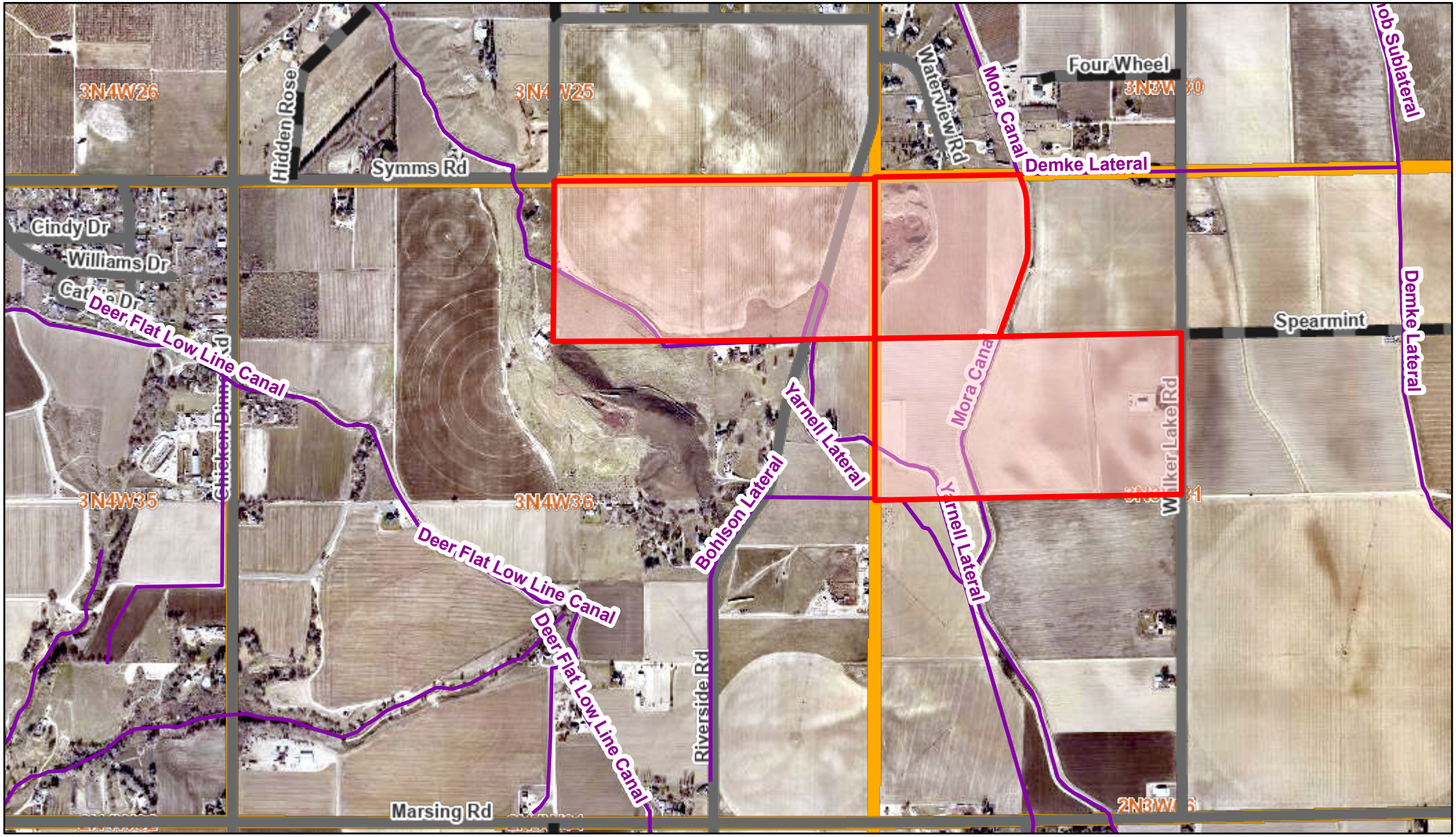
# Canyon County, ID Web Map




2/9/2026, 10:18:59 AM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

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 |

# CONDITIONAL USE PERMIT
## PUBLIC HEARING - APPLICATION

| | | |
|---|---|---|
| **PROPERTY OWNER** | OWNER NAME: Weitz Geo A Inc, Weitz Farms Inc | |
| | MAILING ADDRESS: 1609 Marsing Rd, 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:* _____ *Date:* 2/3/2026

| | | |
|---|---|---|
| **APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER** | APPLICANT NAME: Ian McLaughlin | |
| | COMPANY NAME: Pivot North Architecture | |
| | MAILING ADDRESS: 116 South 6th Street, Boise, ID 83702 | |
| | PHONE: [redacted] | EMAIL: [redacted] |

| | | |
|---|---|---|
| **SITE INFO** | STREET ADDRESS: 12639 Walker Lake Rd, 0 Walker Lake Rd, 0 Riverside Rd | |
| | PARCEL NUMBER: R33085, R33086, and R33614 | |
| | PARCEL SIZE: 76.88 acres, 36.40 acres, and 79.98 acres | |
| | REQUESTED USE: Special Events Facility, Future Winery and Tasting Room, Agricultural | |
| | FLOOD ZONE (YES/NO) NO | ZONING DISTRICT: Agricultural |

**FOR DSD STAFF COMPLETION ONLY:**

| | | | |
|---|---|---|---|
| CASE NUMBER | CU2026-0004 | DATE RECEIVED: | 2-6-26 |
| RECEIVED BY: | OR | APPLICATION FEE: $1600 | CK MO (CC) CASH |

**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
*Revised 3/29/23*

# 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 | dr |
| Letter of Intent (see standards on next page) | X | |
| Site Plan (see standards on next page) | 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 | dr |
| Irrigation District | X | dr |
| Fire District | X | dr |
| Highway District/ Idaho Transportation Dept. | X | dr |
| Area of City Impact (if applicable) | NA | |
| Deed or evidence of property interest to the subject property | X | |
| **Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule** | 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:<br>- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.<br>- 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:<br>- 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. | | |

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

# R33614 PARCEL INFORMATION REPORT

2/6/2026 2:41:50 PM

**PARCEL NUMBER:** R33614
**OWNER NAME:** WEITZ GEO A INC
**CO-OWNER:**
**MAILING ADDRESS:** 16909 MARSING RD CALDWELL ID 83607
**SITE ADDRESS:** 0 RIVERSIDE RD
**TAX CODE:** 0850000
**TWP:** 3N **RNG:** 4W **SEC:** 36 **QUARTER:** NE
**ACRES:** 79.98
**HOME OWNERS EXEMPTION:** No
**AG-EXEMPT:** Yes
**DRAIN DISTRICT:** NOT In Drain Dist
**ZONING DESCRIPTION:** AG / AGRICULTURE
**HIGHWAY DISTRICT:** HIGHWAY DISTRICT #4
**FIRE DISTRICT:** MARSING FIRE
**SCHOOL DISTRICT:** MARSING SCHOOL DIST #363
**IMPACT AREA:** NOT In Impact Area
**FUTURE LAND USE 2011-2022 :** RES
**FLU Overlay Zone Desc 2030:** AGRI-TOURISM EXCLUSIVE FARM USE
**FLU RR Zone Desc 2030:**
**FUTURE LAND USE 2030:** AGRICULTURE
**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0350F

**WETLAND:** Riverine
**NITRATE PRIORITY:** ADA CANYON
**FUNCTIONAL Classification:** COLLECTOR
**INSTRUMENT NO. :** 9506251
**SCENIC BYWAY:** NOT In Scenic Byway
**LEGAL DESCRIPTION:** 36-3N-4W NE N1/2 NE
**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 DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

# R33086 PARCEL INFORMATION REPORT

2/6/2026 2:42:11 PM

**PARCEL NUMBER:** R33086
**OWNER NAME:** WEITZ GEO A INC
**CO-OWNER:**
**MAILING ADDRESS:** 16909 MARSING RD CALDWELL ID 83607
**SITE ADDRESS:** 0 WALKER RD
**TAX CODE:** 1820000
**TWP:** 3N **RNG:** 3W **SEC:** 31 **QUARTER:** NW
**ACRES:** 36.40
**HOME OWNERS EXEMPTION:** No
**AG-EXEMPT:** Yes
**DRAIN DISTRICT:** NOT In Drain Dist
**ZONING DESCRIPTION:** AG / AGRICULTURE
**HIGHWAY DISTRICT:** HIGHWAY DISTRICT #4
**FIRE DISTRICT:** MARSING FIRE
**SCHOOL DISTRICT:** VALLIVUE SCHOOL DIST #139
**IMPACT AREA:** NOT In Impact Area
**FUTURE LAND USE 2011-2022 :** RES
**FLU Overlay Zone Desc 2030:** AGRI-TOURISM EXCLUSIVE FARM USE
**FLU RR Zone Desc 2030:**
**FUTURE LAND USE 2030:** AGRICULTURE
**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0350F

**WETLAND:** Riverine
**NITRATE PRIORITY:** ADA CANYON
**FUNCTIONAL Classification:** PROPOSED COLLECTOR
**INSTRUMENT NO. :** 9506251
**SCENIC BYWAY:** NOT In Scenic Byway
**LEGAL DESCRIPTION:** 31-3N-3W NW LT 1 W OF MORA CANAL,, NENW W OF MORA CANAL
**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.
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# R33085 PARCEL INFORMATION REPORT 2/6/2026 2:42:26 PM

**PARCEL NUMBER:** R33085
**OWNER NAME:** WEITZ FARMS INC
**CO-OWNER:**
**MAILING ADDRESS:** 16909 MARSING RD CALDWELL ID 83607
**SITE ADDRESS:** 12639 WALKER LAKE RD
**TAX CODE:** 1820000
**TWP:** 3N **RNG:** 3W **SEC:** 31 **QUARTER:** NW
**ACRES:** 76.88
**HOME OWNERS EXEMPTION:** No
**AG-EXEMPT:** Yes
**DRAIN DISTRICT:** NOT In Drain Dist
**ZONING DESCRIPTION:** AG / AGRICULTURE
**HIGHWAY DISTRICT:** HIGHWAY DISTRICT #4
**FIRE DISTRICT:** MARSING FIRE
**SCHOOL DISTRICT:** VALLIVUE SCHOOL DIST #139
**IMPACT AREA:** NOT In Impact Area
**FUTURE LAND USE 2011-2022 :** RES
**FLU Overlay Zone Desc 2030:** AGRI-TOURISM EXCLUSIVE FARM USE
**FLU RR Zone Desc 2030:**
**FUTURE LAND USE 2030:** AGRICULTURE
**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0375F

**WETLAND:** Riverine
**NITRATE PRIORITY:** ADA CANYON
**FUNCTIONAL Classification:** COLLECTOR
**INSTRUMENT NO. :** 2020078881
**SCENIC BYWAY:** NOT In Scenic Byway
**LEGAL DESCRIPTION:** 31-3N-3W NW LT 2 & SENW
**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. TIIIS 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.

pivot north

***Letter of Intent & Operations Plan***
***Scoria Winery CUP Application***

***Location:*** *12639 Walker Lake Rd, 0 Walker Lake Rd, and 0 Riverside Rd, Caldwell, ID 83607*
***Proposed lots:*** *R33085, R33086, and R33614*
***Acreage:*** *76.88 ac. (R33085), 36.40 ac. (R33086), and 79.98 ac. (R33614)*

***Project Description:***
*The project is located on parcels R33085, R33086, and R33614 between Riverside Rd. to the west and Walker Lake Rd. to the east. A phased project is proposed for Scoria Winery including outdoor events, a future winery and tasting room, events pavilion, and site access improvements. Site access is being proposed off Riverside Rd. to the west through parcel R33614.*

*The first phase of this project is anticipated to occur over the next year. Site entry, landscape improvements, and parking improvements are proposed on parcels R33085, R33086, and R33614. On parcel R33085 a pollinator field and flower farm are being proposed, which is an allowed use under current AG-agricultural zoning.*

*The second phase of this project is anticipated to take 1-2 years. Outdoor events (like weddings and birthdays) are being proposed on parcels R33085 and R33086 which require a Conditional Use Permit (CUP) for a "special events facility" from the County. During the first two phases existing winery and tasting room functions would remain at their current location.*

