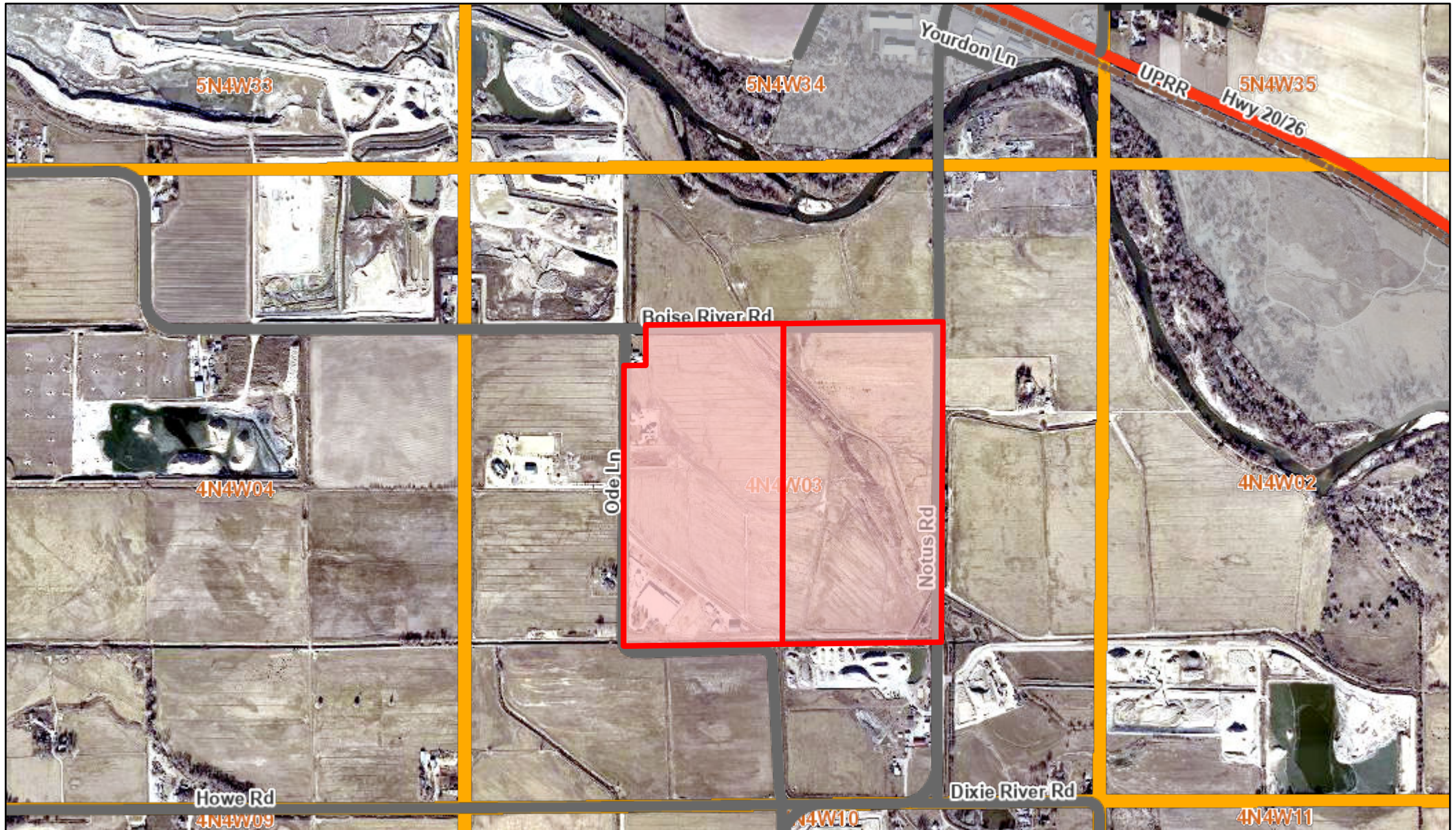


Canyon County, ID Web Map



9/3/2025, 9:33:15 AM



Multiple Parcel Search_Query result

RAILROAD

CanyonCountyRoads

Hwy

Roads

Rail-Trail

CC_PrivateRoads

County Boundary



Current Impact Area

City Limits

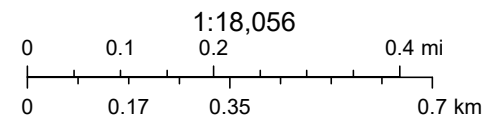
Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3



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



MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Kenneth Wood	
	MAILING ADDRESS: 23604 Oak Lane, Caldwell, ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
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: <u>Ken Wood</u> Date: <u>7-21-25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	OWNER NAME: Sunroc Corporation	
	COMPANY NAME: Sunroc Corporation	
	MAILING ADDRESS: 730W 1500W, Orem, UT 84057	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 23604 Oak Lane, Caldwell, ID 83607	
	PARCEL NUMBER: [REDACTED] & [REDACTED]	
	PARCEL SIZE: R35945 R35946 15.719	
	# OF PARCELS: 2	
	FLOOD ZONE (YES/NO) YES	ZONING DISTRICT: Canyon County

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CU2025-0022</u>	DATE RECEIVED: <u>9-2-25</u>
RECEIVED BY: <u>Emily Bunn</u>	APPLICATION FEE: <u>2800</u> ☒ CASH ☐ MO ☐ CC

↳ 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) <i>include w/ relocation plan</i>	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) <i>- Notus</i>	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****

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 hereby 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



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.

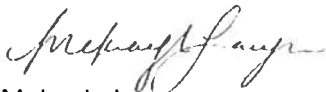
8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase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

A handwritten signature in cursive script, appearing to read 'Mekayla Layne'.

