



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

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

April 11, 2023

Jenna Petroll
Canyon County Development Services
111 N. 11th Ave
Caldwell, ID 83605

VIA EMAIL

Development Application	RZ2021-0062
Project Name	AG Development LLC
Project Location	South side of SH44 MP6.3
Applicant	Julie Miller, EV Studios - on behalf of AG Development LLC

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

1. ITD was able to review traffic generation numbers and concluded that the development would not generate enough traffic to warrant any mitigations.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
3. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208)334-8832 for more information.
4. Requested access was approved on 04/05/2023 and ITD has no objection to the proposed application as all access concerns have been addressed with ITD Staff.

If you have any questions, you may contact me at (208)334-8337.

Sincerely,

Niki Benyakhlef
Development Services Coordinator
Niki.Benyakhlef@itd.idaho.gov



CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135
FAX 208/454-2008

January 17 2023

Canyon County Board of Commissioners and Planning & Zoning Commission
111 N. 11th Street
Caldwell, Idaho 83605
Attention: Jenna Petroll, Planner

AG Development LLC
Applicants

RE: **RZ2021-0061 Parcel R33952010**
Conditional Rezone to Service Commercial 11.41 Acres

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for a conditional rezone from Agricultural to CR-C-2 Service Commercial for Parcel R3395201. CHD4 offers the following comments on the proposed use:

General

The subject property appears to have frontage on only one public roadway, State Highway 44 along the northern boundary. Other public road or right-of-way appears to provide access. SH 44 is under the jurisdiction of Idaho Transportation Department, and they should be solicited for comments on access or other matters concerning the proposed development.

Traffic Impacts

The proposed conditional rezone to create a mixed-use storage facility and a business/retail complex, could impact the existing or future transportation system. Sh 44 is under the jurisdiction of Idaho Transportation Department, and they should be solicited for comments on traffic impact. As condition of rezone CHD4 requests Canyon County to require applicant to pay impact fees to CHD4 prior to building permit.

CHD4 does not oppose the requested land use changes. Please feel free to contact me with any questions on this matter.

Respectfully,

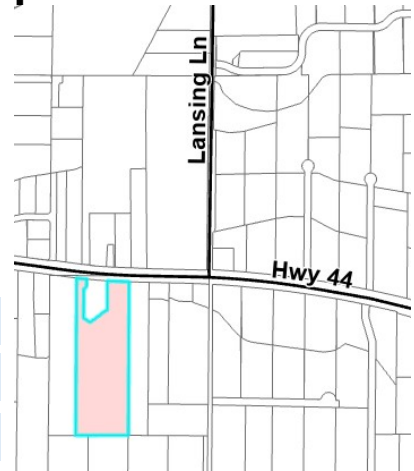
A handwritten signature in blue ink, appearing to read 'CHH', is written over a horizontal line.

Chris Hopper, P.E.
District Engineer

File: Canyon Co P&Z_2023_SH 44- RZ2021-0061 AG Development LLC Rezone

Communities in Motion 2050 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of Communities in Motion 2050 (CIM 2050), the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2050 goals.



Development Name: Middleton Retail and Storage Units

CIM Vision Category: Future Neighborhood **New Jobs:** ±65

CIM Corridor: State Highway 44 **New Households:** 0



Safety

Level of Stress measures how safe and comfortable a bicyclist or pedestrian would feel on a corridor and considers multimodal infrastructure number of vehicle lanes and travel speeds.

Pedestrian level of stress



Bicycle level of stress



Economic Vitality

These tools evaluate whether the location of the proposal supports economic vitality by growing near existing public services.

Activity Center Access



Farmland Preservation



Net Fiscal Impact



Within CIM Forecast



Convenience

Residents who live or work less than 1/2 mile from critical services have more transportation choices, especially for vulnerable populations

Nearest bus stop



Nearest public school



Nearest public park



Quality of Life

Checked boxes indicate that additional information is attached.

Active Transportation



Automobile Transportation



Public Transportation



Roadway Capacity



Improves performance



Does not improve or reduce performance



Reduces performance

Comments:

The project is proposed along State Highway 44. State Highway 44 from Interstate 84 to Star Road is the number 5 unfunded state system priority in [Communities in Motion 2050](#). Starting in fiscal year 2023, the Idaho Transportation Department will conduct a [Planning and Environmental Linkages Study](#) on that segment to evaluate widening or realignment options. Ensure that future site plans provide cross access points to reduce the number of access points to State Highway 44.