*The third phase of this project is anticipated to occur in 3-5 years. A future winery, tasting room, and catering kitchen are being contemplated for parcel R33086. An events pavilion may also be considered on parcel R33085 in a future phase. A "director decision" application and subsequent building permit will be submitted at a later date for this work.*

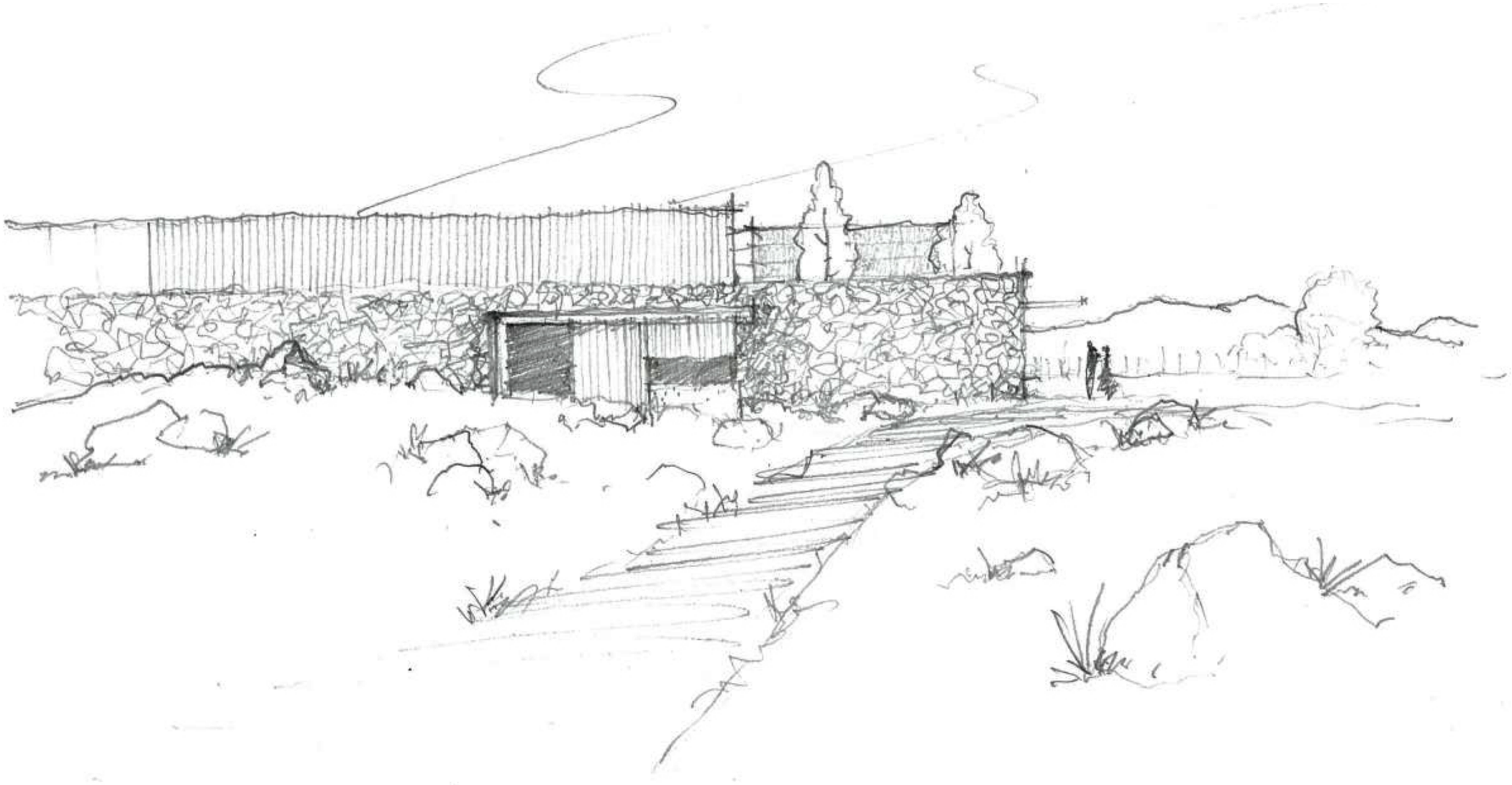
*The proposed uses are compatible with the AG-agricultural zone, current use of the site, existing winery and tasting room. The proposed project would minimally impact adjacent uses as the "special events facility" is proposed towards the center of the site to mitigate any sound concerns. Vehicular access will be mitigated by providing landscape buffering to the adjacent Westlake Estates subdivision to the north.*

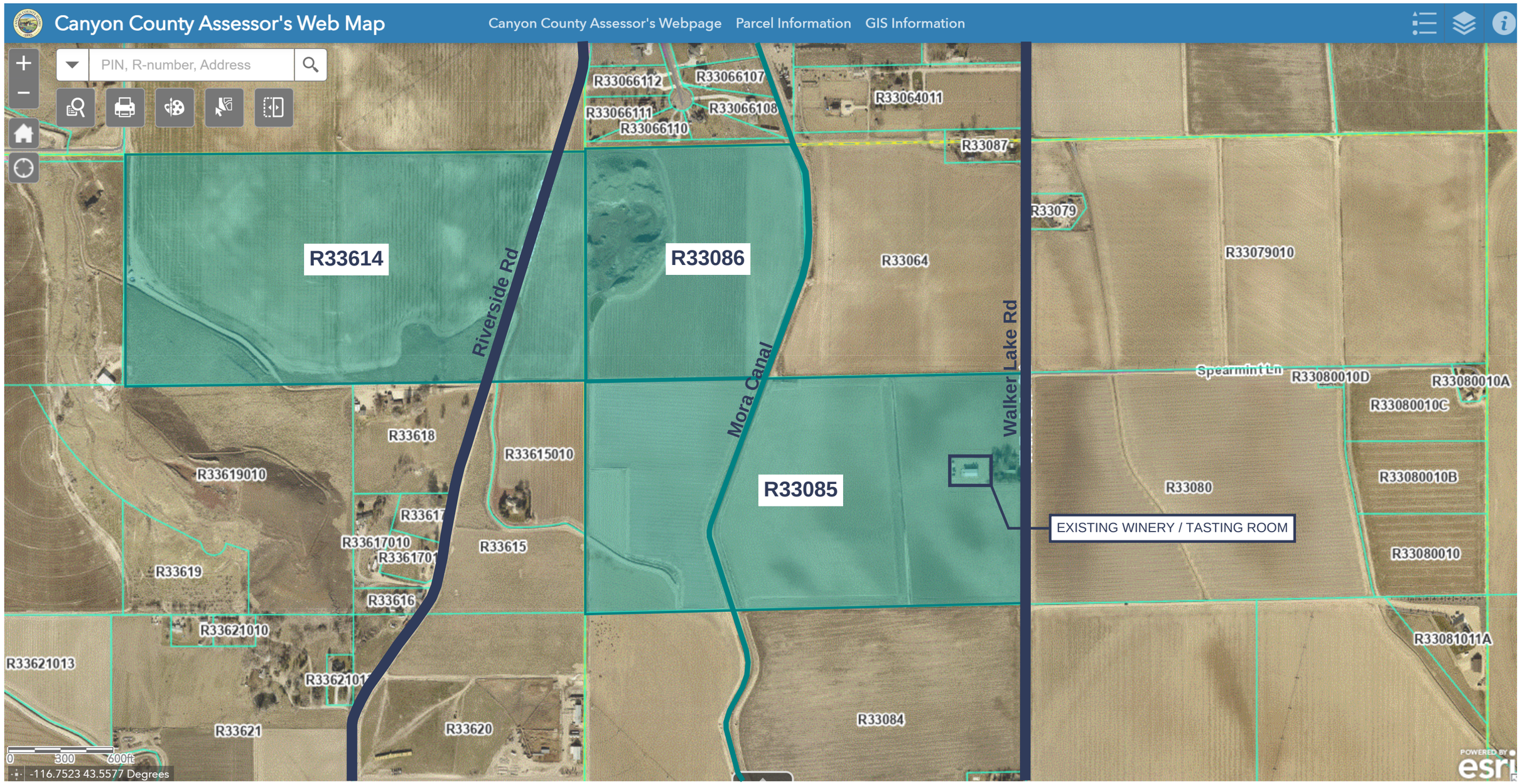
***Site Access:***
*Site access will be taken off Riverside Rd. Parking spaces will be provided for the "special events facility" in a gravel lot on site. Loading will occur on this gravel lot on site as well. Deliveries will still occur at the existing winery and tasting room.*

***Operations:***
*Outdoor events like weddings and birthdays will be held based on demand. Anticipated number of events is expected to be approximately 2 per week during peak months. Anticipated hours of operations will be limited to 7am-10pm.*

***Water, Sewer, & Irrigation:***
*Temporary water and restroom facilities will be provided for outdoor events on site. Existing irrigation occurs on site for agricultural uses from the canal.*


PARCEL R33614
RIVERSIDE RD
192'-0"
164'-0"
98'-0"
74'-0"
22'-0"
OUTDOOR EVENT SPACE (13,320 SF)
+/- 40 PARKING SPACES
NEW ENTRY DRIVE
15'-0" MIN
EXISTING DIRT ROAD
PROPERTY LINE
PARCEL R33086






# SCORIA VINEYARDS / CONCEPT

12.04.2025 Project Address: **Parcel R33085 & R33086 & R33614**

pivot north

## PROPOSED PROJECT / TIMELINE

**PHASE 1** - (1 YEAR)

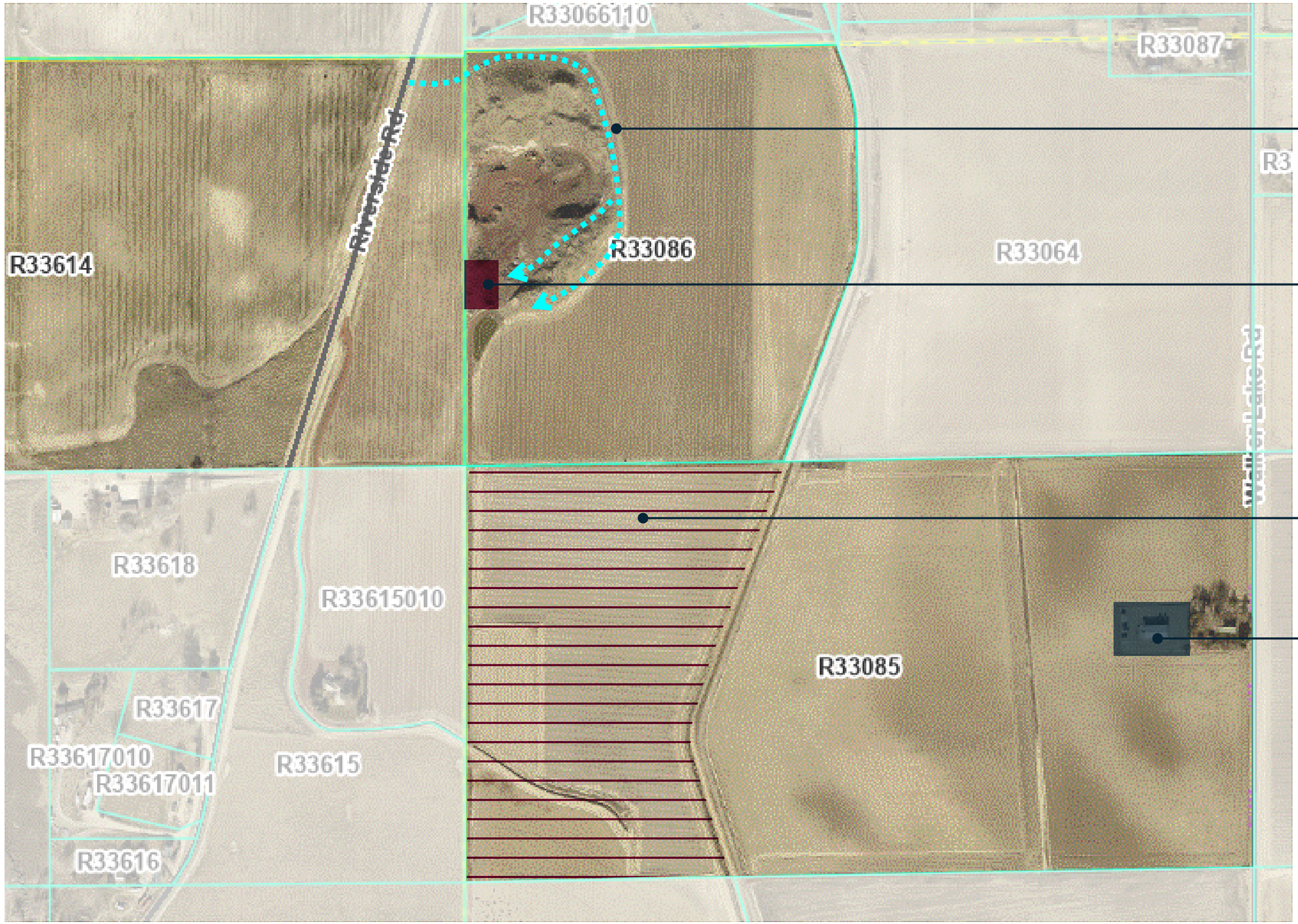
- SITE ENTRY & LANDSCAPE IMRPOVEMENTS.
- PARKING IMPROVEMENTS.
- POLINATOR FIELD & FLOWER FARM (ALLOWED USE UNDER CURRENT AG ZONING).
- EXISTING WINERY & TASTING ROOM TO REMAIN.

