first duly sworn upon oath, depose and say:

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

   Knife River Corporation - Mountain West (name), 5450 W Gowen Road Boise. ID. 83709 (address)

   to submit the accompanying application pertaining to the subject property.

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

Dated this 17 day of MARCH, 20 25.

(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 17th day of March, in the year 2025, before me Cynthia Barone, a notary public, personally appeared Michael B. Lewis, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same.

CYNTHIA BARONE
COMM. #20191696
NOTARY PUBLIC
STATE OF IDAHO

Notary: Cynthia Barone

My Commission Expires: 08-21-2025

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372

IDAHO DEPARTMENT OF LANDS

DUSTIN MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D. Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

February 3, 2025

Megan Winter
Knife River Corporation
5450 W Gowen Rd
Boise, Idaho 83709

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 2/3/2025:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603017	58	Canyon	T04N R04W Section 05, Pts SW ¼ SE ¼

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.

2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.

3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:

   a. Diverting all surface water flows around the mining operation.
   b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
   c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.

4. An initial reclamation bond in the amount of $22,500 for up to 15 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), waste water generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by February 17, 2025, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number.

Sincerely,

Mekayla Layne
Resource Specialist—Lands and Waterways

Knife River Corporation – Mountain West
Sothern Idaho Division
5450 W Gowen Road
Boise, ID. 83709

December 2, 2024

Ms. Mekayla Lane
Lands Resource Specialist
Minerals Management
Southwest Supervisory Area
8355 W State St.
Boise, ID. 83714

Subject: Application for Reclamation Plan – Brodie Lewis Pond

Dear Ms. Lane,

Knife River Corporation – Mountain West respectfully submits the following mine and reclamation plan. The plan is submitted in accordance with administrative rules IDAPA 20.03.02 governing Surface Mining and Exploration as well as application requirements for quarries, decorative stone, building stone, and aggregate materials including sand, gravel, and crushed rock.

The proposed source, known as the Brodie Lewis Pond, (**Exhibit C, Figure 1**), is located within Canyon County. The legal description of the source is NW ¼ SE ¼, SEC 5 T4N R4W. The proposed Brodie Lewis Pond source is comprised of two (2) parcels: 35968010 & 35973010. Parcel 35968010 consists of approximately 30 acres and 35973010 consists of approximately 28 acres. The surface and mineral rights are currently owned by Lewis Living Trust and Knife River Corporation – Mountain West has entered an aggregate mining and extraction lease with the property owner (**Exhibit C, Figure 3**).

Mining operations at the site will include mining sand and aggregate to be crushed, screened, washed, and stockpiled within the boundary of the Brodie Lewis Pond site. The stockpile locations, crushing operations, and haul roads are shown on **Exhibit C, Figure 2**. Prior to any mining operations, the vegetation, topsoil, and overburden will be stockpiled onsite for future reclamation. Phase 1 of the mining operation (approx. 30 acres) consists of the plant area and soil/aggregate stockpiles. Phase 2 of the mining operation will result in approximately 30 acres of disturbance.

For reference purposes, Knife Rivers' response to application information, items 1-11, are on page one of two on the Application for Reclamation Plan Approval Form, found in Exhibit "A". Response to application information items 12a-e and 13a-f are provided in the Reclamation Plan

Narrative, Exhibit "B", and the provided Map Set, Exhibit "C". A reclamation cost spreadsheet is provided in Exhibit "D".

The application is signed and dated. One original is included as a part of our submittal package for reclamation plan approval.

The complete application package consists of:

A. An application provided by Idaho Department of Lands:
    a. *A signed Idaho Department of Lands Application for Reclamation Plan Approval is attached to each surface mining package.*
B. A map set of the proposed mining operation which included the information required under IDAPA 20.03.02.
    a. *Maps of the operation, including information specified by Subsection 069.03 are included.*
C. A reclamation plan, in map and narrative form, which includes the information required under IDAPA 20.03.02. The map and reclamation plan may be combined on one (1) sheet if practical.
    a. *The maps and narrative reclamation plan specified by IDAPA 20.03.02 are included.*

If you should have any questions concerning this application for Reclamation Plan Approval, please feel free to reach out to me.

Sincerely,

Megan Winter

Megan Winter
Regional Sustainability Manager
Knife River, Intermountain Region
503-890-9746
Megan.Winter@kniferiver.com

Exhibit A

Idaho Department of Lands
Application for Reclamation Plan Approval

IDAHO DEPARTMENT OF LANDS

APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: _____

GENERAL INFORMATION

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not exactly the same. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or five (5) hard copies of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the appropriate federal or state agencies will be notified of the application. The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20.03.02) and applicable Memorandums of Understanding with state and federal agencies.

APPLICATION INFORMATION

1. NAME: Knife River Corporation - Mountain West d/b/a: _____
2. ADDRESS: 5450 W Gowen Road
   CITY, STATE, ZIP CODE: Boise, ID. 83709
3. TELEPHONE and EMAIL: 503-890-9746 (000-000-0000) megan.winter@kniferiver.com (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')
   _____
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:
   NW ¼ SE ¼, SEC 5 T4N R4W
7. ACREAGE and COUNTY(ies): 58 (Acres) Canyon (e.g. Ada through Washington)
8. OWNERSHIP: (check applicable)
   ☑ Private ☐ U.S. Forest Service ☐ Bureau of Land Management ☐ Idaho Department of Lands
9. COMMODITY TYPE, PROPOSED START-UP DATE: Sand and Gravel,
10. SITE NAME OR MINE NAME (if any): Brodie Lewis Pond
11. TYPE OF MINING: (check applicable) ☑ Surface ☐ Underground ☐ Both

Fee: See Attached Schedule, page 3

12. Please provide the following maps of your mining operation (Subsections 069.04 or 070.03 of IDAPA 20.03.02):

    a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.

    b. A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.

    c. On a site location map, show the following;

        i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.

        ii. The approximate boundaries and acreage of the lands:

            1. That will become affected by the mining operation.

            2. That will be affected during the first year of operations.

            This map must be of appropriate scale for boundary identification.

        iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.

        iv. Location of all underground mine openings at the ground surface, if any.

        v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.

    d. A surface and mineral control or ownership map of appropriate scale for boundary identification.

    e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.

13. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:

    a. On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.

    b. A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.

    c. A description of post-closure activities, if any, such as water handling and treatment.

    d. Which roads will be reclaimed and a description of the reclamation.

    e. A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.

    f. Describe and show how tailings facilities and process or sediment ponds will be reclaimed.

    g. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.

    h. For operations over five (5) acres, estimate the actual cost of third party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

APPLICANT SIGNATURE: Megan Winter **DATE:** 11/7/2024

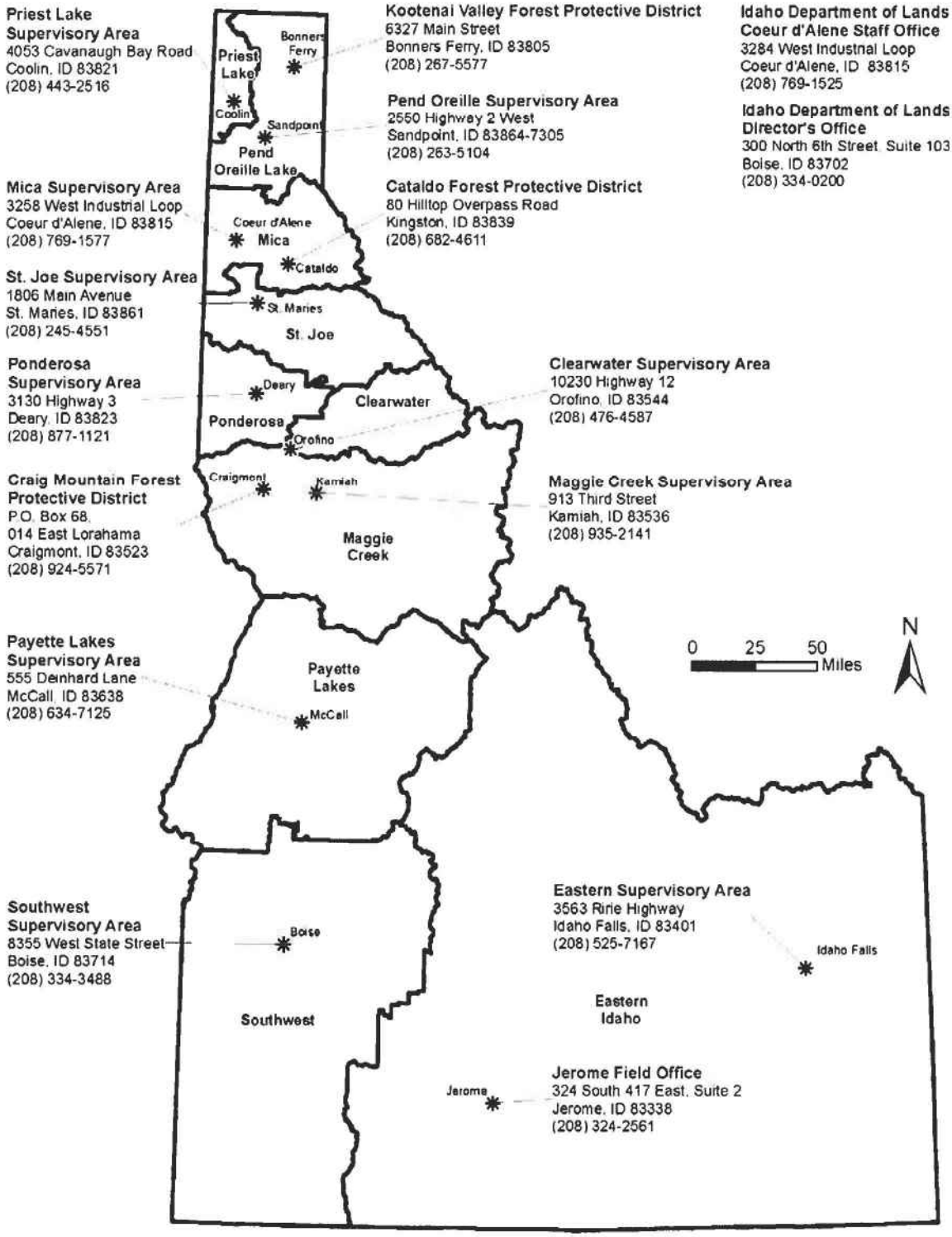
Fee: See Attached Schedule, page 3

Application Fee Schedule

Acres are determined by the number entered in item 7 on the Application Form.

Type of Plan	Fee (Dollars)
Section 069* of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred ($500)
Section 069 of IDAPA 20.03.02, Reclamation Plan >5 to 40 acres	Six hundred ($600)
Section 069 of IDAPA 20.03.02, Reclamation Plan over 40 acres	Seven hundred fifty ($750)
Section 070** of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand ($1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1000 acres	One thousand five hundred ($1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1000 acres	Two thousand ($2,000)
* Section 069 is for gravel pits, quarries, decorative stone sources, and simple industrial mineral mines	
** Section 070 is for hardrock, phosphate, and underground mines, and complex industrial mineral mines	

Idaho Department of Lands
Management Areas



Priest Lake Supervisory Area
4053 Cavanaugh Bay Road
Coolin, ID 83821
(208) 443-2516

Kootenai Valley Forest Protective District
6327 Main Street
Bonners Ferry, ID 83805
(208) 267-5577

Idaho Department of Lands
Coeur d'Alene Staff Office
3284 West Industrial Loop
Coeur d'Alene, ID 83815
(208) 769-1525

Pend Oreille Supervisory Area
2550 Highway 2 West
Sandpoint, ID 83864-7305
(208) 263-5104

Idaho Department of Lands
Director's Office
300 North 6th Street, Suite 103
Boise, ID 83702
(208) 334-0200

Mica Supervisory Area
3258 West Industrial Loop
Coeur d'Alene, ID 83815
(208) 769-1577

Cataldo Forest Protective District
80 Hilltop Overpass Road
Kingston, ID 83839
(208) 682-4611

St. Joe Supervisory Area
1806 Main Avenue
St. Maries, ID 83861
(208) 245-4551

Ponderosa Supervisory Area
3130 Highway 3
Deary, ID 83823
(208) 877-1121

Clearwater Supervisory Area
10230 Highway 12
Orofino, ID 83544
(208) 476-4587

Craig Mountain Forest Protective District
P.O. Box 68,
014 East Lorahama
Craigmont, ID 83523
(208) 924-5571

Maggie Creek Supervisory Area
913 Third Street
Kamiah, ID 83536
(208) 935-2141

Payette Lakes Supervisory Area
555 Deinhard Lane
McCall, ID 83638
(208) 634-7125

Southwest Supervisory Area
8355 West State Street
Boise, ID 83714
(208) 334-3488

Eastern Supervisory Area
3563 Ririe Highway
Idaho Falls, ID 83401
(208) 525-7167

Jerome Field Office
324 South 417 East, Suite 2
Jerome, ID 83338
(208) 324-2561

Exhibit B

Reclamation Plan Narrative

Application for Reclamation Plan Approval

Mining Plan Narrative

Operations in the permit area will begin with stripping and stockpiling topsoil in the mining area (**Exhibit C, Figure 2**) pending Idaho Department of Lands Reclamation Plan approval. Topsoil and overburden will be separated and stockpiled onsite within the northern portion of Phase 1 and near the eastern property boundary for future reclamation. A portion of the salvaged soil will be bermed around the mining operations on the boundary of the permitted mining area. The berms will be graded and seeded to provide a best management practice to control storm water runoff as well as serve as the perimeter of the mining area, per MSHA safety standards. This perimeter berm will be used to keep onsite, and offsite storm water separate; it will also perform the functions of safety and controlling site access. The main access point will be located along the north-eastern property line adjacent to Centerpoint Road.

Gravel extraction is planned to begin in the northwest corner of the site (**Phase 1 - Exhibit C, Figure 2**). The Brodie Lewis Pond will consist of two (2) mining phases. Phase 1 will be approximately 30 acres and Phase 2 will be approximately 28 acres. The site will be mined to a minimum elevation of 2280 feet, with a maximum depth of twenty (20) feet from the surface elevation. Operational Slopes on the mine high walls will be between 1:1 and 3:1 and will be dictated by safety. The aggregate deposit will be mined using both dry and wet extraction techniques. The mining sequence will begin in the northeast corner (Phase 1) and proceed to the southern portion (Phase 2). The material will be crushed, screened, washed, and stockpiled at the mining site, as noted on **Exhibit C, Figure 2**. The mining operation is planned to begin upon approval and is expected to be in operation for a maximum of twenty (20) years.

Mining will be conducted with heavy equipment such as hydraulic excavators, dozers, frontend loaders, and crushing and screening equipment. All applicable crushing and material processing equipment will be permitted with the Idaho Department of Environmental Quality, Air Quality Division. All reasonable precautions shall be taken to prevent particulate matter from becoming airborne, in accordance with IDAPA 58.01.01.650-651. Best management practices for dust abatement shall be used to control dust and maintain cleanliness of the mine including but not limited to watering of roads and stockpiles.

Erosion Control

The pit will be constructed and shaped so that all storm water will be retained on site in newly constructed manmade settling ponds within the pit. As needed during excavation, the site will be dewatered by pumping stormwater from the pond to the North Drain north of the mining site. **Exhibit C, Figure 1** shows the distance from the proposed mine site to surface waters. Since the site does discharge to the North Drain, the Brodie Lewis Pond will file a Notice of Intent (NOI) to discharge stormwater associated with Industrial Activity under the IDEQ National Pollutant Discharge Elimination System Multi-Sector General Permit.

The stormwater is controlled on the site through site grading, permanent or temporary ditches, and berms. Before aggregate mining is started, the overburden soil is removed and stockpiled around the perimeter of the mining area. The stockpile berms are seeded to stabilize them, and they create the first runoff control for the facility. The pit is excavated inside the earth berms and stormwater is allowed to pond inside the pit. The pit floor is excavated in stages, so stormwater is channeled to the lower parts of the pit throughout the mining operation. The soils in the pit are permeable sand and gravel soils, it is anticipated that dewatering will continue to take place during excavation. A network of legal drainage ditches run along the perimeter of the property. These ditches provide for the collection of stormwater and its conveyance downstream. The functionality of these ditches will be maintained throughout the life of the mine, although ditch realignment could be considered in the future. Water will be discharged from the settling pond to a drainage ditch.

Access roads are constructed from sand and gravel excavated from the pit. The roads are constructed with borrow ditches to collect stormwater runoff. The borrow ditches have check dams to cause stormwater to pond and infiltrate before discharging to the borrow ditches along the access road. Because of the highly permeable nature of the subgrade soils water is very rarely ponded in the borrow ditches. The roadway surface will have water applied for dust control. Industrial activities exposed to stormwater consist of handling construction aggregates and overburden soil at the site. There will be very little material stored at the site.

Equipment and vehicle parking will take place at the site. Fuel and lubricating oils will be brought to the site on service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel may be stored at the crusher location in portable containers to support crushing operations (**Exhibit C, Figure 2**). All fuel tanks will be double walled or installed within secondary containment. A stabilized construction entrance will be constructed within the permit boundary, per State of Idaho specifications, and is maintained to prevent vehicle sediment track out to public right of way. This construction entrance shall serve as the only access point to the site.

The site may use process water to control dust at the site. The dust control water is applied to high traffic areas during summer months with water trucks. The water applied with trucks is applied in light enough volumes to prevent runoff from the site. The pit floor is permeable and most precipitation and applied water infiltrates into the ground.There is also dust control water that is applied at the crusher and screens to prevent excessive dust at the process equipment. The process water is collected in an excavated depression near the crushing equipment in an excavation in the pit floor. The water is allowed to infiltrate into the ground and is not allowed to discharge to the runoff.

Reclamation

All reclamation will be completed in accordance with the Idaho Surface Mining Act and Administrative Rules. As mining progresses, the pit floor will be smoothed and flattened. Once mining operations have completed, the site will be graded to establish a new community pond. Revegetation slopes will not be required. The mine walls will be sloped to a 3H:1V on all sides of the mine. Final slope will be dictated by safety.

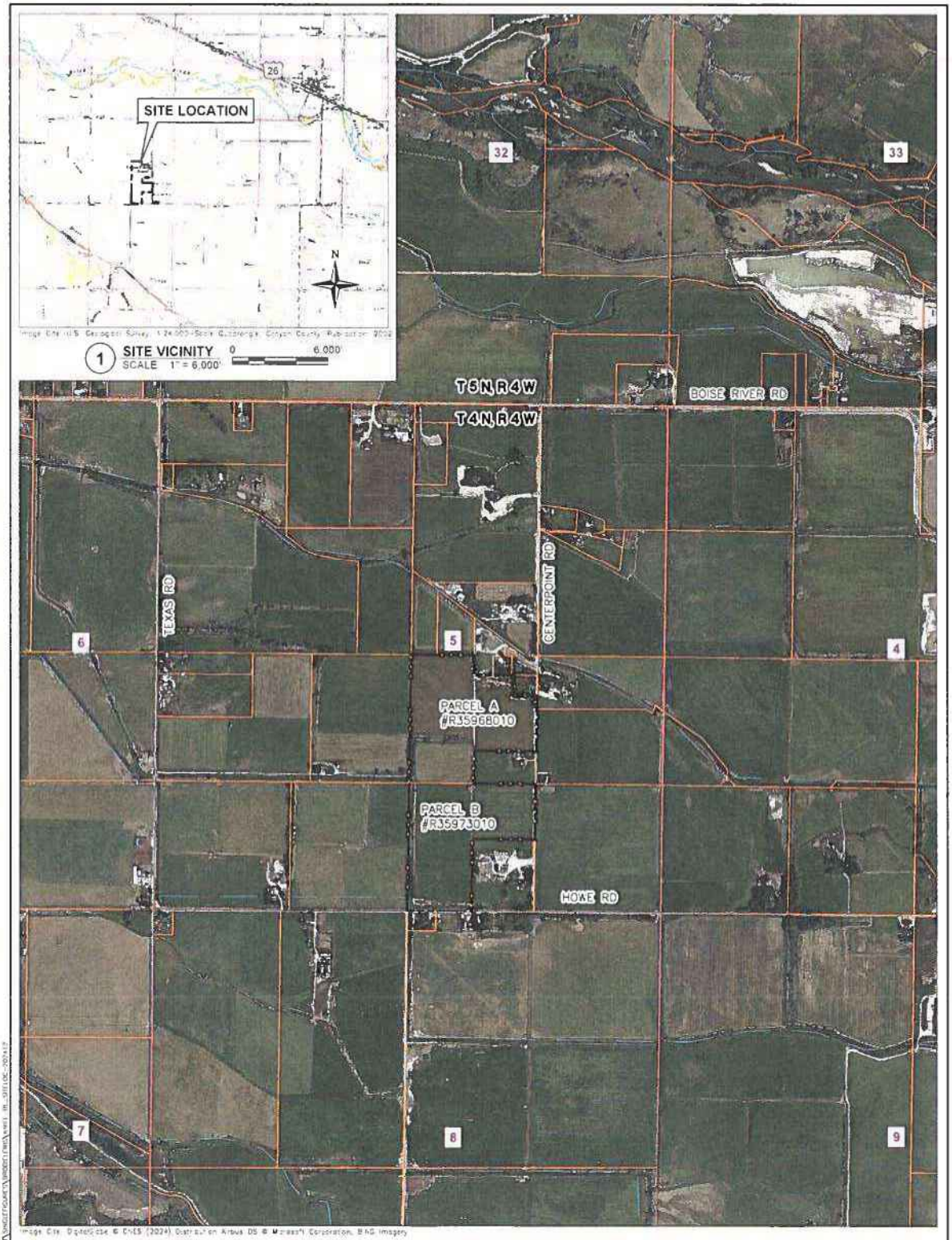
All fill material will conform the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: *"noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate under expected conditions of disposal, which includes resistance to biological attack. "Inert waste" includes, but is not limited to, rock, concrete, cured asphaltic concrete, masonry block, brick, gravel, dirt, inert coal combustion by-products, inert precipitated calcium carbonate and inert component mixture of wood or mill yard debris."*

The post-mining land use plan for the property contains a large water feature due to the depth of mining. The perimeter berms created during the stripping process will be leveled into the water surface to reduce visual obstruction. The site will be monitored and treated for noxious weeds in accordance with Idaho Surface Mining Act and Administrative Rules.