Communities in Motion 2050
[2020 Change in Motion Report](#)
[Development Review Process](#)

Web: www.compassidaho.org

Email: info@compassidaho.org



Sent: 1/27/23

Roadway Capacity

The [COMPASS transportation improvement program \(TIP\)](#) is a short-range (seven-year) budget of transportation projects for which federal funds are anticipated, along with non-federally funded projects that are regionally significant. The following project (s) are nearby the proposed site location:

Study (PEL and NEPA), SH-44, I-84 to Star Road, Canyon County

Regionally Significant: ☐ ☒ Inflated TIP Achievement:

Key #: 23630

Support

Requesting Agency: ITD

Project Year: 2023

Total Previous Allocations: \$0

Total Programmed Budget: \$3,000

Total Cost (Prev. + Prog.): \$3,000

Project Description

Conduct a Planning and Environmental Linkages (PEL) and National Environmental Policy Act (NEPA) study to evaluate the environmental impacts of widening or realigning State Highway 44 between Interstate 84 and Star Road in Canyon County.



Funding Source		STBG-State	Program				State Hwy - Early Development	Local Match 7.34%	
Cost Year*	Preliminary Engineering	Preliminary Engineering Consulting	Right-of-Way	Utilities	Construction Engineering	Construction	Total	Federal Share	Local Share
2023	0	3,000	0	0	0	0	3,000	2,780	220
Fund Totals:	\$0	\$3,000	\$0	\$0	\$0	\$0	\$3,000	\$2,780	\$220

Fiscal Impact Analysis Supplemental for the Development Review Checklist

The purpose of the fiscal impact analysis is to better estimate expected revenues and costs to local governments as a result of new development so that the public, stakeholders, and the decision- makers can better manage growth. Capital and operating expenditures are determined by various factors that determine service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

The COMPASS Development Checklist considers the level of fiscal benefits, how many public agencies benefit or are burdened by additional growth, and how long the proposal will take to achieve a fiscal break-even point, if at all.

More information about the COMPASS Fiscal Impact Tool is available at:

www.compassidaho.org/prodserv/fiscalimpact.htm

Overall Net Fiscal Impact Net Fiscal Impact by Agency

N/A City



County



Highway District



N/A School District

Break Even: 1 year

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550



Brad Little, Governor
Jess Byrne, Director

January 11, 2023

Jenna Petroll
Case Planner
111 North 11th Ave, Ste 310
Caldwell, ID 83605
JennaPetroll@canyoncounty.id.gov

Subject: Case No. RZ2021-0061: AG Development LLC

Dear Ms. Petroll:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.

- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605
▪ Engineering Division ▪

January 24, 2023

Re: Floodplain Development
Case No. RZ2021-0061 – Service Commercial

Jenna Petroll,

Parcel R33952010 is located in a partial AE Zone Special Flood Hazard Area. The rezone request is to provide an allowed use for mixed use storage and business retail. These uses are allowed uses within the AE Zone floodplain with floodplain development permitting and NFIP mitigation standards.

Floodplain development permits will be required prior to any development activities within the Special Flood Hazard Area.

Including, but not limited to, structures, attendant utilities, and utility equipment and machinery shall be elevated to the flood protection elevation (One foot above Base Flood Elevation).

Open stored vehicles, if applicable, will require elevation to the flood protection elevation or anchored. In addition, open stored vehicles shall be operational and an emergency evacuation plan shall be provided as a condition of the rezone application.

Sincerely,



Stephanie Hailey, CFM
Engineering Coordinator
Floodplain Manager
Canyon County Development Services
Stephanie.hailey@canyoncounty.id.gov

Jenna Petroll

From: Roberta Stewart <rstewart@middletoncity.com>
Sent: Wednesday, January 18, 2023 2:37 PM
To: Jenna Petroll
Cc: Andrew Peterson; Greg Marshall
Subject: [External] RE: 9145 Hwy 44 - City of Middleton use

Hi Jenna: I have spoken with both Mr. Marshall and Mr. Peterson. We are in support of their project; no objections from us. They have been careful to preserve a utility corridor for us in the event we annex them into the City someday. They have also entered into a Pre-Annexation agreement with us. Please let me know if you have any comments or questions.

Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.com

www.middleton.id.gov



From: Greg Marshall <greg@marshallrealestate.net>
Sent: Wednesday, January 18, 2023 2:05 PM
To: Jenna Petroll <Jenna.Petroll@canyoncounty.id.gov>
Cc: Roberta Stewart <rstewart@middletoncity.com>; Andrew Peterson <andrew@petersonbuild.com>
Subject: 9145 Hwy 44 - City of Middleton use

Jenna,

I trust you have had a good week so far.

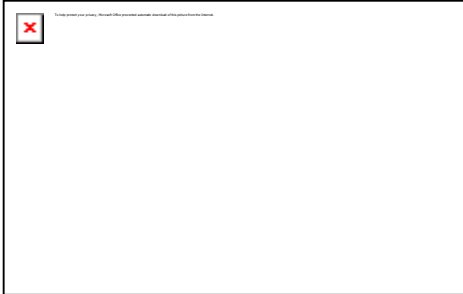
This email is a follow up to our meeting with you on January 9, 2023. One of the tasks you recommended to my partner, Andrew Peterson and me was to get a letter of support from the City of Middleton regarding our conditional rezone application for 9145 HWY 44, Middleton, ID 83644.

