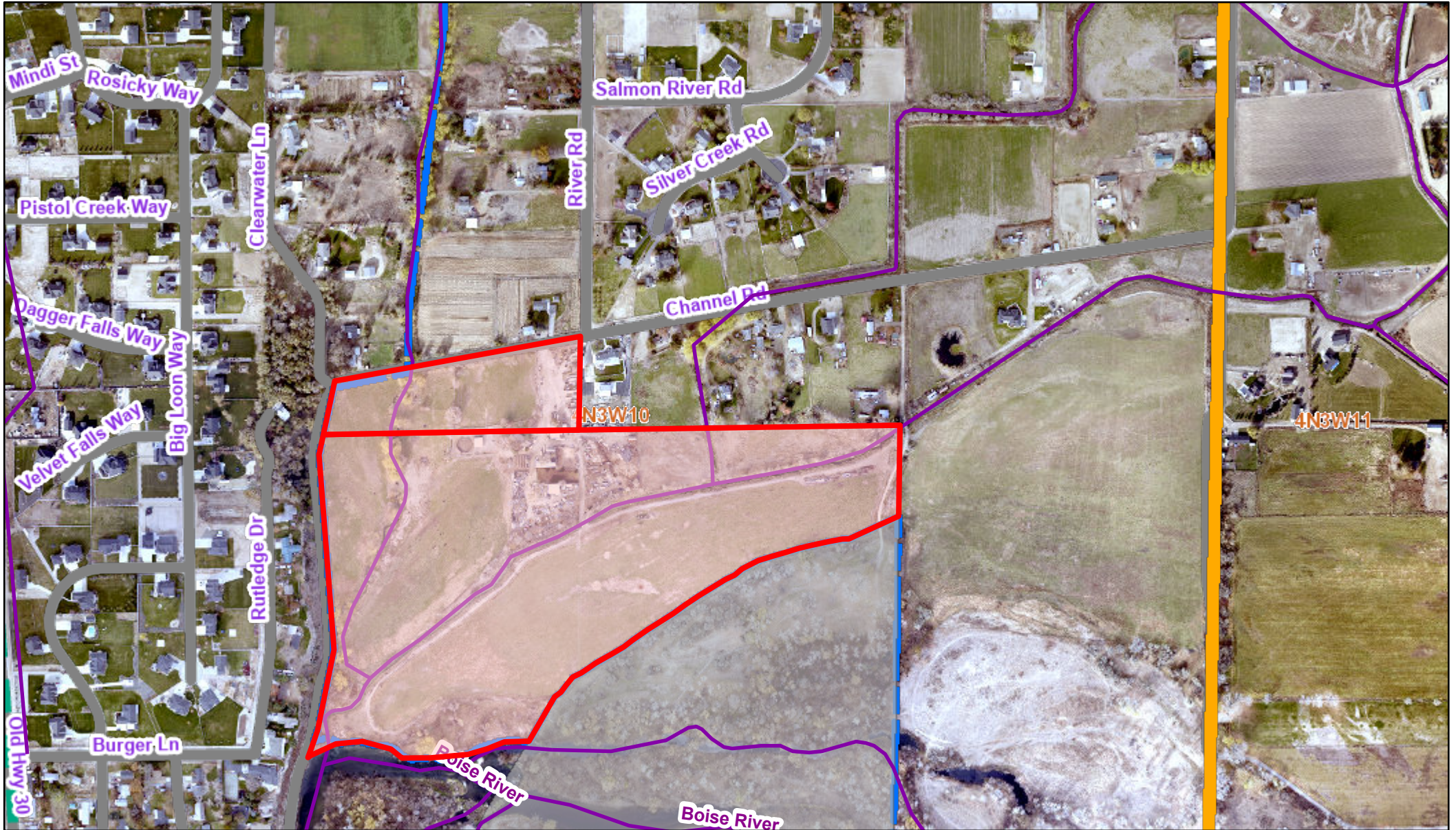
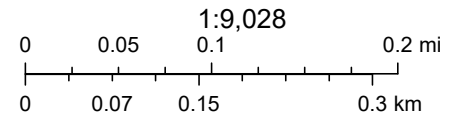


# Canyon County, ID Web Map



3/24/2023, 8:46:25 AM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Roads
- ITDFunctionalClassification
- Minor Arterial
- Canyon County Imagery\_2019
- Red: Band\_1
- Green: Band\_2



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

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx)

Phone: 208-454-7458

Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: AgEquity Holdings LLC
	MAILING ADDRESS: 14533 River Rd, Caldwell, ID 83607
	PHONE: _____ EMAIL: _____
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: _____ Date: 2/23/2023</p>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Jeff Bower / Kristen McNeill
	COMPANY NAME: Givens Pursley, LLP
	MAILING ADDRESS: PO Box 7270 Boise, ID 83701
	PHONE: 208-388-1260 / 208-388-1276 EMAIL: jeffbower@givenspursley.com, kristenmcneill@givenspursley.com

<b>SITE INFO</b>	STREET ADDRESS: 14533 River Rd / 0 Boise River Rd
	PARCEL #: R3466701100, R3466800000 LOT SIZE/AREA: +/- 56 acres
	LOT: _____ BLOCK: _____ SUBDIVISION: _____
	QUARTER: _____ SECTION: 10 TOWNSHIP: 4N RANGE: 3W
	ZONING DISTRICT: A FLOODZONE (YES/NO): YES ( a portion)

<b>HEARING LEVEL APPS</b>	<input checked="" type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: CW2023-0004	DATE RECEIVED: 3/3/23
RECEIVED BY: Maddy Under Veen	APPLICATION FEE: \$950 CK MO <input checked="" type="radio"/> CASH

# **CONDITIONAL USE PERMIT CHECKLIST**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



### **THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:**

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site Plan showing existing and proposed site features
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> <b>\$950 non-refundable fee, \$600 for a modification</b>

### **NOTE:**

#### **The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:**

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

#### **PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)**

\*\*Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.