The reintroduction to overburden, topsoil and revegetation will not be required. Only minor grading and smoothing will be required to reclaim this site for the new pond. The total cost of reclamation has been estimated at $230 per acre and includes all line items described in 13(f) of the Idaho Department of Lands Application for Reclamation Plan Approval. A detailed cost estimate is provided in **Exhibit D**.

Exhibit C

Map Set



EXPLANATION

- PROPOSED PERMIT BOUNDARY
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL/DITCH (NHD)
- 26 U.S. HIGHWAY

N

0 1,000



QUADRANGLE LOCATION

NOTE:
SITE LEGAL DESCRIPTION -
TOWNSHIP 4 NORTH,
RANGE 4 WEST, SECTION 5

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 1

SITE LOCATION

BRODIE LEWIS POND
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: BB	Checked By: ZH	Scale: AS SHOWN	Date: 12/2/2024	File: KNIFE_BL_SITELOC-202412

\\trihydro.com\DFS\Projects\KNIFE_BL_SITELOC-202412\Figures\KNIFE_BL_SITELOC-202412.mxd - 12/2/2024 - dhamilton

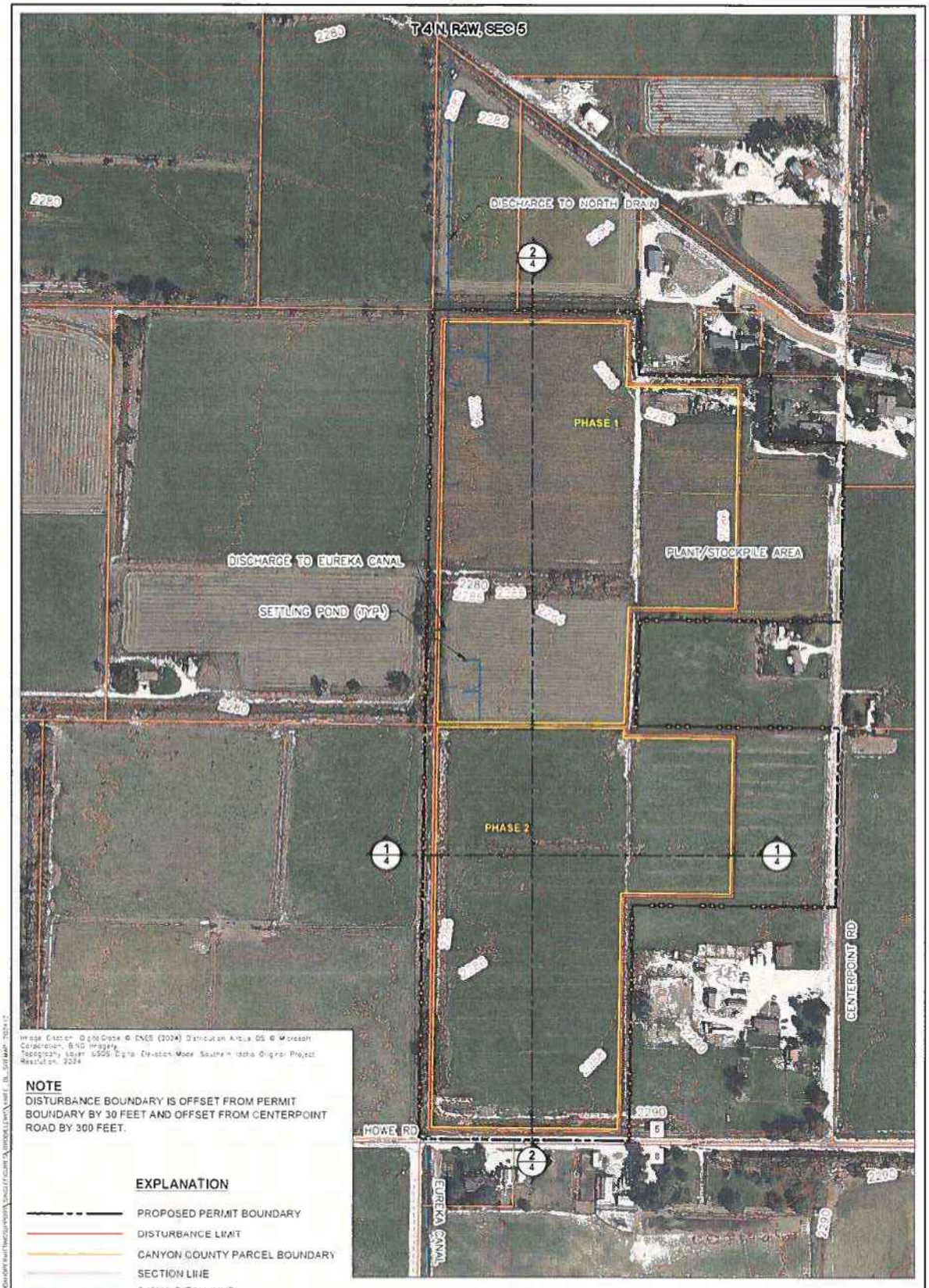


Image Citation: Digital Globe © ENES (2024) Distribution Airbus DS © Microsoft Corporation, BING Imagery.
Topography Layer: USGS Digital Elevation Model Southern Idaho Original Project Resolution, 2024

NOTE

DISTURBANCE BOUNDARY IS OFFSET FROM PERMIT BOUNDARY BY 30 FEET AND OFFSET FROM CENTERPOINT ROAD BY 300 FEET.

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- DISTURBANCE LIMIT
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL DITCH (NHD)
- CROSS-SECTION CENTERLINE
- PROPOSED PLANT STOCKPILE AREA
- MINING PHASES
- SETTLING PONDS
- DISCHARGE / DRAINAGE
- 2290 SURFACE CONTOUR (2' INTERVAL)

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
P: 307.745.1474 F: 307.745.7729

FIGURE 2

SITE MAP

BRODIE LEWIS POND
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: BB	Checked By: ZH	Scale: 1" = 300'	Date: 12/2/2024	File: KNIFE_BL_SITEMAP-202412



Image Credits: Digital Globe © CNES (2024) Distribution Airbus DS

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0 400

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- CANYON COUNTY PARCEL BOUNDARY AND OWNERSHIP
- SECTION LINE
- CANAL DITCH (NHD

Trihydro CORPORATION

FIGURE 3

LAND OWNERSHIP

BRODIE LEWIS POND
KNIFE RIVER CORPORATION
CANYON COUNTY IDAHO

Drawn By BB

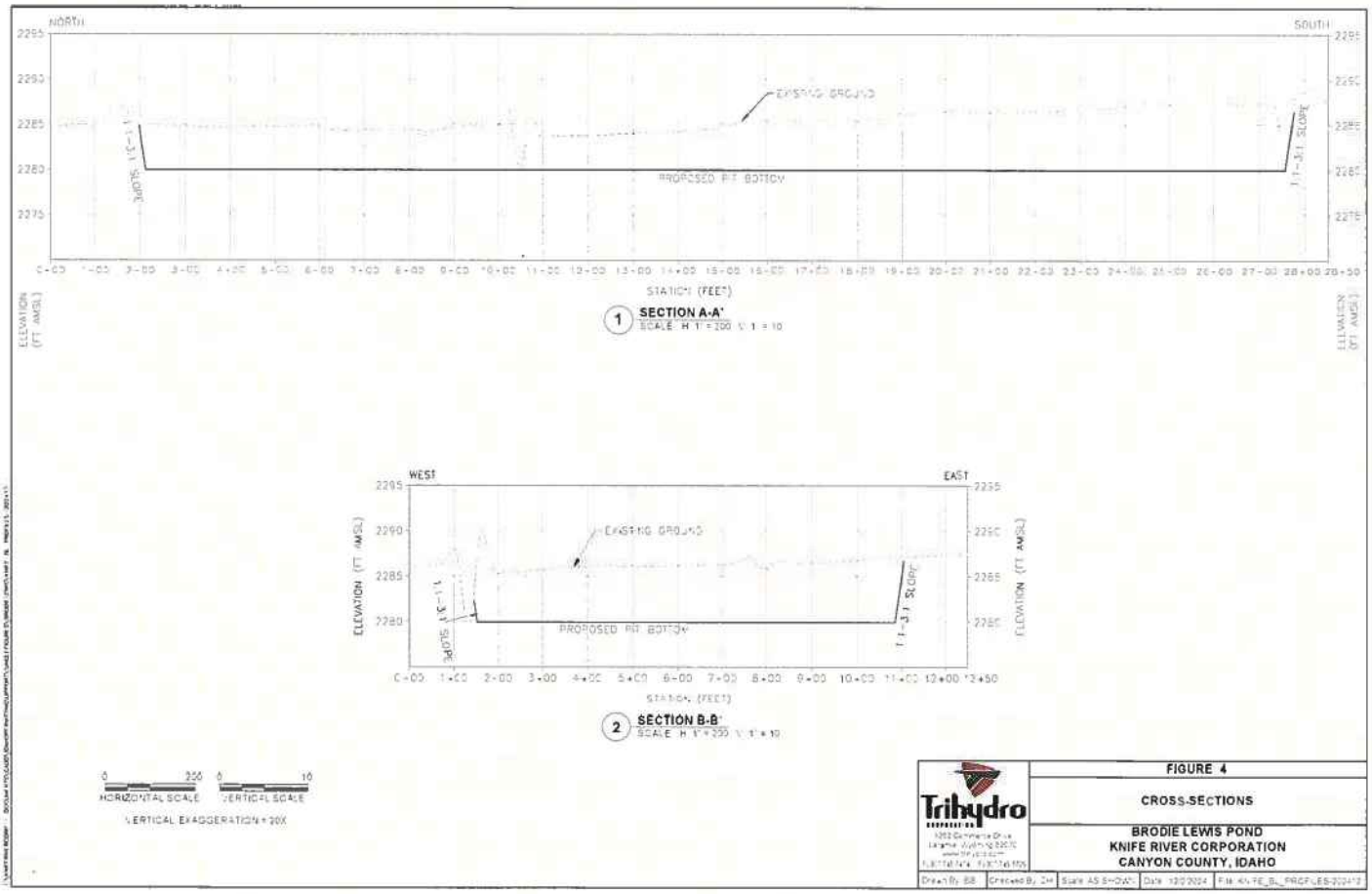

NORTH
SOUTH
2295
2290
2285
2280
2275
EXISTING GROUND
PROPOSED PIT BOTTOM
SLOPE 1:1 - 3:1
1:1 - 3:1 SLOPE
0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00 25+00 26+00 27+00 28+00 28+50
STATION (FEET)
ELEVATION (FT AMSL)
1 SECTION A-A'
SCALE H 1" = 200 V 1" = 10
WEST
EAST
2295
2290
2285
2280
2275
EXISTING GROUND
PROPOSED PIT BOTTOM
SLOPE 1:1 - 3:1
1:1 - 3:1 SLOPE
0+00 1+00 2+00 3+00 4+00 5+00 6+00 7+00 8+00 9+00 10+00 11+00 12+00 13+50
STATION (FEET)
ELEVATION (FT AMSL)
2 SECTION B-B'
SCALE H 1" = 200 V 1" = 10
0 200
HORIZONTAL SCALE
0 10
VERTICAL SCALE
VERTICAL EXAGGERATION = 20X
Trihydro
FIGURE 4
CROSS-SECTIONS
BRODIE LEWIS POND
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO
Drawn By: BB
Checked By: JH
Date: 12/2024



Image Citation: Digital Globe © CNES (2024) Distribution Airbus DS © Microsoft Corporation - BING Imagery
Topography Layer: USGS Digital Elevation Model Southern Idaho Original Project Resolution, 2024

NOTE

DISTURBANCE BOUNDARY IS OFFSET FROM PERMIT BOUNDARY BY 30 FEET AND OFFSET FROM CENTERPOINT ROAD BY 300 FEET

EXPLANATION

- PROPOSED PERMIT BOUNDARY
- DISTURBANCE LIMIT
- CANYON COUNTY PARCEL BOUNDARY
- SECTION LINE
- CANAL DITCH (NHD)
- PROPOSED PLANT STOCKPILE AREA
- MINING PHASES
- RECLAMATION AREA
- SURFACE CONTOUR (2' INTERVAL)

N

0 300'

Trihydro CORPORATION
1252 Commerce Drive
Laramie, Wyoming 82070
www.trihydro.com
(P) 307.745.7474 (F) 307.745.7729

FIGURE 5

RECLAMATION PLAN

BRODIE LEWIS POND
KNIFE RIVER CORPORATION
CANYON COUNTY, IDAHO

Drawn By: BB	Checked By: ZH	Scale: 1 = 300	Date: 12/2/2024	File: KNIFE_BL_RECLAMATION-202412

L:\MINE PROJECTS\... - DOCUMENTS\CAD\CANYON\THESUPPORTS\SHEETFIGURES\KNIFE_BL_RECLAMATION - 202412

Exhibit D

Detailed Reclamation Cost Estimate

Reclamation Cost Estimate

Client	Knife River Corporation	
Project	Brodie Lewis Pond	
Location	Canyon County, Idaho	
Prepared by	B. Bell	*of Trihydro Corporation*
Reviewed by	Z. Hutson	*of Trihydro Corporation*

Areas and Quantities

Site Area (Total)	60.0	acres		
Reclamation Area	46	acres		
Highwall Length	7,770	ft	*feet*	*needed for minor grading*

Production Rates

Motor Grader (CAT 12M) Production		**Units**	
Effective Blade Width	12.1	ft	*feet*
Overlap	2.0	ft	
Average Speed	2.5	mph	*mile(s) per hour*
Average Speed	13,200	ft/hr	
Efficiency	0.83		*50 minutes per hour*
Production Rate	111,100	ft^2/hr	
Production Rate	2.6	acre/hr	
Hours Required	18.0	hr	

Dozer (CAT D6T) Production		**Units**	
Effective Blade Width	13.7	ft	
Average Speed	0.5	mph	
Average Speed	2,640	ft/hr	
Number of Passes	3	passes	
Efficiency	0.83		*50 minutes per hour*
Forward/Back Reduction	0.75		
Hours Required	15.0	hr	*for waste placement and/or grading along highwalls, minimal grading is expected*

Minor Earthwork, Backfill, and Site Grading

Equipment	Quantity	Model	Hourly Unit Cost	Operating Hours	Subtotal
Dozer	1	CAT D6T	$ 192.00	15	$2,900.00
Motor Grader	1	CAT 12M	$ 243.00	18	$4,350.00
			Subtotal	**33**	**$7,250.00**

Totals

Total Direct Costs		$7,250.00	
Mobilization	$	750.00	*10% of direct costs*
Construction Management	$	1,450.00	*20% of direct costs*
Reclamation Monitoring and Maintenance	$	200.00	*2.5% of direct costs*
Total Indirect Costs	$	2,400.00	
Subtotal	$	9,650.00	
Contingency	$	950.00	*10% of subtotal*
Total	**$**	**10,600.00**	
Per Acre Total	**$**	**230.00**	*based on reclaimed area*

Assumptions

1: No buildings are present and no equipment remains on site at the start of the reclamation.

2: Minimal earthwork and grading is expected prior to finalizing reclamation. Earthwork includes minor grading in Phases 1 and 2 and placement of material along pit highwalls as needed.

3: Hourly equipment unit costs include operator, profit, overhead, insurance, and workers compensation.

4: Hourly equipment costs were obtained from the Nevada Standardized Reclamation Cost Estimator Version 1.4.1 and mobile equipment dimension measurements are based on the numbers in the Final Notus IDL Application (February 20, 2019).

5: Subtotals are rounded to the nearest $50 and the totals are rounded to the nearest whole number.

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

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

Receipt Number: 85379 Date: 5/28/2025

Date Created: 5/14/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Knife River

Comments: CU2025-0011

Site Address: 0 CENTERPOINT RD, Caldwell ID / Parcel Number: 35968010 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit - Gravel Extraction	CU2025-0011	$2,400.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0011	$50.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0011	$350.00	$0.00	$0.00

Sub Total:	$2,800.00
Sales Tax:	$0.00
Total Charges:	$2,800.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Check	30163520	$2,800.00

Total Payments:	$2,800.00

ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: lheidel

Exhibit B6.4

MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Kenneth Wood	
	MAILING ADDRESS: 23604 Ode Lane Caldwell, ID 83607	
	PHONE: 208-[illegible] 0210	EMAIL:

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Kenn Wood Date: 7-21-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	OWNER NAME: Sunroc Corporation	
	COMPANY NAME: Sunroc Corporation	
	MAILING ADDRESS: 730N 1500W, Orem, UT 84057	
	PHONE: 801-802-6900	EMAIL: jamante@clydeinc.com

Joseph Amante
jamante@clydeinc.com

SITE INFO	STREET ADDRESS: 23604 Ode Lane, Caldwell ID 83607	
	PARCEL NUMBER: R35945 R35946	
	PARCEL SIZE: 15/19	
	# OF PARCELS: 2	
	FLOOD ZONE (YES/NO): YES	ZONING DISTRICT: Canyon County

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: CU2025-0022		DATE RECEIVED: 9-2-25	
RECEIVED BY: Emily Bunn	APPLICATION FEE: 2800	CK MO (CC) CASH	

↳ 2400 (CUP fee)
350 (public noticing - 1)
50 (case maps)
2800 - Total

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	X	✓
Letter of Intent (see standards on next page)	X	✓
Site Plan (see standards on next page) included w/ reclamation plan	X	✓
Operation Plan (see standards on next page)	X	✓
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	X	✓
Proof of application/communication with the following agencies:	X	
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact (if applicable) - NOTUS	X	✓
Deed or evidence of property interest to the subject property	X	✓
Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

see letter for operations plan

acknowledgement via email

2400 - (gravel pit + CUP)
350 - public hearing
~~50~~ - (are maps)
2800

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☒ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

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

GENERAL - Detailed Letter- Sunroc Corporation Ken Woods Pit

1. Sunroc Corporation herby files application to extract and process sand and gravel aggregates in the Parcel # 395450000+395460000 (120.0 acres). See Mineral Extraction & Excavation Master Plan for additional information.
2. The proposed use of said parcel will be the same as the approved file# CUP:2006-180, CUP: 2012-1011, CUP:2016-67, & CUP2024-0009. Allowing for aggregate extraction and processing.
3. Access to the proposed parcels will be through accesses on the parcels from Boise River Road (Phase 1) and Ode Lane (Phase 2,3,4)
4. Proposed hours and days of operation will be the same as the approved adjacent Conditional Use Permit (CUP:2006-180, CUP: 2012-1011, CUP:2016-67, CUP2024-0009). Normal day to day business hours for the gravel pit shall be Monday through Saturday 6:00 am through 7:00 pm.
5. The application is for a 20+year pit to allow for economic growth and future aggregate demand.
6. There will be no additional impact to traffic patterns. Aggregates will be hauled off site through the current approved CUP's. No increase in production will take place.
7. The number of employees will be the same as the existing Conditional Use Permit. Parking at the pit will be in the existing approved Conditional Use Permit area.
8. Chemical toilets will be used on site, there is no proposed sewer or septic systems.
9. The current site is regulated by the State of Idaho, Department of Environmental Quality. Water for dust suppression will be stored on site. Water will be used for dust suppression by way of water trucks and belt/screen/crusher sprays.
10. Sunroc Corporation will follow and adhere to a storm water pollution plan (SWPP) and a spill prevention control and countermeasure plan (SPCC). All fuel and oil that is used onsite is handled using best management practices (BMP's) as outlined in our approved SPCC Plan and SWPP plan, which is registered with the EPA, permit # IDR050000,
11. The rock crusher will be in full compliance for emissions and permitted through the State of Idaho, Department of Environmental Quality.
12. Sunroc Corporation is requesting a waiver of the landscaping requirements due to the temporary nature of a gravel pit, the lack of surface water and the surrounding uses.
13. No new utilities are proposed.
14. The application complies with the County Comprehensive Plan as providing needed resources required for infrastructure, maintenance and growth.
15. The mine plan will be phased to maximize the aggregate resource and meet future demands.