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

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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
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-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: [REDACTED]

2. Landowner Contact

Kenneth Wood, 23604 Ode Ln, Caldwell, ID 83607

Kenneth Wood: [REDACTED]

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 begin 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 Plants, 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	<u>\$62,068</u>

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) \$79,000.00
2030 Dollars on -30 acres Bonded of 120 Acres Area

Posted Bond (Upon Approval) \$79,000.00

Difference Between Cost Estimate and Bond \$0.00
Percent Difference 0.00%

Review 2024

2. Method

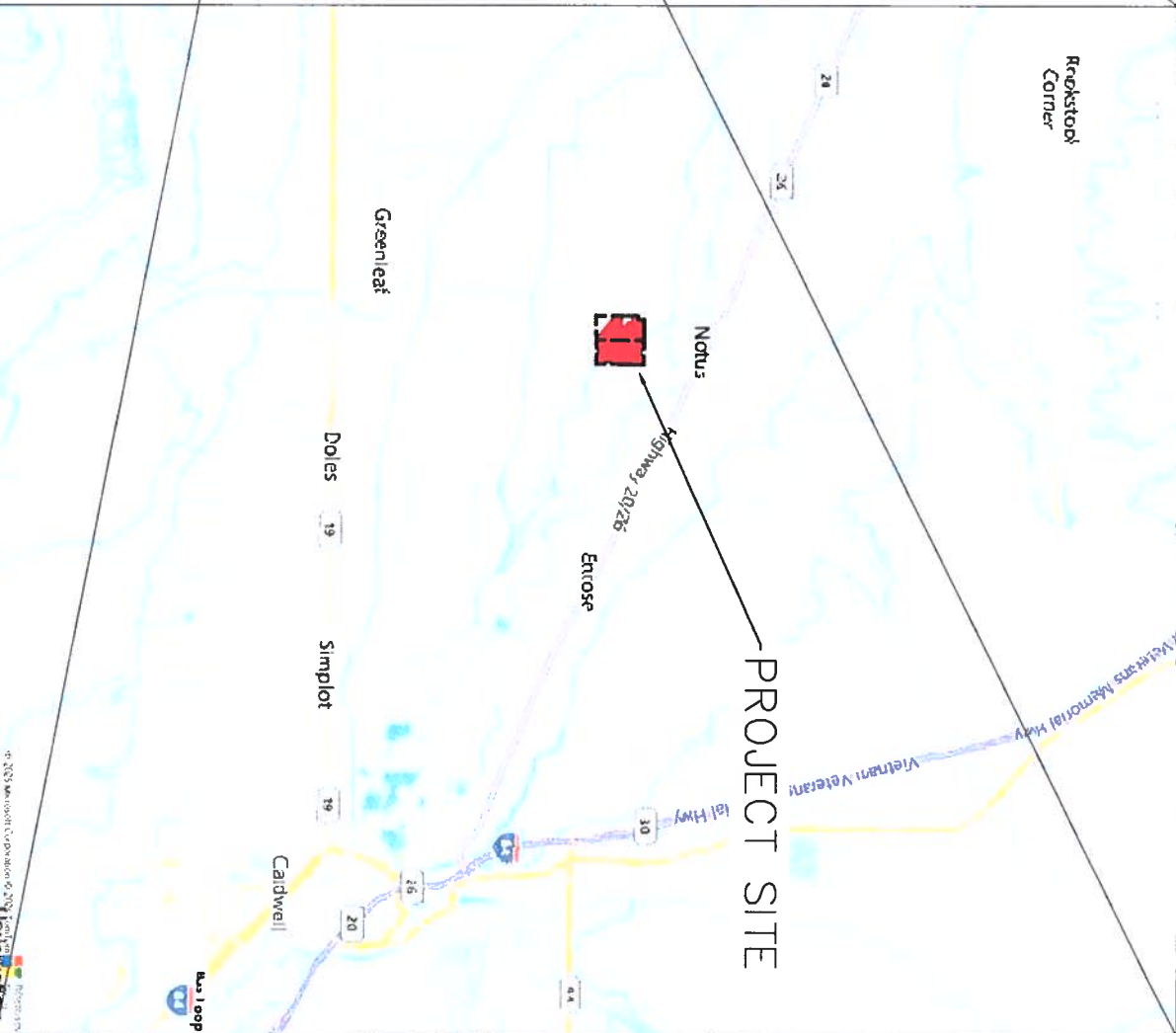
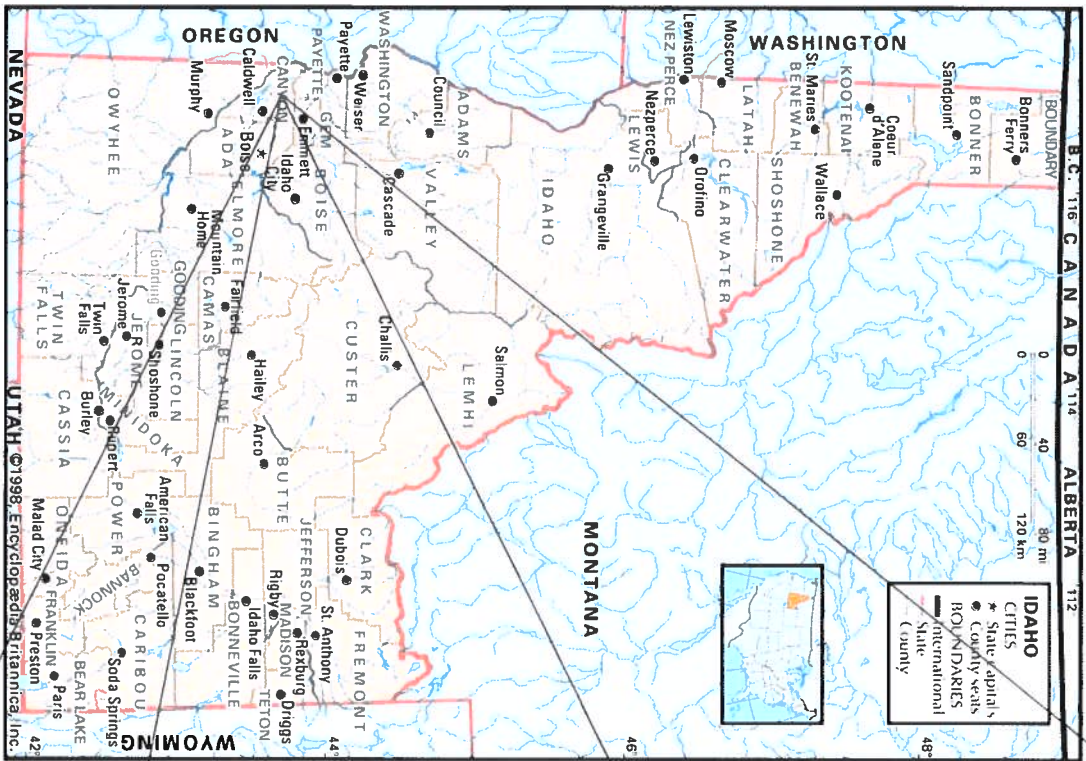
Revised 2025