February 24, 2023

Canyon County Development Services Department  
c/o Sabrina Minshall, Director  
111 N. 11th Avenue, Room 310  
Caldwell, Idaho 83605

**RE: Canyon County Conditional Use Permit for Premier LLC**

Dear Planning Staff and Planning & Zoning Commissioners:

We are pleased to submit this narrative in support of applicant, Premier LLC's, application for a conditional use permit ("CUP") for a mineral extraction and gravel processing facility (the "**Project**") on approximately 56 acres, generally located at 14533 River Rd, in Canyon County, Idaho and identified as Canyon County parcel numbers R3466701100 and R3466800000 (collectively, the "**Property**"). Premier LLC owns and operates Premier Aggregates, a family run aggregate supplier with successful operations in Ada, Canyon, Boise, and Twin Falls Counties.

As discussed below, this Project meets all of the County's CUP approval criteria, and we ask for approval from the Planning and Zoning Commission.

**Property Information and Project Background**

The Property is generally located south and east of River Road in Canyon County. The Property is approximately 1 mile from the I-84 and State Highway 26 interchange. The Property is zoned Agriculture (A) and the Future Land Use Map designates the Property as Rural Residential (R-R). The Property is not located within an overlay district. A map depicting the Property is attached as Exhibit A.

This application seeks a temporary CUP for gravel extraction and processing, including crushing and screening, on the Property for a period not to exceed 3 years. Gravel and its component parts are in very high demand in Canyon County to support current and future growth in the area. Once extraction is complete on the Property, it is anticipated the Property will be developed as a residential subdivision in conformity with the R-R Future Land Use Map designation. The eventual residential use of the Property is not the subject of this current application. A Site Plan for the Project is attached as Exhibit B.

**Canyon County CUP Standards for Evaluation**

Under Canyon County Code, mineral extraction for a three year period is considered Mineral Extraction Long-Term, which is conditionally allowed in the A zoning district subject to the Use Standards of Article 14 (Section 7-14-19). The Project meets all of the applicable criteria for approval from Canyon County Code § 7-7-1 *et. seq.*, as follows:

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

Yes. Per the County's' Zoning and Land Use Matrix<sup>1</sup>, Mineral Extraction (long term) is allowed with a CUP in the Agricultural (A) zone.

2. What is the nature of the request:

This application seeks approval of a three-year gravel extraction and processing operation on the Property. The specific use proposed is Mineral Extraction Long Term.<sup>2</sup> The Project complies with the Use Standards in Article 14 (Section 7-14-19) as follows:

- a. **The Project is compatible with the uses of the surrounding properties.** The properties to the north are also zoned Agricultural (A) in Canyon County and consist of single-family residences on large lots. The Project will construct berming around the Project area, including along the north boundary of the Property as shown in the Site Plan. The adjacent properties to the east, buffered by River Rd, are zoned R1 (Single Family Residential) in Canyon County and are within the City of Caldwell area of impact. The Property borders the Boise River and a wooded portion of the City of Caldwell's Curtis Park on the southern border. The Property to the east is unoccupied and zoned Agricultural (A) in Canyon County. Further discussion of the Project's compatibility with the surrounding properties is discussed below.
- b. **The Duration of the proposed use is limited.** The duration of the Project is three years with limited operating hours.
- c. **Setbacks from surrounding uses.** The Project will meet the required 30 foot front, side, rear, and corner setbacks as outlined in Canyon County Code § 07-14-19(1)(A). Only 24 acres of the 56-acre Property will be mined. Accordingly, there will be significant setbacks from extraction activities. These setbacks are shown on the Site Plan.
- d. **The Idaho Department of Lands has approved the Project's reclamation plan.** The Idaho Department of Lands approved the Project's reclamation plan on February 22, 2023. The Idaho Department of Lands approval letter is enclosed with this application.
- e. **The locations of all proposed pits and any accessory uses.** The Site Plan depicts the location of all proposed pits and accessory uses. The pit areas are located internal to the Property to minimize impacts. All accessory buildings, uses, and pits meet the required setbacks.

---

<sup>1</sup> Canyon County Code § 07-10-27

<sup>2</sup> Canyon County Code § 07-02-03 DEFINITIONS ENUMERATED - MINERAL EXTRACTION: The various activities associated with the extraction of mineral resources, including, but not limited to, gravel, from the ground.

f. **Recommendations from applicable government agencies.** Currently, the only agency that has reviewed the Project is the Idaho Department of Lands, who approved the reclamation plan.