SOUTHWEST SUPERVISORY AREA
8355 West State Street
Boise ID 83714-6071
Phone (208) 334-3488
Fax (208) 853-6372

IDAHO DEPARTMENT OF LANDS

DUSTIN MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D. Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

May 6, 2025

Sunroc Corporation
730 N 1500 W
Orem, UT 84057

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 5/5/2025:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603021	120	Canyon	T04N R04W Section 3, SWNE, SENW, NWSE, NESW

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.

2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.

3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:

   a. Diverting all surface water flows around the mining operation.
   b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
   c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.

4. An initial reclamation bond in the amount of $79,000 for up to 30 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), waste water generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.

8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by May 27, 2025, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number.

Sincerely,

Mekayla Layne
Resource Specialist—Lands and Waterways

Mineral Extraction & Excavation Master Plan

Wood Sand & Gravel Operation Master Plan

Submitted by:

Sunroc Corporation.
P.O. Box 1955
Orem, UT 84059

To:

Idaho Department of Lands
1115 Albany St
Caldwell, ID 83605

Sunroc Corporation – Wood Sand & Gravel Operation

Table of Contents

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Mineral Extraction & Excavation Master Plan 0

General Information 3

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2. Landowner Contact 3
3. Executive Summary 3
4. Duration (Approximate Dates for construction, reconstruction & abandonment) 3
5. Preliminary Reclamation Plan 3
6. All Maps Drawings or Cross Sections 3
7. Planned Phases 3
8. Machinery to be Used 4
9. Operational Processes to be Used 4
10. Water Source 5
11. Electrical Power Requirements, Source and Control 5
12. Accessory Facilities, Such as Scales and Buildings 5
13. Sanitary Facilities and Disposal System 5
14. Proposed Techniques to be Used for Control of Dust 5
15. Run-off Water Control and Storm Water Detention 5
16. Proposed Lighting Plan 5
17. A Proposed Operation and Reclamation Plan 5

Operational Plans, Drawing, Materials Required (Subsections 069.04 or 070.03 of IDAPA 20.03.02) 5

1. The following maps for the mining operation have been prepared 6

Reclamation Plans, Drawing, Material Required (Subsections 069.05 or 070.04 of IDAPA 20.03.02) 6

1. Please provide the following reclamation maps and narrative form. 6

Appendix A – Stormwater Management Plan 8

Appendix B – Reclamation Bond 9

Figures 10

-Vicinity Map
-Site Map

-Phasing Map
-Profile Map
-Final Reclamation Map

General Information

1. Operator Contact
   Sunroc Corporation, 730 North 1500 West, Orem, Utah 84057
   Bill Gammell Office: 801-802-6900

2. Landowner Contact
   Kenneth Wood, 23604 Ode Ln, Caldwell, ID 83607
   Kenneth Wood: 208-599-0210

3. Executive Summary
   The Master Plan is created to fulfill the requirements of the Idaho Department of Lands, Extraction and Excavation Master Plan, Subsections 069.04 or 070.03 of IDAPA 20.03.02. The sand and gravel aggregate area proposed to disturb is approximately 120 acres (Parcels R395450000 & R395460000).

4. Duration (Approximate Dates for construction, reconstruction & abandonment)
   The Wood Pit is proposed to extract sand and gravel aggregates for approximately 15 years depending on supply and demand. It is anticipated that construction will began in March 2025, and reclamation will be completed by 2040.

5. Preliminary Reclamation Plan
   I. The topsoil and overburden stockpiles will remain during the active mining phase and will be used for final reclamation as a suitable growth medium. Upon completion of mining activities, the stockpiles will be spread across the reclaimed area.
   II. Upon final reclamation, the surface will be regraded to a maximum of a 2H:1V slope. Disturbed areas will be covered with available topsoil at approximately four to six inches in depth where applicable.
   III. The topsoil will be seeded with a native seed mixture and rate of application recommended by the Idaho Department of Lands. Revegetation will take place in the spring and fall.
   IV. A reclamation surety bond will be provided prior to any land disturbance (see Appendix B).

6. All Maps Drawings or Cross Sections
   See Figures Section
   1. Vicinity Map
   2. Land Ownership
   3. Site Plan Map
   4. Phasing Map
   5. Cross Sections Map
   6. Reclamation Map

7. Planned Phases
   See Figures (Phasing Map)

The pit will be developed in phases as depicted in the phasing map. In the first year of operation, mining will commence in Phase I. As the pit develops, stockpiles will accumulate due to varying demand for different products. These materials will be processed through crushing, screening, and sorting activities, generating excess of one type of material over another. Stockpiles will be used and depleted as jobs are bid in the local area that demand different types of material. Operations will continue in disturbed areas using these areas for stockpiling, crushing, screening, sorting, blending, etc. This will result in only a portion of the concurrent reclamation being performed as phasing continues. Initial contemporaneous reclamation will begin on the outer slopes of the pit and can occur within any of the two phases.

8. Machinery to be Used
   - Loaders
   - Dozers
   - Haul Trucks
   - Crushers
   - Wash plants-
   - Screens
   - Excavators
   - Generators

9. Operational Processes to be Used

i) Clearing Overburden
   (1) In preparation of harvesting aggregate suitable for construction purposes, topsoil and overburden material will be stripped and pushed to the limit of the property to create a natural looking barrier between the active pit operations and adjacent land. Topsoil and overburden will be removed in phases to limit the disturbed area. This will be placed in the thirty (30) foot buffer around the property boundary.
   (2) The proposed depth of aggregates is forty (40) feet that will be excavated.

ii) Harvesting Aggregates/Sand
   (1) Virgin material will be transported from active banks using several different methods depending on timing and proximity. Material will be dozed or scoped out of bank, then either trucked, conveyed or hauled to the feeder.

iii) Process Aggregates and Sand
   (1) Aggregates will be loaded into a feeder which will start a circuitry type flow through the crushing/screening process. Aggregates may flow through a Primary crusher, secondary crusher and tertiary crusher. Aggregates will then go over a series of screens, depending on the type of material that is produced. If aggregates need to be cleaned to meet specification requirements, they will then go through a wash cycle.
   (2) The aggregates will be stored on site in stockpiles. The aggregate stockpiles will be uncovered and will be temporary in size, shape, and location dependent upon gravel sales and supply trends.

iv) Loaded and Hauled
   (1) Once aggregates and sands have been stockpiled, they will be transported to be used for various projects including: Concrete Batch Plants, Hot Mix Asphalt Pants, Roads, Homes, Schools, Churches, and all locations requiring modern-day building techniques.

v) Hours of Operation

(1) Extraction operation will be from six o'clock (6:00) A.M until eight o'clock (7:00) P.M. P.M. Extraordinary hours: In the event that a contract (State, County, Federal) required night-time delivery of materials, such as highway construction Geneva Rock requests the ability to operate loaders and trucks for the limit of that contract, twenty-four hours a day seven days a week if required.

10. Water Source

Sunroc has water shares on the adjoining property that will be used for dust control. All storm water will be kept on site through grading, berms, and ponds.

11. Electrical Power Requirements, Source and Control

Source: Generator
Control: Division of Air Quality (permit will be obtained prior to operation through a permit by rule (PBR)

12. Accessory Facilities, Such as Scales and Buildings

Scales
Water Standpipe
Gate
Control Van

13. Sanitary Facilities and Disposal System

All sanitary facilities are handled and serviced by a third-party company that supplies port-a-potties.

14. Proposed Techniques to be Used for Control of Dust

This site will be regulated through the Idaho Department of Environmental Quality. Fugitive dust will be controlled by watering in-pit roads, haul roads and active work areas. Watering will be performed with portable water trucks, sprinklers and or water sprays.

15. Run-off Water Control and Storm Water Detention

This will be permitted and regulated through the Idaho Department of Environmental Quality. A Storm Water Pollution Prevention Plan (SWPPP) will be followed.

16. Proposed Lighting Plan

Pit lighting will we used during operation hours. When lighting is required after operational hours for maintenance purposes low impact mobile lighting will be used.

17. A Proposed Operation and Reclamation Plan

I. For the Proposed Operation Plan see "Plans, Drawings, Materials Required, Section 9, Operations Processes to be Used"

II. For the Proposed Reclamation Plan see "General Information Section 5. Preliminary Reclamation Plan"

Operational Plans, Drawing, Materials Required (Subsections 069.04 or 070.03 of IDAPA 20.03.02)

E. A vegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time, and method of planting the soil, and fertilizer and mulch requirements. See Mineral Extraction & Excavation Plan.

F. Describe and show how tailing facilities and process or sediment ponds will be reclaimed. See Mineral Extraction & Excavation Plan and Figures Maps.

G. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety. There will be no underground mine openings.

H. For operations over five (5) acres, estimate the actual cost of third-party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding administration, and any other pertinent costs as described in IDAPA 20.03.03.120. See the proposed Reclamation Bond in Appendix B.

Appendix B – Reclamation Bond

Bonding Calculations

Direct Costs

Subtotal Demolition and Removal	$22,769	
Subtotal Backfilling and Grading	$28,049	
Subtotal Revegetation	$11,250	
Subtotal Direct Costs	$62,068	
Indirect Costs		
Mob/Demob	$6,207.00	10.0%
Contingency	$3,103.00	5.0%
Engineering Redesign	$1,552.00	2.5%
Main Office Expense	$4,221.00	6.8%
Project Management Fee	$1,552.00	2.5%
Subtotal Indirect Costs	$16,635.00	26.8%
Total Cost based on 2025 Costs	$78,703.01	
Bond Amount (rounded to nearest $1,000) 2030 Dollars on -30 acres Bonded of 120 Acres Area	$79,000.00	
Posted Bond (Upon Approval)	$79,000.00	
Difference Between Cost Estimate and Bond	$0.00	
Percent Difference	0.00%	

Sumac Corporation
Wood Pit

Bond Amount

Revised 2025

Ref	Description REVEGETATION COST - ENTIRE MINE	Materials	Means Reference Number	Unit Cost	Unit	Length	Width	Height	Diameter	Area	Volume	Weight	Density	Tons	Number	Unit	Seed Factor	Quantity	Unit	Cost
	Seeding Costs	Standard Vegetation Costs	Mn STD Veg	$ 300	/Acre					30										$ 9,000
	Restoration - assume 25%	Standard Vegetation Costs	Mn STD Veg	$ 300	/Acre					8										$ 2,250
	Subtotal																			$ 11,250
	Subtotal																			
	Subtotal																			
	Subtotal																			
	Subtotal																			
	Total																			$ 11,250

Bond Amount

Ref	SUMMARY OF DEMOLITION **Description**	Materials	Means Reference Number	Unit Cost	Unit	Length	Width	Height	Diameter	Area	Volume	Weight	Density	Tates	Number	Unit	Swell Factor	Quantity	Unit	Cost
	Crusher Demolition																			$ 22,789
																				$ 22,789

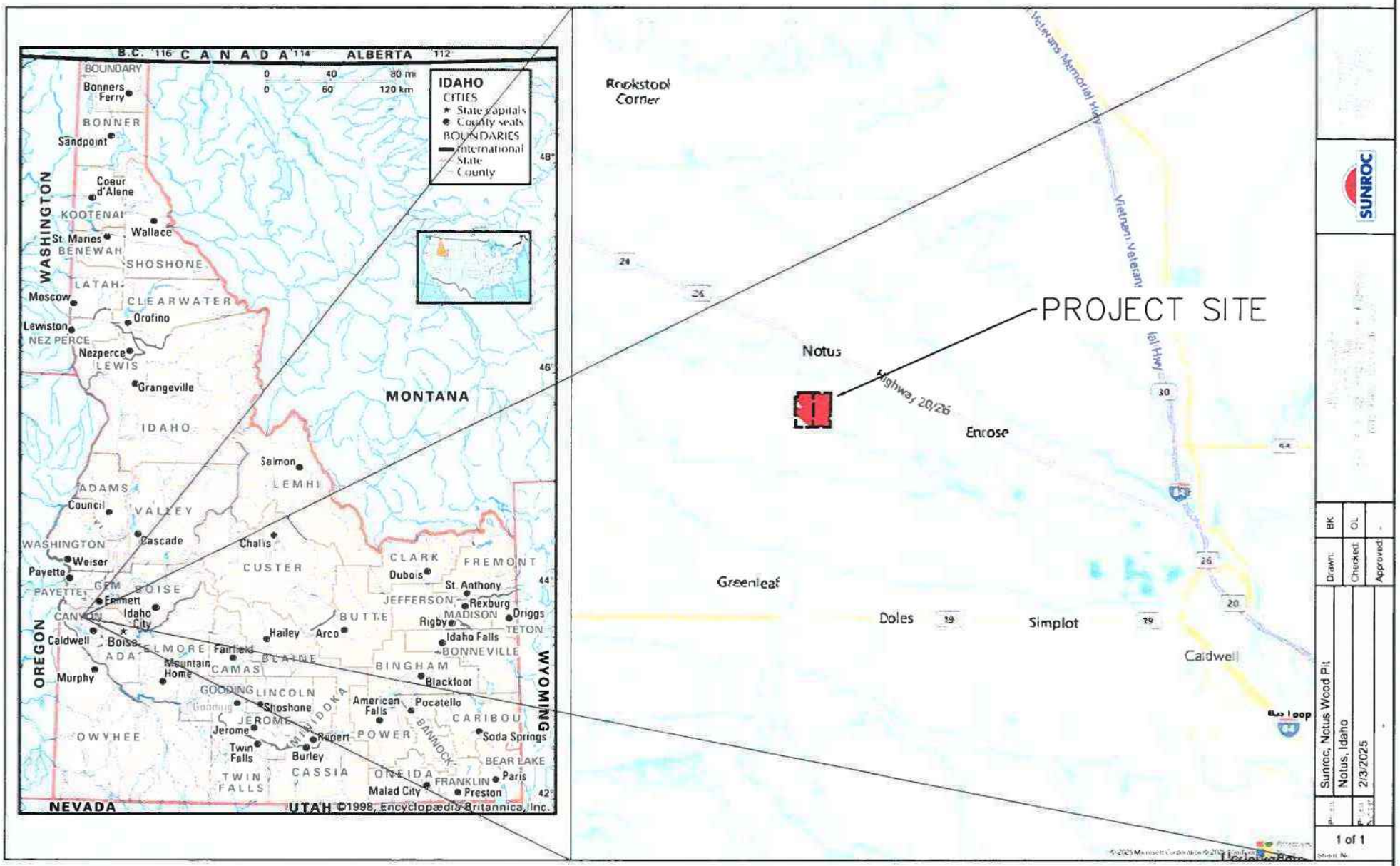
Ref			Reference Number	Cost								Qt				Units		Factor			
	CRUSHER																				
	Conveyors	Steel Bldg, Large	02 41 16 13 0020	0.48	/CF	20.00	4.00	4.00								5	ea		1,600.00	ea	768
	Jaw Crusher/feeder	Steel Bldg, Large	02 41 16 13 0020	0.48	/CF	20.00	12.00	12.00								1	ea		2,880.00	ea	1,382
	3 Deck 7x20 screen	Steel Bldg, Large	02 41 16 13 0020	0.48	/CF	20.00	10.00	12.00								1	ea		2,400.00	ea	1,152
	2 Deck 5x16 Screen	Steel Bldg, Large	02 41 16 13 0020	0.48	/CF	20.00	10.00	12.00								1	ea		2,400.00	ea	1,152
	Cone Crusher w/ Screen	Steel Bldg, Large	02 41 16 13 0020	0.48	/CF	20.00	12.00	12.00								1	ea		2,880.00	ea	1,382
	Control House/Tower	Steel Bldg, Large	02 41 16 13 0020	0.48	/CF	45.00	10.00	12.00								1	ea		5,400.00	ea	2,592
	Generator 500 KW	Steel Bldg, Large	02 41 16 13 0020	0.48	/CF	40.00	8.00	10.00								1	ea		3,200.00	ea	1,536
	Water Tank 10,000 Gal	Steel Bldg, Large	02 41 16 13 0020	0.48	/CF	30.00	8.00	8.00								1	ea		1,920.00	ea	922
	50 Miles to Western Models, SI C 50 miles round																				
	Total Volume of Materials																		22,680.00	cy	
	Volume of Debris																	0.3	6,804.00		
	Weight of Debris														488		lb/cy		1,660	tons	
	No of Trip 16 Tons																		194	trip	
	Add 1 Hr per round trip																				
	Truck Driver	Truck driver, Heavy	Inlv	$ 49.25	HR														103.76	Hr	8,995
	Subtotal																				19,109
	Fuel Tank																				
	Removal of Storage Tanks	9000 gal to 12000 gal tank	02 65 10 30 01 30	2,000	Ea.											1	Ea		1	Ea	2,000
	Remove Sludge, water restoring products	9000 gal to 12000 gal tank	02 65 10 30 0170	510	Ea.											1	Ea		1	Ea	510
	haul tank 100 miles round trip	9000 gal to 12000 gal tank	02 65 10 30 1079	1,150	Ea.											1	Ea		1	Ea	1,150
	Subtotal																				3,660
	Demolition Cost Structures Disposed on Site																				
	Truck Scales																				
	Demolition Cost																				
	Concrete's Vol Demolished																				
	Loading Cost																				
	Transportation Cost																				
	Disposal Costs																				
	Subtotal																				0
	Concrete Demolition																				
	Demolition Cost																				
	Concrete's Vol Demolished																				
	Loading Cost																				
	Transportation Cost																				
	Disposal Costs																				
	Subtotal																				
	Total																				22,769

	Equipment Cost	Hourly Operating Costs	Equipment Overhead	Operator's Hourly Wage Rate	Hourly Cost	Number of Men or Eq.	Total Eq. & Lab. Costs	Units	Quantity	Units	Production Rate	Units	Equip. + Labor Time/Dis.	Units	Subtotal Cost
SUMMARY EARTHWORK															
Spread Stockpiles															$ 11,387
Replace Topsoil															$ 16,661
Total															$ 28,049

	Equipment Cost	Hourly Operating Costs	Equipment Overhead	Operator's Hourly Wage Rate	Hourly Cost	Number of Men or Eq	Total Eq. & Lab. Costs	Units	33% of Inventory Quantity	Units	Production Rate	Units	Equip. + Labor Time/Dis	Units	Cost
SPREAD REMAINING AGGREGATE STOCKPILES															
3" X 1/4"									16,500						
Total Tons									16,500						
Total CY using 1.5 ton/LCY conversion factor									11,000						
623K EROPS (Equipment Watch 2023)	38315	$ 164.04	0.1	$ 89.85	$ 509.76	2	$ 1,019.53	$/HR	11,000	LCY	763.6	LCY/HR	14	HR	$ 7,343
18M3 Grader EROPS (Equipment Watch 2023)	14295	93.87	0.1	$ 89.85	282.45	1	$ 282.45	$/HR					7	HR	$ 2,034
4,000 Gal H2O Truck Diesel (Equipment Watch 2023)	3860	$ 45.82	0.1	$ 79.25	$ 153.78	1	$ 153.78	$/HR					7	HR	$ 1,108
Foreman Average, Outside				$ 91.50	$ 91.50	1	$ 91.50	$/HR					7	HR	$ 659
Pickup Truck Crew 4X4 (Equipment Watch 2023)	1180	$ 23.96	0.1	$ -	$ 33.73	1	$ 33.73	$/HR					7	HR	$ 243
															$ 11,387

	Equipment Cost	Hourly Operating Costs	Equipment Overhead	Operator's Hourly Wage Rate	Hourly Cost	Number of Men or Eq.	Total Eq. & Lab Costs	Units	Quantity	Units	Production Rate	Units	Equip. + Labor Time/Dis.	Units	Cost
REPLACE 3" TOPSOIL OVER QUARRY FLOOR															
623K EROPS (Equipment Watch 2023)	38315	$ 164.04	0.1	$ 89.85	$ 509.76	2	$ 1,019.53	$/HR	9.005	LCY	440.5	LCY/HR	20	HR	10,421
18M3 Grador EROPS (Equipment Watch 2023)	14295	93.87	0.1	$ 89.85	282.45	1	$ 282.45	$/HR					10	HR	2,887
5,000 Gal H2O Truck Diesel (Equipment Watch 2023)	3860	$ 45.62	0.1	$ 79.25	$ 153.78	1	$ 153.78	$/HR					10	HR	1,572
Foreman Average, Outside				$ 91.50	$ 91.50	1	$ 91.50	$/HR					10	HR	935
Pickup Truck Crew 4X4 (Equipment Watch 2023)	1180	$ 23.96	0.1	$ -	$ 33.73	1	$ 33.73	$/HR					10	HR	345
SCARIFYING															
18M3 Grador EROPS (Equipment Watch 2023)	14295	93.87	0.1	$ 89.85	$ 282.45	1	$ 282.45	$/HR	30.00	ACRES	16.9	ACRE/HR	2	HR	501
															16,661