1. *Pyrolysis*

13261515, 2025

Page 7

Figures

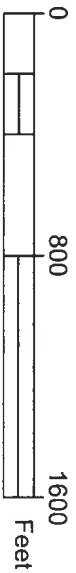


1 of 1 Sheet No.	Sunroc, Notus Wood Pit Notus, Idaho 2/3/2025	Drawn: BK Checked: OL Approved: -	2025 Sunroc Corporation 1000 1st Ave S Notus, ID 83425 208-283-1000 www.sunroc.com		2025 Sunroc Corporation 1000 1st Ave S Notus, ID 83425 208-283-1000 www.sunroc.com
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LEGEND

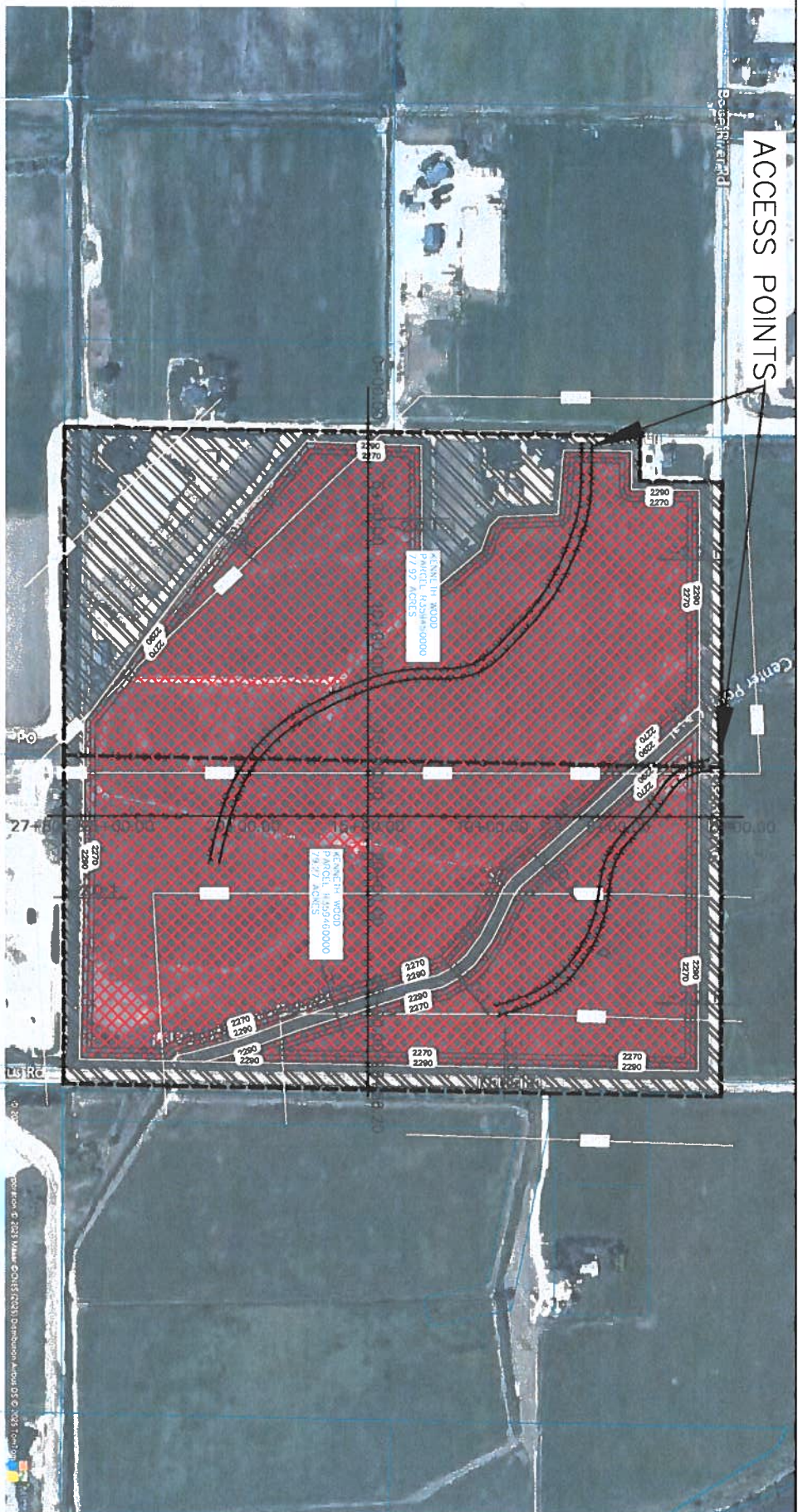
WOOD LINE
PROPERTY BOUNDARY
PARCEL LINES
ACCESS ROADS

WOOD LINE
SUNROC LINE
SETBACK AREA

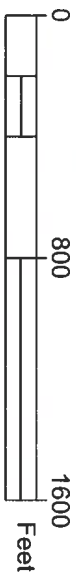


Sheet No.	Project Name	Sunroc, Notus Wood Pit	Drawn:	BK		Date: 2/3/2025 By: [Signature] Title: [Title]
	Location	Notus, Idaho	Checked:	OL		
	Project No.	2/3/2025	Approved:	-		
	Sheet No.	1 of 1				

ACCESS POINTS



- LEGEND**
- KENTH WOOD PROPERTY BOUNDARY
 - PARCEL LINES
 - ACCESS ROADS
 - WOOD MINE EXTRACTION AREA
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - SETBACK AREA



Sheet No. 1 of 1	Sunroc, Notus Wood Pit Notus, Idaho 2/3/2025	Drawn: BK	Notus Wood Pit Risk Reduction Review: 2/3/2025, 2:54pm, 11:00am, 1/28/2025 PWS: 100% 100% 100%		Notus Wood Pit Risk Reduction Review: 2/3/2025, 2:54pm, 11:00am, 1/28/2025 PWS: 100% 100% 100%
		Checked: OL			
		Approved: -			