In speaking today with Roberta Stewart, planner for the City of Middleton, Roberta advised us to send an email to you, stating that her office has no objections to the project.


I have copied Roberta on this email and we would of course recommend you contact her to verify our conversation and the city's position on our proposed development.

Thank you.

Best,
-Greg



Greg Marshall
President
Broker Lic. 01336402

Marshall Real Estate
Orange County CA  Boise, ID
Direct 949/697-3863

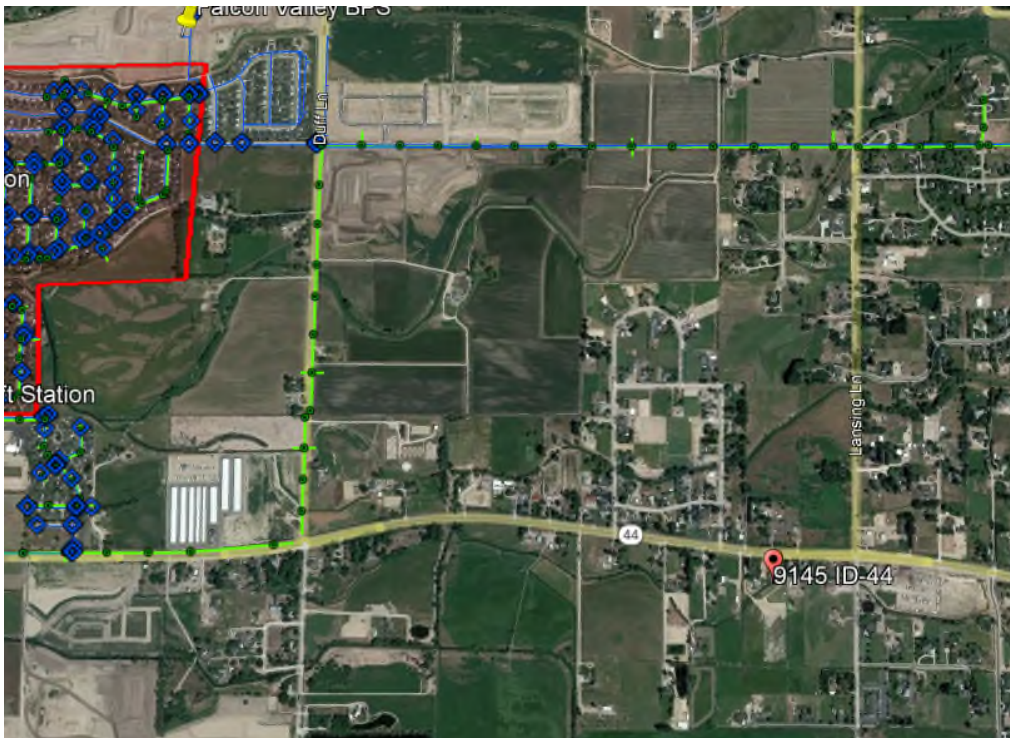
www.gregmarshallcre.com

Jenna Petroll

From: Jason VanGilder <jvangilder@middletoncity.com>
Sent: Wednesday, February 22, 2023 6:41 AM
To: Jenna Petroll
Cc: Roberta Stewart; Kathryn Leonard
Subject: [External] FW: City Services Question

Jenna,

9145 Highway 44 is approximately .75 miles west of the nearest City sewer utilities located in the Duff intersection. Water is slightly further away.



I do not have an approximate timeline for extending utilities to this area.

Regards,

-Jason

Jason Van Gilder, PE
Public Works Director
[CITY OF MIDDLETON](#)
1103 W. Main St.
Middleton, ID 83644
208.585.3133 (Main)
jvangilder@middletoncity.com

Note: This map, record, and/or data is being provided to you AS-IS, for reference purposes only. The City of Middleton makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy, or correctness of the data portrayed in this product, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained herein. Additionally, the City of Middleton makes no warranty, expressed or implied, related to the utility of this product, including, but not limited to, fitness for a particular purpose.

From: Roberta Stewart <rstewart@middletoncity.com>
Sent: Tuesday, February 21, 2023 4:01 PM
To: Jenna Petroll <Jenna.Petroll@canyoncounty.id.gov>
Cc: Jason VanGilder <jvangilder@middletoncity.com>; Kathryn Leonard <kleonard@middletoncity.com>
Subject: RE: City Services Question

Hi Jenna: I will need our GIS person and Public Works Director to help you. They can pull up the mapping to show the closest location of utilities.

Hey Jason and Kathy, Jenna is a planner at Canyon County. I don't think she needs to do a public records request to get this info. See her request below.