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

The Project is consistent with and supports the Canyon County Comprehensive Plan as detailed in the chart below:

Goal and/or Policy of Comprehensive Plan	Project Fulfillment
<p><b>G4.01.00</b> - <i>Support livability and high quality of life as the community changes over time</i></p> <p><b>P4.01.02</b> - Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.</p>	<p>Allowing the temporary mining of gravel on the Property will protect private property rights, allow the fulfillment of the Idaho Constitution's protection of mining operations as a public use.<sup>3</sup></p>
<p><b>G4.02.00</b> - <i>Ensure that growth maintains and enhances the unique character throughout the County.</i></p> <p><b>P4.02.01</b> - Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</p>	<p>As indicated in Figure 1 below, the Property does not contain prime agricultural soils, and instead contains minerals valuable for mining. Consequently, mineral extraction is an appropriate use of the Property.</p>
<p><b>G4.03.00</b> - <i>Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.</i></p> <p><b>P4.03.01</b> - Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.</p>	<p>Though the Property would not make for good farming use, the presence of valuable minerals makes the Property useful for this three-year gravel mining operation, and the Project will make the property developable for low density residential uses in conformity with the Property's FLUM designation.</p>
<p><b>P4.03.03</b> - Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and</p>	<p>The applicant is willing to mitigate impacts on surrounding properties by restricting hours of operations, and placing intensive uses in the</p>

<sup>3</sup> IDAHO CONST., ART I, § 14 defines as a public use "any other use necessary to the complete development of the material resources of the state," indicating the great importance of Idaho's mineral resources and their extraction to the economy and welfare of the state.

Goal and/or Policy of Comprehensive Plan	Project Fulfillment
co-exist in the same area and in some instances may require conditions of approval to promote compatibility.	interior of the site away from residences. Large setbacks and buffer areas are also provided.
<p><b>G4.05.00</b> - Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.</p> <p><b>P4.05.02</b> - Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.</p>	As indicated in Figure 1 below, the Property contains predominantly Class IV and V soils. Further, the Project will not interfere with any agricultural operations in the area. This is the proper area for development.

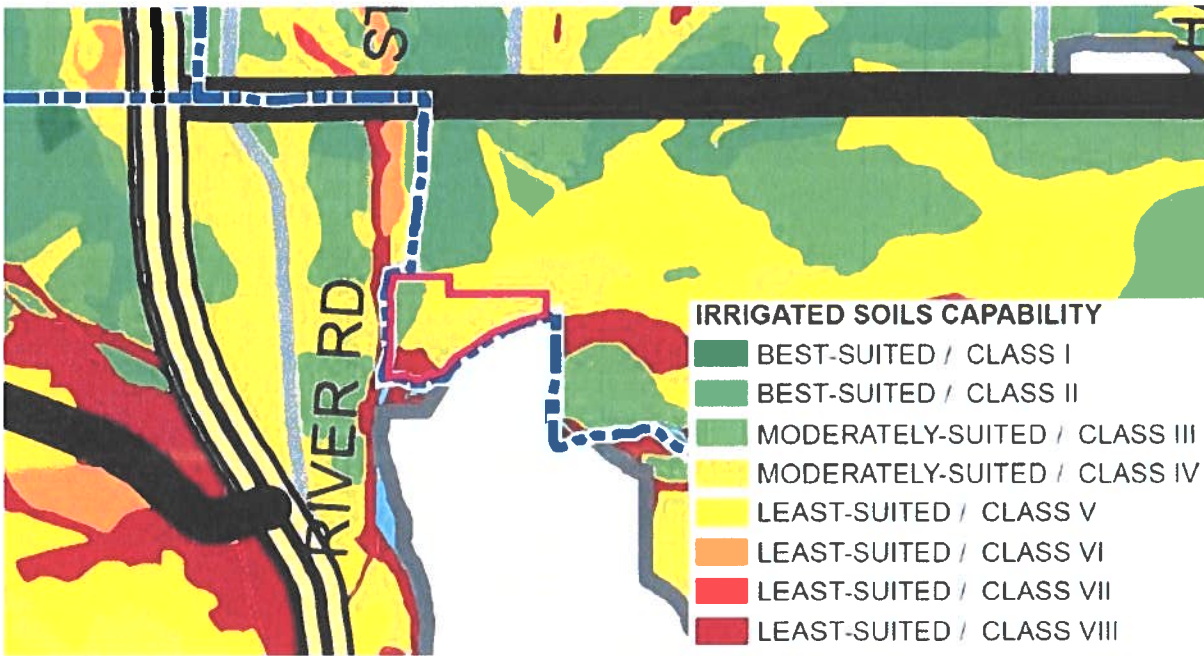


Figure 1 Area Soil Profile

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

The proposed use will not be injurious to other property in the immediate vicinity, nor will it negatively change the essential character of the area. First, as discussed above, this Project is temporary in nature, 3 years or less. The surrounding uses consist of agriculturally zoned large lot residential directly to the north, R-1 one-acre residential lots directly to the west, and vacant land zoned Agriculture to the east and northeast, with the Boise River and vacant land to the south. All of the surrounding uses are buffered by significant setbacks, and the Project will include a raised

berm surrounding the Property to act as a buffer. That the mineral extraction area is only 43% of the Property and interior to the site as shown on the Site Plan also makes the project compatible with the property in the vicinity.