LEGEND

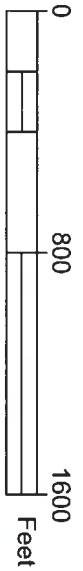
KENNETH WOOD
PROPERTY BOUNDARY

PARCEL LINES

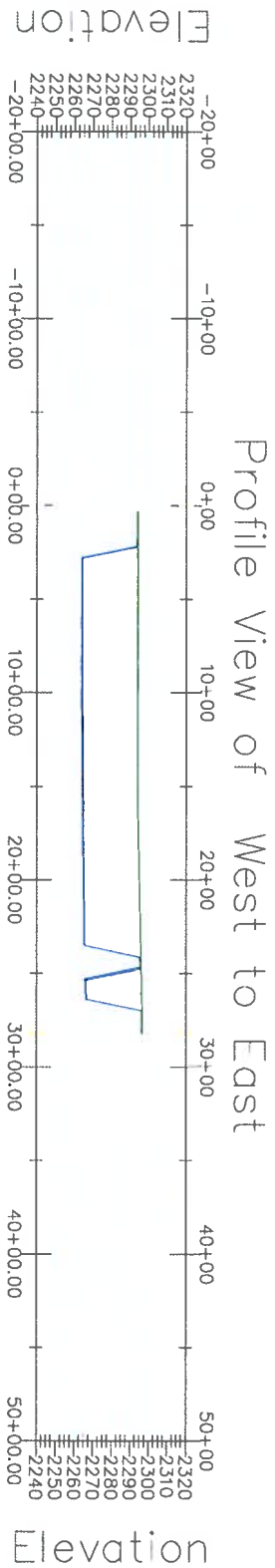
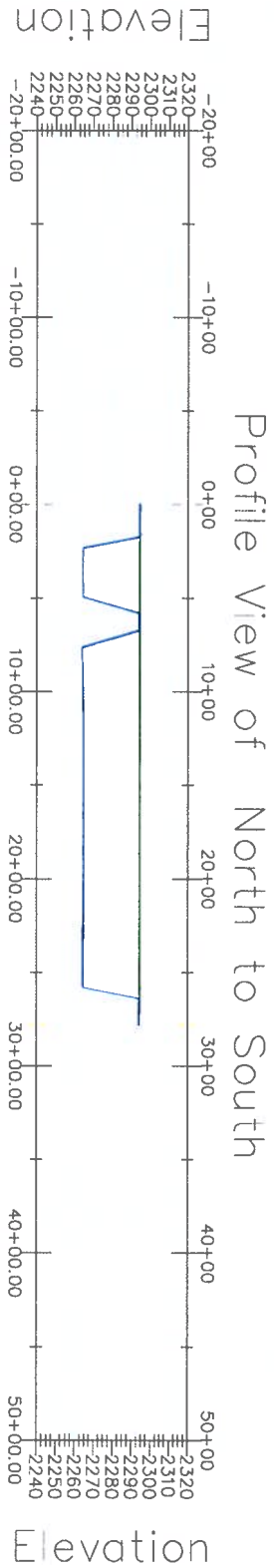
ACCESS ROADS

SETBACK AREA

MINE PHASES



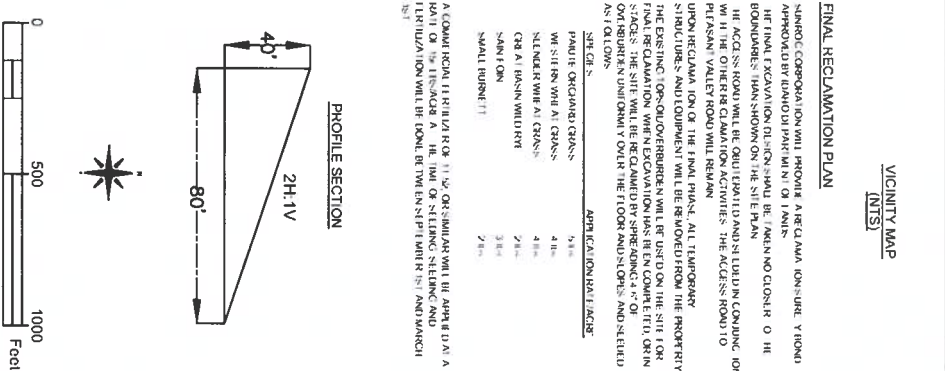
Sheet No.	1 of 1	Project	Sunroc, Notus Wood Pit	Drawn:	BK	
			Notus, Idaho	Checked:	OL	
			2/3/2025	Approved:	-	



LEGEND

EXISTING SURFACE

PROPOSED SURFACE



SENATOR CORBORATION WITH PRIVATE AGRICULTURAL INDUSTRIES, A RICH APPROPRIATELY TITLED PRIMER OF FARM ECONOMICS, WAS NOW ON THE SHELF. HE HAD TO GO TO THE OFFICE AND RE-READ THE REPORTS OF THE AGRICULTURAL COMMISSION. HE HAD TO GO TO THE OFFICE AND RE-READ THE REPORTS OF THE AGRICULTURAL COMMISSION. HE HAD TO GO TO THE OFFICE AND RE-READ THE REPORTS OF THE AGRICULTURAL COMMISSION.

SPY CRE'S	APPLICATION RATE FACTOR
PAULIE ORGANIZED CREWS	5.00
WE SIT FOR WHIE AT CREWS	4.00
SILENCE WITH AT CREWS	4.00
CRG AT BASSIN WILD DRY	2.00
SANITON	3.00
SMALL HURST	2.00

A COMMERCIAL TRILLER OF 11% OR SIMILAR WILL BE APPLIED TO A PORTION OF THE INCREASE IN THE COST OF HOLDING STEERING AND TRILLIZATION WILL BE DONE BETWEEN SEPTEMBER 1ST AND MARCH 1ST.

A right triangle is shown with a horizontal base of 40' and a vertical height of 80'. The hypotenuse is labeled 2H.1V.



ACCP AND FILE NO. INCLUDING ANY LITIGIOUS MATTER
WILL BE PERMITTED ON THE SITE BECAUSE RECORDS
ARE RETAINED AND SCHEDULED TO BE CREATED
EXCAVATED WITHIN APPROXIMATELY ONE YEAR
OF THE END OF THE INCIDENT OR THE AGED ON
SOURCES WITHIN THE FLOOR
NORRIS WILL BE CONSIDERED

[illegible][illegible]

KENNETH WOOD
 PROPERTY BOUNDARY
 PARCEL LINES
 ACCESS ROADS
 WOOD MINE
 EXTRACTION AREA

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 permitted 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: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

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	[Signature]	SUNROC
2. LYNDAI WOOD	[Signature]	23604 ODE LANE
3. KEN WOOD	[Signature]	" " "
4. Christie Wood	[Signature]	23517 Ode Ln
5. Michael C. Melford	[Signature]	SUNROC
6.		
7.		
8.		
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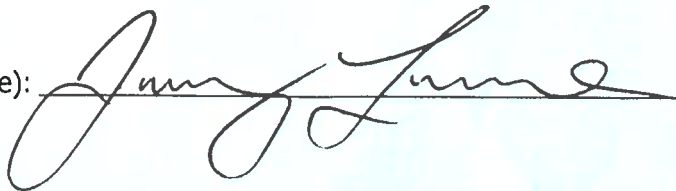
NEIGHBORHOOD MEETING CERTIFICATION:

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



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 Lane, 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 [REDACTED] or mail to 7932, 10340 US-20, Caldwell, ID 83605.