Roberta L. Stewart

PLANNING & ZONING OFFICIAL
City of Middleton, Planning & Zoning
1103 W. Main St.
P.O. Box 487
Middleton, ID 83644

Tele - (208) 585-3133
Fax – (208) 585-9601
rstewart@middletoncity.com

www.middleton.id.gov



From: Jenna Petroll <Jenna.Petroll@canyoncounty.id.gov>
Sent: Tuesday, February 21, 2023 3:24 PM
To: Roberta Stewart <rstewart@middletoncity.com>
Subject: City Services Question

Good Afternoon Roberta,

I am working on the conditional rezone of property 9145 Highway 44, Middleton, and was wondering if you know how far away city services are from this location and if there is an approximate timeline as to when they might become available to this property.

Thank you,

Jenna Petroll

Planner II
Planning and Zoning Division
Canyon County Development Services
jenna.petroll@canyoncounty.id.gov
208-454-6632

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

IMAGES WERE FLOWN IN THE FALL OF 2018.

WHISPER CREEK AMEN

Ag Development, LLC Contour Map

Hwy 44

Caitlin Ln

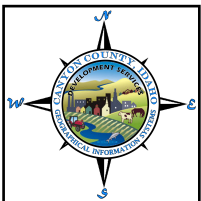
2425

2420





Lansing Ln

LEMP PARK URBAN TRACTS

Jordan Ln



Legend

-  SUBJECT_PROPERTY
-  TaxParcels
-  SectionContours
-  Wetlands

0

600

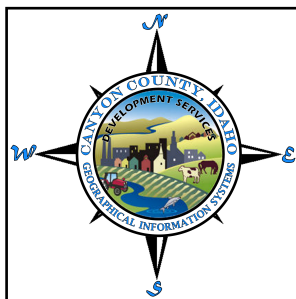
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Feet

Ag Development, LLC

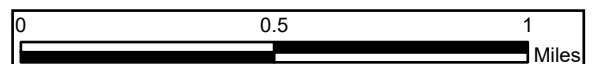
City of Middleton Land Use

SUBJECT PROPERTY



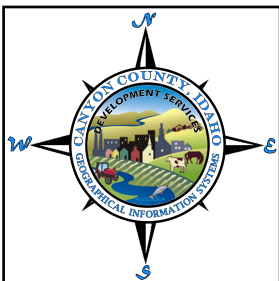
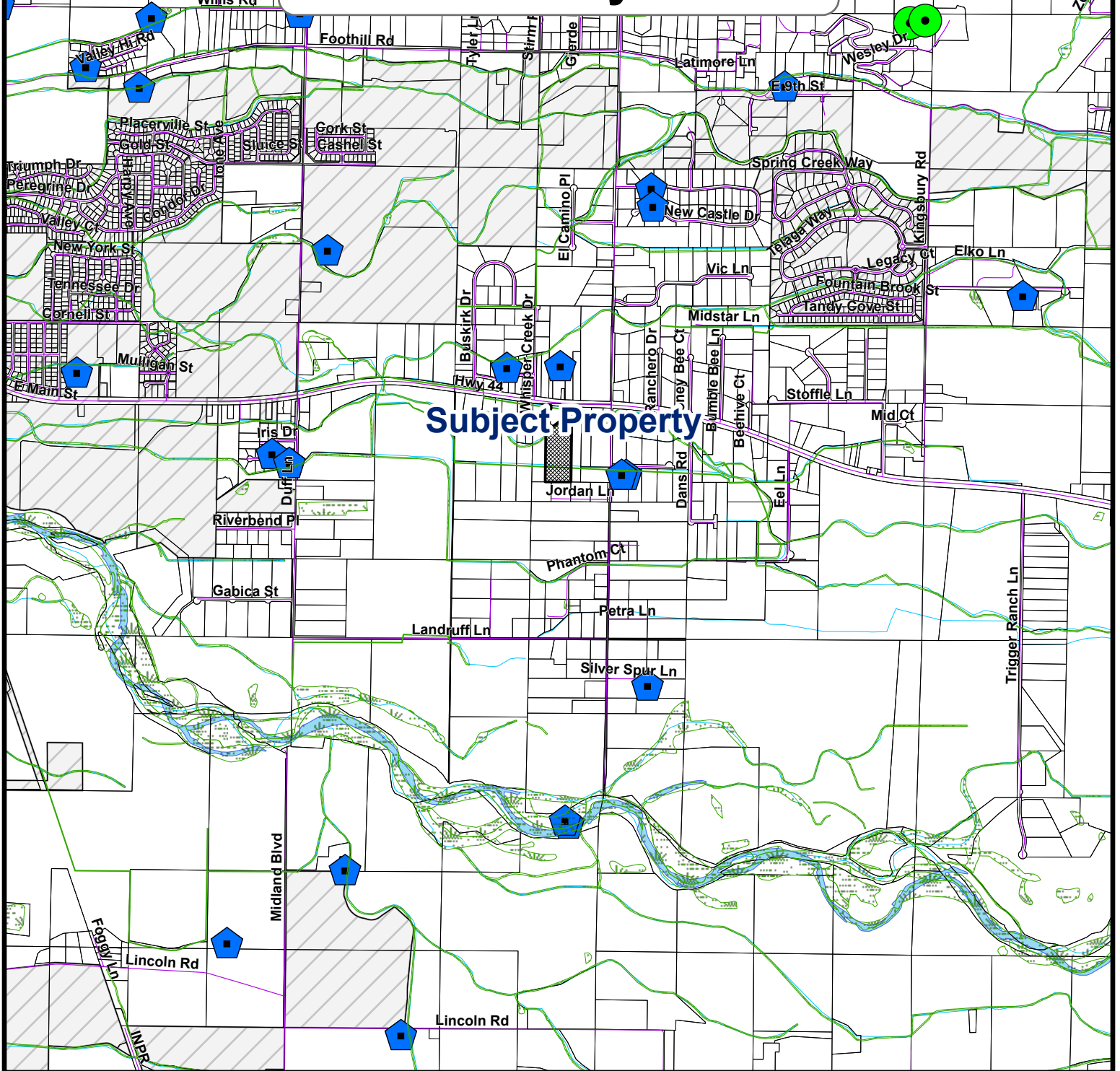
MiddletonCompPlan

- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented



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

Ag Development, LLC Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

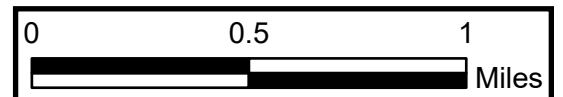
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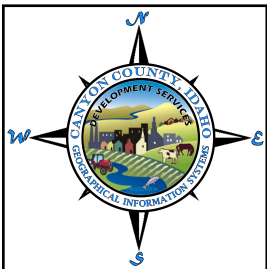
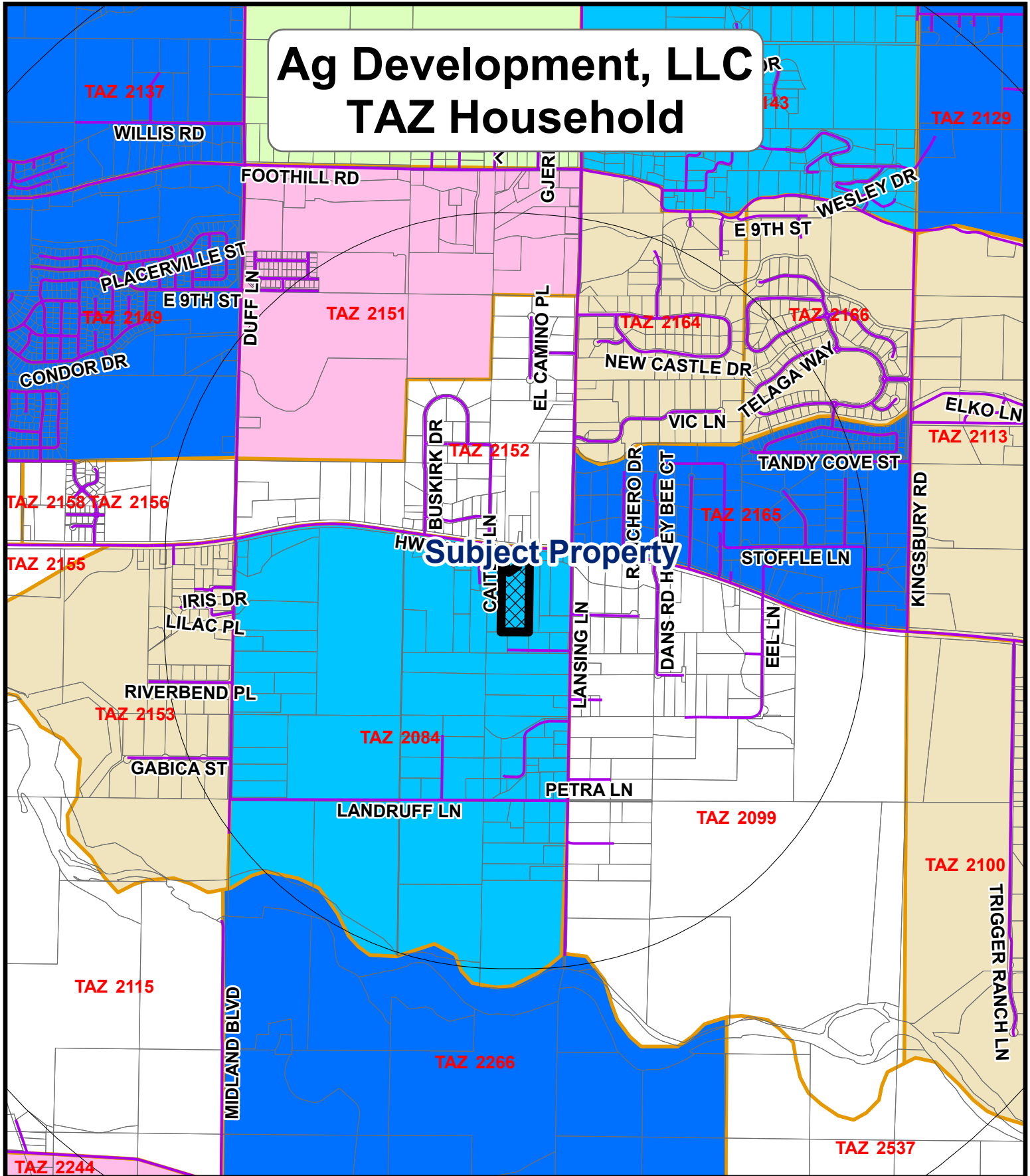
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5.00 - 10.00