Figures


B.C.
CANADA
ALBERTA
IDAHO
CITIES
State capitals
County seats
BOUNDARIES
International
State
County
WASHINGTON
OREGON
NEVADA
UTAH
MONTANA
WYOMING
Bonners Ferry
Sandpoint
Coeur d'Alene
Wallace
St. Maries
Moscow
Lewiston
Orofino
Nezperce
Grangeville
Salmon
Council
Cascade
Weiser
Payette
Emmett
Idaho City
Boise
Caldwell
Mountain Home
Murphy
Hailey
Arco
Fairfield
Challis
Dubois
St. Anthony
Rexburg
Driggs
Rigby
Idaho Falls
Blackfoot
American Falls
Pocatello
Soda Springs
Shoshone
Jerome
Twin Falls
Burley
Rupert
Malad City
Preston
Paris
Rockstool Corner
Veterans Memorial Hwy
Vietnam Veteran
PROJECT SITE
Notus
Highway 20/26
Enrose
Greenleaf
Doles
Simplot
Caldwell
SUNROC
Drawn: BK
Checked: OL
Approved: -
Sunroc, Notus Wood Pit
Notus, Idaho
2/3/2025
1 of 1



LEGEND

KENNETH WOOD PROPERTY BOUNDARY

PARCEL LINES

ACCESS ROADS

WOOD MINE

SUNROC MINE

SETBACK AREA

0 800 1600 Feet

N

SUNROC

Drawn:	BK
Checked	OL
Approved	-

Sunroc, Notus Wood Pit

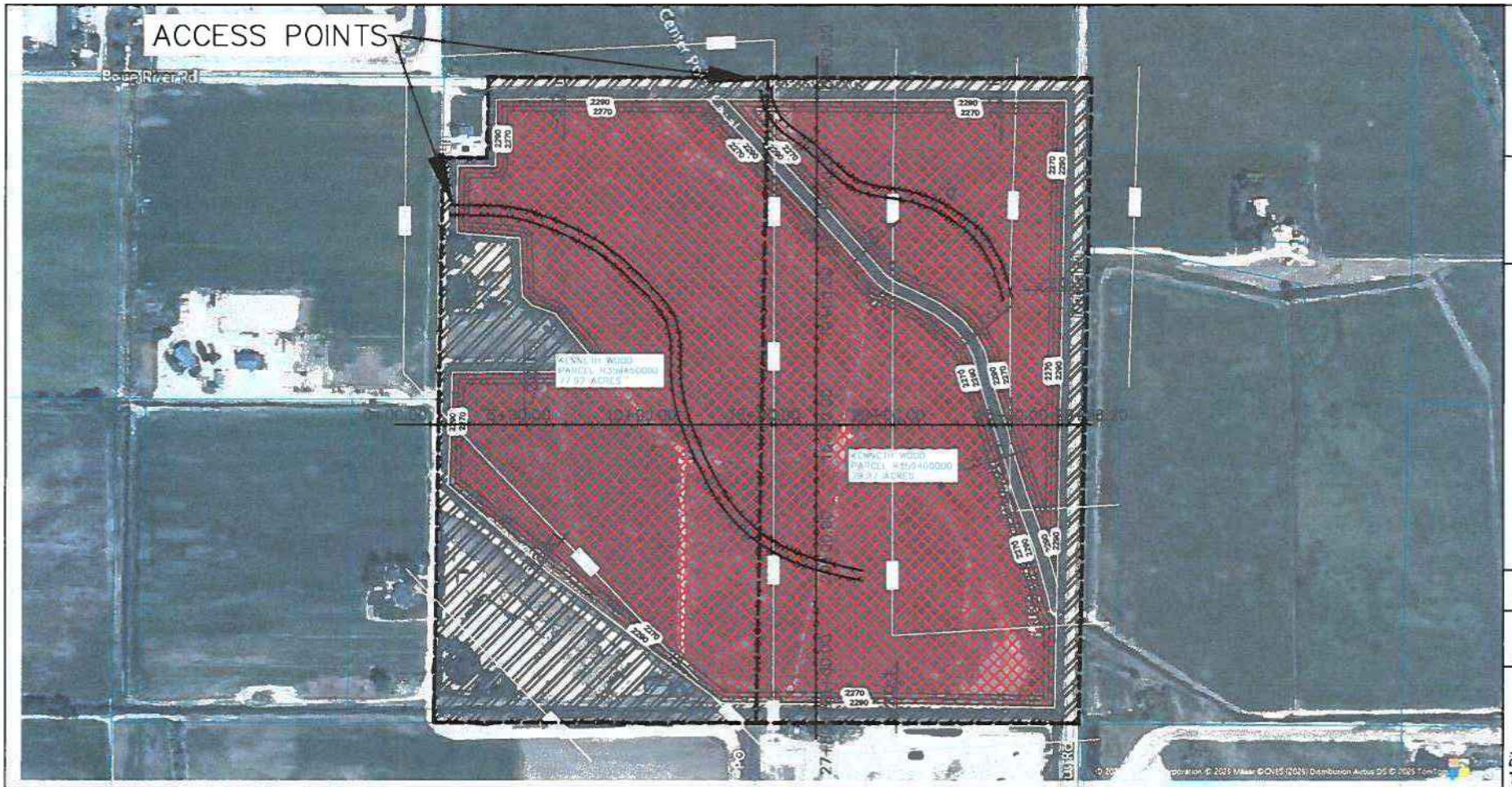
Notus, Idaho

2/3/2025

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1 of 1

Sheet No.



LEGEND

KENNETH WOOD PROPERTY BOUNDARY

PARCEL LINES

ACCESS ROADS

WOOD MINE EXTRACTION AREA

EXISTING CONTOURS

PROPOSED CONTOURS 2800

SETBACK AREA

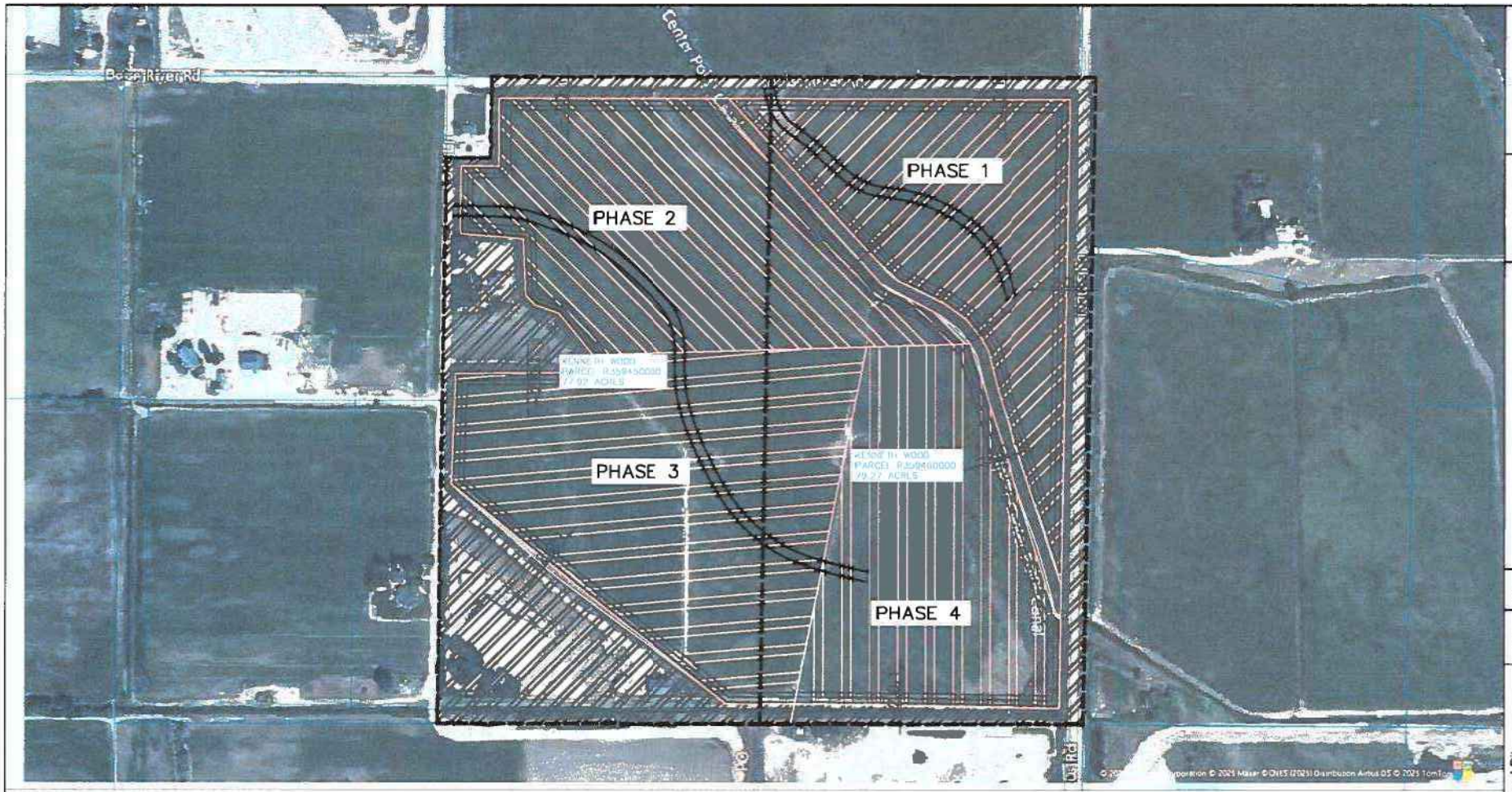
0 800 1600 Feet

SUNROC

Drawn	BK	
Checked	OL	
Approved	-	

Sunroc, Notus Wood Pit
Notus, Idaho
2/3/2025
-

1 of 1



LEGEND

KENNETH WOOD PROPERTY BOUNDARY

PARCEL LINES

ACCESS ROADS

SETBACK AREA

MINE PHASES

0 800 1600 Feet

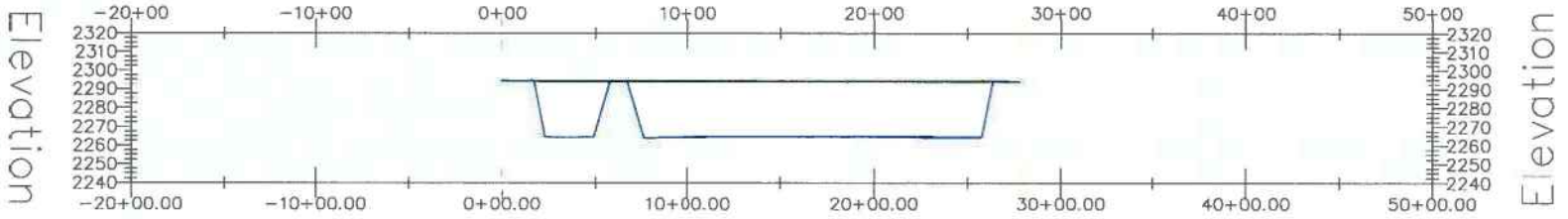
SUNROC

Drawn	BK
Checked	OL
Approved	-

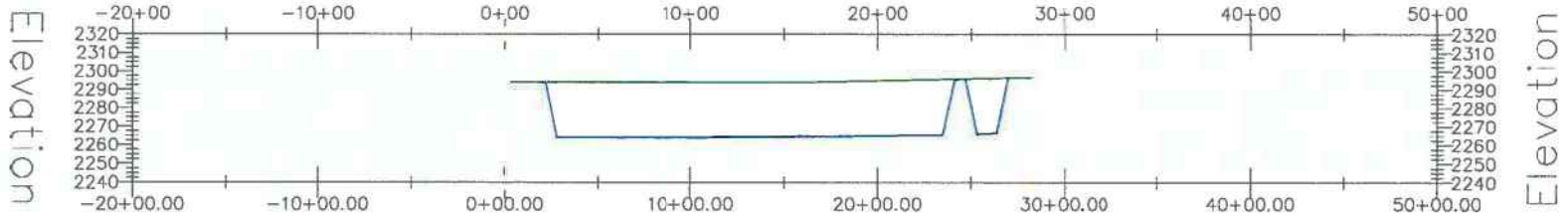
Sunroc, Notus Wood Pit
Notus, Idaho
2/3/2025
-

1 of 1

Profile View of North to South



Profile View of West to East



LEGEND

EXISTING SURFACE

PROPOSED SURFACE

SUNROC

Drawn	BK	
Checked	OL	
Approved	-	

Sunroc, Notus Wood Pit

Notus, Idaho

2/3/2025

-

1 of 1



VICINITY MAP
(NTS)

FINAL RECLAMATION PLAN

SUNROC CORPORATION WILL PROVIDE A RECLAMATION SURETY BOND APPROVED BY IDAHO DEPARTMENT OF LANDS

THE FINAL EXCAVATION DESIGN SHALL BE TAKEN NO CLOSER TO THE BOUNDARIES THAN SHOWN ON THE SITE PLAN

THE ACCESS ROAD WILL BE OBLITERATED AND SEEDED IN CONJUNCTION WITH THE OTHER RECLAMATION ACTIVITIES. THE ACCESS ROAD TO PLEASANT VALLEY ROAD WILL REMAIN

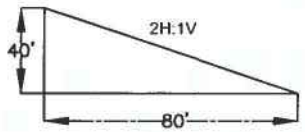
UPON RECLAMATION OF THE FINAL PHASE, ALL TEMPORARY STRUCTURES AND EQUIPMENT WILL BE REMOVED FROM THE PROPERTY

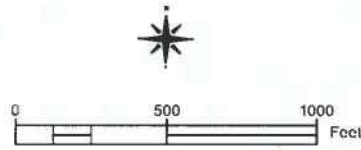
THE EXISTING TOPSOIL/OVERBURDEN WILL BE USED ON THE SITE FOR FINAL RECLAMATION. WHEN EXCAVATION HAS BEEN COMPLETED, OR IN STAGES, THE SITE WILL BE RECLAIMED BY SPREADING 4" OF OVERBURDEN UNIFORMLY OVER THE FLOOR AND SLOPES AND SEEDED AS FOLLOWS:

SPECIES	APPLICATION RATE/ACRE
PAIUTE ORCHARD GRASS	5 lbs
WESTERN WHEAT GRASS	4 lbs
SLENDER WHEAT GRASS	4 lbs
CIMLA BASIN WILD RYE	2 lbs
SAINFOIN	3 lbs
SMALL BURNETT	2 lbs

A COMMERCIAL FERTILIZER OF 11-52-0, OR SIMILAR WILL BE APPLIED AT A RATE OF 75 LBS/ACRE AT THE TIME OF SEEDING. SEEDING AND FERTILIZATION WILL BE DONE BETWEEN SEPTEMBER 1ST AND MARCH 1ST

PROFILE SECTION





LEGEND

KENNETH WOOD PROPERTY BOUNDARY

PARCEL LINES

ACCESS ROADS

WOOD MINE EXTRACTION AREA

PROPOSED CONTOURS 5800

SETBACK AREA

AGGREGATE EXCAVATION & PROCESSING

THE 157.0 ACRE GRAVEL EXTRACTION PROPERTY IS OWNED BY KENNETH WOOD

120 ACRES WILL BE USED FOR EXTRACTING SAND AND GRAVEL ACCRETIONS

PROPERTY IS ZONED AGRICULTURAL

CONTROL FUGITIVE DUST TO AVOID AIR QUALITY IMPACTS IN ACCORDANCE WITH DEQ

INSTALL APPROPRIATE EROSION AND SEDIMENT CONTROLS WHERE THERE IS THE POTENTIAL OF SEDIMENT TO BE TRANSPORTED TO A WATERCOURSE

KEEP SEDIMENT ON SITE USING SEDIMENT BASINS, TRAPS OR SEDIMENT BARRIERS

A STORM WATER POLLUTION PREVENTION PLAN WILL BE IMPLEMENTED ACCORDING TO THE RULES AND REGULATIONS

AGGREGATE EXCAVATION & PROCESSING

A SPILL PREVENTION CONTROL AND COUNTERMEASURE PLAN WILL BE IMPLEMENTED ACCORDING TO THE RULES AND REGULATIONS

ONSITE SANITARY SERVICES WILL INCLUDE PORTABLE TOILETS

POTABLE WATER WILL BE PROVIDED BY WAY OF BOTTLED WATER

SIX PARKING STALLS WILL BE PROVIDED ON THE PROPERTY

TOPSOIL AND OVERBURDEN WILL BE STOCKPILED ON THE SITE FOR REDISTRIBUTION OVER EXCAVATED AREAS

FINAL EXCAVATION OF SLOPES WILL BE NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL. SLOPE CREASTS WILL BE ROUNDED UPON FINAL RECLAMATION

AGGREGATE EXCAVATION & PROCESSING

ACCEPTABLE FILL NOT INCLUDING ANY DELETERIOUS MATERIAL WILL BE PERMITTED ON THE SITE BEFORE OVERBURDEN IS REDISTRIBUTED AND SEEDING IS PERFORMED

EXCAVATED DEPTH WILL BE APPROXIMATELY FORTY (40) FEET

FOUR (4) TO SIX (6) INCHES OF TOPSOIL WILL BE PLACED ON SLOPES AND THE PIT FLOOR

NOXIOUS WEEDS WILL BE CONTROLLED

SUNROC

Drawn:	BK	
Checked:	OL	
Approved:	-	

Sunroc, Natus Wood Pit
Natus, Idaho
2/3/2025

1 of 1

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☐ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☒ N/A – Explain why this is not applicable: Bottled water will be provided

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: Chemical based portable units used

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None

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

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

☐ Public ☒ Private Road User's Maintenance Agreement Inst #_____

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

Type: _____ Height: _____

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

☐ Other: _____

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

Upper Center Point Canal

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED**:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: _____

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE**: Sand and Gravel Mining Operations

2. **DAYS AND HOURS OF OPERATION**:

☒	Monday	6AM	to	7PM
☒	Tuesday	6AM	to	7PM
☒	Wednesday	6AM	to	7PM
☒	Thursday	6AM	to	7PM
☒	Friday	6AM	to	7PM
☒	Saturday	6AM	to	7PM
☐	Sunday		to	

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

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**
How many parking spaces? Parking will take place in the existing permited gravel pit

Is there is a loading or unloading area? NA

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** NA

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208 454 7458 Fax: 208 454 6633

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 23604 Ode Lane	Parcel Number: R395450000 + R395460000	
City: Caldwell	State: Idaho	ZIP Code: 83607
Notices Mailed Date: 6/26/2025	Number of Acres: 120	Current Zoning: Dry Irrg Grazing
Description of the Request: Extract sand and gravel from the parcel. State mine plan and reclamation plan already approved		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Orlan Lund		
Company Name: Sunroc Corporation		
Current address: 901 Pier View Drive #201		
City: Idaho Falls	State: Idaho	ZIP Code: 83402
Phone: 208 600 2259	Cell:	Fax:
Email: olund@sunroc.com		

MEETING INFORMATION

DATE OF MEETING: 07-14-2025	MEETING LOCATION: South of 23704 Ode Ln Caldwell ID 83607 in field
MEETING START TIME: 16:58	MEETING END TIME: 18:02

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jeremy Leonard	Jeremy Leonard	SUNROC
2. LYNDA WOOD	Lynda Wood	23604 ODE LANE
3. KEN WOOD	Ken Wood	" " "
4. Christie Wood	Christie Wood	23517 ODE LN
5. Michael C Medford	Michael C. Medford	SUNROC
6.		
7.		
8.		
9.		

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

JEREMY LEONARD

APPLICANT/REPRESENTATIVE (Signature):

DATE: 7/14/25

SUNROC

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a Public Hearing

Date: 6/26/2025

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County development services regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:
Date: July 14, 2025
Time: 5:00 pm – 6:00 pm
Location: Field south of 23704 Ode Lane, Caldwell, ID 83607
Property description: Existing Agricultural Field, Parcel # R395450000 + R395460000

The project is summarized below:
Site Location: The parcel R395450000 + R395460000 just to the west of the homes bounded by the north drain, Ode Lan, Boise River Road, and Notus Road.
Proposed access: Access will be through Boise River Road.
Total acreage: 157.19 Acres
Proposed lots: Section 33, T5N, R4W

We look forward to the neighborhood meeting and encourage you to attend. At that time, we will answer any questions you may have.

Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement, and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at 208-600-2259, olund@sunroc.com or mail to 7932, 10340 US-20, Caldwell, ID 83605.