Sincerely,

Orlan Lund

Sunroc Corporation



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 Lessee are sometimes referred to herein collectively as the "**Parties**," and individually, a "**Party**".

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: [REDACTED]
Email: [REDACTED]

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: [REDACTED]
Email: [REDACTED]

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

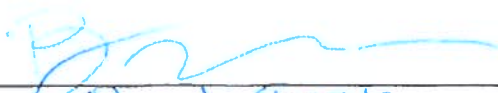


Name: Ken Wood
Title: Owner

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

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 [REDACTED]

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,



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: [REDACTED]
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

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, June 27, 2025 7:44 AM
To: Joseph Amante [REDACTED]
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: [REDACTED]
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.

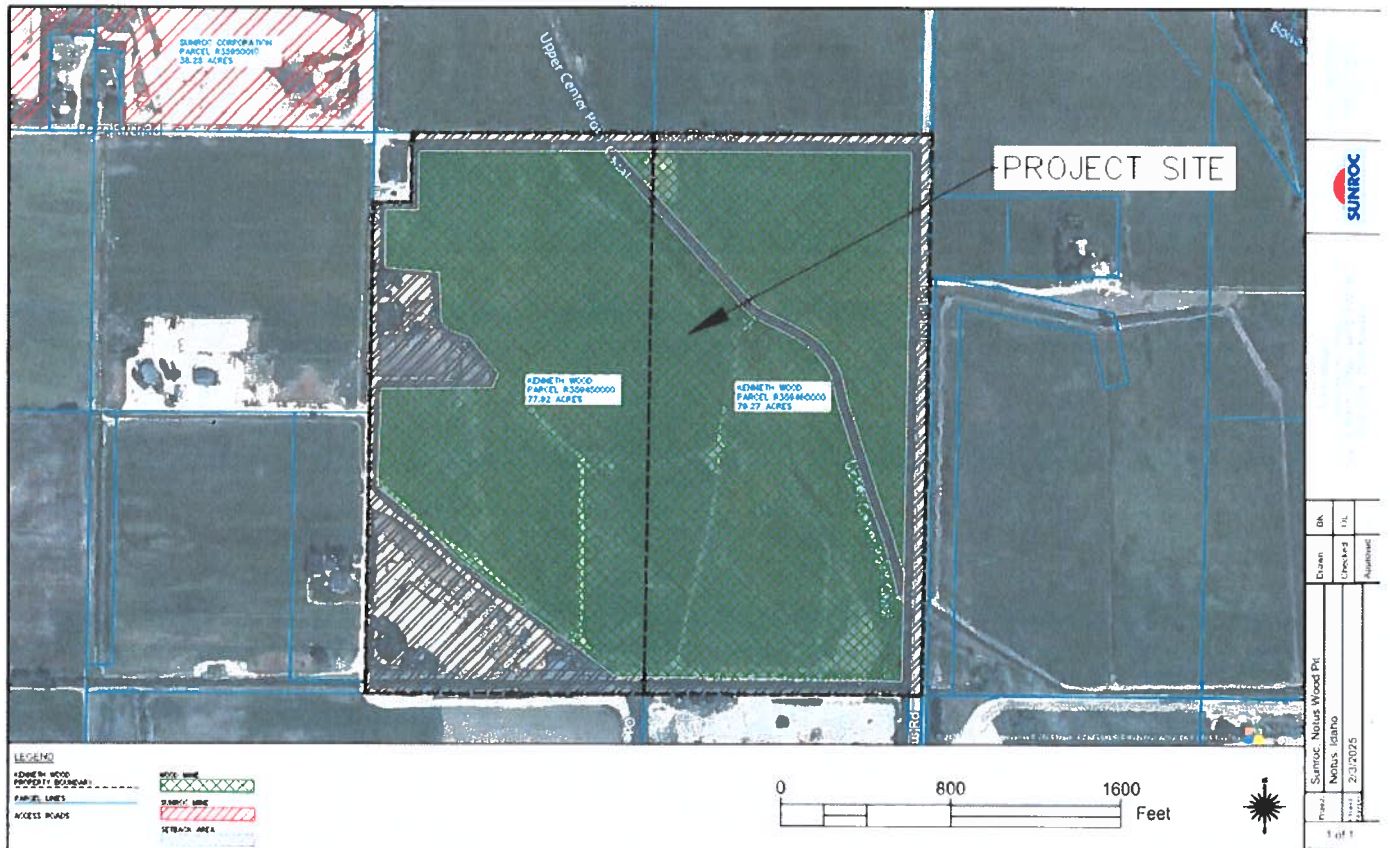
Southwest Health District,

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



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:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway 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:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

District: Golden Gate Highway District No.3
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

City: _____
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 [REDACTED]
Date Fri 8/29/2025 1:38 PM
To bobw@gghd3.org <bobw@gghd3.org>
Cc Jeremy Leonard [REDACTED]

2 attachments (2 MB)
SRC_KenWood_agency_review.pdf; SRC.WoodPit.CUP.2025.pdf;