10.00 - 49.80

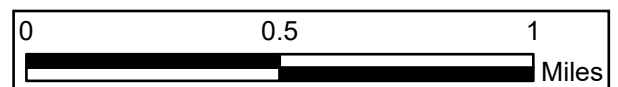


Ag Development, LLC TAZ Household



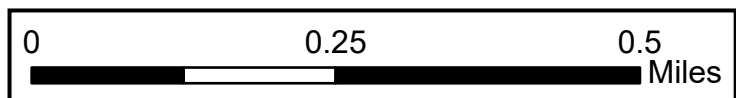
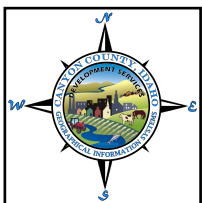
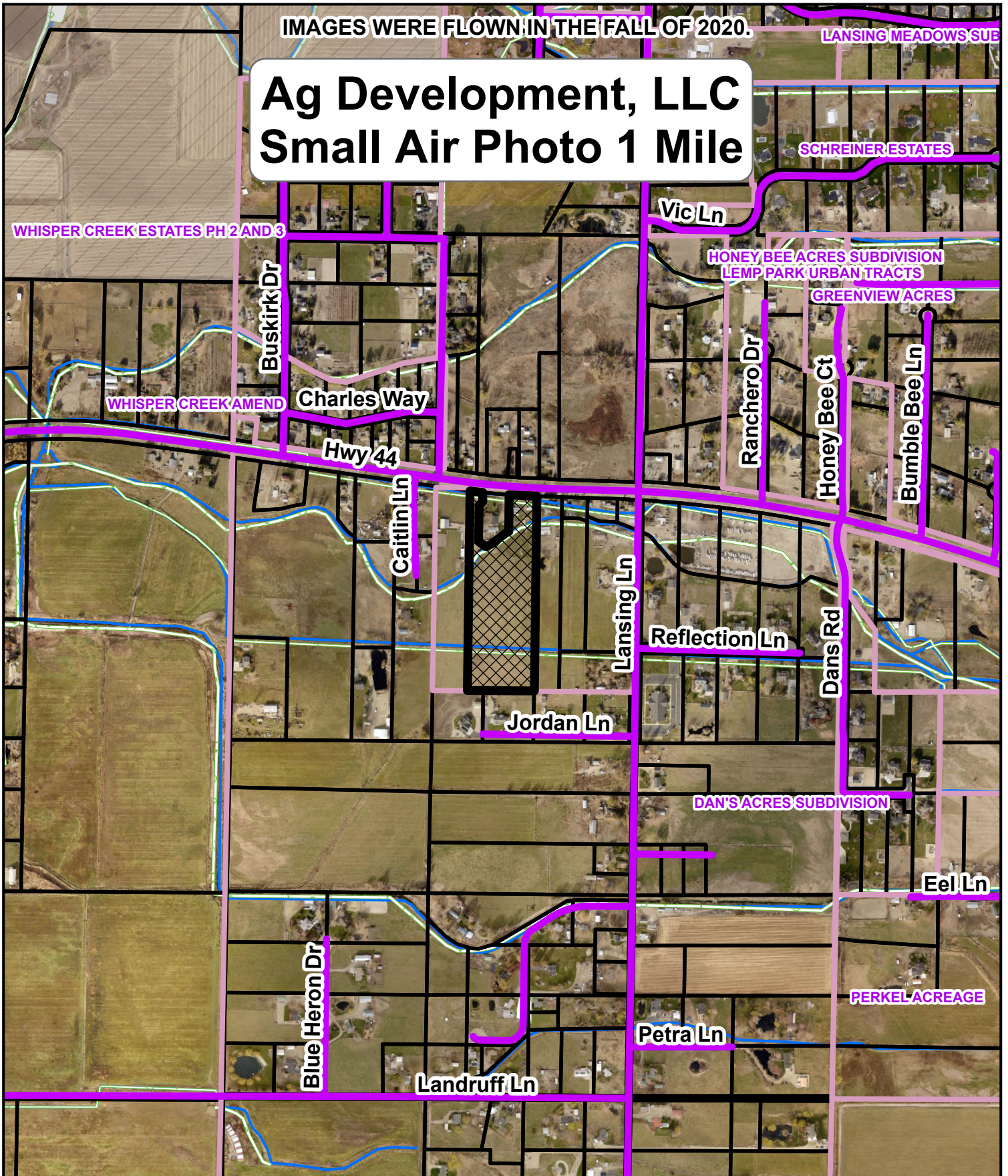
House Hold 2025-2050