Sincerely,

Orlan Lund

Sunroc Corporation


Boise River Pit (North)
Boise River Rd
Boise River Rd
Boise River Rd
Google

SAND AND GRAVEL LEASE AGREEMENT
(Canyon County, Idaho)

This SAND AND GRAVEL LEASE AGREEMENT (the "***Lease***") is made and entered into as of the _23_ day of December, 2024 (the "***Effective Date***"), by and between Ken Wood an individual with a mailing address of 23604 Ode Ln Caldwell, ID 83607 ("***Lessor***"), and Sunroc Corporation, a Utah corporation with a mailing address of 3468 North 1150 West Spanish Fork, UT 84660 ("***Lessee***"). Lessor and Lesse e are sometimes referred to herein collectively as the "***Parties***," and individually, a "***Pa rty***".

RECITALS

WHEREAS, Lessor is the owner of that certain real property located in Canyon County, State of Idaho, as more particularly described and generally depicted in Exhibit A attached hereto (the "***Subject Property***") as well as an additional neighboring parcel as more particularly described and generally depicted in Exhibit B attached hereto (the "***Additional Property***"); and

WHEREAS, Lessee desires to lease the Subject Property from Lessor, consisting of 40 acres, more or less, as generally depicted on Exhibit A, for the purposes of sand and gravel extraction and installing sand and gravel extraction equipment and other facilities associated with Lessee's operations and conducting other activities associated with Lessee's business, and Lessor desires to grant such rights to Lessee, subject to the terms and conditions of this Lease.

WHEREAS, Lessor may be willing to lease the Additional Property to Lessee.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing premises, the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, Lessor and Lessee agree as follows:

1. Lease Grant. Subject to the terms and conditions of this Lease, Lessor hereby leases to Lessee the Subject Property for the installation and operation of Lessee's facilities, together with the exclusive right to extract sand, gravel, rock and associated materials therefrom, and conduct all other activities deemed necessary or convenient by the Lessee, in its reasonable discretion, for the conduct of Lessee's business. Lessee may at any time during the Term provide Lessor with written notice of its intent to expand the Subject Property to include the Additional Property, upon which Lessor shall have thirty (30) days to approve or deny the request by written notice. In the event that Lessor fails to timely respond, Lessor shall be deemed to have approved the request and the Subject Property shall be automatically amended to include the Additional Property.

2. Lease Term. The term of this Lease shall be five (5) years, commencing on the Effective Date; provided, however, that if Lessee is unable to obtain the necessary permits and governmental approvals for Lessee's intended use of the Subject Property, including without

limitation, a conditional use permit with Canyon County for the extraction of sand and gravel, within two (2) year of the Effective Date the Lease shall automatically terminate and the parties shall have no further obligations hereunder except those obligations that expressly survive termination and no Production Royalty payments shall be required by Lessee. Lessee shall have the right to extend the initial term for one (1) additional period of five (5) years on the same terms and conditions set forth herein (each a "***Renewal Term***"). The Renewal Term shall automatically extend for the Renewal Term unless Lessees gives written notice at least ninety (90) days prior to the expiration the then-current Term. The lease shall automatically terminate if the commercially reasonable minable sand and gravel has been depleted at any point of the initial term or an Renewal terms. The initial term period, and any Renewal Term, shall be referred to herein collectively as the "***Term***."

3. Production Royalty. Lessee shall pay to Lessor a production royalty in the amount of **One Dollar and Ten Cents ($1.10) per ton** of sand, gravel, rock and related material extracted and removed from the Leased Parcel (the "***Production Royalty***").

4. Annual Minimum. Notwithstanding the actual quantity of material removed from the Leased Parcel during any given year, Lessee shall be required to pay to Lessor a minimum guaranteed annual royalty payment of **One Hundred Thousand and 00/100th Dollars ($100,000.00)** each year during the Term. (the "**Annual Minimum**"). If the total amount of Production Royalties that Lessee pays to Lessor in any given year is less than the Annual Minimum, , Lessee shall pay to Lessor the amount of the difference between the amount of Production Royalties paid and the Annual Minimum within thirty (30) days of the end of such year (the "Guaranteed Minimum Royalty Payment"); provided, however, that Sublessee shall be given a credit equal to the Guaranteed Minimum Royalty Payment, which shall accumulate on a rolling basis and may be credited to any future Production Royalties due in future years in excess of the Annual Minimum. **The Term will begin in 2025. In the event a Conditional Use Permit (CUP) is not approved, all prepaid Royalties to Lessor will be refunded to Lessee.**

5. Payment Method. Lessee shall make all payments due Lessor under this Lease by check which shall be transmitted to Lessor at the address provided in Section 10(d), or as otherwise directed by Lessor in writing.

Production Royalty payments shall be paid within fifteen (15) days following the end of each calendar quarter and shall be accompanied by a statement indicating the amount of mineral extracted and sold, and the computation of the Production Royalty being paid. Lessor shall be entitled to an annual independent audit of the matters covered by the statement, at Lessor's expense. If the audit detects a discrepancy in Lessor's favor, in excess of $2,500, then that audit's cost will be at Lessee's expense and the discrepancy made whole. If the audit detects an overpayment to Lessor in excess of $2,500, then the discrepancy will be credited toward future Production Royalty payments.

6. Lessee's Rights and Obligations.

a. Compliance with Laws. Lessee shall comply with all applicable laws, rules, ordinances and regulations of governmental authorities having jurisdiction over Lessee's operations on the Subject Property. Lessee shall be required to obtain a conditional use permit with Canyon County. In the event the Lessee is unsuccessful in obtaining a conditional use permit,

this lease will be void.

b. Activities. Lessee shall conduct its activities on the Subject Property in a good and workmanlike manner and in accordance with accepted mining industry practices. All decisions with respect to activities, exploration, development, and mining of the Subject Property and the marketing of minerals from the Subject Property, including all decisions regarding the commencement, suspension, resumption, or termination of any operations, shall be made by Lessee.

c. Reclamation. Lessee shall perform such reclamation work as is required by the applicable rules, regulations and laws of the state of Idaho and of the United States or any other governmental authority with jurisdiction over the Subject Property; provided, however, Lessee shall not be responsible for reclamation of any condition existing on the Subject Property, prior to the date of this Lease (unless previously disturbed by Lessee) nor any condition resulting from activities of third parties independent of this Lease, including without limitation surface disturbances, solid wastes, hazardous wastes, water pollution, or public health or safety hazards. Perimeter berms to be approximately six feet high. Lessee will work within the confines dictated by the approved mining plan to accomodate the perimeter berm request. Lessee shall have up to one (1) year after the termination of this lease to complete required reclamation.

d. Taxes. Upon receipt of the tax notices from Lessor, Lessee shall pay before delinquency all real property taxes, assessments and charges (if any) which may be levied or assessed by any governmental agency having jurisdiction over the Subject Property.

e. Roads/Maintenance. Lessor grants Lessee a right of access over the Subject Property. Lessee agrees at its expense to maintain and repair, when necessary, existing roads to the extent made necessary by Lessee's use thereof. Lessee may construct and maintain, at its own expense, any additional roads reasonably necessary or convenient for the conduct of Lessee's activities on the Subject Property or on other property owned by Lessor. Lessee shall endeavor to construct any such additional roads on the Subject Property at a location agreeable to Lessor and Lessee. All additional roads shall be constructed and maintained in such a manner as made necessary by Lessee's operations.

f. Claims and Liens. Lessee shall pay and satisfy all claims and liens for materials, supplies and labor used in connection with Lessee's operations on the Subject Property, and shall keep Lessor's interest in the Subject Property free and clear from any and all liens and encumbrances except any such lien or encumbrance which may result from the actions of parties other than Lessee, its agents, employees, and contractors.

7. Lessor Representations and Warranties. Lessor represents and warrants to Lessee, as of the date hereof, as follows:

a. Lessor is the sole legal, beneficial and recorded owner of the Subject Property. Lessor has not previously granted, conveyed, sold, mortgaged, pledged, hypothecated or otherwise transferred any interest in the Subject Property, including royalty interests, to any other person or entity, and is not aware of any transfer of an interest in the Subject Property by any third party, nor any actual or threatened claim of title by any third party to the Subject Property.

b. Lessor has not received written notice of any claims, actions, suits, or other proceedings pending or threatened by any governmental department or agency, or any other entity or person, pertaining to the Subject Property.

c. Lessor warrants that it is not currently, to the best of its knowledge, in violation of, and is presently in compliance with, all environmental laws, regulations, and ordinances at the federal, state, and local levels pertaining to or otherwise impacting the Subject Property, including, without limitation, all laws, regulations, and ordinances relating to the management, control, and reporting of pollutants, contaminants, hazardous wastes, solid wastes, hazardous materials, hazardous substances, and petroleum or petroleum-related substances in the environment and within above- and below-ground structures and facilities. Lessor shall indemnify Lessee for, from and against any claims, costs, damages, fees or penalties arising from a violation (past, present or future) by Lessor or Lessor's agents of, any federal, state or local law, ordinance, order, or regulation relating to the generation, manufacture, production, use, storage, release or threatened release, discharge, disposal, transportation or presence of any substance, material or waste which is now or hereafter classified as hazardous or toxic, or which is regulated under current or future federal, state or local laws or regulations, on or under the Subject Property.

d. The execution, delivery, and performance by Lessor of this Lease does not and will not conflict with, or result in the breach or termination of any provision of, or constitute a default under, any indenture, mortgage, deed of trust, bond, lease, contract, or other instrument or agreement or any order, judgment, award, or decree to which Lessor is subject or by which the assets of Lessor may be bound, or result in the creation of a lien, charge, or encumbrance upon the Subject Property.

e. Lessor has the full right, legal capacity and means to execute this Lease without obtaining the consent or approval of any governmental authority or any other person or entity to which Lessor or any of Lessor's property may be subject.

8. Lessee's Representations and Warranties. Lessee represents and warrants to Lessor, as of the date hereof, as follows:

a. The execution, delivery, and performance by Lessee of this Lease does not and will not conflict with, or result in the breach or termination of any provision of, or constitute a default under, any instrument or agreement to which Lessee may be subject.

b. Lessee has the requisite right, power and authority to enter into this Lease without obtaining the consent or approval of any governmental authority or any other person or entity to which Lessee may be subject.

9. Insurance. Lessee shall keep in force during the Term a policy of commercial general liability insurance covering property damage and liability for personal injury occurring on or about the Subject Property, with limits in the amount of at least Two Million Dollars ($2,000,000) per occurrence for injuries to or death of any person and limits in the amount of at least One Million Dollars ($1,000,000) per occurrence for property damage in respect of Lessee's activities on the Subject Property.

10. General Provisions

a. Indemnification of Lessor. Lessee shall indemnify, defend, and hold harmless Lessor from, against, and for any and all losses, damages, liabilities, deficiencies, claims, demands, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind ("***Claims***"), including reasonable attorneys' fees, arising, alleged to arise out of, or relating in any way to any acts or omissions incurred in connection with Lessee's use or occupancy of the Subject Property, at any time whether pursuant to this Lease.

b. Default and Cure. If Lessee breaches any material covenant or obligation in a material way under this Lease and such has not been cured within thirty (30) days after written notice by Lessor, Lessor may terminate this Lease. If any breach identified by Lessor can be cured but cannot reasonably be cured within the thirty (30) day notice period, Lessee's cure period shall be extended so long as Lessee is proceeding with diligence and in good faith to cure such breach.

c. Termination. Lessee shall have the right to terminate this Lease upon forty-five (45) days' notice to Lessor. Following any such termination of this Lease (or expiration of the Term), Lessee shall have six (6) months to remove all of Lessee's property and reclaim the Subject Property in accordance with the applicable law.

d. Notices. All communications, consents, and other notices provided for in this Lease shall be in writing and shall be effective on the date hand delivered, sent by facsimile or email (with receipt confirmation), or mailed by registered or certified mail, return receipt requested, postage prepaid, and addressed as follows:

(a) If to Lessor, to:

Ken Wood
23604 Ode Ln.
Caldwell, ID 83607
Phone:208-599-0210
Email: chrisjwood71@gmail.com

or to such other address as Lessor may designate to Lessee, in writing.

(b) If to Lessee, to:

Sunroc Corporation
Attn: Bill Gammell
3468 North 1150 West
Spanish Fork, UT 84660
Phone: 801-369-4312
Email: bgammell@clydeinc.com

or to such other address as Lessor may designate to Lessee, in writing.

e. Memorandum; Recording. The Parties shall execute in recordable form, and Lessee shall record in the County Records of Canyon County, a memorandum of this Lease, substantially in the form of Exhibit C attached hereto. This Lease shall not be recorded.

f. Miscellaneous. In addition to the foregoing, the Parties to this Lease agree as follows:

i. This Lease constitutes the entire agreement between the Parties pertaining to the subject matter contained in it and supersedes all prior and contemporaneous agreements, representations and understandings of the Parties with respect thereto. No supplement, modification or amendment of this Lease shall be binding unless executed in writing by all Parties. No waiver of any of the provisions of this Lease shall be deemed or shall constitute a waiver of any other provision, whether or not similar, nor shall any waiver constitute a continuing waiver. No waiver shall be binding unless executed, in writing, by the Party making the waiver.

ii. This Lease shall be binding upon, and shall inure to the benefit of the Parties to it and their respective successors and assigns.

iii. In the event of litigation between the Parties hereto, declaratory or otherwise to enforce, interpret or seek redress of a breach of this Lease, the non-prevailing Party shall pay the costs thereof and attorneys' fees actually incurred by the prevailing Party, in such suit, at trial and on appeal.

iv. This Lease shall be governed by the laws of the State of Idaho.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease as of the Effective Date.

LESSOR:

Ken Wood,
a Individual

Ken Wood

Name: Ken Wood
Title: Owner

Dated this 13 day of Dec, 2024.

LESSEE:

Sunroc Corporation,
a Utah Corporation

Name: Brent Turpin
Title: Vice President

Dated this ____ day of _____, 202__.

EXHIBIT A

Legal Description of the Subject Property

That certain real property situated in Canyon County, State of Idaho, as more particularly described and generally depicted as follows:

EXHIBIT A
(cont.)

General Depiction of the Subject Property



EXHIBIT B

Legal Description of the Additional Property

That certain real property situated in Canyon County, State of Idaho, as more particularly described and generally depicted as follows:



EXHIBIT C

Memorandum of Lease Agreement

[attached]

Recording Requested By and
When Recorded Return to:

Sunroc Corporation
730 N 1500 W
Orem, UT 84057

SPACE ABOVE THIS LINE FOR
RECORDER'S USE ONLY

MEMORANDUM OF
SAND AND GRAVEL LEASE AGREEMENT

THIS MEMORANDUM OF SAND AND GRAVEL LEASE AGREEMENT (the "***Memorandum***") is made and entered into as of the ____ day of December 2024 (the "***Effective Date***"), by and between Ken Wood an individual with a mailing address of 23604 Ode Ln Caldwell, ID 83607 ("***Lessor***"), and Sunroc Corporation, a Utah corporation with a mailing address of 3468 North 1150 West Spanish Fork, UT 84660 ("***Lessee***"). Lessor and Lessee are sometimes referred to herein collectively as the "***Parties***," and individually, a "***Party***".

RECITALS

WHEREAS, by that certain Sand and Gravel Lease Agreement dated concurrently herewith (the "***Lease***"), Lessor leased to Lessee certain property located in Canyon County, State of Idaho, as more particularly described and generally depicted in Exhibit A hereto (the "***Subject Property***") for the purposes of the installation and operation of Lessee's facilities, together with the exclusive right to extract sand, gravel, rock and associated materials therefrom, and conduct all other activities deemed necessary or convenient by the Lessee, in its reasonable discretion, for the conduct of Lessee's business. The Lease is expressly incorporated herein by reference and made a part hereof as though fully set forth herein.

WHEREAS, by this Memorandum, Lessor and Lessee desire to provide public notice of the Lease.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

1. Public Notice. All members of the general public are hereby placed on notice of inquiry as to the specific provisions of the Lease, all of which are incorporated herein by

reference with the same force and effect as if herein set forth in full. This Memorandum shall be recorded in the real estate records of Canyon County, Idaho, in lieu of recording the entire Lease.

2. Term. As set forth more fully in the Lease, the term of this Lease shall be five (5) years, commencing on the Effective Date. Lessee shall have the right to extend the Term for one (1) additional period of five (5) years on the same terms and conditions set forth in the Lease.

3. Conflicts. In the event of any conflict between the terms of this Memorandum and the terms of the Lease, the terms of the Lease shall control.

IN WITNESS WHEREOF, the Parties hereto have executed this Lease as of the Effective Date.

LESSOR:

Ken Wood,
a Individual

Ken Wood
_____

Name: Ken Wood
Title: Owner

Dated this 13 day of Dec, 2024.

ACKNOWLEDGEMENT FOR LESSOR

State of _____)
County of _____)

On _____ ____, 202__ before me, _____(here insert name), a Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____

Notary Public

LESSEE:

Sunroc Corporation,
a Utah Corporation

_____

Name: _____

Title: _____

Dated this ____ day of _____, 202__.

ACKNOWLEDGEMENT FOR LESSEE

State of _____)
County of _____)

On _____ ____, 202__ before me, _____(here insert name), a Notary Public, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

_____

Notary Public

Outlook

RE: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

From Anthony Lee <Anthony.Lee@swdh.id.gov>
Date Wed 7/23/2025 8:31 AM
To Joseph Amante <jamante@clydeinc.com>

1 attachment (163 KB)
Acknowledgement Notice Application.06.02.2023.pdf;

Hi Joseph,

Before I can sign the Agency Acknowledgement Form, we will need to schedule a pre-development meeting to review and discuss the details of your proposed project. Following the meeting, I will provide notes to the county as part of the application process.

Please note there is a $100.00 fee for the meeting.

I've attached the application form for your completion and review in advance.

Currently, I am available on the following dates:

Monday, July 28th at 3:00 pm
Tuesday, July 29th at 10:00 am, 11:00 am, or 1:00 pm.
Wednesday, July 30th at 10:00 am, 11:00 am, or 1:00 pm.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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: Joseph Amante <jamante@clydeinc.com>
Sent: Wednesday, July 23, 2025 8:19 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: Re: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

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.

Mr. Lee,

Thank you for the acknowledgement of the Sunroc's project, Notus Ken Wood. Please provide any comments/concerns about the project to the county. I'm also happy to answer any questions via email if you would prefer.

Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, June 27, 2025 7:44 AM
To: Joseph Amante <jamante@clydeinc.com>
Subject: RE: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

Hi Joseph,

We will need to schedule a pre-development meeting to discuss this project before I can sign the Agency Acknowledgement Form. I will provide notes for the county. There is a $100.00 fee for the meeting.

I've attached the application to be completed.

Currently, I am available on the following dates.

From: Joseph Amante <jamante@clydeinc.com>
Sent: Thursday, June 26, 2025 10:24 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

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.

Southwest Health District,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.



Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

AGENCY ACKNOWLEDGMENT

Date: 6/26/2025

Applicant: Sunroc Corporation

Parcel Number: R395450000 +R395460000

Site Address: 23604 Ode Ln, Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: 9/2/25 Signed: Bob Watkins Director of Highways

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

Irrigation District: District: Golden Gate Highway District No.3

☐ 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

Outlook

Re: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

From Joseph Amante <jamante@clydeinc.com>
Date Fri 8/29/2025 1:38 PM
To bobw@gghd3.org <bobw@gghd3.org>
Cc Jeremy Leonard <jleonard@suncore.build>

2 attachments (2 MB)
SRC_KenWood_agency_review.pdf; SRC.WoodPit.CUP.2025.pdf;

Golden Gate Highway District,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.



CLYDE
Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

From: Joseph Amante <jamante@clydeinc.com>
Sent: Thursday, June 26, 2025 10:25 AM
To: bobw@gghd3.org <bobw@gghd3.org>
Subject: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

Outlook

Re: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

From Joseph Amante <jamante@clydeinc.com>
Date Fri 8/8/2025 8:30 AM
To bobw@gghd3.org <bobw@gghd3.org>

Golden Gate Highway District,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.



CLYDE
Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

From: Joseph Amante <jamante@clydeinc.com>
Sent: Thursday, June 26, 2025 10:25 AM
To: bobw@gghd3.org <bobw@gghd3.org>
Subject: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

Golden Gate Highway District,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.