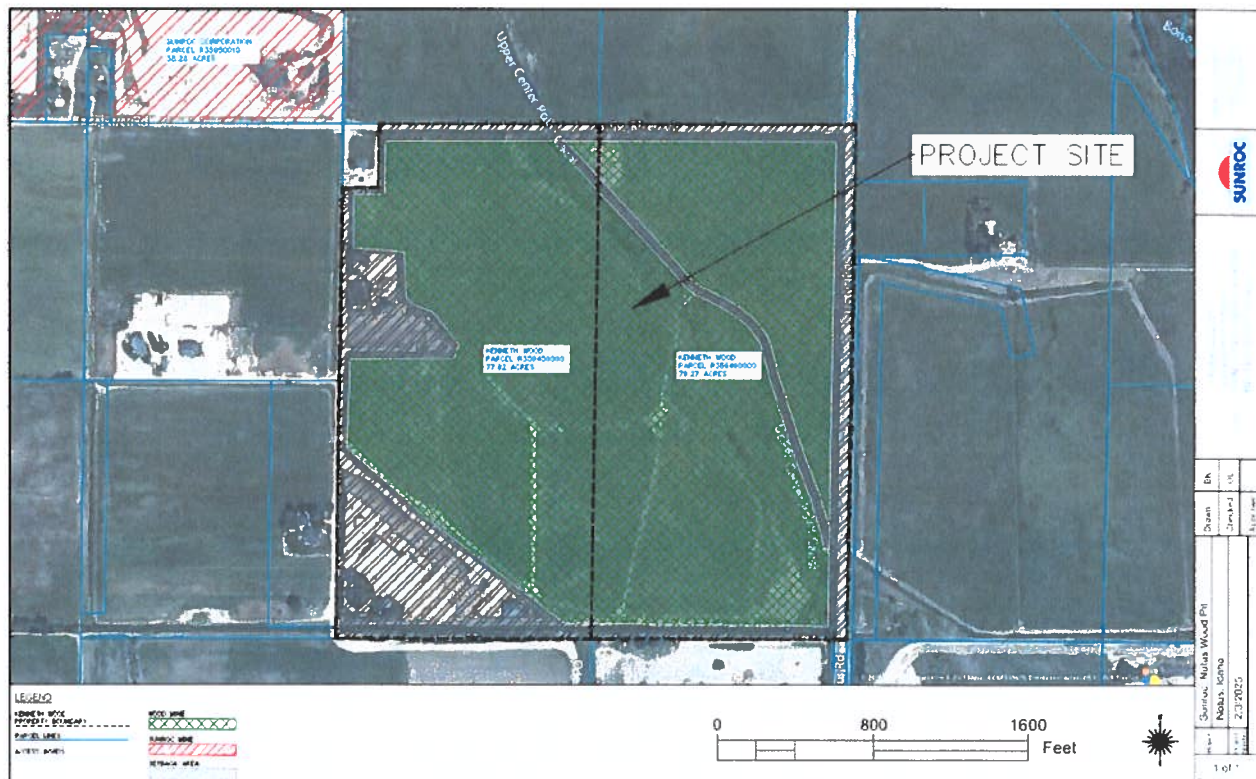
Golden Gate Highway District,

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
[REDACTED]

From: Joseph Amante [REDACTED]
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

Re: Sunroc Corporation Conditional Use Permit Application Notus Ken Wood, ID

From Joseph Amante [REDACTED]
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.



Joseph Amante
MINING ENGINEER



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MINING ENGINEER



Golden Gate Highway District # 3

[HOME](#) [COMMISSIONERS](#) [AGENDA, MINUTES, BUDGET](#) [STANDARDS & FORMS](#) [MORE](#)

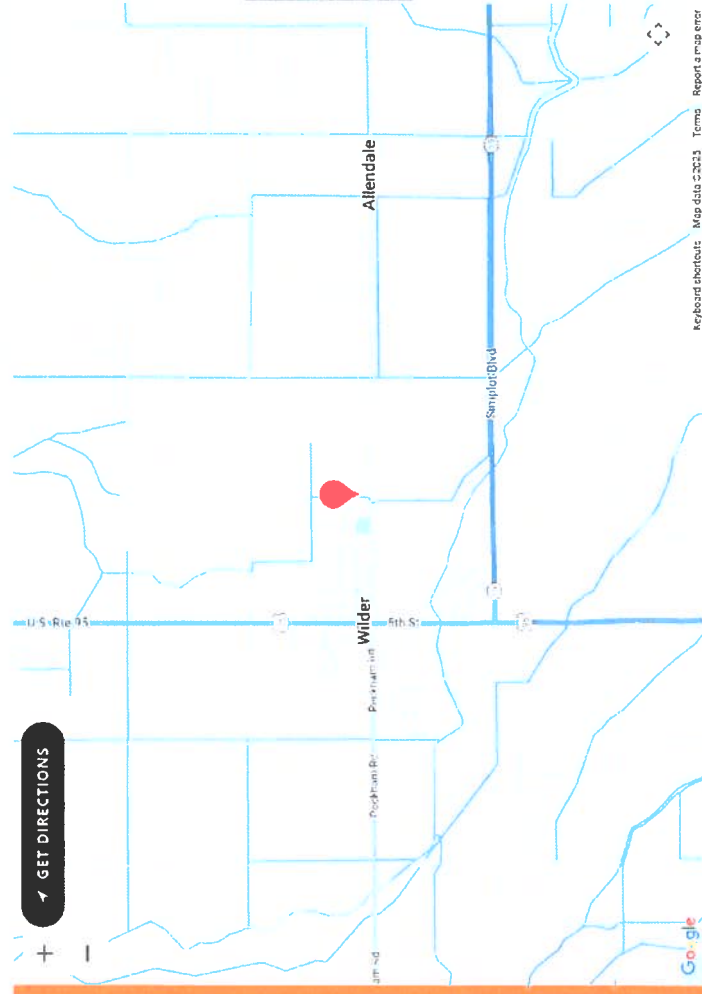


Thank you for your inquiry! We will get back to you within 48 hours.

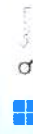
(208) 482-6267

Hours of Operation

Monday - Thursday: 6:30 a.m. - 5:00 p.m.



About Us



8:42 AM
8/8/2025



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:

☒ Applicant submitted/met for official review.

Date: 07/24/2025 Signed: _____

District: _____

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

Highway District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

District: _____

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

Irrigation District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

District: _____

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

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

City: _____

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

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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: *Alen Perry*

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: _____

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Canyon County Development Services Staff

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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 [REDACTED]
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

208-504-7651 • www.cityofcaldwell.org
521 Highland Blvd, Caldwell, Idaho 83603

From: [REDACTED]
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.

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Thanks for your time.