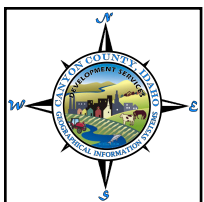
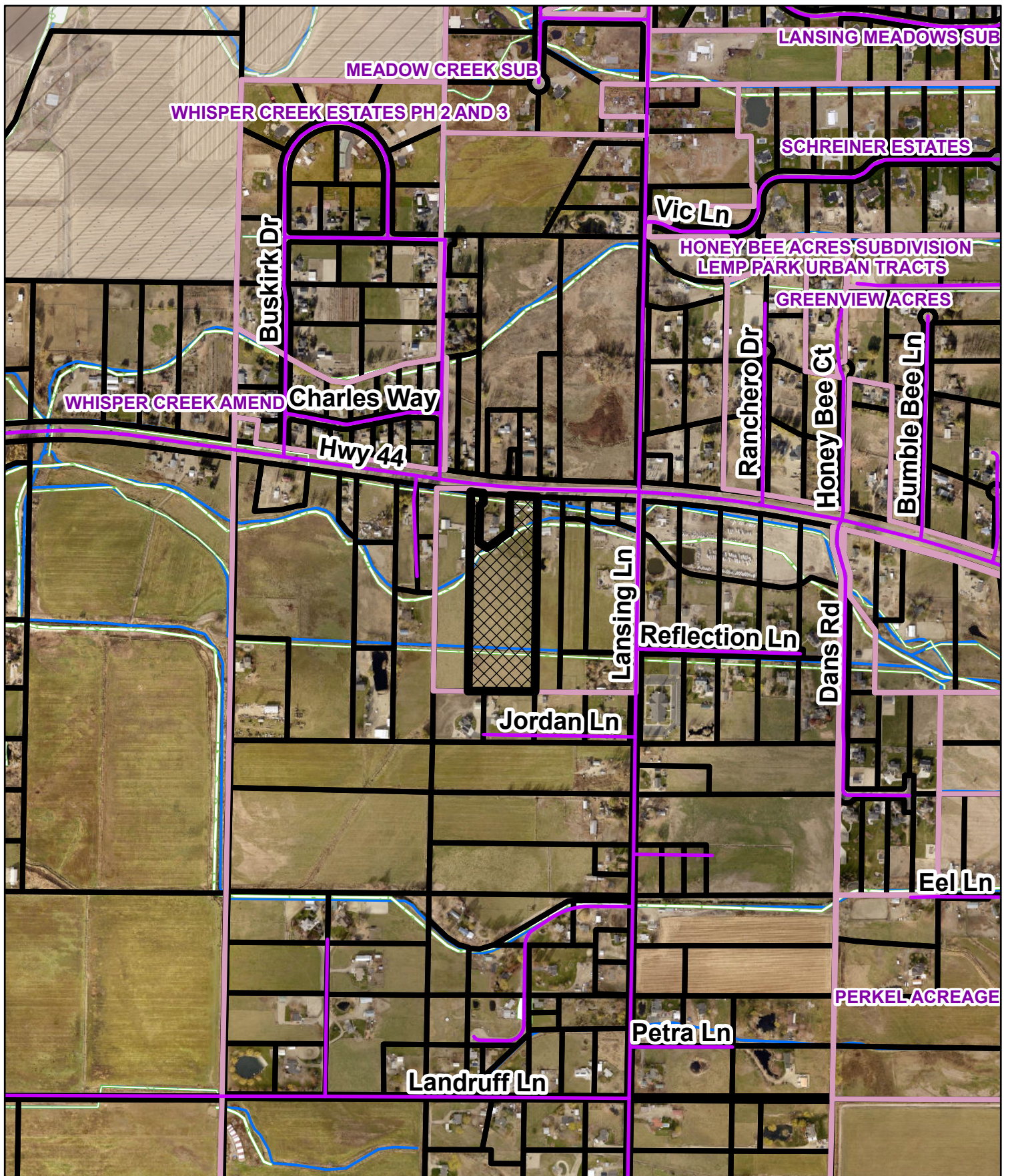
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51 - 150	501 - 750
151 - 250	751 - 1263



IMAGES WERE FLOWN IN THE FALL OF 2020.