**PHASE 2** - (1-2 YEARS)

- OUTDOOR EVENT SPACE (WEDDINGS, BIRTHDAYS, ETC.).
- REQUIRES A CUP APPLICATION FOR A "SPECIAL EVENTS FACILITY".
- EXISTING WINERY & TASTING ROOM TO REMAIN.

**PHASE 3** - (3-5 YEARS)

- CONSTRUCTION OF NEW WINERY & TASTING ROOM WITH CATERING KITCHEN.
- REQUIRES DIRECTOR DECISION APPLICATION.
- FUTURE EVENT PAVILLION ON PARCEL R33085.
- EXISTING WINERY & TASTING ROOM FUNCTIONS TO BE RELOCATED TO PARCEL R33086.




## PHASE 1 PLAN (1 YEAR)

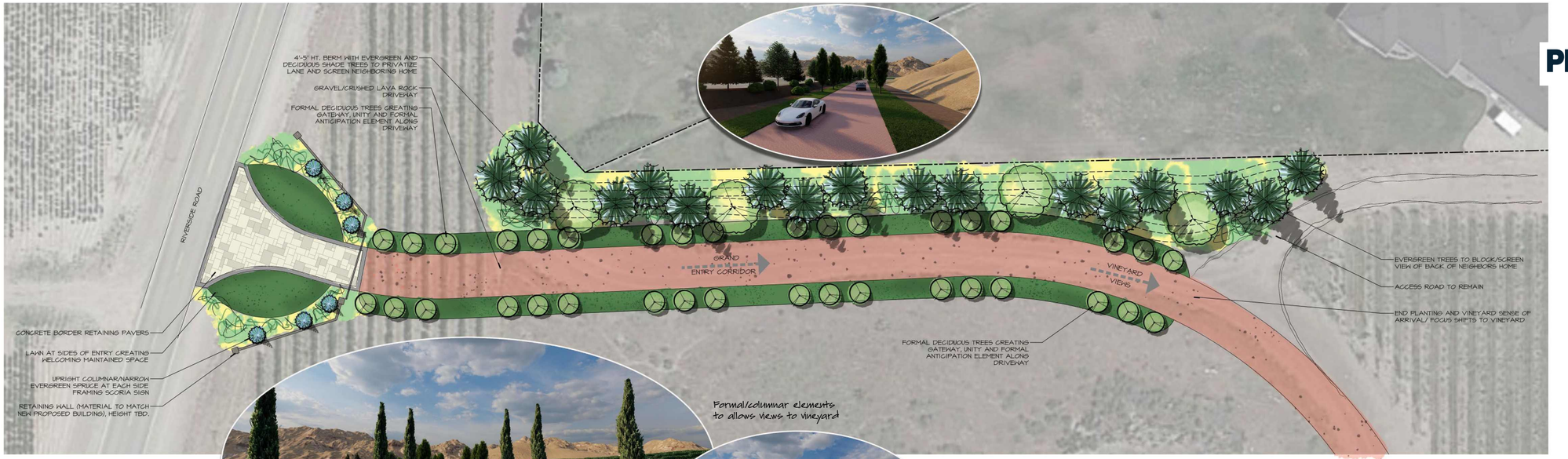
SITE ENTRY & LANDSCAPE IMRPOVEMENTS.

PARKING IMPROVEMENTS.

POLINATOR FIELD & FLOWER FARM (ALLOWED USE UNDER CURRENT AG ZONING).

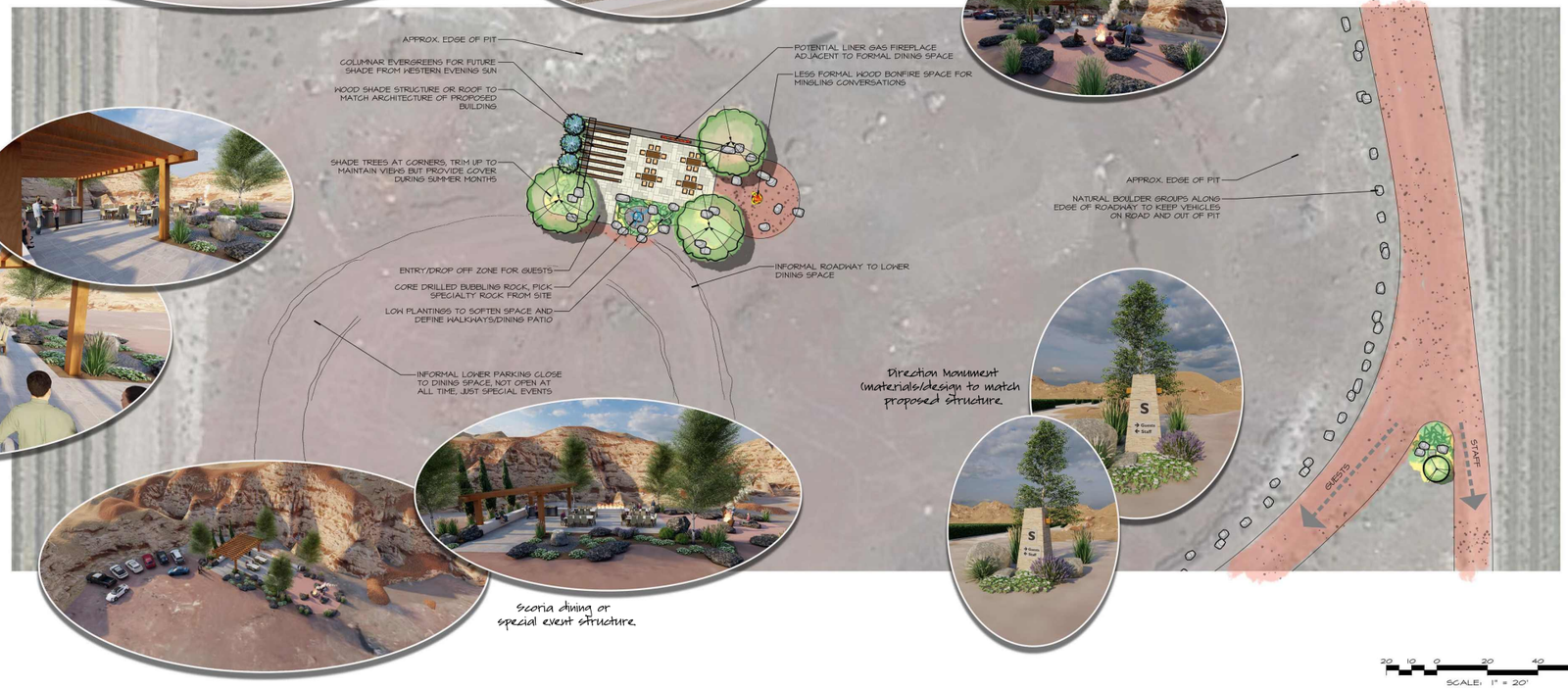
EXISTING WINERY & TASTING ROOM TO REMAIN.