CLYDE

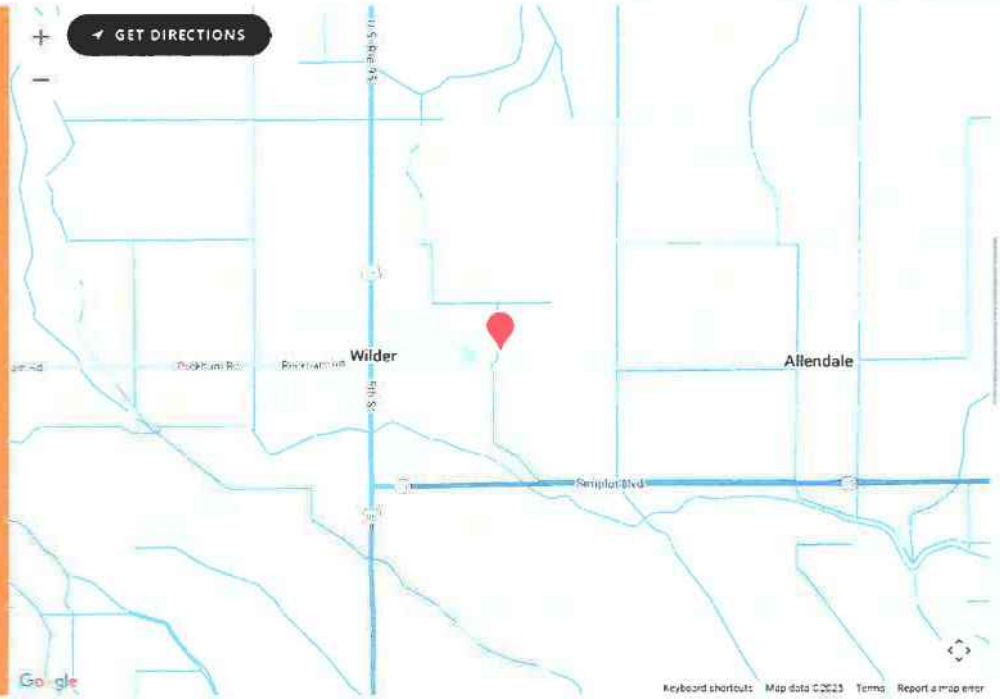
Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

Thank you for your inquiry! We will get back to you within 48 hours.

(208) 482-6267

Hours of Operation

Monday - Thursday: 6:30 a.m. - 5:00 p.m.



About Us

AGENCY ACKNOWLEDGMENT

Date: 6/26/2025

Applicant: Sunroc Corporation

Parcel Number: R395450000 +R395460000

Site Address: 23604 Ode Ln, Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☒ Applicant submitted/met for official review.

Date: 07/24/2025 Signed: Lisa Richard

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: 6/26/2025

Applicant: Sunroc Corporation

Parcel Number: R395450000 +R395460000

Site Address: 23604 Ode Ln, Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ ~~Applicant submitted/met for official review.~~ acknowledge project, Not a review

Date: 7/28/2025 Signed: Alan Rueckl

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

Highway District: District: Caldwell Fire 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

Outlook

RE: Sunroc Corporation Conditional Use Permit Application Notus -(Ken Wood Pit), ID

From Bianca Stevenson <bstevenson@cityofcaldwell.org>
Date Wed 7/23/2025 1:31 PM
To Joseph Amante <jamante@clydeinc.com>
Cc CFD Admin <cfd@cityofcaldwell.org>

You don't often get email from bstevenson@cityofcaldwell.org. Learn why this is important

Joseph,

Your email has been received.

Caldwell Fire Department
Bianca Stevenson
Project Coordinator
208-504-7621 • www.cityofcaldwell.org
521 Cleveland Blvd, Caldwell, Idaho 83605

From: Joseph Amante <jamante@clydeinc.com>
Sent: Wednesday, July 23, 2025 1:18 PM
To: CFD Admin <cfd@cityofcaldwell.org>
Subject: Sunroc Corporation Conditional Use Permit Application Notus -(Ken Wood Pit), ID

Caldwell Fire,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.

Outlook

Sunroc Corporation Conditional Use Permit Application Notus -(Ken Wood Pit), ID

From Joseph Amante <jamante@clydeinc.com>
Date Wed 7/23/2025 1:18 PM
To cfd@cityofcaldwell.org <cfd@cityofcaldwell.org>

2 attachments (2 MB)
SRC_KenWood_agency_review.pdf; SRC.WoodPit.CUP.2025.pdf;

Caldwell Fire,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.



CLYDE
Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

Outlook

Caldwell Rural Review

From Mark <mark.wendelsdorf@gmail.com>
Date Wed 7/23/2025 12:49 PM
To Joseph Amante <jamante@clydeinc.com>

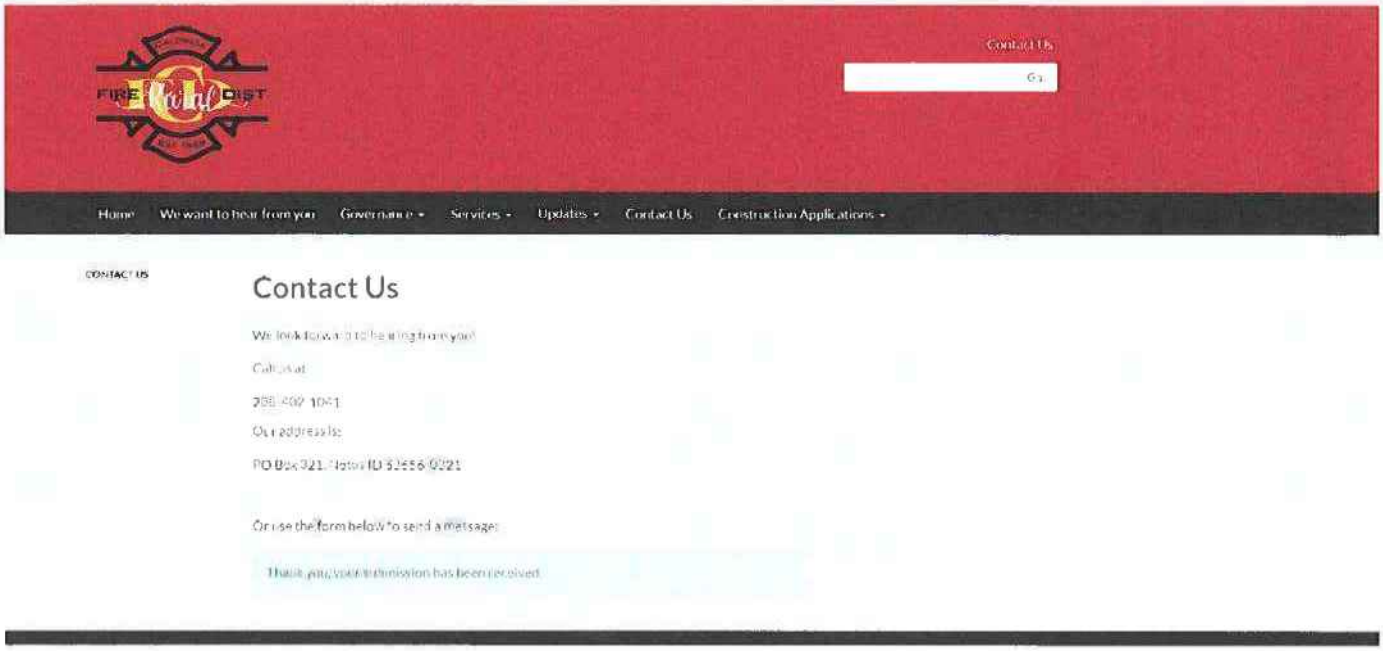
[You don't often get email from mark.wendelsdorf@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

Good morning

We contract with the City of Caldwell Fire Department for all plan reviews and inspections. Please contact Caldwell Fire Department Fire Preservation at 208-455-3032 to receive the needed document

Mark Wendelsdorf
Sent from my iPhone

7/23/2025


Contact Us
Home
We want to hear from you
Governance
Services
Updates
Contact Us
Construction Applications
CONTACT US
Contact Us
We look forward to hearing from you!
Call us at
288-402-1041
Our address is:
PO Box 921, Hotel ID 52556 0921
Or use the form below to send a message
Thank you, your submission has been received.

Outlook

Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

From Joseph Amante <jamante@clydeinc.com>
Date Thu 6/26/2025 10:29 AM
To jmenchaca@cityofcaldwell.org <jmenchaca@cityofcaldwell.org>

2 attachments (2 MB)
SRC_KenWood_agency_review.pdf; SRC.WoodPit.CUP.2025.pdf;

Caldwell Rural Fire District,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

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Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.



CLYDE
Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

AGENCY ACKNOWLEDGMENT

Date: 6/26/2025

Applicant: Sunroc Corporation

Parcel Number: R395450000 +R395460000

Site Address: 23604 Ode Ln, Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City: City of Nampa

☐ Applicant submitted/met for official review.

Date: 7/24/2025 Signed: David Pantuso

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

Outlook

Re: Sunroc Corporation Conditional Use Permit Application Notus -(Ken Wood Pit), ID

From Joseph Amante <jamante@clydeinc.com>
Date Wed 7/23/2025 10:25 AM
To notuscityclerk@gmail.com <notuscityclerk@gmail.com>; notuscitymayor@gmail.com <notuscitymayor@gmail.com>; notuscity.pz@gmail.com <notuscity.pz@gmail.com>; notuscityclerk2@gmail.com <notuscityclerk2@gmail.com>

2 attachments (2 MB)
SRC_KenWood_agency_review.pdf; SRC.WoodPit.CUP.2025.pdf;

Notus City,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.



CLYDE
Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

From: Joseph Amante <jamante@clydeinc.com>
Sent: Thursday, June 26, 2025 10:30 AM
To: notuscityclerk@gmail.com <notuscityclerk@gmail.com>
Subject: Sunroc Corporation Conditional Use Permit Application Notus -(Ken Wood Pit), ID

Notus City,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.



CLYDE
Joseph Amante
MINING ENGINEER
O C (385) 237-8466
WWW.CLYDEINC.COM

INSTRUMENT NO. 200450742

CC3086/PC 58583

WARRANTY DEED

FOR VALUE RECEIVED **Wilford L. Baldwin and Melba C. Baldwin, husband and wife**

the Grantors, do hereby grant, bargain, sell and convey unto **Kenneth J. Wood and Lynda Wood Trustee's of the Kenneth James and Lynda Wood 2003 Revocable Trust created under Declaration of Trust dated January 23, 2003**

the Grantees, whose address is P O BOX 458, GREENLEAF, ID 83626

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises, that said premises are free from all encumbrances; except for general taxes and assessments for the year 2003 and subsequent years, covenants, conditions, restrictions and easements of record, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: July 27, 2004

Wilford L. Baldwin

Melba C. Baldwin

STATE OF IDAHO

COUNTY OF CANYON

On this 27th day of July in the year 2004, before me, a Notary Public, personally appeared Wilford L. Baldwin & Melba C. Baldwin known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Public
Residing at Melba
My commission expires 3/10/09

PIONEER TITLE COMPANY
OF CANYON COUNTY
"CANYON OFFICE"

5680 E. FRANKLIN, STE. 150
NAMPA, IDAHO 83686

TEL. (208) 465-6655
FAX. (208) 465-6556

PC 58583

EXHIBIT "A"

The Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter all in Section 3, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM:

COMMENCING at the Northwest corner of the Southeast Quarter of the Northwest Quarter in Section 3, Township 4 North, Range 4 West of the Boise Meridian, Canyon County, Idaho; thence

South on the West line of said Southeast Quarter, Northwest Quarter a distance of 330 feet; thence at right angles

East on a line parallel with the North line of said Southeast Quarter of the Northwest Quarter a distance of 180 feet to a point; thence

North on a line parallel with the West boundary line of said Southeast Quarter Northwest Quarter a distance of 330 feet to a point on the North boundary line of said Southeast Quarter of the Northwest Quarter; thence

West on the North boundary line of said Southeast Quarter of the Northwest Quarter a distance of 180 feet to the POINT OF BEGINNING.

NWB
NCB

PIONEER-CALDWELL
REQUEST
TYPE Deed FEE 6.00

CANYON CNTY RECORDER
NOEL HALES

RECORDED
2004 SEP 10 PM 4 09

2004507 42

Canyon County Development Services

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

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

Receipt Number: 86248 Date: 9/3/2025

Date Created: 9/3/2025 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Joseph Amante - Sunroc Corp. for Kenneth Wood property

Comments: CUP: CU2025-0022

Site Address: 0 NOTUS RD, Caldwell ID / Parcel Number: 35946000 0

CHARGES

Item Being Paid For:	Application Number:	Amount Paid:	Prevs Pymnts:	Unpaid Amnt:
Planning - Conditional Use Permit - Gravel Extraction	CU2025-0022	$2,400.00	$0.00	$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0022	$350.00	$0.00	$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0022	$50.00	$0.00	$0.00

Sub Total:	$2,800.00
Sales Tax:	$0.00
Total Charges:	$2,800.00

PAYMENTS

Type of Payment:	Check/Ref Number:	Amount:
Credit Card	181953744	$2,800.00

Total Payments:	$2,800.00

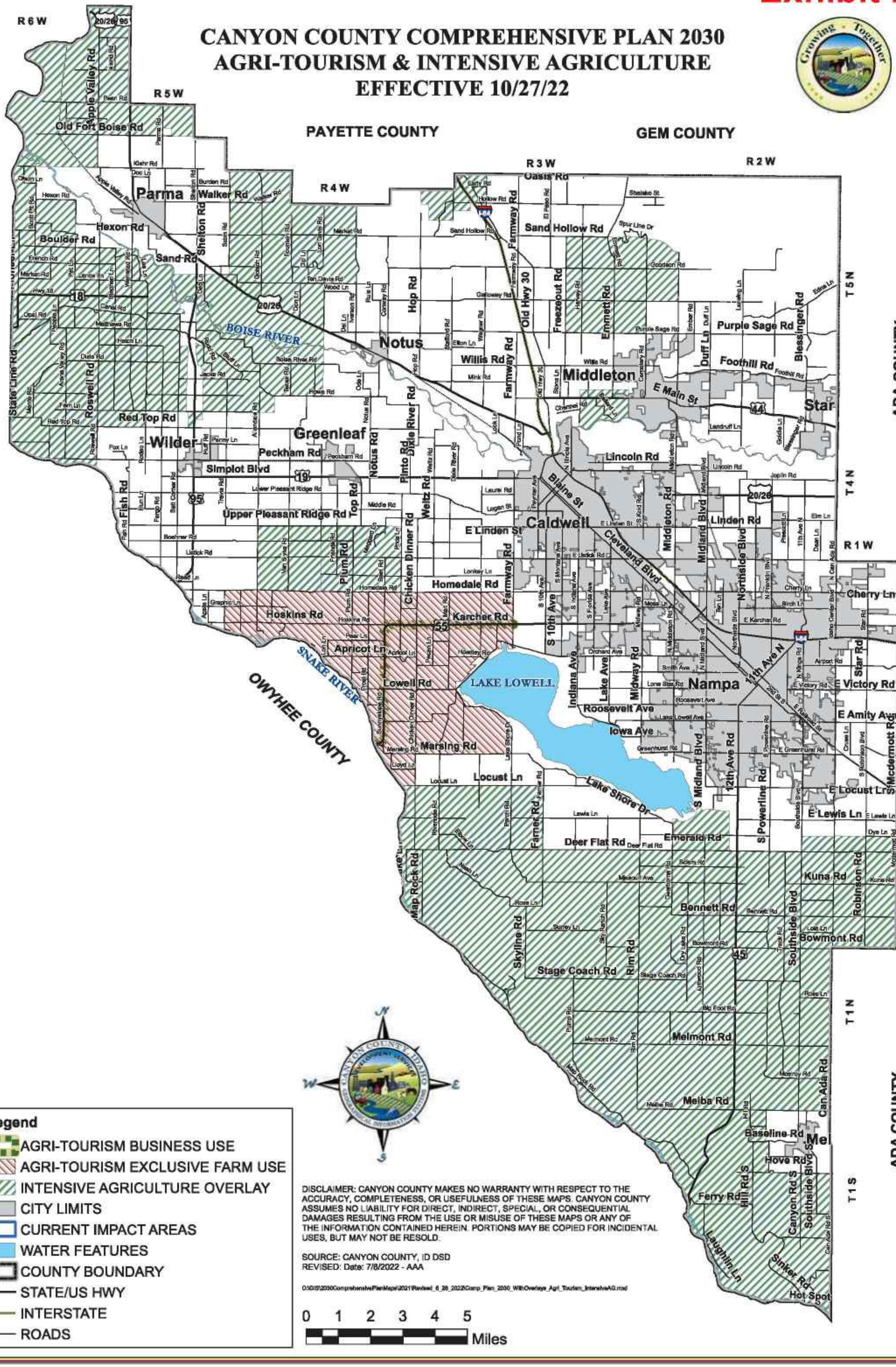
ADJUSTMENTS

Receipt Balance:	$0.00

Issued By: pdilbeck

Exhibit B7

CANYON COUNTY COMPREHENSIVE PLAN 2030
AGRI-TOURISM & INTENSIVE AGRICULTURE
EFFECTIVE 10/27/22



Legend
- AGRI-TOURISM BUSINESS USE
- AGRI-TOURISM EXCLUSIVE FARM USE
- INTENSIVE AGRICULTURE OVERLAY
- CITY LIMITS
- CURRENT IMPACT AREAS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS

DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

SOURCE: CANYON COUNTY, ID DSD
REVISED: Date: 7/8/2022 - AAA

0 1 2 3 4 5 Miles

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R35957010 PARCEL INFORMATION REPORT

10/22/2025 9:30:16 AM

PARCEL NUMBER:	R35957010
OWNER NAME:	DORAMUS WILLIAM
CO-OWNER:	DORAMUS SHARI
MAILING ADDRESS:	21766 HOWE RD CALDWELL ID 83607
SITE ADDRESS:	0 HOWE RD
TAX CODE:	1360000
TWP:	4N **RNG:** 4W **SEC:** 04 **QUARTER:** SW
ACRES:	7.90
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	DD6
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	GOLDEN-GATE HWY #3
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	NOTUS SCHOOL DIST #135
IMPACT AREA:	NOTUS
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	EUREKA DITCH CO NO 2
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0204G
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2007000102
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	04-4N-4W SW TX 07017 IN N 1/2 SW
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT C

Site Visit Photos



Figure 1 Facing north on the existing driveway off Howe Rd.





Figure 2 Facing east on the existing driveway off Howe Rd.



Figure 3Facing south on the existing driveway off Howe Rd.



Figure 4Facing west on the existing driveway on Howe Rd.



Figure 5 Facing north on the southwest corner of parcel R35959





Figure 6Facing northeast on the southwest corner of parcel R35959



Figure 7Facing east on the southwest corner of parcel R35959



Figure 8 Facing southeast on the southwest corner of parcel R35959



Figure 9 Facing south on the southwest corner of parcel R35959



Figure 10 Facing southwest on the southwest corner of parcel R35959



Figure 11 Facing west on the southwest corner of parcel R35959



Figure 12 Facing northwest on the southwest corner of parcel R35959


Legend
Google Earth Image
Parcels R36959 & R35957010 Aerial (2026)
N
700 ft

EXHIBIT D

Agency Comments

Arbay Mberwa

Exhibit D1

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, June 11, 2025 11:48 AM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: [External] RE: Agency Notification Case: CU2025-0009 Knife River Corp. Mountain West
Attachments: Pre.Development.Notes.Signed.02.12.2025.pdf

Hi Arbay,

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 building structures requiring septic systems are proposed for this project**.
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

I've attached the pre-development notes.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

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: Pam Dilbeck <Pam.Dilbeck@canyoncounty.id.gov>
Sent: Wednesday, June 11, 2025 11:13 AM
To: 'notuscitycleark@gmail.com' <notuscitycleark@gmail.com>; 'krantza@notusschools.org' <krantza@notusschools.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; bobw@gghd3.org; brandy.walker@centurylink.com; Idaho Power <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>;

'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.Administration.bid.box@ziply.com' <contract.Administration.bid.box@ziply.com>; farmerhouston@gmail.com; COMPASS <gis@compassidaho.org>; d3development.services@itd.idaho.gov; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; cenww-rd@usace.army.mil; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; BRO.Admin@deq.idaho.gov; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov' <laura.johnson@isda.idaho.gov>; 'Zlathim@IDL.idaho.gov' <Zlathim@IDL.idaho.gov>
Subject: Agency Notification Case: CU2025-0009 Knife River Corp. Mountain West

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.

Good morning:

Please see the attached agency notice. You are invited to provide written testimony or comments by **July 10, 2025**, 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 **Arbay Mberwa** at Arbay.Mberwa@canyoncounty.id.gov

Thank you,

Pam Dilbeck
Sr. Administrative Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5964
Email: Pam.Dilbeck@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Exhibit D1.1

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Notus West - Mining Extraction - Knife River Corporation
Applicant: Megan Winter
P.E./P.G.:
All others in Attendance:

EHS #'s 035 Date 02/12/25

Number of Lots or Flow: N/A Acreage of Proposed Development: 48.0
Location of Development: Nhn Howe Rd
Caldwell, ID 83607
R35959000 0 & R35957010

Project in Area of Concern: No Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☐, City ☐, Community ☐, Public Water Supply ☐ Pending ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: Applicant discussed with SWDH proposal for mining extraction of sand & aggregate on two parcels. This extraction process will not affect adjacent properties. The mining extraction could take up to 10 years before reclamation. SWDH does not have concerns with moving the process forward. Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Exhibit D2

Date 06/11/2025

Caldwell City – Canyon County Development Services Department
Re: Case Number CU2025-0009 Knife River Corp-Mountain West

Dear Amber Lewter, Hearing Specialist

The Canyon County Fire Protection District has reviewed and can approve the application 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.