Additional mitigation measures that will be employed by the Project include:

- Limited hours of operation; Monday through Saturday from 7am and 5pm for aggregate sales, and Monday through Saturday from 7am and 7pm for extraction operations.
  - Intermittent processing, which means on-site processing will not be a daily occurrence. Processing will be done in batches to reduce the duration and frequency of processing.
  - Dust will be mitigated through the use of Magnesium Chloride on all haul areas. Premier's processing equipment fully complies with the Idaho Department of Environmental Quality's Permit by Rule regulations and standards of performance, which regulates dust production.
  - Noise will be mitigated through the use of elevated berms, limited operating hours, and modern excavation and processing equipment that uses white noise back up alarms. All of Premier' heavy equipment meets Tier 4 noise emission standards
5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use:

The Property will be adequately served by public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, and water and sewer services.

6. Does legal access to the subject property for the development exist or will it exist at the time of development:

The Property is accessed from River Road on the north side of the Property, as indicated on the Site Map. This is the current legal access to the Property. With CUP approval, this access point will become a stabilized construction entrance to support activities under the CUP. The applicant is already coordinating with Canyon Highway District to construct a full commercial approach to Canyon Highway District's standards.

7. Will there be undue interference with existing or future traffic patterns: and

Traffic produced by the Project will be limited and existing roads have adequate capacity to accommodate the Project. The Property is well located for extraction uses because of its proximity to I-84 (approximately 1 mile). This will minimize truck traffic on local roads. Based on the size of the extraction area and the duration of the use, 40 trucks per day are anticipated.

8. Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation



facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

Essential services are available to accommodate this use. The mining extraction use will have no impact on local schools, and will have little to no impact on police and fire protection as well as irrigation. Adequate emergency medical services exist to serve this area, and the use will have little negative impact on public services generally.

**Conclusion and Request**

The conditional use requested will promote economic diversity in Canyon County, and will allow for the full use of the Property to extract gravel to support Idaho's unprecedented growth and development. Once mining operations cease in three years, we will return to Canyon County for approval of a proposed residential subdivision.

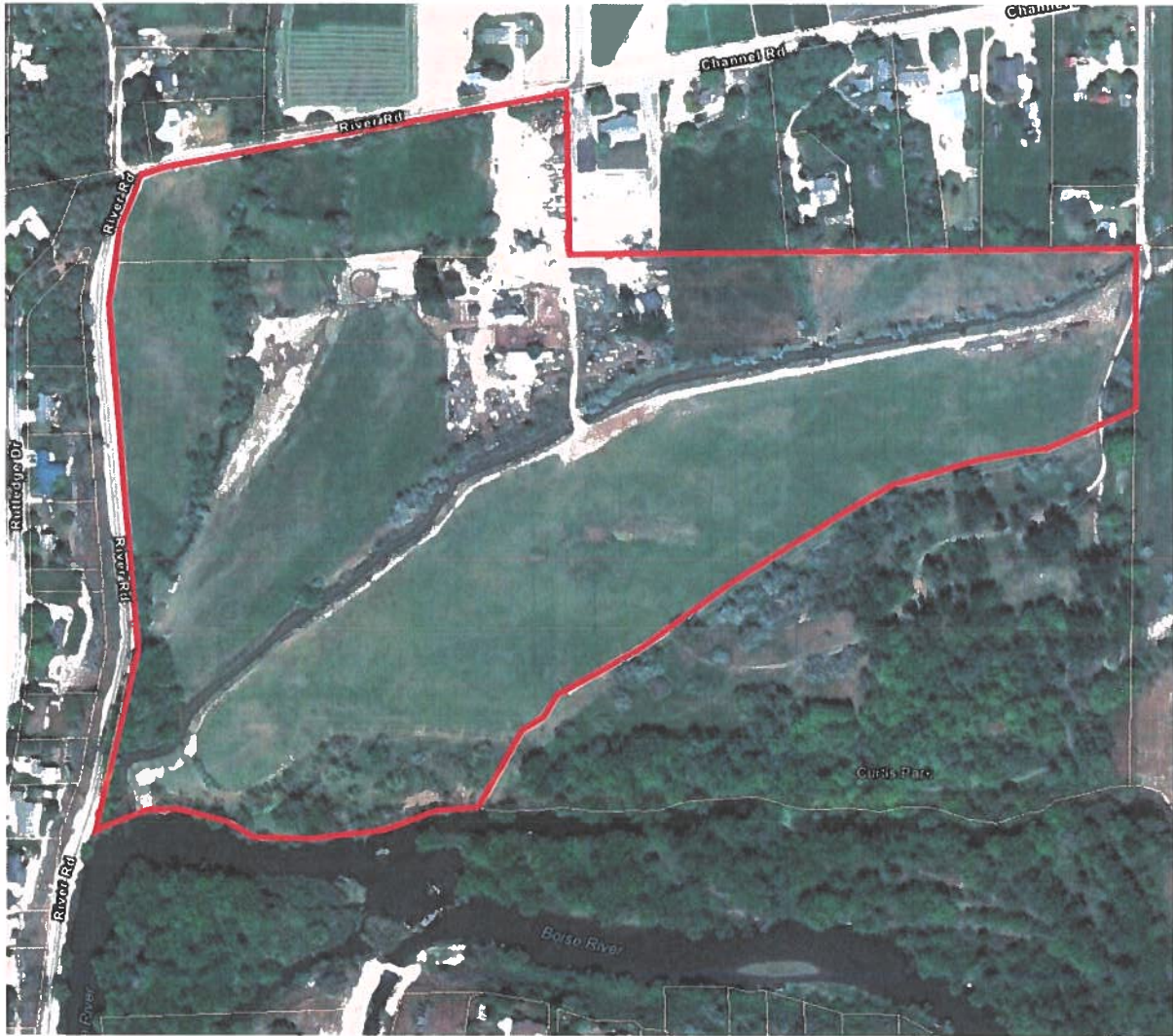
We appreciate your consideration of this request for a conditional use permit. If any additional information is required, please do not hesitate to contact us.