# PHASE 1 PLAN (1 YEAR)






















## ENTRY & LANDSCAPE IMRPOVEMENTS (IMAGE COURTESY OF TRAILRIDGE DESIGN & PLANNING)

# SCORIA VINEYARDS / CONCEPT

12.04.2025 Project Address: **Parcel R33085 & R33086 & R33614**

pivot north

## PHASE 1 PLAN (1 YEAR)




**ENTRY & LANDSCAPE IMRPOVEMENTS** (IMAGE COURTESY OF TRAILRIDGE DESIGN & PLANNING)

# SCORIA VINEYARDS / CONCEPT

12.04.2025 Project Address: **Parcel R33085 & R33086 & R33614**

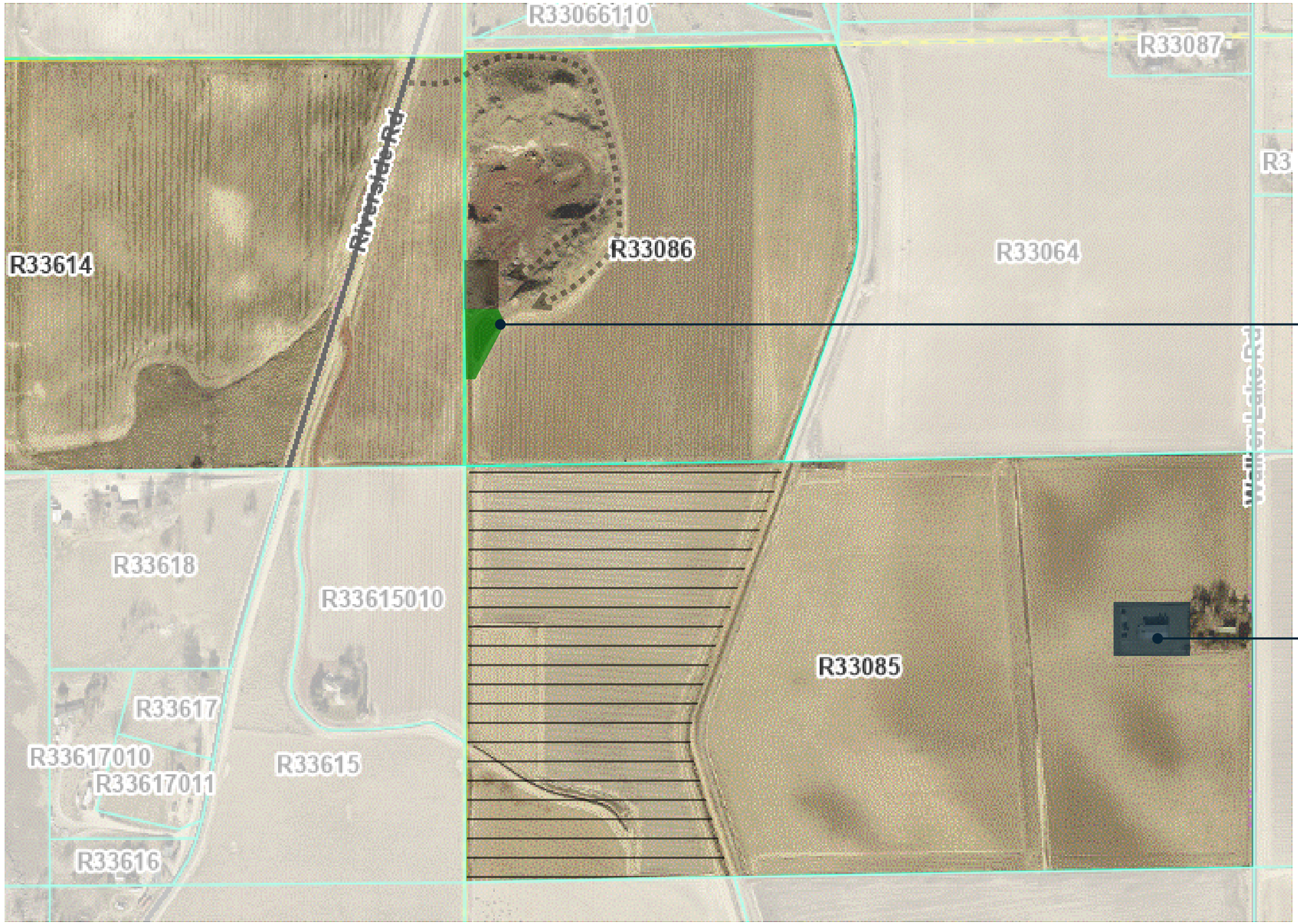
pivot north






**ENTRY & LANDSCAPE IMRPOVEMENTS** (IMAGE COURTESY OF TRAILRIDGE DESIGN & PLANNING)

# PHASE 2 PLAN (1-2 YEARS)

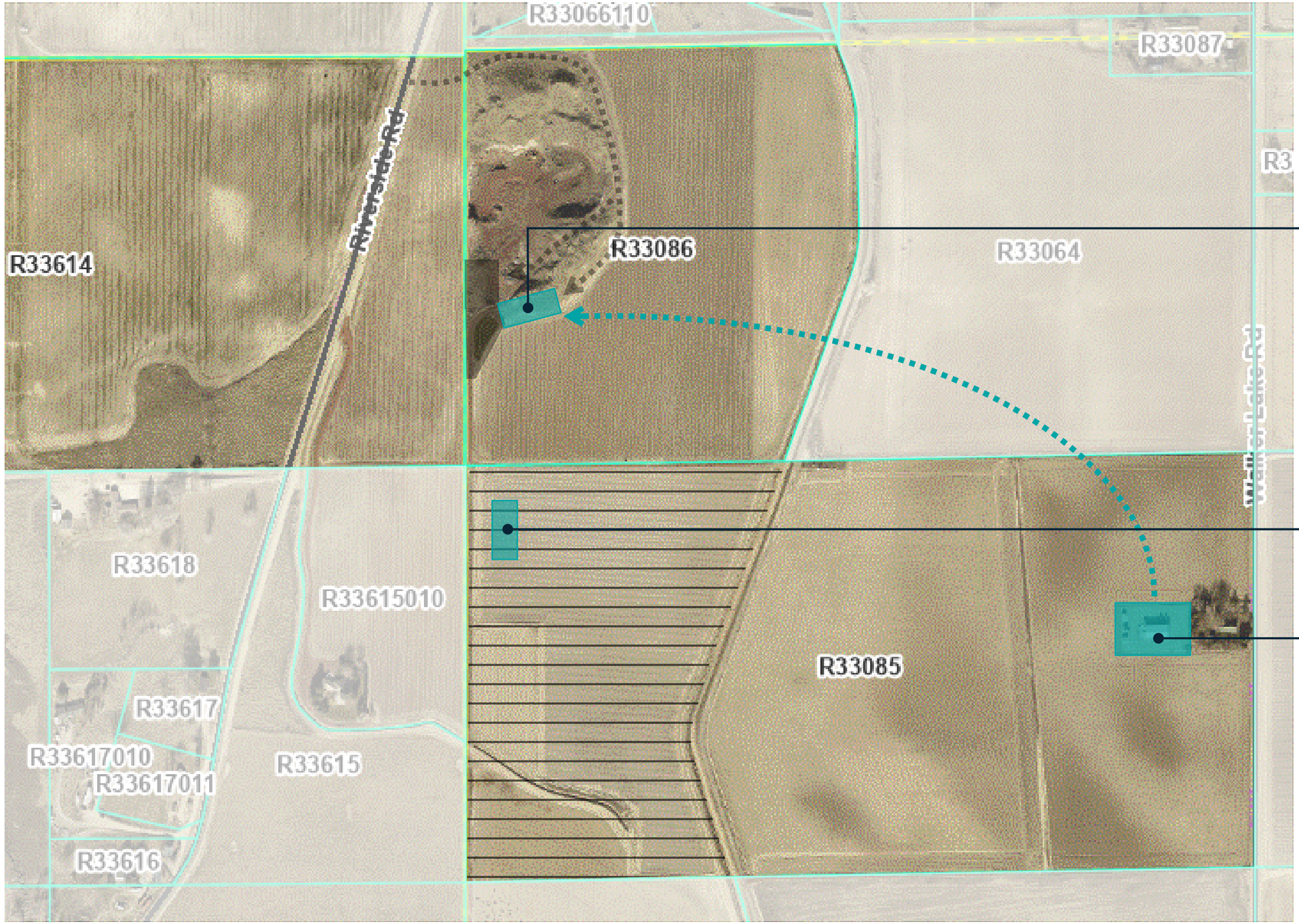



OUTDOOR EVENT SPACE (WEDDINGS, BIRTHDAYS, ETC.).

REQUIRES A CUP APPLICATION FOR A "SPECIAL EVENTS FACILITY".

EXISTING WINERY & TASTING ROOM TO REMAIN.

# PHASE 3 PLAN (3-5 YEARS)



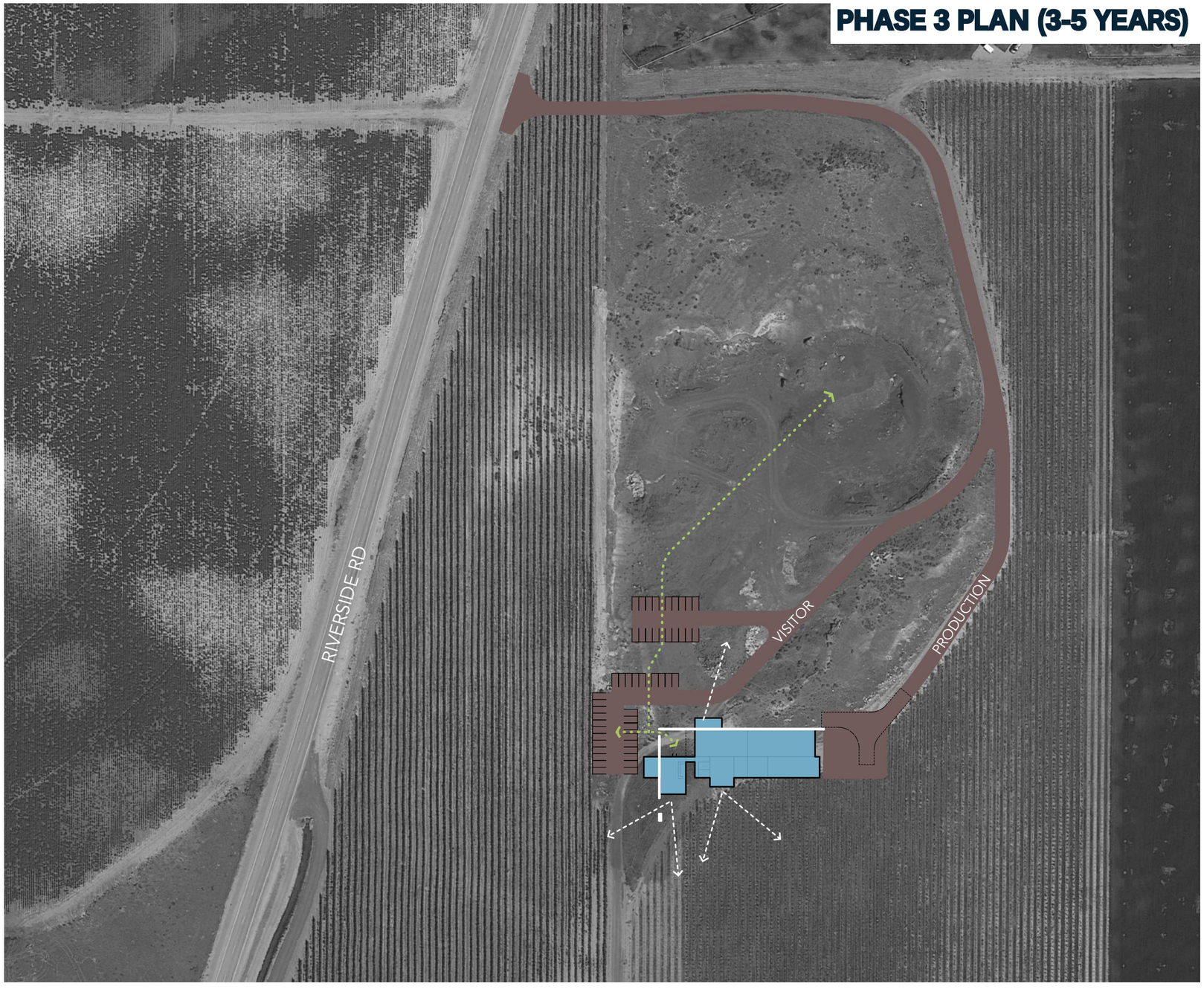

CONSTRUCTION OF NEW WINERY & TASTING ROOM WITH CATERING KITCHEN ON PARCEL R33086.

REQUIRES DIRECTOR DECISION APPLICATION.

FUTURE EVENT PAVILLION ON PARCEL R33085.

EXISTING WINERY & TASTING ROOM FUNCTIONS TO BE RELOCATED TO PARCEL R33086.

## PHASE 3 PLAN (3-5 YEARS)



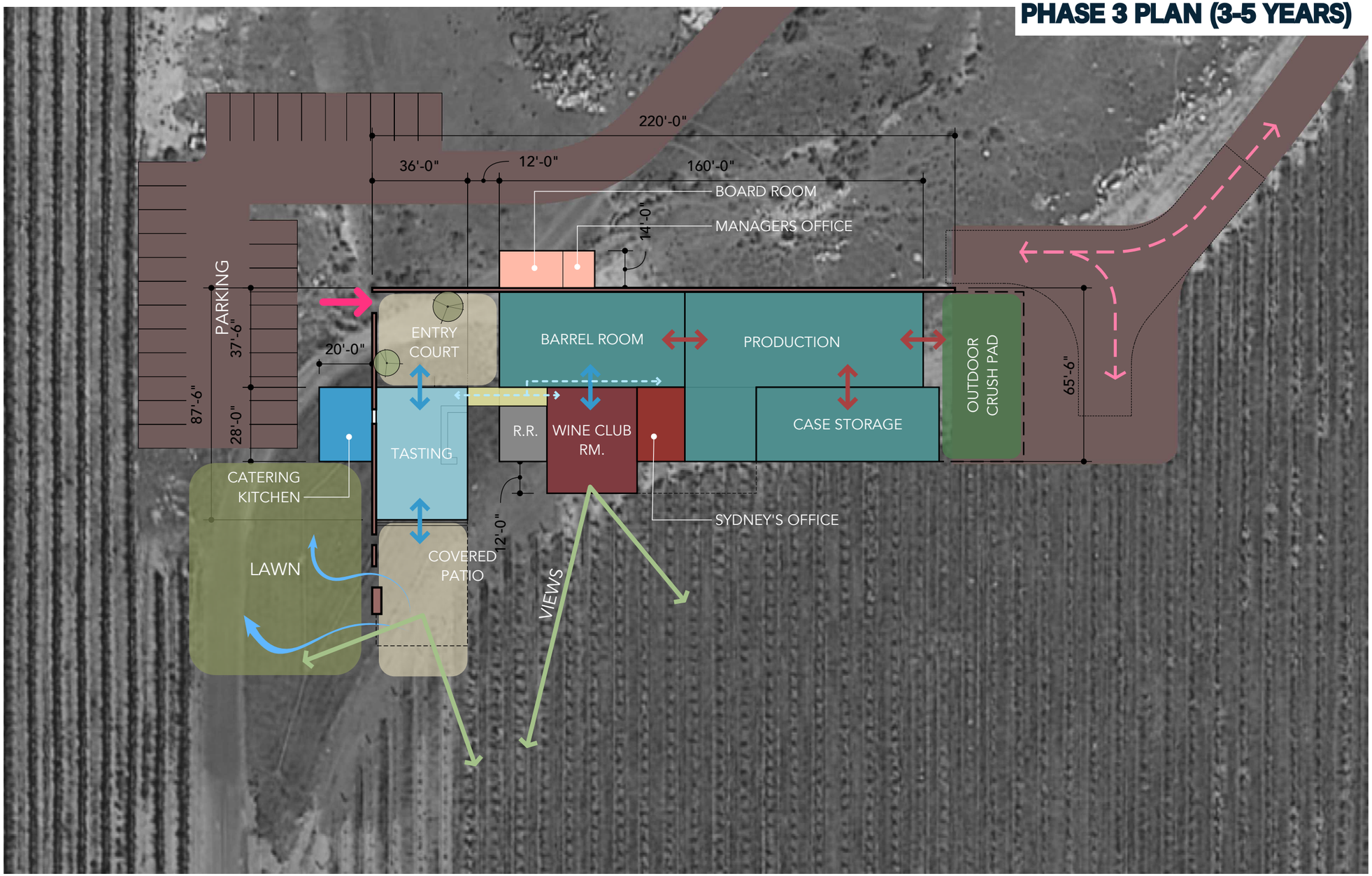

**SITE LAYOUT DIAGRAM** SCALE: 1" = 150'-0"

# SCORIA VINEYARDS / CONCEPT

12.04.2025 Project Address: **Parcel R33085 & R33086 & R33614**

pivot north

# PHASE 3 PLAN (3-5 YEARS)




**PLAN DIAGRAM** SCALE: 1" = 40'-0"

# SCORIA VINEYARDS / CONCEPT

12.04.2025 Project Address: **Parcel R33085 & R33086 & R33614**

pivot north

pivot north

***Notice of Neighborhood Meeting***
***Pre-application requirement for a Public Hearing***

*11/19/2025*

*Dear Neighbor,*

*We are in the process of presenting an application to Canyon County Development Services for a* ***Conditional Use Permit****. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.*