Sunroc Corporation Conditional Use Permit Application Notus -(Ken Wood Pit), ID

From [REDACTED]
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;

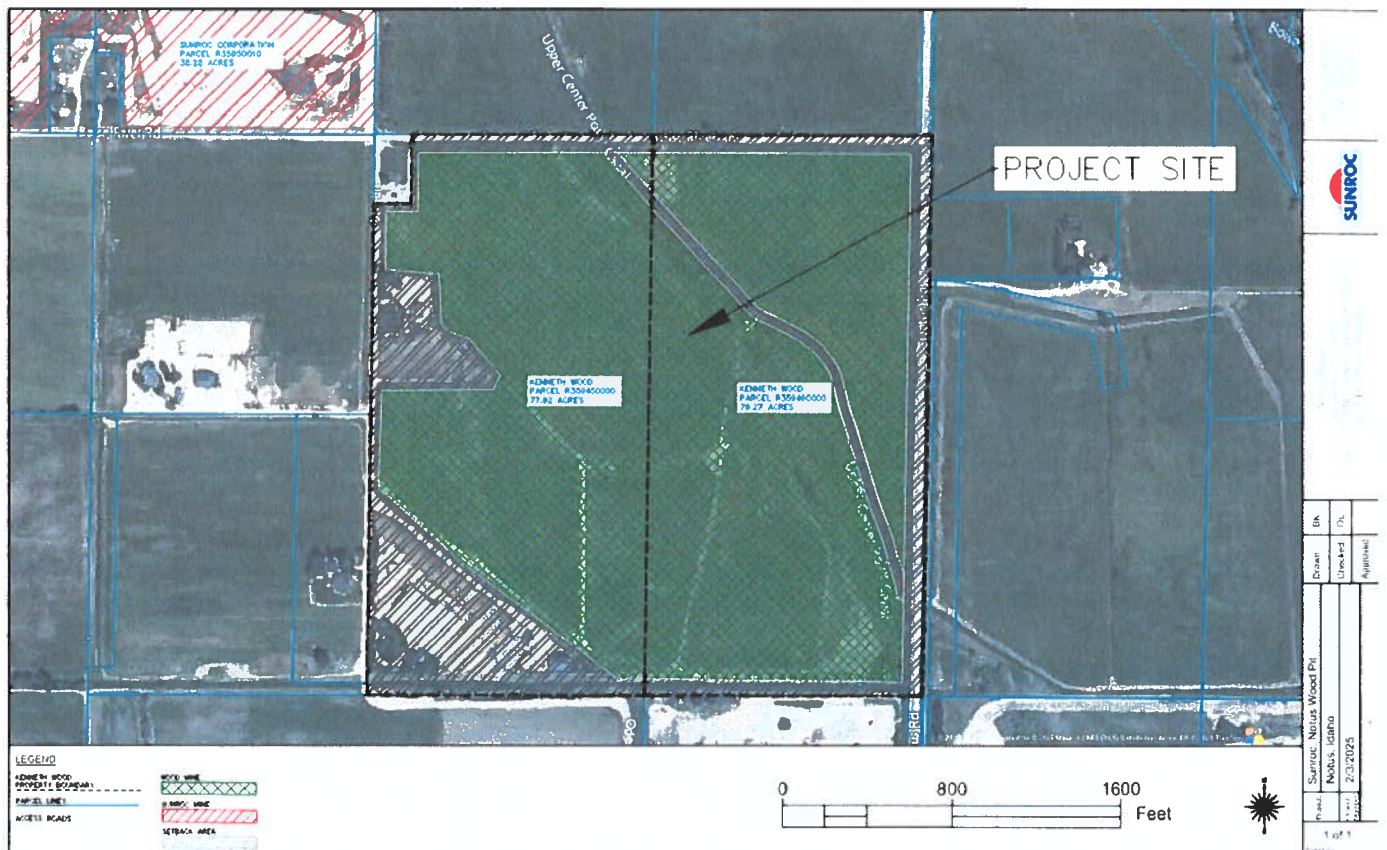
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Thanks for your time.





Caldwell Rural Review

From Mark [REDACTED]

Date Wed 7/23/2025 12:49 PM

To [REDACTED]

[You don't often get email from [REDACTED]. 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:

208-402-1041

Our address is:

PO Box 321, Hotos ID 83456-0021

Or use the form below to send a message:

Thank you, your submission has been received.



2 attachments (2 MB)
SRC KenWood_agency review.pdf; SRC.WoodPit.CUP.2025.pdf.

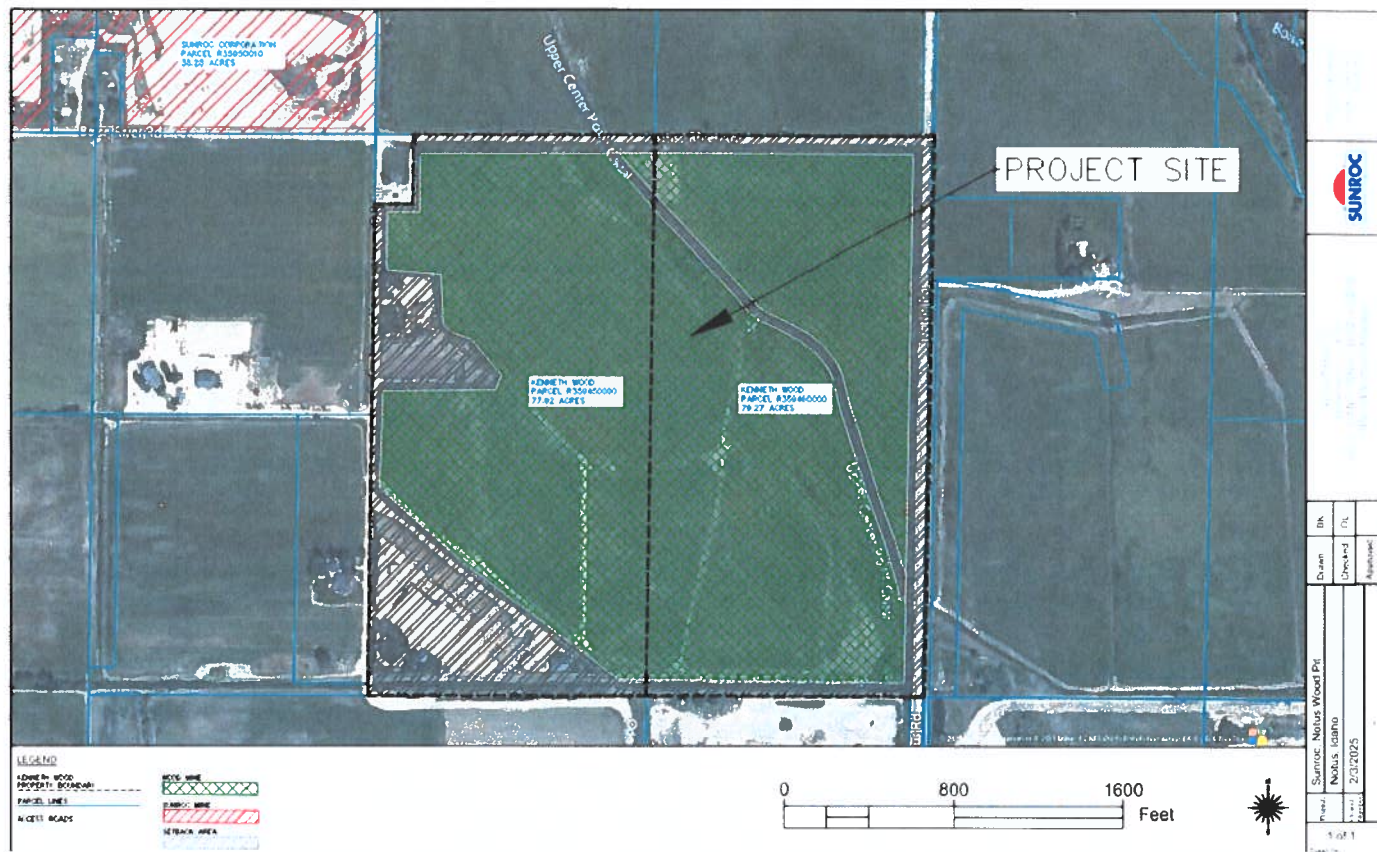
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Date: _____ Signed: _____