Thank you,

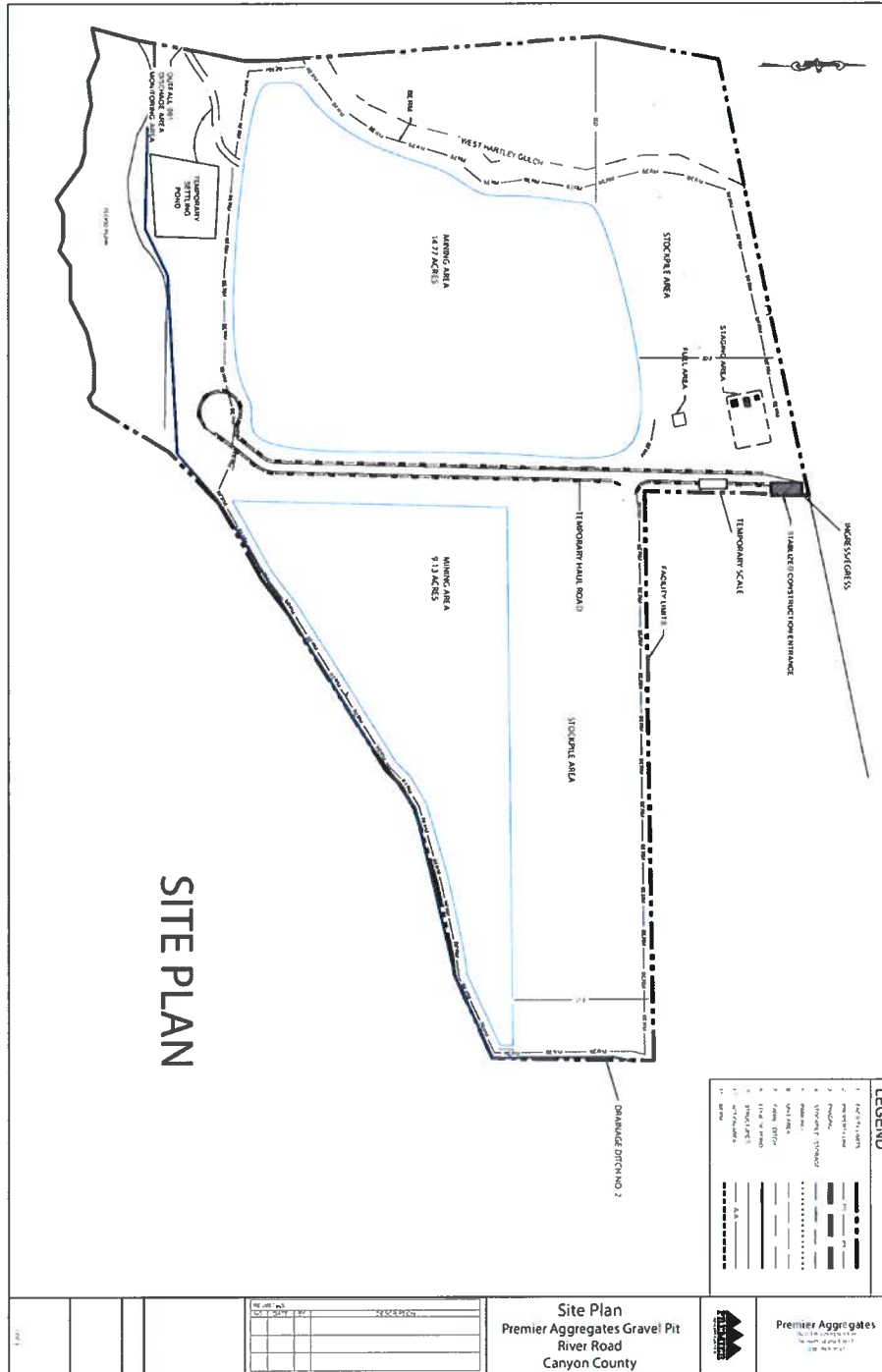
A handwritten signature in blue ink, appearing to read "Jeff Bower", with a stylized flourish at the end.

Jeff Bower

**EXHIBIT A**  
**Property Map**



**EXHIBIT B**  
**Site Plan**



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

January 24 ,2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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

**The Neighborhood Meeting details are as follows:**

Date: February 7, 2023

Time: 5:30pm to 6:30pm

Location: 14533 River Road Caldwell, Id 83607

Property description: The applicant is proposing to dig 2 ponds for future development, approximately 12 to 15 lots.

**The project is summarized below:**

Site location: 14533 River Road Caldwell, Id 83607

Proposed access: Existing driveway on to River Road.

Total Acreage: 57.15


Proposed: 2 Proposed Ponds to fill areas for future Lots (approximately 12-15), excess material will be hauled/removed from the site.