*This neighborhood meeting is* ***not*** *a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.*

*The Neighborhood Meeting details are as follows:*

***Date:*** *12/4/2025*
***Time:*** *5:00 PM (MT)*
***Location:*** *12639 Walker Lake Rd, Caldwell, ID 83607*
***Property description****: The meeting will be held in the Scoria Winery tasting room.*

*The project is summarized below:*

***Site Location:*** *Parcels R33085, R33086, and R33614 to the east of Riverside Rd.*
***Proposed access:*** *Access is proposed off Riverside Rd.*
***Total acreage:*** *76.88 ac. (R33085), 36.40 ac. (R33086), and 79.98 ac. (R33614)*
***Proposed lots:*** *R33085, R33086, and R33614*

***Project Description:***
*The proposed project is located on parcels R33085, R33086, and R33614 between Riverside Rd. to the west and Walker Lake Rd. to the east. It includes a phased project for Scoria Winery including outdoor events, a future winery and tasting room, events pavilion, and site access improvements. Outdoor events (like weddings and birthdays) are being proposed on parcels R33085 and R33086 which require a Conditional Use Permit (CUP) for a "special events facility" from the County. A future winery, tasting room, and catering kitchen are being contemplated for parcel R33086. An events pavilion may also be considered on parcel R33085 in a future phase. Site access is proposed off Riverside Rd. to the west through parcel R33614 and would include landscape improvements.*

*116 South 6th Street, Boise, Idaho 83702* [redacted]
*PIVOTNORTHDESIGN.COM*

pivot north

*We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.*
*Feel free to*

*Thank you,*

*Ian McLaughlin, AIA*
*Project Manager*
*Pivot North Architecture*

*116 South 6th Street, Boise, Idaho 83702 /* [redacted]
*PIVOTNORTHDESIGN.COM*

# 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: Temporary water will be provided for outdoor events.

☐ How many Individual Domestic Wells are proposed? _____

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

☒ N/A – Explain why this is not applicable: Temporary restroom facilities will be provided for outdoor events.

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None (Existing irrigation is provided on site)

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)

Mora 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:** A "special events facility" for outdoor events is being proposed through this CUP application. A future winery and tasting room will be applied for at a later date through a "director decision application". See the Letter of Intent for more information.

**2. DAYS AND HOURS OF OPERATION:**

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

Outdoor events like weddings and birthdays will be held based on demand. Anticipated number of events is expected to be 2 per week during peak months. Anticipated hours of operations will be limited from 7am-10pm.

**3. WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? TBD ☐ No

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

Height: 3' ft Width: 12' ft. Height above ground: 4' ft

What type of sign: X Wall _____ Freestanding _____ Other

*Dimensions are approximate.

**5. PARKING AND LOADING:**

How many parking spaces? 30-40

Is there is a loading or unloading area? Yes

Parking spaces will be provided for the "special events facility" in a gravel lot on site. Loading will occur on this gravel lot on site as well.

## 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: _____

SOUTHWEST DISTRICT HEALTH

**Environmental & Community Health Services**
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

## Pre-Development Meeting

Name of Development: Scoria Winery

Applicant: Ian Mclaughlin

P.E./P.G.: _____

Others In Attendance: _____

_____

# of Lots: 3 Wastewater Flow: Undetermined Acreage Proposed: 76.88, 36.40, 79.80

Location of Development: TBD Walker Lake Rd, Caldwell ID 83607

Parcel # : R33085000 0, R33086000 0, R3614000 0

Project in Area of Concern: In designated Groundwater/Rock <10': >10 GW

Level 1 NP Study Required: ☑ Yes ☐ No ☐ Pending

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ☑ Individual ☐ City ☐ Community ☑ Public Water Supply ☐ Pending

Information Distributed: ☐ SER ☑ NP Guidance ☑ Non-Domestic WW AP ☐ Pending

Description of Projects:

See Notes Below:

Anthony Lee

EHS #035

Date: 01/30/2026

The applicant met with Southwest District Health (SWDH) to discuss a proposed special outdoor event facility (e.g., weddings, birthdays, etc.) on approximately 36.40 acres. Future phases of the project may include development of a winery and tasting room with a catering kitchen.

**Phase 1 Proposal**

Phase 1 of the project proposes the use of temporary portable restrooms with handwashing stations to provide appropriate wastewater disposal for on-site events. The applicant must comply with all applicable approval conditions and service requirements outlined in Sections 4.18.2 and 4.18.4 of the Technical Guidance Manual (TGM) and IDAPA 58.01.03.

**Nutrient Pathogen Considerations**

The property is located within a designated nitrate priority area. However, based on the nature of the Phase 1 proposal and the use of temporary sanitary facilities, a Nutrient Pathogen (NP) Study is not required at this time.

Future phases of development may require an NP Study if total estimated wastewater flows meet or exceed 600 gallons per day and a subsurface sewage disposal system is proposed.

**Future Phase Requirements**

If future phases trigger increased wastewater generation, the applicant will be required to:

- Submit a Letter of Intended Use.
- Submit a Non-Domestic Wastewater Application for review and approval by the Department of Environmental Quality (DEQ).
- Obtain DEQ approval should the water supply be classified as a Public Water System.

**Soil and Site Conditions**

Based on previously submitted test hole logs, sandy loam soils with layers of hardpan are anticipated across the site. No evidence of groundwater was identified in the available logs.

# NEIGHBORHOOD MEETING SIGN-UP

**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

## NEIGHBORHOOD MEETING SIGN UP SHEET

**CANYON COUNTY ZONING ORDINANCE §07-01-15**

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

**SITE INFORMATION**

| | | |
|---|---|---|
| Site Address: 12639 Walker Lake Rd | Parcel Number: R33085, R33086, and R33614 | |
| City: Caldwell | State: Idaho | ZIP Code: 83607 |
| Notices Mailed Date: 11/19/2025 | Number of Acres: | Current Zoning: Agricultural |
| Description of the Request: Conditional Use Permit | | |

**APPLICANT / REPRESENTATIVE INFORMATION**

| | | |
|---|---|---|
| Contact Name: Ian McLaughlin | | |
| Company Name: Pivot North Architecture | | |
| Current address: 116 South 6th Street | | |
| City: Boise | State: Idaho | ZIP Code: 83702 |
| Phone: [redacted] | Cell: | Fax: |
| Email: [redacted] | | |

**MEETING INFORMATION**

| | |
|---|---|
| DATE OF MEETING: 12/4/2025 | MEETING LOCATION: 12639 Walker Lake Rd, Caldwell, ID |
| MEETING START TIME: 5:00 pm | MEETING END TIME: 5:45 PM |

ATTENDEES:

| NAME (PLEASE PRINT) | SIGNATURE: | ADDRESS: |
|---|---|---|
| 1. Joel + J'Cinda Bitters | | 13054 Waterview Rd. 83607 |
| 2. Glen & Kathy Donley | Kathy Donley | 13120 Waterview Rd 83607 |
| 3. DAN & DIANE STEVENS | | 13035 WATERVIEW |
| 4. Chris & Elsje Tagart | | 13032 Waterview Rd |
| 5. [illegible] | | 13115 WATERVIEW RD 83607 |
| 6. James and Sydney Nederend | | 18625 Symms Road 83607 |
| 7. | | |
| 8. | | |
| 9. | | |

*Revised 6/9/22*

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| 10. |
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| 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):

Ian McLaughlin, Pivot North Architecture

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 12 / 04 / 2025

# AGENCY ACKNOWLEDGMENT

| | |
|---|---|
| Date: | 1/30/2026 |
| Applicant: | Ian McLaughlin, Pivot North Architecture |
| Parcel Number: | R33085, R33086, and R33614 |
| Site Address: | 12639 Walker Lake Rd, 0 Walker Lake Rd, and 0 Riverside Rd |

**OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:**

**Southwest District Health:**

☒ Applicant submitted/met for official review.

Date: 01/30/2026 Signed: Anthony Lee

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

**Fire District:** District: See following pages

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

**Highway District:** District: See following pages

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

**Irrigation District:** District: Wilder Irrigation

☑ Applicant submitted/met for official review.

Date: 1/30/26 Signed: Mike Case

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

**Area of City Impact:** City: NA

☐ 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: | 10/30/2025 |
| Applicant: | Pivot North Architecture |
| Parcel Number: | R33085, R33086, & R33614 |
| Site Address: | 12639 Walker Lake Rd, Caldwell 83607 (No address yet for parcel R33086) |

**OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:**

**Southwest District Health:**

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____

Authorized Southwest District Health Representative

**Fire District:** District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Fire District Representative

**Highway District:** District: HD 4

☒ Applicant submitted/met for official review.

Date: 10/30/25 Signed: _____

Authorized Highway District Representative

**Irrigation District:** District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Irrigation Representative

**Area of City Impact:** City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized AOCI Representative

*Copy of completed for 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: 12/15/2025
Applicant: Pivot North Architecture
Parcel Number: R33085, R33086, & R33614
Site Address: 12639 Walker Lake Rd, Caldwell 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: Marsing Rural Fire District
☑ Applicant submitted/met for official review.

Date: 12-15-25 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

**2020-078881**
RECORDED
**12/31/2020 10:36 AM**
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=8 LBERG $15.00
TYPE: DEED
TODD A. ROSSMAN, P.A.
*ELECTRONICALLY RECORDED*

# GRANT DEED (CORRECTED)

**(re-recorded to correct legal description in Grant Deed recorded as Instrument No. 2020-078417)**

WESTERN FARMS, INC., an Idaho corporation ("Grantor"), hereby conveys, grants, distributes and transfers to WEITZ FARMS, INC., an Idaho corporation ("Grantee") whose mailing address is 16909 Marsing Road, Caldwell, Idaho 83607, in partial consideration of the issuance to Grantor of one thousand (1,000) shares of corporate stock in the Grantee corporation pursuant to the Plan of Corporate Separation and Reorganization adopted by Grantor and Grantee dated December 29, 2020, the following described real property situated in Canyon County, State of Idaho, to-wit:

***See Exhibit "A" attached hereto, and by this reference made a part hereof.***

SUBJECT TO taxes and assessments for the year 2021 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

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

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 31st day of December, 2020.

GRANTOR:

**Western Farms, Inc.,**
an Idaho corporation

By: _____
Joseph R. Weitz, President

STATE OF IDAHO )
: ss
County of Canyon )

The foregoing instrument was acknowledged before me on this 31st day of December 2020, by Joseph R. Weitz in his capacity as the President of Western Farms, Inc., an Idaho corporation.

Michelle Martin
Notary Public for Idaho
Commission expires: 09-06-2023

(SEAL)

MICHELLE MARTIN
Comm. No. 58403
NOTARY PUBLIC
Expires: 09/06/2023
STATE OF IDAHO

## EXHIBIT "A"

**Parcel 1:**

A portion of the East half of the Southeast quarter, Section 11, Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho, described as follows:

Beginning at the Southeast corner of Section 11, Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and running thence
North 00°49'54" East 2441.64 feet along the East line of said section; thence
North 89°37'26" West 805.86 feet; thence
North 00°49'54" East 216.22 feet to the East-West centerline of said section; thence
North 89°37'26" West 522.85 feet along the East-West centerline of said section; thence
South 00°50'31" West 2654.30 feet to the South line of said section; thence
South 89°28'14" East 1329.16 feet along said South line to the Point of Beginning.