Conditions:

1. 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)
2. 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)
3. 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)
4. 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)
5. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
6. 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 system.

General Requirement:
Fire Department required access, and street identification shall be installed prior to use. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and Canyon County Code will apply.

Regards,

Alan Perry
Division Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

Exhibit D4

1445 N Orchard St
Boise, ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

June 17, 2025

Arbay Mberwa, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
arbay.mberwa@canyoncounty.id.gov

Subject: Agency Notification Case: CU2025-0009 Knife River Corp. Mountain West

Dear Arbay Mberwa:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects 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://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/*.

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 RECYCLED 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 district health department.
- 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 the potential for development of a community treatment system along with best management practices for communities to protect ground water.
- 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 planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

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.
- 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.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (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.
- If any private wells are 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 planning development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

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 James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction 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) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER 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 Conservations 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released 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.

- **Ground Water 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) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. 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 conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. 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,



Troy Smith
Regional Administrator

Exhibit D5

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
June 20, 2025

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. 2025-0009 Knife River

Attention: Arbay Mberwa
Arbay.mberwa@canyoncounty.id.gov

Thanks you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.

CU2025-0009 consist of 71% irrigated capability Class 3, 20% irrigated capability Class 4, 7% capability Class 5 and 2% capability Class 6.

Irrigated Capability Class 3 has moderate limitations and appropriate management practices can make any irrigated class 3 productive. We do NOT recommend a land use change.

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

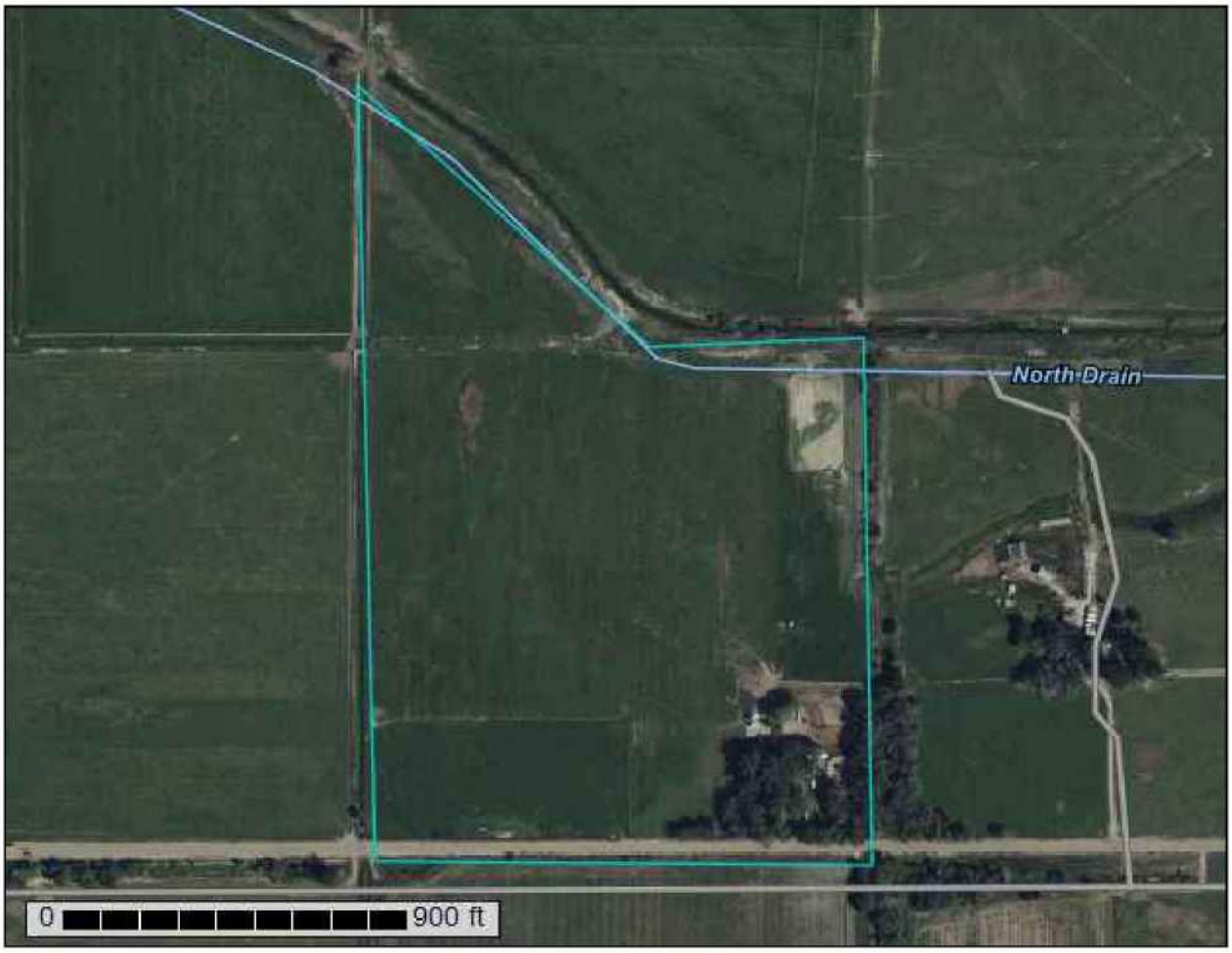
NRCS

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

CU2025-0009 Knife River



June 20, 2025

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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Irrigated Capability Class (CU2025-0009 Knife River) 5

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 (CU2025-0009 Knife River)

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:

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.

Map—Irrigated Capability Class (CU2025-0009 Knife River)



Map Scale: 1:3,630 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- 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 21, Aug 22, 2024

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 (CU2025-0009 Knife River)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ch	Chance fine sandy loam	5	3.3	7.2%
FaA	Falk fine sandy loam, 0 to 2 percent slopes	3	25.4	54.4%
LsA	Letha fine sandy loam, 0 to 1 percent slopes	3	6.2	13.2%
LtA	Letha fine sandy loam, strongly saline-alkali, 0 to 1 percent slopes	6	0.8	1.6%
MuA	Moulton fine sandy loam, saline, 0 to 1 percent slopes	4	9.3	20.0%
No	Notus soils	3	1.7	3.6%
Totals for Area of Interest			**46.6**	**100.0%**

Rating Options—Irrigated Capability Class (CU2025-0009 Knife River)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit D6



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

▪ Engineering Division ▪

July 10, 2025

RE: Engineering Review of Conditional Use Permit (CUP) – Case No. CU2025-0009
Mineral Extraction Request – Parcels R35959 and R35957010

Dear Arbay,

Thank you for providing notification of the Conditional Use Permit (CUP) application for Case No. CU2025-0009, submitted by Knife River Corporation. The Engineering Division has reviewed the proposed project and offers the following comments regarding its location within a FEMA-designated Flood Zone AE.

The proposed gravel extraction operation is located within a Special Flood Hazard Area (SFHA), and as such, all development activities must comply with Canyon County's floodplain regulations under Zoning Ordinance 07-10A-09.

Conditions of Approval for CU2025-0009:

1. Floodplain Development Permit (FDP)

The applicant has submitted a preliminary FDP (DP2025-0018); however, additional supporting documentation is required before full approval, including:

- A complete site plan showing floodplain boundaries, BFE, and locations of excavation, processing, and stockpile areas.
- Clarification of whether any structures or fill will be placed within the floodplain.
- Documentation of stormwater and sediment control BMPs for the washing and processing operations. Required if water will be used for screening or washing gravel.

3. Hydrologic Impact

If the development introduces fill or alters drainage patterns, the applicant must provide:

- A cut-and-fill balance or compensatory storage plan.

- Hydraulic analysis demonstrating no adverse impact to base flood elevations.

4. Reclamation Plan

As this is a long-term extraction project, the final grading and post-use restoration plan must be reviewed to ensure it does not impair natural floodplain functions or increase future flood risk.

We recommend that these requirements be fully addressed prior to CUP approval. The Engineering Division remains available for continued coordination and technical review.

Sincerely,

Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services
P(208) 454-7459
F(208) 454-6633
E: dalia.alnajjar@canyoncounty.id.gov

Arbay Mberwa

Exhibit D7

From: Mike Houston <farmerhouston@gmail.com>
Sent: Friday, September 26, 2025 12:13 PM
To: Arbay Mberwa
Subject: [External] Discharge into the drain is okay. If possible in the summer months if possible could it be put into the irrigation canal.

Sent from my iPhone

Arbay Mberwa

Exhibit D8

From: Shari Doramus <sdoramus@parmaschools.org>
Sent: Monday, October 27, 2025 8:48 AM
To: Arbay Mberwa
Subject: [External] Fwd: Eureka Ditch Co #2

Good Morning
I spoke with both the Eureka Ditch Co #2 and Knife River regarding removal of water to the west of the 21766 Howe Rd property.
Eureka was not asked for permission and Knife River (Steve and Megan) indicates the intention was always to move that water to the north and the permission for that iss already on file in your office. I believe Knife River may have reached out directly as well.
Thank you

Shari Doramus

Arbay Mberwa

Exhibit D9

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, October 21, 2025 10:15 AM
To: Arbay Mberwa
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice CU2025-0009 / Knife River Corp-Mountain West

I sent you all documents I had concerning the intersection of Notus Rd and SH-19. I don't know how you would like me to comment on this application since it's not really concerning the Knife River application.

Please let me know how to proceed.

Thank you!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, October 2, 2025 9:48 AM
To: 'notuscityclerk@gmail.com' <notuscityclerk@gmail.com>; 'krantza@notusschools.org' <krantza@notusschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'laura.johnson@isda.idaho.gov'

<laura.johnson@isda.idaho.gov>
Subject: Agency Notice CU2025-0009 / Knife River Corp-Mountain West

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **November 6, 2025** at 6:30 pm has been set for this case along with a final deadline of **October 27, 2025** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@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 **

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Arbay Mberwa

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, January 16, 2025 11:05 AM
To: Bob Watkins; Dan Lister
Subject: RE: [External] Intersection of Notus Rd and SH 19

Hi Dan,

Who did you have an onsite meeting with? I would like to touch base with them and let them know what I was trying to condition IMC with.

Thank you!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Bob Watkins <bobw@gghd3.org>
Sent: Thursday, January 16, 2025 10:49 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: RE: [External] Intersection of Notus Rd and SH 19

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dan, Golden Gate Highway #3 follows the same standards as Notus Parma Highway District when it comes to access and trip generation. The intersection in question is a point of interest due to the amount of both traveling public and truck traffic, I feel there are some improvements that could be made on SH 19 as well (ie a turning lane) also I would like to do some intersection improvements (widening) but without the necessary improvements on SH19 if feel improvements on our end would not help at this time. We had an on site meeting with ITD last spring to look at concerns, I have heard nothing from them on the topic since. Hope this helps.

Best,

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

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Thursday, January 16, 2025 10:38 AM
To: 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; Bob Watkins <bobw@gghd3.org>
Subject: FW: [External] Intersection of Notus Rd and SH 19

Niki/Bob,

Below is a comment received regarding issues with the westbound lane on SH-19 turning right into Notus Road (see below). We have a couple of mineral extraction conditional use permits (CU2023-0019 & CU2024-0007) and the concern is about the cumulative issues with commercial trucks at that intersection.

If you have any comments you can provide regarding the intersection including any future improvements that may be planned, that would be helpful. As of now, both cases are conditioned to approach permits from local highway districts before the commencement of use. Case CU2023-0019 is in the Notus-Parma Highway District which requires a TIS unless they can provide trip generation information demonstrating a TIS is not warranted. ITD did not find any concerns, so no conditions have been added for ITD.

Sincerely,

Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
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**We will not be closed during lunch hour **

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From: Devin Krasowski <devink1331@gmail.com>
Sent: Tuesday, January 14, 2025 6:58 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: [External] Intersection of Notus Rd and SH 19

Hey Dan!
Hope you are doing well.

I drive Notus Rd from Notus to Hwy 19 twice a day and see that there are a few upcoming hearings for properties along Notus rd (likely for mineral extraction). I know I missed the comment deadline for CU2023-0019 but I wanted to still provide a general comment since it is relevant to any mineral extraction case along Notus road in this area.

Please consider either asking the relevant highway district or ITD (or both) to give comment on the adequacy/functionality of the intersection of Notus Rd and SH 19. It seems like the turning radius for the westbound lane on SH 19 turning right into Notus Rd needs to be addressed so that gravel trucks (or any truck) can turn onto Notus Rd without swinging into the southbound lane on Notus Rd. That intersection becomes quite the mess when there are southbound cars lined up waiting to turn onto SH 19 and a westbound truck on SH 19 can't turn onto Notus Rd while the cars are there, which happens often. Improving that intersection would be a benefit to the gravel pits and to the road users. Maybe it could be worked into a condition of approval.

Let me know if you have any questions!
Thanks,

--
Devin T. Krasowski

Mobile: (208) 407-5757
https://www.linkedin.com/in/dkrasowski-engr/

Arbay Mberwa

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, January 22, 2025 2:40 PM
To: Dan Lister; 'Bob Watkins'
Cc: Brian Duran
Subject: RE: [External] Intersection of Notus Rd and SH 19
Attachments: TR_JMAC Resources 012225.pdf

Hi Dan,

Please see attached comments for JMAC Resources.

I don't have any pictures of the intersection, but I will try to get some taken and submitted as a supplement to this email by the 27th if you feel that it is necessary.

Please let me know if you need anything else.

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Niki Benyakhlef
Sent: Wednesday, January 22, 2025 11:26 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; 'Bob Watkins' <bobw@gghd3.org>
Subject: RE: [External] Intersection of Notus Rd and SH 19

Thanks so much!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Wednesday, January 22, 2025 10:44 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; 'Bob Watkins' <bobw@gghd3.org>
Subject: RE: [External] Intersection of Notus Rd and SH 19

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See attached.

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, January 22, 2025 9:43 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; 'Bob Watkins' <bobw@gghd3.org>
Subject: RE: [External] Intersection of Notus Rd and SH 19

Good Morning, Dan –

Can you please forward me the agency notification or the link to were I can make comments, please?

Thank you!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Niki Benyakhlef
Sent: Friday, January 17, 2025 6:49 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; 'Bob Watkins' <bobw@gghd3.org>
Subject: RE: [External] Intersection of Notus Rd and SH 19

Good Morning, Dan.

I can send our inspectors out to the intersection to take pictures of the current lane configuration on Tuesday along with preparing a package of all the documents that we have communicated with IMC. Would that be sufficient?

If IMC completed the work that we recommended, I do believe that would alleviate the concerns of Mr. Krasowski.

Please let me know what I need to provide to get IMC within compliance of our requests.



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Thursday, January 16, 2025 11:38 AM
To: 'Bob Watkins' <bobw@gghd3.org>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: RE: [External] Intersection of Notus Rd and SH 19

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Niki,

Regarding IMC not completing improvements identified in the TIS, I don't see conditions of approval in their conditional use permit regarding ITD requiring a TIS and improvements before commencement of use. I do see conditions of approval for TIS and improvements for Golden-Gate Highway District as a condition of approval (see attached CUPS).

However, Condition No. 1 of all conditional approvals requires the use to comply with all federal, state, and local requirements, permits, and ordinances. Therefore, if you need assistance with obtaining compliance, we would need evidence showing that IMC is not meeting a condition of the use permit. With that DSD can send out a violation notice.

Sincerely,

Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
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8 am – 5 pm
Wednesday
1 pm – 5 pm
**We will not be closed during lunch hour **

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From: Bob Watkins <bobw@gghd3.org>
Sent: Thursday, January 16, 2025 11:29 AM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: RE: [External] Intersection of Notus Rd and SH 19

Niki, I was able to find whom was all invited to the meeting it was GGHD Rep Myself Bob Watkins, Chris Pettigrew (JUB) engineer, Vincent Trimboli, Shayna Sutton, Aaron Bauges, Eric Copeland, and Kyle Hobeck. I have also attached 3 files sent to us from ITD regarding the intersection in question. Let me know how I can assist.

Thanks,

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

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, January 16, 2025 11:05 AM
To: Bob Watkins <bobw@gghd3.org>; Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: RE: [External] Intersection of Notus Rd and SH 19

Hi Dan,

Who did you have an onsite meeting with? I would like to touch base with them and let them know what I was trying to condition IMC with.

Thank you!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Bob Watkins <bobw@gghd3.org>
Sent: Thursday, January 16, 2025 10:49 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: RE: [External] Intersection of Notus Rd and SH 19

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Dan, Golden Gate Highway #3 follows the same standards as Notus Parma Highway District when it comes to access and trip generation. The intersection in question is a point of interest due to the amount of both traveling public and truck traffic, I feel there are some improvements that could be made on SH 19 as well (ie a turning lane) also I would like to do some intersection improvements (widening) but without the necessary improvements on SH19 if feel improvements on our end would not help at this time. We had an on site meeting with ITD last spring to look at concerns, I have heard nothing from them on the topic since. Hope this helps.

Best,

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

From: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Sent: Thursday, January 16, 2025 10:38 AM
To: 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; Bob Watkins <bobw@gghd3.org>
Subject: FW: [External] Intersection of Notus Rd and SH 19

Niki/Bob,

Below is a comment received regarding issues with the westbound lane on SH-19 turning right into Notus Road (see below). We have a couple of mineral extraction conditional use permits (CU2023-0019 & CU2024-0007) and the concern is about the cumulative issues with commercial trucks at that intersection.

If you have any comments you can provide regarding the intersection including any future improvements that may be planned, that would be helpful. As of now, both cases are conditioned to approach permits from local highway districts before the commencement of use. Case CU2023-0019 is in the Notus-Parma Highway District which requires a TIS unless they can provide trip generation information demonstrating a TIS is not warranted. ITD did not find any concerns, so no conditions have been added for ITD.

Sincerely,

Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
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From: Devin Krasowski <devink1331@gmail.com>
Sent: Tuesday, January 14, 2025 6:58 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: [External] Intersection of Notus Rd and SH 19

Hey Dan!
Hope you are doing well.

I drive Notus Rd from Notus to Hwy 19 twice a day and see that there are a few upcoming hearings for properties along Notus rd (likely for mineral extraction). I know I missed the comment deadline for CU2023-0019 but I wanted to still provide a general comment since it is relevant to any mineral extraction case along Notus road in this area.

Please consider either asking the relevant highway district or ITD (or both) to give comment on the adequacy/functionality of the intersection of Notus Rd and SH 19. It seems like the turning radius for the westbound lane on SH 19 turning right into Notus Rd needs to be addressed so that gravel trucks (or any truck) can turn onto Notus Rd without swinging into the southbound lane on Notus Rd. That intersection becomes quite the mess when there are southbound cars lined up waiting to turn onto SH 19 and a westbound truck on SH 19 can't turn onto Notus Rd while the cars are there, which happens often. Improving that intersection would be a benefit to the gravel pits and to the road users. Maybe it could be worked into a condition of approval.

Let me know if you have any questions!
Thanks,

--
Devin T. Krasowski
Mobile: (208) 407-5757
https://www.linkedin.com/in/dkrasowski-engr/

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Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

January 22, 2025

Dan Lister
Principal Planner, Canyon County Development Services
111 North 11th Ave. Suite 310
Caldwell, ID 83605

VIA EMAIL

Development Application	**CU2024-0007**
Project Name	**JMAC Resources**
Project Location	Approx. 1-mile north of SH-19 MP 14.55.
Project Description	Long term mineral extraction expansion and concrete batch plant.
Applicant	JMAC Resources, Inc.

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

1. This project does not abut the state highway system.
2. ITD identified improvements to the intersection of Notus Rd and SH-19 for application CUC2019-0018 IMC Greenleaf. Please see attached ITD Development Condition Memo dated October 17, 2022 indicating ITD requirement for a westbound right-turn lane to be installed.
3. Once IMC installs required improvements, any concerns ITD has for the intersection of SH-19 and Notus Rd will be addressed.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

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IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

October 17, 2022

Chhang Ream
CR Engineering, Inc.
181 E 50th St
Garden City, ID 83714
chhream@gmail.com

VIA EMAIL

RE: IMC Greenleaf – ITD Development Condition Memo

Dear Mr. Ream,

The Idaho Transportation Department (ITD) has completed our review of the IMC Greenleaf Traffic Impact Study. The proposed development is located north of SH 19 along Notus Road in Greenleaf, Idaho.

The TIS states that the intersection of SH 19 & Notus Road does not meet ITD's operational thresholds. A westbound right-turn lane is warranted in existing conditions and is needed in the 2030 total traffic conditions to meet ITD's operational thresholds.

The department finds the development's proposed access acceptable with the following conditions:

1. Developer to install a westbound right-turn lane at SH-19 & Notus Road to meet ITD's operational thresholds and help with truck off-tracking. A power pole in the northeast corner of this intersection will need to be moved to be able to construct this turn lane.

Maintaining safety and mobility for Idaho's motorists is of utmost importance to ITD. If you have any questions please contact me by email at Vincent.trimboli@itd.idaho.gov or 208-334-8817.