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 email [REDACTED]

Sincerely,



# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) 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: 14533 River Road

Parcel Number: R3466701100, R3466808000

City: Caldwell

State: Idaho

ZIP Code: 83607

Notices Mailed Date: 1/24/2023

Number of Acres: 57.2

Current Zoning:

Description of the Request: Long term mineral extraction. The applicant is proposing to dig pond to raise areas that can be subdivided into approximately 15 lots. A preliminary plat application will be submitted in the future.

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Evan Buchert

Company Name: Premier Aggregates Current address: 1500 S Washington Ave, Suite B, Emmett, Idaho 83617

City:

State: Idaho

ZIP Code:

Phone: 208-949-9043

Cell: 208-9499043

Fax:

Email: [ebuchert@premierllc.net](mailto:ebuchert@premierllc.net)

#### MEETING INFORMATION

DATE OF MEETING: 2/7/2023

MEETING LOCATION: 14533 River Road

MEETING START TIME: 5:30 pm

MEETING END TIME: 6:30 pm

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. MIKE FREEMYERS		14402 S ARMORE RIVER RD CALDWELL, ID 83607
2. MIKE JENSEN		14340 SALMON RIVER RD CALDWELL, ID 83607
3. Tom Mangan		22409 Clearwater Rd Caldwell
4. Larry Elkins		22702 Clearwater Rd. Caldwell 83607
5. Denise Clark		22356 Rutledge Dr 83607
6. Jay Clark		22356 Rutledge 83607
7. Hagen Wallace		14531 River Rd 83607
8. Evan Buchert		15670 Spring Creek Lane, Boyer
9. David Stephens		9160 v Chinden BLVD Meridian

10.	JEFF KATZ	22681 River Rd	jeff.katz.boi@gmail.com
11.	Todd Lowell & Nancy Lowell	22211 Rd U.37c	Tlowell99@gmail.com
12.	AUSTEN WILSON	14437 SILVER CRK RD	
13.	Susan Cottrell	14499 CHANNEL Rd	Susan.cottrell@comcast.NET
14.	Kari Stanley	22880 Channel Rd	chws@chws8386@yahoo.
15.	JASON Rippetoe	14339 CHANNEL RD	River@Rippetoe.com
16.	CHRIS BELL	22420 RUTLEDGE	
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):

Steve Arnold / Evan Buchert

APPLICANT/REPRESENTATIVE (Signature): Steve Arnold, EB

DATE: 2/7/2023

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**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: none
- How many Individual Domestic Wells are proposed? \_\_\_\_\_

- 2. SEWER (Wastewater)**     Individual Septic     Centralized Sewer system
- N/A – Explain why this is not applicable: temporary portable toilet

- 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:**    none
- Public     Private    Road User's Maintenance Agreement Inst # \_\_\_\_\_

- 7. FENCING**     Fencing will be provided (Please show location on site plan)
- Type: no fences    Height: \_\_\_\_\_

- 8. STORMWATER:**     Retained on site     Swales     Ponds     Borrow Ditches
- Other: management per multi-sector general permit

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

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential \_\_\_\_\_  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: \_\_\_\_\_

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** Mineral Extraction - long term

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

- Monday 7am to 7pm  
 Tuesday 7am to 7pm  
 Wednesday 7am to 7pm  
 Thursday 7am to 7pm  
 Friday 7am to 7pm  
 Saturday \_\_\_\_\_ to \_\_\_\_\_  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? 5-8 temporary; 1 full-time  No

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

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: 4 ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding  Other "Premier Aggregate"