Canyon County Development Services Staff

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Re: Sunroc Corporation Conditional Use Permit Application Notus -(Ken Wood Pit), ID

From Joseph Amante [REDACTED]

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;

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Clyde
Joseph Amante
MINING ENGINEER
[REDACTED]

From: [REDACTED]
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

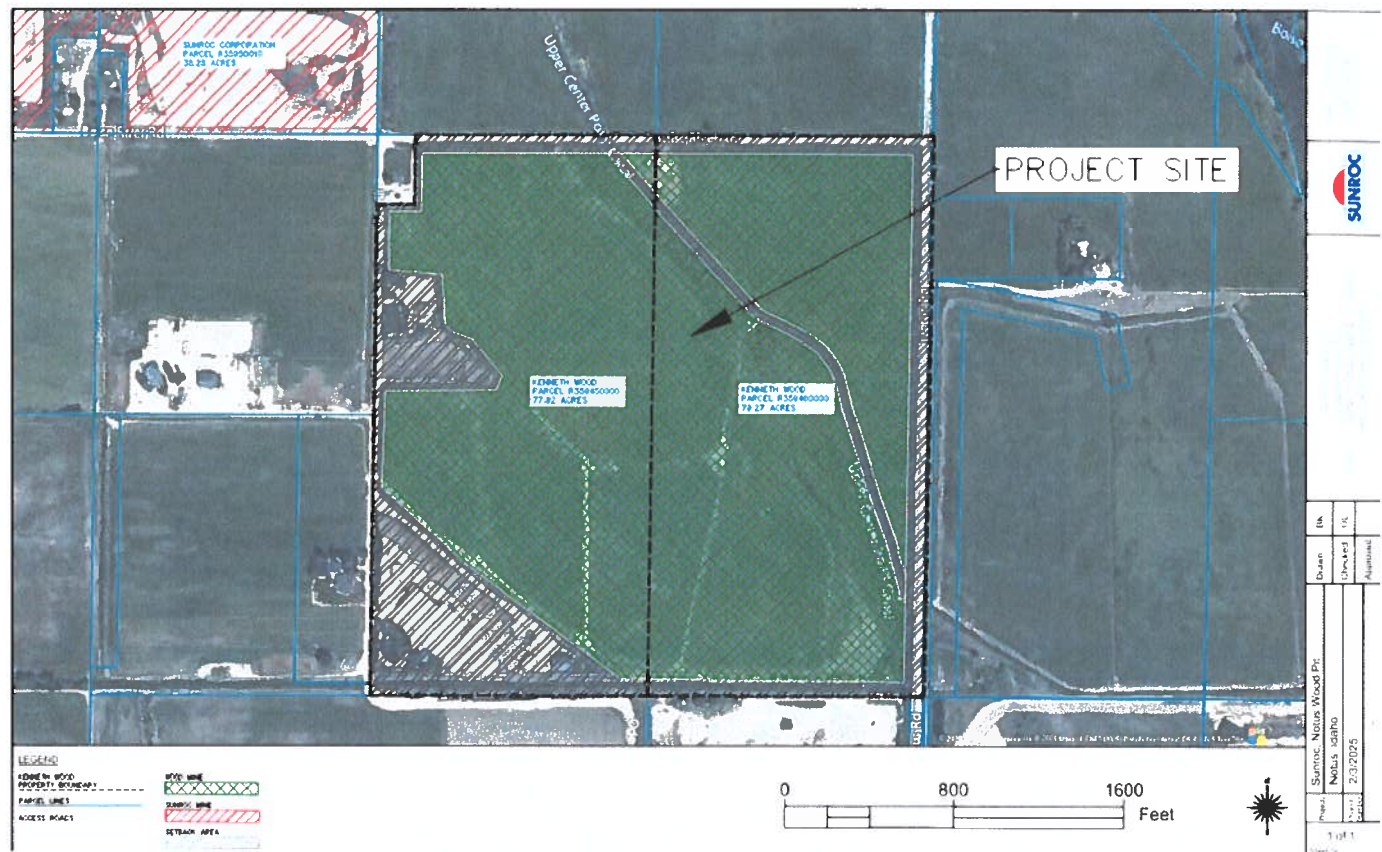
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CLYDE | **Joseph Amante**
MINING ENGINEER

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
Wilford L. Baldwin

Melba C. 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.

Janice Redman
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

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.

WLB
MCB

200450742

RECORDED

SEP 10 PM 4 09

G. NOEL HALE
CANYON COUNTY RECORDER
John A. Drum

PIONEER-CALDWELL

REQUEST

TYPE *Sub* FEE *6.00*

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

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit - 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

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	181953744	\$2,800.00

Total Payments: \$2,800.00

ADJUSTMENTS

Receipt Balance: \$0.00