Sincerely,

Vincent Trimboli
ITD – District 3
Planning & Development Services Manager

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

Cc:
Lee Belt – City of Greenleaf

Niki Benyakhlef

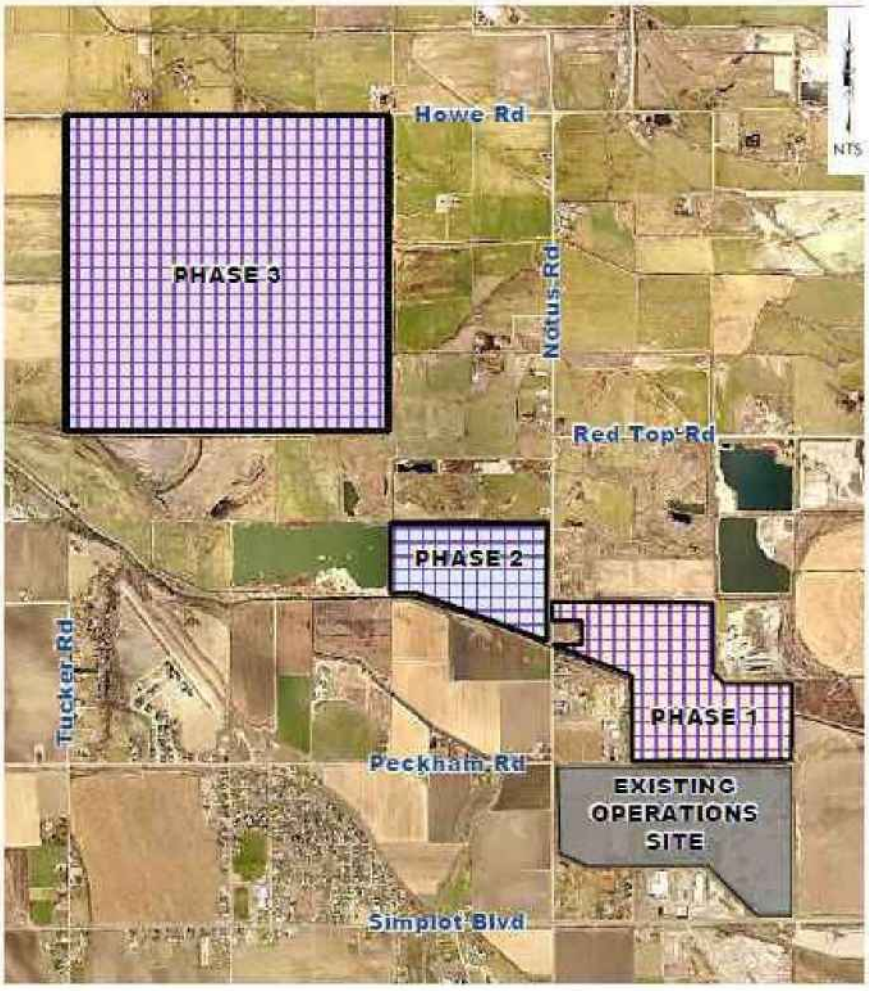
From: Niki Benyakhlef
Sent: Monday, March 25, 2024 12:27 PM
To: Ryan.Russell@idaho.materials.com
Cc: Deb Root
Subject: IMC Greenleaf CU2019-0018
Attachments: IMC Gravel Pits TIS - 05102022.pdf

Hello Ryan,

Thanks for the phone call about the IMC projects near Greenleaf today. I think there is some confusion due to the number of projects you have in the area.

From what I understand the project that is referenced in Canyon County application CU2019-0018 and the TIS that ITD reviewed includes three phases. If any of this development's phases are operational, any conditions that ITD set forth in the attached IMC Greenleaf – ITD Development Condition Memo dated October 17, 2022, must be constructed. It appears that both Phases 1 and 2 are operational, therefore, construction of the mitigations must be completed.

Below is a snippet of the TIS showing the phases to eliminate any confusion.



Call me or have John Stevenson give me a call so we may discuss next steps at either of your earliest convenience's.

Thanks,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Arbay Mberwa

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, October 21, 2025 10:11 AM
To: Arbay Mberwa
Subject: RE: [External] Intersection of Notus Rd and SH 19
Attachments: FW: SH-19/Notus Rd

Email 3 of 3

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Niki Benyakhlef
Sent: Tuesday, October 21, 2025 10:10 AM
To: 'Arbay Mberwa' <arbay.mberwa@canyoncounty.id.gov>
Subject: RE: [External] Intersection of Notus Rd and SH 19

Email 2 of 3

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Niki Benyakhlef
Sent: Tuesday, October 21, 2025 10:10 AM
To: 'Arbay Mberwa' <arbay.mberwa@canyoncounty.id.gov>
Subject: FW: [External] Intersection of Notus Rd and SH 19

Hello Arbay!

Here is all the information I sent to Dan about IMC and the intersection of Notus Rd and SH-19. Due to all the attachments, I will send this in separate emails.

Email 1 of 3

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

From: Niki Benyakhlef
Sent: Thursday, January 16, 2025 11:03 AM
To: Bob Watkins <bobw@gghd3.org>; Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: RE: [External] Intersection of Notus Rd and SH 19

Hi Dan,

ITD has tried to condition IMC (I believe) to improve that intersection in the past and they never completed the work. I even reached out to Borton Lakey (see attached email with additional attachments). There has been no forward movement.

Let me speak to my manager and legal team and see what our next steps are. If there is anything the county can do to assist, please let me know.

Thank you!

Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Bob Watkins <bobw@gghd3.org>
Sent: Thursday, January 16, 2025 10:49 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: RE: [External] Intersection of Notus Rd and SH 19

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Dan, Golden Gate Highway #3 follows the same standards as Notus Parma Highway District when it comes to access and trip generation. The intersection in question is a point of interest due to the amount of both traveling public and truck traffic, I feel there are some improvements that could be made on SH 19 as well (ie a turning lane) also I would like to do some intersection improvements (widening) but without the necessary improvements on SH19 if feel improvements on our end would not help at this time. We had an on site meeting with ITD last spring to look at concerns, I have heard nothing from them on the topic since. Hope this helps.

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Niki/Bob,

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If you have any comments you can provide regarding the intersection including any future improvements that may be planned, that would be helpful. As of now, both cases are conditioned to approach permits from local highway districts before the commencement of use. Case CU2023-0019 is in the Notus-Parma Highway District which requires a TIS unless they can provide trip generation information demonstrating a TIS is not warranted. ITD did not find any concerns, so no conditions have been added for ITD.

Sincerely,

Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

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To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: [External] Intersection of Notus Rd and SH 19

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Please consider either asking the relevant highway district or ITD (or both) to give comment on the adequacy/functionality of the intersection of Notus Rd and SH 19. It seems like the turning radius for the westbound

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Let me know if you have any questions!
Thanks,

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Devin T. Krasowski
Mobile: (208) 407-5757
https://www.linkedin.com/in/dkrasowski-engr/

Photos provided by ITD on October 21, 2025 (**Exhibit D9**)

Exhibit D9.1

Reply Reply All Forward

NB

Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov> 1 3 Tue 10/21

[External] SH-19/Notus Rd pics


IMG_0083.jpeg
5 MB


IMG_0081.jpeg
4 MB


IMG_0085.jpeg
7 MB

Email 1 of 2 for photos

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Niki Benyakhlef
Development Services Coordinator

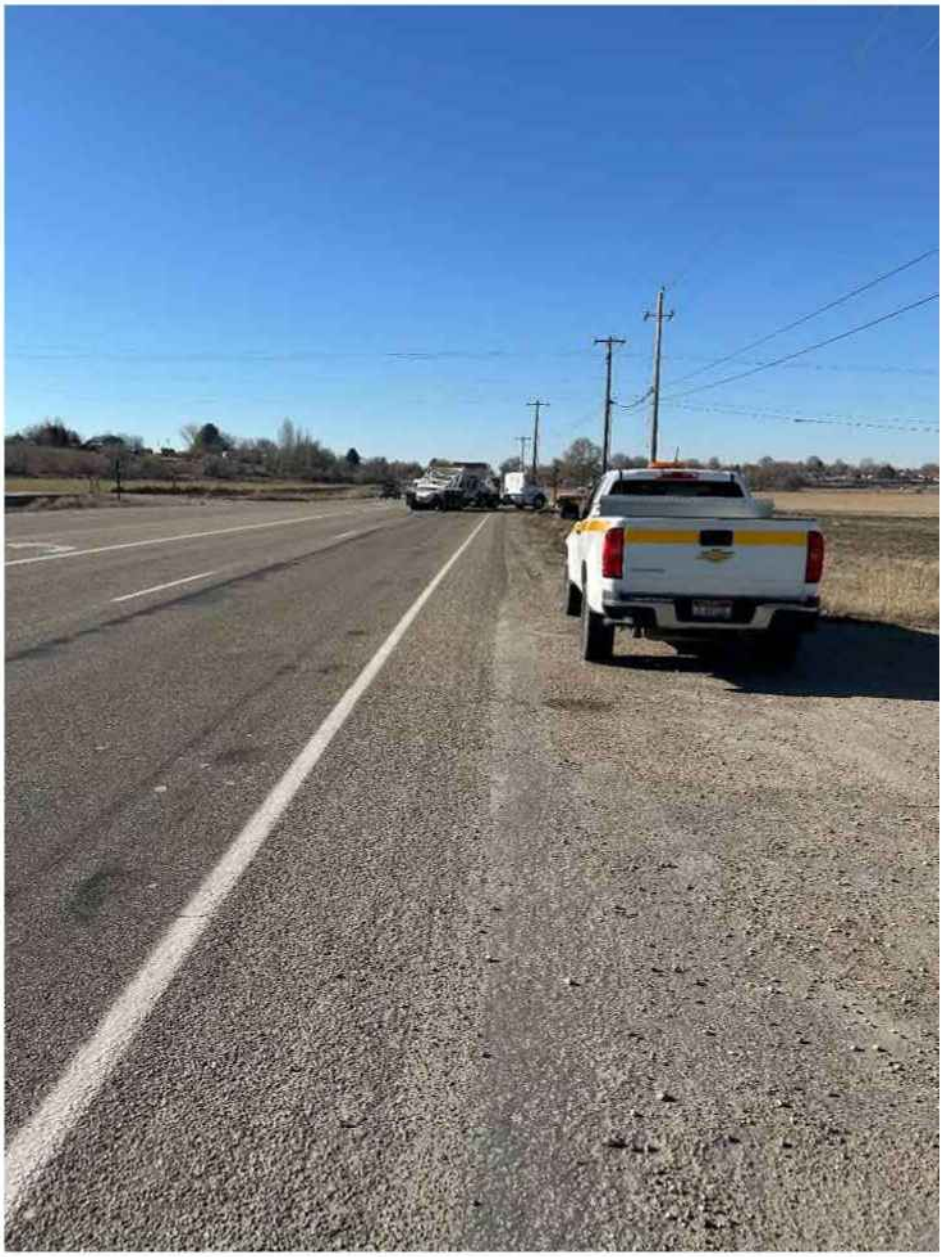
District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

Book a Meeting with Me!

Photos provided by ITD on October 21, 2025 (**Exhibit D9**)



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Photos provided by ITD on October 21, 2025 (**Exhibit D9**)



Email 2 of 2

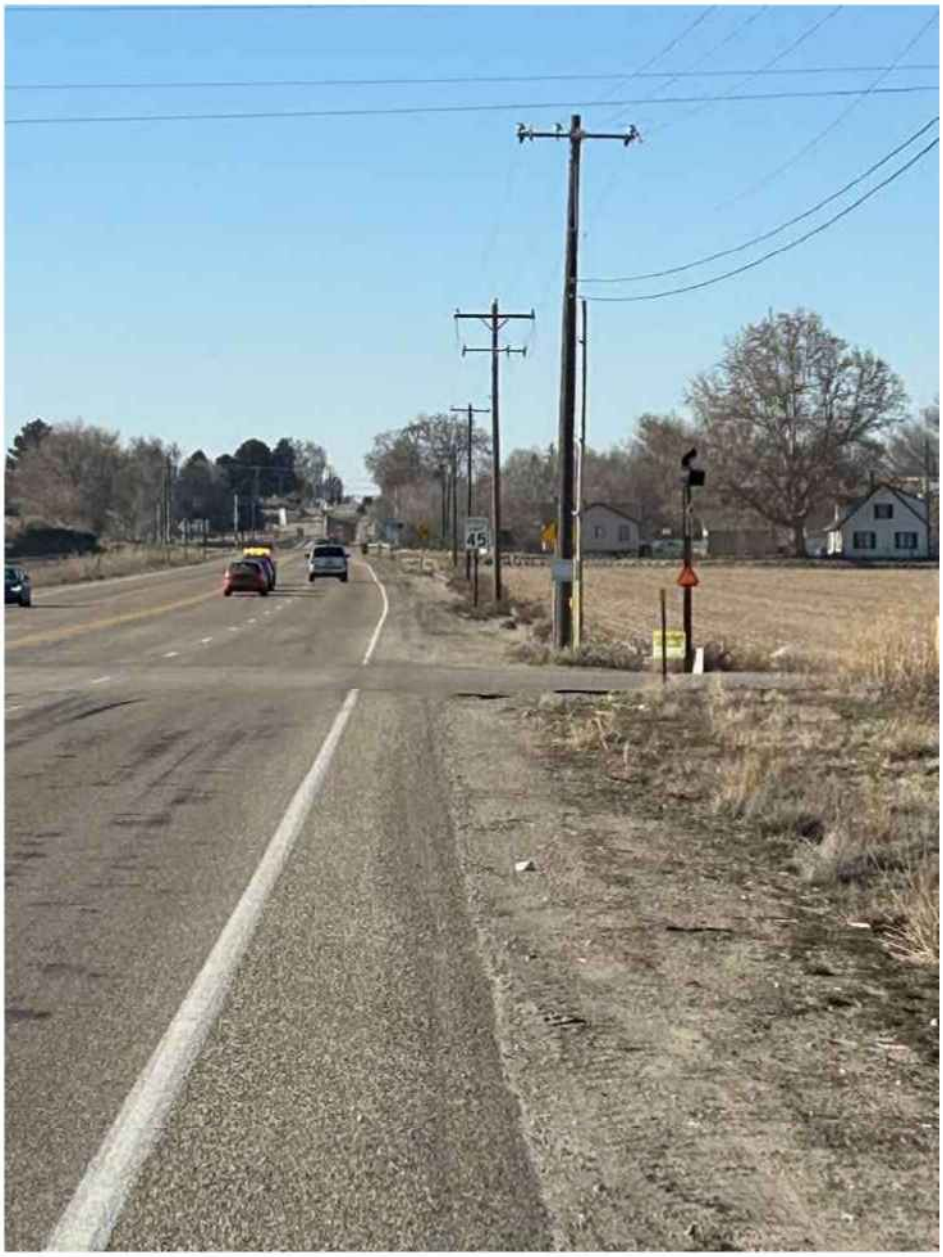
Niki Benyakhlef
Development Services Coordinator

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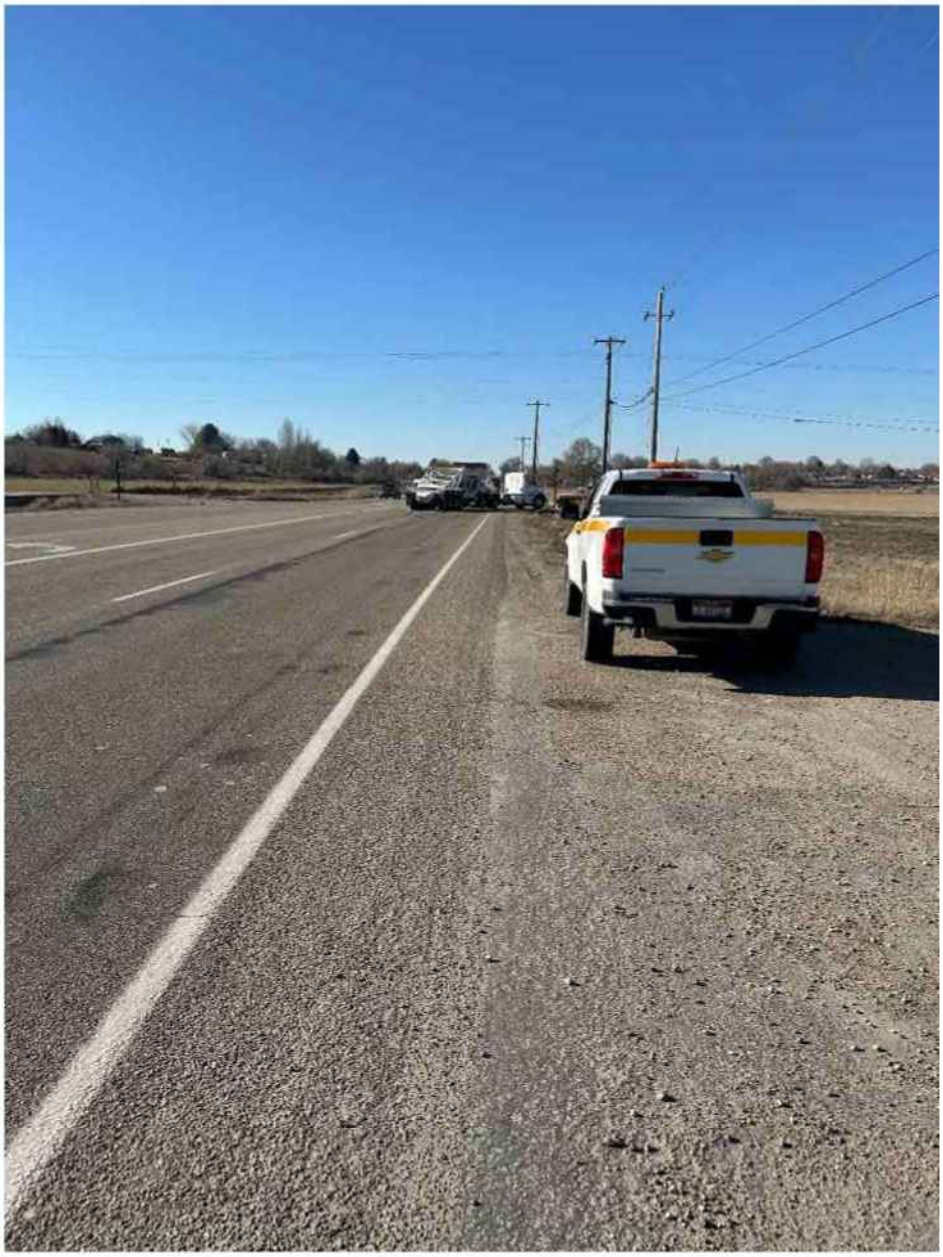
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Sent: Tuesday, October 21, 2025 10:10 AM
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Attachments: RE: [External] Intersection of Notus Rd and SH 19; RE: [External] Intersection of Notus Rd and SH 19

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To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
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Golden Gate Highway Dist.#3

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Niki/Bob,

Below is a comment received regarding issues with the westbound lane on SH-19 turning right into Notus Road (see below). We have a couple of mineral extraction conditional use permits (CU2023-0019 & CU2024-0007) and the concern is about the cumulative issues with commercial trucks at that intersection.

If you have any comments you can provide regarding the intersection including any future improvements that may be planned, that would be helpful. As of now, both cases are conditioned to approach permits from local highway districts before the commencement of use. Case CU2023-0019 is in the Notus-Parma Highway District which requires a TIS unless they can provide trip generation information demonstrating a TIS is not warranted. ITD did not find any concerns, so no conditions have been added for ITD.

Sincerely,

Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
8 am – 5 pm
Wednesday
1 pm – 5 pm
**We will not be closed during lunch hour **

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From: Devin Krasowski <devink1331@gmail.com>
Sent: Tuesday, January 14, 2025 6:58 AM
To: Dan Lister <Daniel.Lister@canyoncounty.id.gov>
Subject: [External] Intersection of Notus Rd and SH 19

Hey Dan!
Hope you are doing well.

I drive Notus Rd from Notus to Hwy 19 twice a day and see that there are a few upcoming hearings for properties along Notus rd (likely for mineral extraction). I know I missed the comment deadline for CU2023-0019 but I wanted to still provide a general comment since it is relevant to any mineral extraction case along Notus road in this area.

Please consider either asking the relevant highway district or ITD (or both) to give comment on the adequacy/functionality of the intersection of Notus Rd and SH 19. It seems like the turning radius for the westbound lane on SH 19 turning right into Notus Rd needs to be addressed so that gravel trucks (or any truck) can turn onto Notus Rd without swinging into the southbound lane on Notus Rd. That intersection becomes quite the mess when there are southbound cars lined up waiting to turn onto SH 19 and a westbound truck on SH 19 can't turn onto Notus Rd while the cars are there, which happens often. Improving that intersection would be a benefit to the gravel pits and to the road users. Maybe it could be worked into a condition of approval.

Let me know if you have any questions!
Thanks,

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Devin T. Krasowski
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