**5. PARKING AND LOADING:**

How many parking spaces? 8-10

Is there is a loading or unloading area? No



**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**

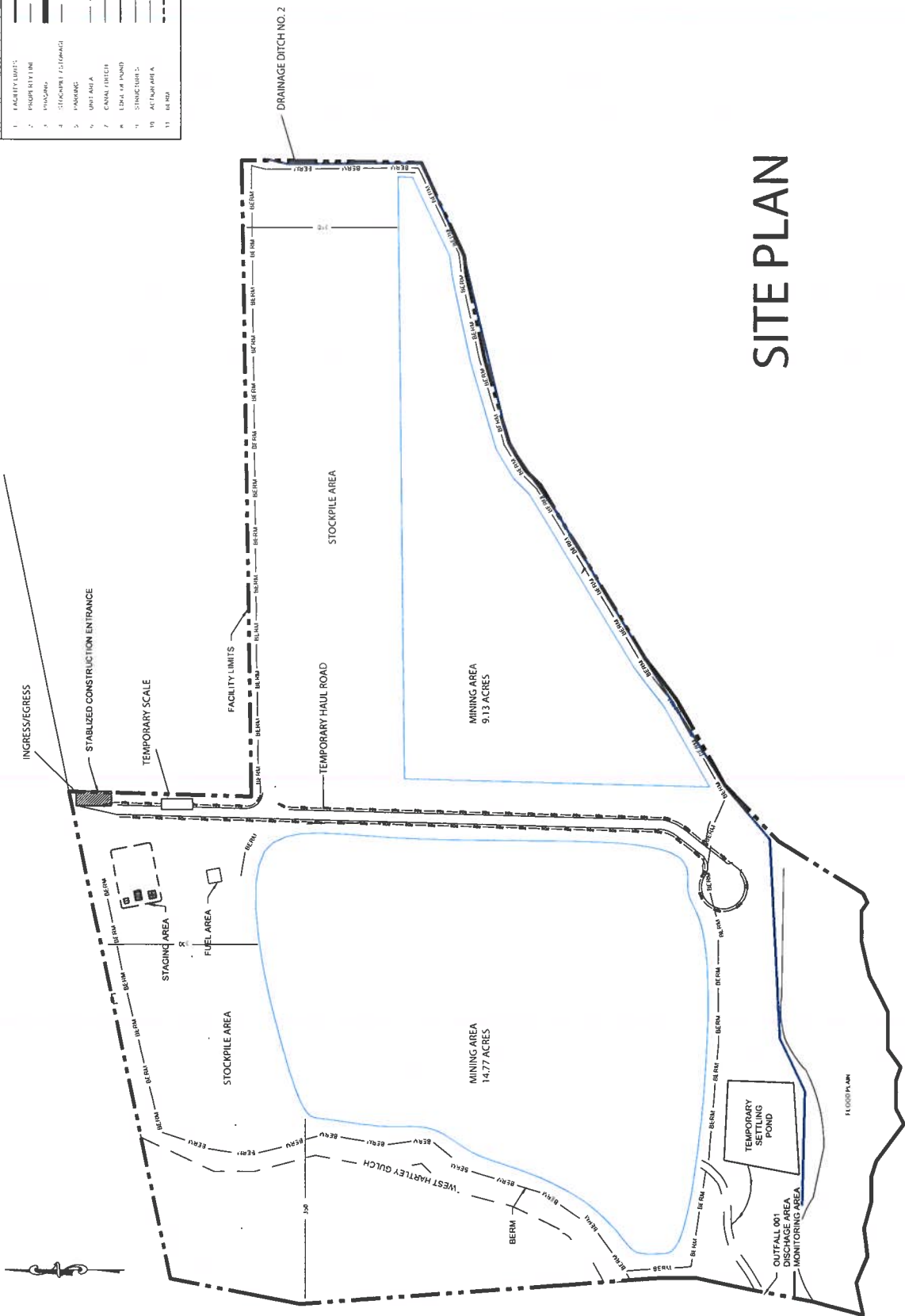
Individual Domestic Septic System     Animal Waste Only Septic System

Other: \_\_\_\_\_



NO. 1	DATE	BY

- LEGEND**
- 1. FACILITY LIMITS
  - 2. PROPERTY LINE
  - 3. EASEMENT
  - 4. STOCKPILE / STORAGE
  - 5. PAVING
  - 6. DIRT AREA
  - 7. CANAL / DITCH
  - 8. LEAK / POND
  - 9. STRUCTURES
  - 10. ACTIVATION AREA
  - 11. BERM



# SITE PLAN



AFTER RECORDING MAIL TO:

AgEquity Holdings, LLC  
14533 River Road, 0000 Boise River Road, 0000 Channel  
Road  
Caldwell, ID

**2022-047550**  
RECORDED  
**10/19/2022 12:08 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=4 NHANEY \$15.00  
TYPE: DEED  
FIRST AMERICAN TITLE AND ESCROW  
ELECTRONICALLY RECORDED

**2022-047469**  
RECORDED  
**10/18/2022 04:09 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 EHOWELL \$15.00  
TYPE: DEED  
FIRST AMERICAN TITLE INSURANCE  
ELECTRONICALLY RECORDED

### WARRANTY DEED

**\*THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION**  
File No.: 4106-3968365 (WS) Date: **October 05, 2022**

For Value Received, **Patrick C. Wallace and Diana J. Wallace, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **AgEquity Holdings, LLC as to 47.33 % ownership and #811 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company as to 52.67% Ownership**, hereinafter referred to as Grantee, whose current address is **14533 River Road, 0000 Boise River Road, 0000 Channel Road, Caldwell, ID**, the following described premises, situated in **Canyon County, Idaho**, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

**A portion of Government Lots 2 and 3 and a portion of the SW quarter of the NW quarter of Section 10, T4N., R.3W., Boise Meridian, Canyon County, Idaho more particularly described as follows:**

**Beginning at a brass disk marking the center of said Section 10;**  
**thence on the east west quarter line N89°48'04"E a distance of 1,322.42 feet to the northeast corner of said Government Lot 2;**  
**thence on the east line of said government Lot 2 S01°39'06"W a distance of 479.42 feet to a point on the south right of way line of Boise Interurban Railway also being a point on the north line of that certain property as described in deed to the City of Caldwell recorded November 11, 1910 in Book 58 of Deeds Page 42;**  
**thence on said south right of way line a non-tangent curve to the left having a radius of 2,295.85 feet, a length of 1,638.24 feet and a chord bearing S59°57'19"W a distance of 1,603.71 feet to a point on the ordinary high water mark of the northerly bank of the Boise River;**  
**thence meandering along said northerly bank the following thirteen (13) courses:**

**S84°13'47"W a distance of 59.02 feet; thence**  
**S82°12'37"W a distance of 41.52 feet; thence**  
**N71°20'10"W a distance of 40.44 feet; thence**  
**S89°04'20"W a distance of 104.26 feet; thence**  
**S68°57'49"W a distance of 74.52 feet; thence**  
**S73°53'00"W a distance of 83.35 feet; thence**