**Parcel 2:**

The North one-half of the Southeast quarter of Section 5, Township 2 North, Range 3 West of the Boise Meridian, situated in Canyon County, State of Idaho.

**Parcel 3:**

The South Half of the Northeast Quarter of Section 31, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

Except:

A parcel of land located in the Southeast Quarter of the Northeast Quarter of Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at an iron pin marking the Northeast corner of said Southeast Quarter of the Northeast Quarter, also said iron pin being the REAL POINT OF BEGINNING; thence
South 89° 33' 54" West a distance of 204.37 feet (formerly South 89° 32' 46" West) along the Northerly boundary of said Southeast Quarter of the Northeast Quarter to an iron pin; thence leaving said Northerly boundary of said Southeast Quarter of the Northeast Quarter
South 14° 09' 21" East a distance of 137.07 feet to an iron pin; thence
South 14° 04' 41" East a distance of 87.31 feet to an iron pin; thence
North 89° 32' 19" East a distance of 105.69 feet to an iron pin; thence
North 17° 29' 59" East a distance of 25.29 feet to an iron pin; thence
North 80° 41' 19" East a distance of 34.78 feet to an iron pin on the Easterly boundary of said Southeast Quarter of the Northeast Quarter; thence
North 00° 36' 22" East a distance of 188.56 feet along said Easterly boundary of the Southeast Quarter of the Northeast Quarter to the POINT OF BEGINNING.

EXCEPTING

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northeast 1/4 of Section 31, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 00°01'36" East with the distance between monuments found to be 2651.95 feet.

BEGINNING at a point from which the Center 1/4 Corner of said Section 31, Township 3 North, Range 3 West, Boise Meridian bears South 63°46'26" West a distance of 2054.92 feet;
Thence North 00°33'03" West, to a point on the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 31, a distance of 431.17 feet;
Thence along said North line, North 89°34'50" East, a distance of 619.42 feet;
Thence leaving North line of the Southeast 1/4 of the Northeast 1/4 of said Section 31, South 14°08'25" East, a distance of 137.07 feet;
Thence South 14°03'45" East, a distance of 87.31 feet;
Thence North 89°33'15" East, a distance of 105.69 feet;
Thence North 17°30'55" East, a distance of 25.29 feet;
Thence North 80°42'15" East, to a point on the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 31, a distance of 34.78 feet;
Thence along said East line, South 00°37'18" West, a distance of 257.51 feet;
Thence leaving said East line, North 89°22'36" West, a distance of 814.83 feet to the POINT OF BEGINNING.

ALSO EXCEPTING

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northeast 1/4 of Section 31, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 00°01'36" East with the distance between monuments found to be 2651.95 feet.

BEGINNING at a point from which the Center 1/4 Corner of said Section 31, Township 3 North, Range 3 West, Boise Meridian bears South 63°46'26" West a distance of 2054.92 feet;
Thence South 89°22'36" East, to a point on the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 31, a distance of 814.83 feet;
Thence along said East line, South 00°37'18" West, a distance of 415.04 feet;
Thence leaving said East line, North 89°22'36" West, a distance of 745.79 feet;
Thence North 10°32'03" West, a distance of 314.26 feet;
Thence along a curve to the right, with a radius of 400.00 feet and a central angle of 09°59'00" an arc length of 69.70 feet with a chord bearing of North 05°32'33" West and a chord distance of 69.61 feet;
Thence North 00°33'03" West, a distance of 37.52 feet to the POINT OF BEGINNING.

ALSO EXCEPTING

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

Basis of Bearing:

The West line of the Northeast ¼ of Section 31, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 00°01'36" East with the distance between monuments found to be 2651.95 feet.

Beginning at a point on the South line of the Southeast ¼ of the Northeast ¼ of said Section 31, Township 3 North, Range 3 West, Boise Meridian from which the Center ¼ of said Section 31 bears South 89°34'22" West a distance of 2003.93 feet;

Thence leaving said South line North 17°37'49" West, a distance of 57.13 feet,
Thence North 10°32'03" West, a distance of 430.20 feet;
Thence South 89°22'36" East, to a point on the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 31 a distance of 745.79 feet;
Thence along said South line, South 00°37'18" West, to the East 1/4 Corner of said Section 31, a distance of 464.50 feet;
Thence leaving said East 1/4 Corner and along the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 31, South 89°34'22" West, a distance of 664.77 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO:

A 28 foot wide Ingress/Egress, Irrigation and Utilities Easement located in the South 1/2 of the Northeast 1/4 of Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The West line of the Northeast 1/4 of Section 31, Township 3 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 00°01'36" East with the distance between monuments found to be 2651.95 feet.

BEGINNING at a Center 1/4 Corner of said Section 31, Township 3 North, Range 3 West, Boise Meridian;
Thence along the North line of the South 1/2 of the Northeast 1/4 of said Section 31, North 89°34'50" East, a distance of 1,859.91 feet;
Thence leaving said North line, South 00°33'03" East, a distance of 468.60 feet;
Thence along a curve to the left, with a radius of 365.00 feet and a central angle of 09°59'00" an arc length of 63.60 feet with a chord bearing of South 05°32'33" East and a chord distance of 63.52 feet;
Thence South 10°32'03" East, a distance of 321.17 feet;
Thence South 89°22'36" East, a distance of 56.49 feet;
Thence South 00°37'24" West, a distance of 28.00 feet;
Thence North 89°22'36" West, a distance of 50.96 feet;
Thence South 10°32'03" East, a distance of 50.96 feet;
Thence South 79°27'57" West, a distance of 28.00 feet;
Thence North 10°32'03" West, a distance of 400.67 feet;
Thence along a curve to the right, with a radius of 393.00 feet and a central angle of 09°59'00" an arc length of 68.48 feet with a chord bearing of North 05°32'33" West and a chord distance of 68.39 feet;
Thence North 00°33'03" West, a distance of 440.67 feet;
Thence South 89°34'50" West, to a point on the West line of the South 1/2 of the Northeast 1/4 of said Section 31, a distance of 1,832.49 feet;
Thence along said West line, North 00°37'16" East, a distance of 28.00 feet to the POINT OF BEGINNING.

**Parcel 4:**

Lot 2 and the Southeast Quarter of the Northwest Quarter, Section 31, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

**Parcel 5:**

All of Government Lot 1 and that portion of the Northeast Quarter of the Northwest Quarter of Section 19, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, lying Westerly of the centerline of Deer Flat Lowline Canal.

**Parcel 6:**

A portion of Government Lots 11, 12 and 14, Section 30, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 30, which point is also the Northwest corner of said Government Lot 14; thence traversing the Northerly boundary of said Government Lot 14 as follows:

North 88° 45' 46" East, a distance of 132.07 feet; thence

South 41° 50' 53" East, a distance of 151.82 feet; thence

South 74° 52' 06" East, a distance of 145.15 feet; thence

South 87° 21' 39" East, a distance of 954.09 feet to the Southwest corner of said Government Lot 11; thence leaving the said Northerly boundary of Government Lot 14 and running

North 0°10' 58" West along the West boundary of said Government Lot 11, a distance of 40.34 feet (formerly North 0o 34' 00" East, a distance of 40.13 feet) to the centerline of Lake Shore Drive at station 524+20.26; thence

South 87° 00' 18" East (formerly South 86° 15' 20" East) along said centerline, a distance of 586.74 feet to station 518+33.52; thence

Southeasterly along said centerline, a distance of 77.33 feet along the arc of a curve to the left having a radius of 3,025.00 feet, a central angle of 1°27' 53" and a long chord which bears South 87° 44' 15" East (formerly South 86°9' 16" East), a distance of 77.33 feet to a point on the East boundary of the West Half of said Government Lot 11, said point being at station 517+56.18; thence

South 0° 07' 19" East (formerly South 0° 35' 10" West) along the East boundary of the said West Half of Government Lot 11 and the East boundary of the West Half of said Government Lot 12, a distance of 68.25 feet to the centerline of the Deer Flat High Line Canal; thence

North 89° 01' 06" West (formerly North 87° 47' 53" West) along the centerline of said Deer Flat High Line Canal, a distance of 28.76 feet; thence

North 87° 20' 16" West (formerly North 86° 07' 03" West) along the centerline of said Deer Flat High Line Canal, a distance of 224.38 feet; thence

South 0° 44' 39" West, a distance of 384.38 feet (formerly South 0° 46' 34" West, a distance of 380.03 feet) to the centerline of Knob Lateral; thence

South 57° 50' 14" West along the said centerline of Knob Lateral, a distance of 79.36 feet to the North right-of-way boundary of Goose Lane; thence

Southwesterly along the said right-of-way boundary, a distance of 4.26 feet along the arc of a curve to the left having a radius of 190.00 feet, a central angle of 1° 17' 06" and a long chord which bears,

South 89° 53' 04" West, a distance of 4.26 feet; thence

South 89° 14' 31" West along the said right-of-way boundary, a distance of 1,657.82 feet to a point on the West boundary of said Government Lot 14; thence

North 0°13' 39" West along the said West boundary of Government Lot 14, a distance of 691.31 feet to the POINT OF BEGINNING.

SUBJECT TO a right-of-way easement more particularly described as follows:

COMMENCING at the Northwest corner of said Southeast Quarter of Section 30, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

South 0° 13' 39" East along the West boundary of said Southeast Quarter, a distance of 691.31 feet to the North right-of-way boundary of Goose Lane; thence

North 89° 14' 31" East along the said right-of-way boundary, a distance of 1,562.70 feet (formerly North 89° 15' 10" East, a distance of 1,568.03 feet) to the TRUE POINT OF BEGINNING; thence

North 57° 50' 14" East parallel with the Knob Lateral, a distance of 197.69 feet (formerly North 57° 50' 23" East, a distance of 195.50 feet); thence

South 0° 44' 39" West (formerly South 0° 46' 34" West), a distance of 61.73 feet to the centerline of the said Knob Lateral; thence

South 57° 50' 14" West (formerly South 57° 50' 23" West) along the said centerline of Knob Lateral, a distance of 79.36 feet to the said North right-of-way boundary of Goose Lane; thence

Southwesterly along said right-of-way boundary, a distance of 4.26 feet along the arc of a curve to the left having a radius of 190.00 feet, a central angle of 1° 17' 06" and a long chord which bears,

South 89° 53' 04" West, a distance of 4.26 feet; thence

South 89° 14' 31" West along said right-of-way boundary, a distance of 95.12 feet to the TRUE POINT OF BEGINNING.

## Parcel 7:

A portion of Government Lots 12 and 14 and a portion of the South Half of the Southeast Quarter, Section 30, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follow:

COMMENCING at the Northwest corner of the Southeast Quarter of said Section 30 which point is also the Northwest corner of said Government Lot 14; thence

South 0°13' 39" East along the West boundary of the Southeast Quarter of said Section 30, a distance of 741.31 feet to the South right-of-way boundary of Goose Lane which point is also the TRUE POINT OF BEGINNING; thence

North 89° 14' 31" East along the said right-of-way boundary, a distance of 40.00 feet; thence

North 62° 47' 01" East along the said right-of-way boundary, a distance of 22.44 feet; thence

North 89° 14' 31" East along the said right-of-way boundary, a distance of 1,555.62 feet to the centerline of Knob Lateral; thence meandering the said centerline of Knob Lateral as follows:

South 32° 08' 29" West, a distance of 150.64 feet; thence

South 0°01' 44" West, a distance of 158.00 feet; thence

South 11° 32' 11" East, a distance of 400.00 feet; thence

South 15° 15' 46" East, a distance of 400.00 feet; thence

South 5°22' 36" East, a distance of 844.09 feet (formerly South 5° 22' 46" East, a distance of 843.56 feet) to the South boundary of the said Southeast Quarter; thence leaving the said centerline of Knob Lateral and running

South 88° 47' 51" West along the said South boundary of the Southeast Quarter, a distance of 1,792.42 feet to the Southwest corner of the said Southeast Quarter; thence

North 0°13' 39" West along the said West boundary of the Southeast Quarter, a distance of 1,579.98 feet; thence

North 89° 51' 15" East (formerly North 89° 51' 54" East), a distance of 272.29 feet; thence

North 0°46' 11" West (formerly North 0° 45' 32" West), a distance of 162.66 feet; thence

South 89° 44' 38" West (formerly South 89° 45' 17" West), a distance of 270.75 feet to the said West boundary of the Southeast Quarter; thence

North 0°13' 39" West, a distance of 167.89 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM

A parcel of land lying within the Southeast Quarter , Section 30, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of the said Southeast Quarter (Central Quarter); thence
South 00° 13' 00" East, along the West boundary of said Southeast Quarter a distance of 859.13 feet to the REAL POINT OF BEGINNING; thence continuing along said boundary
South 00° 13' 00" East, a distance of 262.13 feet; thence
North 89° 51' 54" East, a distance of 322.77 feet; thence
North 00° 45' 32" West, a distance of 262.76 feet; thence
South 89° 45' 17" West, a distance of 320.28 feet to the REAL POINT OF BEGINNING.