AFTER RECORDING MAIL TO:

AgEquity Holdings, LLC  
14533 River Road, 0000 Boise River Road, 0000 Channel  
Road  
Caldwell, ID

### WARRANTY DEED

\*THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION

File No.: 4106-3968365 (WS)

Date: **October 05, 2022**

For Value Received, **Patrick C. Wallace and Diana J. Wallace, husband and wife**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **AgEquity Holdings, LLC as to 47.33 % ownership and #811 Pioneer Exchange Accommodation Titleholder, LLC, an Idaho limited liability company as to 52.67% Ownership**, hereinafter referred to as Grantee, whose current address is **14533 River Road, 0000 Boise River Road, 0000 Channel Road, Caldwell, ID**, the following described premises, situated in **Canyon County, Idaho**, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

**A portion of Government Lots 2 and 3 and a portion of the SW quarter of the NW quarter of Section 10, T4N., R.3W., Boise Meridian, Canyon County, Idaho more particularly described as follows:**

**Beginning at a brass disk marking the center of said Section 10;**  
**thence on the east west quarter line N89°48'04"E a distance of 1,322.42 feet to the northeast corner of said Government Lot 2;**  
**thence on the east line of said government Lot 2 S01°39'06"W a distance of 479.42 feet to a point on the south right of way line of Boise Interurban Railway also being a point on the north line of that certain property as described in deed to the City of Caldwell recorded November 11, 1910 in Book 58 of Deeds Page 42;**  
**thence on said south right of way line a non-tangent curve to the left having a radius of 2,295.85 feet, a length of 1,638.24 feet and a chord bearing S59°57'19"W a distance of 1,603.71 feet to a point on the ordinary high water mark of the northerly bank of the Boise River;**  
**thence meandering along said northerly bank the following thirteen (13) courses:**

**S84°13'47"W a distance of 59.02 feet; thence**  
**S82°12'37"W a distance of 41.52 feet; thence**  
**N71°20'10"W a distance of 40.44 feet; thence**  
**S89°04'20"W a distance of 104.26 feet; thence**  
**S68°57'49"W a distance of 74.52 feet; thence**  
**S73°53'00"W a distance of 83.35 feet; thence**

**S85°22'25"W a distance of 155.45 feet; thence  
N89°26'20"W a distance of 117.87 feet; thence  
N50°32'58"W a distance of 58.77 feet; thence  
N74°25'14"W a distance of 122.04 feet; thence  
S85°02'27"W a distance of 109.58 feet; thence  
S66°00'01"W a distance of 114.12 feet; thence  
S53°29'22"W a distance of 16.83 feet to the easterly right of way line of River Road as  
shown on Plat of Rutledge Ranch Subdivision; thence on said easterly right of way line the  
following four (4) courses:**

**N20°00'17"E a distance of 124.15 feet; thence  
N12°14'27"E a distance of 335.81 feet; thence  
N03°43'13"W a distance of 801.70 feet; thence  
N12°50'47"E a distance of 312.01 feet to a point on the centerline of River Road as shown  
on Record of Survey Instrument Number 2010025910;  
thence on last said centerline of River Road N80°29'31"E a distance of 1,027.47 feet to a  
point on the north south quarter line of said Section 10;  
thence on last said quarter line S01°29'34"W a distance of 383.97 feet to the Point of  
Beginning. EXCEPTING THEREFROM the portion of land as accreted through the natural  
movement of the Boise River since the dependent resurvey dated June 21, 1937**  
APN: 34667011 0

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



**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*  
*Brandon D Woolf, State Controller*

February 22, 2023

Crimson Bridge Holdings  
9160 W Chinden Blvd.  
Meridian, ID 83646

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 02/14/2023:

<u>PLAN NO.</u>	<u>ACRES</u>	<u>COUNTY</u>	<u>LEGAL DESCRIPTION</u>
S603000	23.9	Canyon	T04N R03W Section 10, Pts. Gov. Lots 2 & 3

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

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
  - a. Diverting all surface water flows around the mining operation.
  - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation;
  - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. In accordance with provisions of Idaho Code title 47, chapter 18, a prorated payment to the state reclamation fund of \$230 for up to 25 disturbed acres over the next 7 months shall be paid by April 24, 2023. This payment will constitute financial assurance in lieu of a reclamation bond. Approval of this reclamation plan is conditioned upon receipt of the above payment by the date shown and annual payments in accordance with Idaho Code title 47, chapter 18 and IDAPA 20.03.03..

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 March 8, 2023, the stipulations will be considered as accepted.

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

Sincerely,



Derek Kraft  
Resource Supervisor  
Lands and Waterways

Enclosure(s):

- 1) Bond Assurance Fund Acknowledgement Form



**Canyon County Development Services**  
111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyoncounty.id **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 78265

**Date:** 3/3/2023

**Date Created:** 3/3/2023 **Receipt Type:** Normal Receipt **Status:** Active  
**Customer's Name:** AgEquity Holdings LLC  
**Comments:** CU2023-0004

**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	CU2023-0004	\$950.00	\$0.00	\$0.00
	<b>Sub Total:</b>	\$950.00		
	<b>Sales Tax:</b>	\$0.00		
	<b>Total Charges:</b>	\$950.00		

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	130702055	\$950.00
	<b>Total Payments:</b>	\$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00