SUBJECT TO a road right-of-way on the West 25 feet.

9506251

# CORPORATION WARRANTY DEED

IDAHO FARMWAY, INC., an Idaho corporation,

a corporation organized and existing under the laws of the State of Idaho, with its principal office at Caldwell, County of Canyon, State of Idaho, Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY TO

GEO. A. WEITZ, INC.,

whose current address is 1102 Linden Street, Caldwell, Idaho, Grantee of Caldwell, Idaho, for good and valuable consideration, the following described real property in Ada, Elmore, Valley, and Canyon Counties, State of Idaho:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and ditch rights and rights of way for water and ditches.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all encumbrances except:

1. Taxes and assessments of all taxing units not yet due and payable.

2. Reservations in patents or state grants or in acts authorizing the issuance thereof.

3. All repayment contracts between any irrigation districts within which the premises are situated and any government or agency.

4. The bonded debt of all taxing units within which said premises are located.

5. Restrictions imposed by law, ordinance, or regulation imposed by any government entity, department or agency.

6. Restrictions contained in any covenants of record affecting the premises.

7. All rights of way or easement affecting the premises regardless of how evidenced or acquired and whether the same appear of record or note.

8. Questions of location, boundary and area; overlaps encroachments.

The officers who sign this Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a Resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum at which the undersigned were authorized to execute this instrument.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 22nd day of February, 1995.

IDAHO FARMWAY, INC.,
an Idaho corporation

By: _____
President

(CORPORATE SEAL)

ATTEST: _____
Secretary

STATE OF IDAHO )
) SS:
COUNTY OF CANYON )

On this 22nd day of February, 1995, before me the undersigned, a Notary Public for Idaho, personally appeared George A. Weitz, known to me to be the President of IDAHO FARMWAY, INC., the corporation that executed the within instrument and acknowledged to me that said corporation executed the same.

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

CARA D. RICE
NOTARY
PUBLIC
STATE OF IDAHO

Cara D. Rice
Notary Public for Idaho
Residing at Middleton, Idaho
My Commission Expires: 4-6-99

# EXHIBIT "A"

REAL PROPERTY

**Parcel 1**

NE1/4 of Section 35, Twp. 2 S., R 4E, B.M., Elmore County, Idaho. Subject to encumbrance.

**Parcel 2**

All that part of the Southeast Quarter of the Northeast Quarter lying East of the public road in Section 36, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

All that part of said Southeast Quarter of the Northeast Quarter lying North and East of the Yarnell Lateral, EXCEPTING the East 30 feet thereof in Section 36, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

**Parcel 3**

All that part of the East Half of the Southeast Quarter lying East of the public road in Section 36, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

**Parcel 4**

NE1/4SE1/4, Section 36, Twp. 3N., R. 4W., B.M., Canyon County, Idaho, Idaho. Subject to encumbrance.

**Parcel 5**

All that part of Lot 3 and Lot 4 lying West of the Mora Canal in Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho

**Parcel 6**

All that part of the Northeast Quarter of the Northwest Quarter and Lot 1 lying West of the Mora Canal in Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

**Parcel 7**

All that part of Lot 3 lying East of the Mora Canal, AND the NE 1/4 of the SW 1/4 of Section 31, T3N, R3W, of the Boise Meridian, Canyon County, Idaho, EXCEPTING THEREFROM the following described property:

Commencing at the Southeast corner of said NE 1/4 SW 1/4 and bearing N 0°00'05" E 183.79 feet along the eastern boundary of said NE 1/4SW 1/4 to the TRUE POINT OF BEGINNING;
thence S 88°58'18" W 338.00 feet and parallel with the northern boundary of said NE 1/4 SW 1/4;
thence N 0°00'05" E 185.00 feet and parallel with the eastern boundary of said NE 1/4 SW 1/4;
thence N 88°58'18" E 338.00 feet and parallel with the northern boundary of said NE 1/4 SW 1/4 to the eastern boundary of said NE 1/4 SW 1/4;
thence S 0°00'05" W 185.00 feet along the eastern boundary of said NE 1/4 SW 1/4 to the TRUE POINT OF BEGINNING; containing 1.4353 acres more or less;

Subject to all existing road and ditch rights of way;

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

**Parcel 8**

Lot 17, Block 1, Marshall Field Subdivision in Section 28, Twp. 4 N., R. 3 W., B.M., Canyon County, Idaho.

**Parcel 9**

N1/2 of NE1/4, Sec. 36, Twp. 3 N., R. 4 W., B.M., Canyon County, Idaho.

**Parcel 10**

S1/2 of SE1/4, Sec. 25, Twp. 3 N., R. 4 W., B.M., Canyon County, Idaho.

**Parcel 11**

The South Half of the Northeast Quarter of Section 20, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho;

**Parcel 12**

The South Half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho, EXCEPTING THEREFROM THE FOLLOWING:

EXCEPTION NO. 1
That part of the SW 1/4 NW 1/4 of Section 21, Township 4 North, Range 3 West of the Boise Meridian, more particularly described as follows:

BEGINNING at the SE corner of said SW 1/4 NW 1/4;
Thence South 89°30' West, along the South boundary of said SW 1/4 NW 1/4, a distance of 435.6 feet;
Thence North 0°20'40" West, parallel with the East boundary of said SW 1/4 NW 1/4, a distance of 300.0 feet;
Thence North 89°30' East, parallel with the South boundary of said SW 1/4 NW 1/4, a distance of 435.6 feet to a point on the East boundary of said SW 1/4 NW 1/4; Thence South 0°20'40" East, along the East boundary of said SW 1/4 NW 1/4, a distance of 300.0 feet to the POINT OF BEGINNING;

EXCEPTION NO. 2
That part of the SW 1/4 NW 1/4 of Section 21, Township 4 North, Range 3 West of the Boise Meridian, more particularly described as follows:

Commencing at the Southeast corner of said SW 1/4 NW 1/4; Thence South 89° 30' West, along the South boundary of said SW 1/4 NW 1/4, a distance of 435.6 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 89°30' West, along the South boundary of said SW 1/4 NW 1/4, a distance of 145.2 feet;
Thence North 0°20'40" West, parallel with the East boundary of said SW 1/4 NW 1/4, a distance of 300.0 feet;
Thence North 89°30' East, parallel with the South boundary of said SW 1/4 NW 1/4, a distance of 145.2 feet; Thence South 0°20'40" East, parallel with the East boundary of said SW 1/4 NW 1/4, a distance of 300.0 feet to the TRUE POINT OF BEGINNING.

**Parcel 13**

All of Block 9 less the East 282.5 feet, and all of Block 10 of the South Quarter, Section 28, Township 4 North, Range 3 West.

**Parcel 14**

All of that part of the North 935.23 feet, of the South West Half of the South West Quarter, Section 24, Township 4 North, Range 4 West, Less Oregon Short Line, R. R. right of way.

**Parcel 15**

Condominium Unit 16, as shown on the Condominium Map for Rivers Bend Condominiums appearing in the records of Valley County, Idaho as Instrument No. 118543, and as defined and described in that Condominium Declaration for Rivers Bend Condominiums recorded in the records of Valley County, Idaho.

**Parcel 16**

Township 1 South, Range 3 East, B.M., Ada County, Idaho

Section 9: That portion of E1/2SW1/4 and SE1/4 lying Northeasterly of the railroad right of way.

Section 10: W1/2SE1/4; SE1/4SE1/4; SW1/4NE1/4; and the SW1/4 excepting the railroad right of way.

Section 11: S1/2SW1/4; SW1/4SE1/4.

Section 15: That portion of the NE1/4, E1/2NW1/4, and NE1/4SE1/4 lying Northeasterly of the railroad right of way.

Section 14: All that portion lying Northeasterly of the Railroad right of way except the E1/2SE1/4SE1/4.

Section 23: That portion of the N1/2NE1/4 lying Northeasterly of the railroad right of way, except the NE1/4NE1/4NE1/4.

Section 24: That portion of the N1/2SE1/4 lying Northeasterly of the right of way of the Orchard-Kuna Branch of the Union Pacific Railroad; SE1/4NE1/4 except the right of way deeded to Oregon Short Line Railroad Co.

Section 12: SE1/4; E1/2SW1/4.

Section 13: NW1/4NE1/4; NE1/4NW1/4 excepting railroad right of way.

Township 1 South, Range 4 East, B. M., Ada County, Idaho.

Section 20: SW1/4SW1/4.

Section 29: SW1/4NE1/4; that portion of the NW1/4 lying Northeasterly of the railroad of way.

Section 19: The North One-Half.

**Parcel 17**

Undivided 1/8 interest in the following properties of Western Farms Partnership.

Parcel 1:
Government lots 3 and 4 and the South one-half of the Northwest quarter of Section 5, Township 2 North, Range 3 West, Boise Meridian.

Parcel 2:
The Southwest quarter of Section 5, Township 2 North, Range 3 West, Boise Meridian.

Parcel 3:
Government lot 4 and the Southwest quarter of the Northwest quarter of Section 4, Township 2 North , Range 3 West, Boise Meridian.

95 MAR 14 PM 3 33
RECORDER
Vicki Drum dep.
REQUEST Kelly Rosenberg Law
TYPE Deed FEE 7.00

**Parcel 18**

A tract of land situated in a part of Tract 6, MITCHELL'S ACREAGE, found in Book 1 Page 28 of Plats and situated in the Southwest Quarter Southwest Quarter Canyon County, Section 28, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter Southwest Quarter (Southwest 1/16 Corner) said corner monumented with a 3 inch diameter brass disk; thence South 0 Degrees 23'53" East a distance of 661.39 feet along the Easterly boundary of said Southwest Quarter Southwest Quarter; thence North 89 Degrees 55'32" West a distance of 25.00 feet to the Southeast Corner of said Tract 6, said corner being the point of beginning and monumented with a half inch diameter iron pin; thence continuing North 89 Degrees 55'32" West a distance of 150.00 feet along the Southerly boundary of said Tract 6 to a half inch diameter iron pin; thence North 0 Degrees 23'53" West a distance of 118.00 feet parallel with the Easterly boundary of said Tract 6 to a half inch diameter iron pin; thence South 89 Degrees 55'32" East a distance of 127.16 feet parallel with the Southerly boundary of said Tract 6 to a half inch diameter iron pin; thence 31.25 feet along the arc of a 20.00 foot radius curve right the long chord of which bears South 45 Degrees 09'43" East a distance of 28.17 feet to a half inch diameter iron pin; thence South 89 Degrees 36'07" East a distance of 3.00 feet to a point on the Easterly boundary of said Tract 6 to a 1/2 inch diameter iron pin; thence South 0 Degrees 23'53" East a distance of 98.16 feet along the Easterly boundary of said Tract 6 to the point of beginning.

9506251

# CORPORATION WARRANTY DEED

IDAHO FARMWAY, INC., an Idaho corporation,

a corporation organized and existing under the laws of the State of Idaho, with its principal office at Caldwell, County of Canyon, State of Idaho, Grantor, does hereby GRANT, BARGAIN, SELL and CONVEY TO

GEO. A. WEITZ, INC.,

whose current address is 1102 Linden Street, Caldwell, Idaho, Grantee of Caldwell, Idaho, for good and valuable consideration, the following described real property in Ada, Elmore, Valley, and Canyon Counties, State of Idaho:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, including all water and ditch rights and rights of way for water and ditches.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in fee simple of said premises; that said premises are free from all encumbrances except:

1. Taxes and assessments of all taxing units not yet due and payable.

2. Reservations in patents or state grants or in acts authorizing the issuance thereof.

3. All repayment contracts between any irrigation districts within which the premises are situated and any government or agency.

4. The bonded debt of all taxing units within which said premises are located.

5. Restrictions imposed by law, ordinance, or regulation imposed by any government entity, department or agency.

6. Restrictions contained in any covenants of record affecting the premises.

7. All rights of way or easement affecting the premises regardless of how evidenced or acquired and whether the same appear of record or note.

8. Questions of location, boundary and area; overlaps encroachments.

The officers who sign this Deed hereby certify that this Deed and the transfer represented thereby was duly authorized under a Resolution duly adopted by the Board of Directors of the Grantor at a lawful meeting duly held and attended by a quorum at which the undersigned were authorized to execute this instrument.

IN WITNESS WHEREOF, the Grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers this 22nd day of February, 1995.

IDAHO FARMWAY, INC.,
an Idaho corporation

By: _____
President

(CORPORATE SEAL)

ATTEST:

_____
Secretary

STATE OF IDAHO )
) SS:
COUNTY OF CANYON )

On this 22nd day of February, 1995, before me the undersigned, a Notary Public for Idaho, personally appeared George A. Weitz, known to me to be the President of IDAHO FARMWAY, INC., the corporation that executed the within instrument and acknowledged to me that said corporation executed the same.

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

CARA D. RICE
NOTARY
PUBLIC
STATE OF IDAHO

Cara D. Rice
Notary Public for Idaho
Residing at Middleton, Idaho
My Commission Expires: 4-6-99

# EXHIBIT "A"

REAL PROPERTY

**Parcel 1**

NE1/4 of Section 35, Twp. 2 S., R 4E, B.M., Elmore County, Idaho. Subject to encumbrance.

**Parcel 2**

All that part of the Southeast Quarter of the Northeast Quarter lying East of the public road in Section 36, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

EXCEPTING THEREFROM

All that part of said Southeast Quarter of the Northeast Quarter lying North and East of the Yarnell Lateral, EXCEPTING the East 30 feet thereof in Section 36, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

**Parcel 3**

All that part of the East Half of the Southeast Quarter lying East of the public road in Section 36, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho.

**Parcel 4**

NE1/4SE1/4, Section 36, Twp. 3N., R. 4W., B.M., Canyon County, Idaho, Idaho. Subject to encumbrance.

**Parcel 5**

All that part of Lot 3 and Lot 4 lying West of the Mora Canal in Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho

**Parcel 6**

All that part of the Northeast Quarter of the Northwest Quarter and Lot 1 lying West of the Mora Canal in Section 31, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho.

**Parcel 7**

All that part of Lot 3 lying East of the Mora Canal, AND the NE 1/4 of the SW 1/4 of Section 31, T3N, R3W, of the Boise Meridian, Canyon County, Idaho, EXCEPTING THEREFROM the following described property:

Commencing at the Southeast corner of said NE 1/4 SW 1/4 and bearing N 0°00'05" E 183.79 feet along the eastern boundary of said NE 1/4SW 1/4 to the TRUE POINT OF BEGINNING;
thence S 88°58'18" W 338.00 feet and parallel with the northern boundary of said NE 1/4 SW 1/4;
thence N 0°00'05" E 185.00 feet and parallel with the eastern boundary of said NE 1/4 SW 1/4;
thence N 88°58'18" E 338.00 feet and parallel with the northern boundary of said NE 1/4 SW 1/4 to the eastern boundary of said NE 1/4 SW 1/4;
thence S 0°00'05" W 185.00 feet along the eastern boundary of said NE 1/4 SW 1/4 to the TRUE POINT OF BEGINNING; containing 1.4353 acres more or less;

Subject to all existing road and ditch rights of way;

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

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining;

**Parcel 8**

Lot 17, Block 1, Marshall Field Subdivision in Section 28, Twp. 4 N., R. 3 W., B.M., Canyon County, Idaho.

**Parcel 9**

N1/2 of NE1/4, Sec. 36, Twp. 3 N., R. 4 W., B.M., Canyon County, Idaho.

**Parcel 10**

S1/2 of SE1/4, Sec. 25, Twp. 3 N., R. 4 W., B.M., Canyon County, Idaho.

**Parcel 11**

The South Half of the Northeast Quarter of Section 20, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho;

**Parcel 12**

The South Half of the Northeast Quarter of the Northwest Quarter of Section 21, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho, EXCEPTING THEREFROM THE FOLLOWING:

EXCEPTION NO. 1
That part of the SW 1/4 NW 1/4 of Section 21, Township 4 North, Range 3 West of the Boise Meridian, more particularly described as follows:

BEGINNING at the SE corner of said SW 1/4 NW 1/4;
Thence South 89°30' West, along the South boundary of said SW 1/4 NW 1/4, a distance of 435.6 feet;
Thence North 0°20'40" West, parallel with the East boundary of said SW 1/4 NW 1/4, a distance of 300.0 feet;
Thence North 89°30' East, parallel with the South boundary of said SW 1/4 NW 1/4, a distance of 435.6 feet to a point on the East boundary of said SW 1/4 NW 1/4; Thence South 0°20'40" East, along the East boundary of said SW 1/4 NW 1/4, a distance of 300.0 feet to the POINT OF BEGINNING;

EXCEPTION NO. 2
That part of the SW 1/4 NW 1/4 of Section 21, Township 4 North, Range 3 West of the Boise Meridian, more particularly described as follows:

Commencing at the Southeast corner of said SW 1/4 NW 1/4; Thence South 89° 30' West, along the South boundary of said SW 1/4 NW 1/4, a distance of 435.6 feet to the TRUE POINT OF BEGINNING;
Thence continuing South 89°30' West, along the South boundary of said SW 1/4 NW 1/4, a distance of 145.2 feet;
Thence North 0°20'40" West, parallel with the East boundary of said SW 1/4 NW 1/4, a distance of 300.0 feet;
Thence North 89°30' East, parallel with the South boundary of said SW 1/4 NW 1/4, a distance of 145.2 feet; Thence South 0°20'40" East, parallel with the East boundary of said SW 1/4 NW 1/4, a distance of 300.0 feet to the TRUE POINT OF BEGINNING.

**Parcel 13**

All of Block 9 less the East 282.5 feet, and all of Block 10 of the South Quarter, Section 28, Township 4 North, Range 3 West.

**Parcel 14**

All of that part of the North 935.23 feet, of the South West Half of the South West Quarter, Section 24, Township 4 North, Range 4 West, Less Oregon Short Line, R. R. right of way.

**Parcel 15**

Condominium Unit 16, as shown on the Condominium Map for Rivers Bend Condominiums appearing in the records of Valley County, Idaho as Instrument No. 118543, and as defined and described in that Condominium Declaration for Rivers Bend Condominiums recorded in the records of Valley County, Idaho.

**Parcel 16**

Township 1 South, Range 3 East, B.M., Ada County, Idaho

Section 9: That portion of E1/2SW1/4 and SE1/4 lying Northeasterly of the railroad right of way.

Section 10: W1/2SE1/4; SE1/4SE1/4; SW1/4NE1/4; and the SW1/4 excepting the railroad right of way.

Section 11: S1/2SW1/4; SW1/4SE1/4.

Section 15: That portion of the NE1/4, E1/2NW1/4, and NE1/4SE1/4 lying Northeasterly of the railroad right of way.

Section 14: All that portion lying Northeasterly of the Railroad right of way except the E1/2SE1/4SE1/4.

Section 23: That portion of the N1/2NE1/4 lying Northeasterly of the railroad right of way, except the NE1/4NE1/4NE1/4.

Section 24: That portion of the N1/2SE1/4 lying Northeasterly of the right of way of the Orchard-Kuna Branch of the Union Pacific Railroad; SE1/4NE1/4 except the right of way deeded to Oregon Short Line Railroad Co.

Section 12: SE1/4; E1/2SW1/4.

Section 13: NW1/4NE1/4; NE1/4NW1/4 excepting railroad right of way.

Township 1 South, Range 4 East, B. M., Ada County, Idaho.

Section 20: SW1/4SW1/4.

Section 29: SW1/4NE1/4; that portion of the NW1/4 lying Northeasterly of the railroad of way.

Section 19: The North One-Half.

**Parcel 17**

Undivided 1/8 interest in the following properties of Western Farms Partnership.

Parcel 1:
Government lots 3 and 4 and the South one-half of the Northwest quarter of Section 5, Township 2 North, Range 3 West, Boise Meridian.

Parcel 2:
The Southwest quarter of Section 5, Township 2 North, Range 3 West, Boise Meridian.

Parcel 3:
Government lot 4 and the Southwest quarter of the Northwest quarter of Section 4, Township 2 North , Range 3 West, Boise Meridian.

RECORDED
95 MAR 14 PM 3 33
RECORDER
Vicki Drum dep.
REQUEST Kelly Rosenberg Law
TYPE Deed FEE 7.00

**Parcel 18**

A tract of land situated in a part of Tract 6, MITCHELL'S ACREAGE, found in Book 1 Page 28 of Plats and situated in the Southwest Quarter Southwest Quarter Canyon County, Section 28, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho and more particularly described as follows:

Commencing at the Northeast Corner of said Southwest Quarter Southwest Quarter (Southwest 1/16 Corner) said corner monumented with a 3 inch diameter brass disk; thence South 0 Degrees 23'53" East a distance of 661.39 feet along the Easterly boundary of said Southwest Quarter Southwest Quarter; thence North 89 Degrees 55'32" West a distance of 25.00 feet to the Southeast Corner of said Tract 6, said corner being the point of beginning and monumented with a half inch diameter iron pin; thence continuing North 89 Degrees 55'32" West a distance of 150.00 feet along the Southerly boundary of said Tract 6 to a half inch diameter iron pin; thence North 0 Degrees 23'53" West a distance of 118.00 feet parallel with the Easterly boundary of said Tract 6 to a half inch diameter iron pin; thence South 89 Degrees 55'32" East a distance of 127.16 feet parallel with the Southerly boundary of said Tract 6 to a half inch diameter iron pin; thence 31.25 feet along the arc of a 20.00 foot radius curve right the long chord of which bears South 45 Degrees 09'43" East a distance of 28.17 feet to a half inch diameter iron pin; thence South 89 Degrees 36'07" East a distance of 3.00 feet to a point on the Easterly boundary of said Tract 6 to a 1/2 inch diameter iron pin; thence South 0 Degrees 23'53" East a distance of 98.16 feet along the Easterly boundary of said Tract 6 to the point of beginning.

## 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:** 87494 Date: 2/6/2026

**Date Created:** 2/6/2026 **Receipt Type:** Normal Receipt **Status:** Active

**Customer's Name:** Kelli Buley for Pivot North Architecture

**Comments:** Conditional Use Permit application: CU2026-0004

**Site Address:** 0 WALKER RD, Caldwell ID / Parcel Number: 33086000 0

**CHARGES**

| Item Being Paid For: | Application Number: | Amount Paid: | Prevs Pymnts: | Unpaid Amnt: |
|---|---|---|---|---|
| Planning - Conditional Use Permit (CUP) | CU2026-0004 | $1,200.00 | $0.00 | $0.00 |
| Planning - Notification - Public Hearing Level Cases (1 Hearing) | CU2026-0004 | $350.00 | $0.00 | $0.00 |
| Planning - Case Mapping (Fee Per Case Set) | CU2026-0004 | $50.00 | $0.00 | $0.00 |

| | |
|---|---|
| **Sub Total:** | $1,600.00 |
| **Sales Tax:** | $0.00 |
| **Total Charges:** | $1,600.00 |

**PAYMENTS**

| Type of Payment: | Check/Ref Number: | Amount: |
|---|---|---|
| Credit Card | 191364900 | $1,600.00 |

| | |
|---|---|
| **Total Payments:** | $1,600.00 |

**ADJUSTMENTS**

| | |
|---|---|
| **Receipt Balance:** | $0.00 |

**Issued By:** pdilbeck