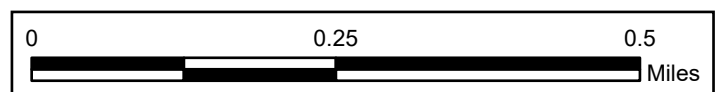
Ag Development, LLC Small Air Photo 1 Mile



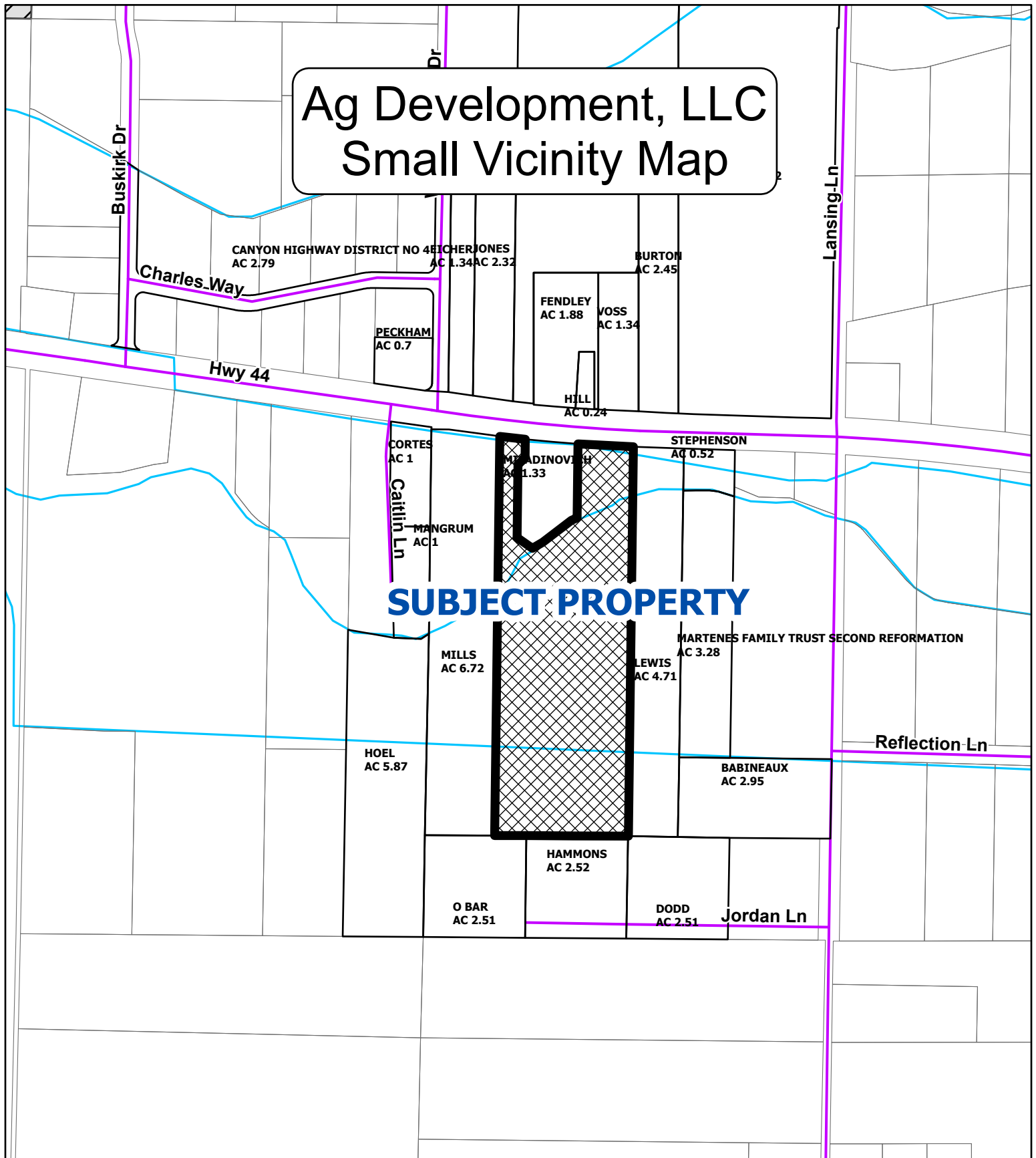


Legend

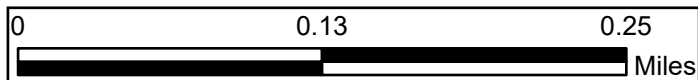
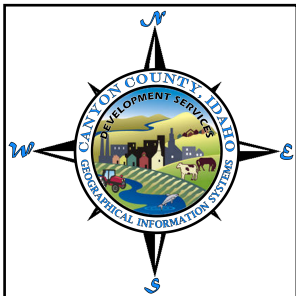
-  Wetlands
-  City_Limits



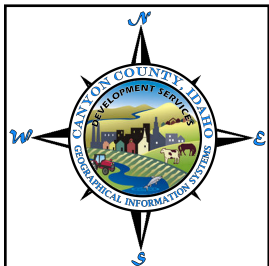
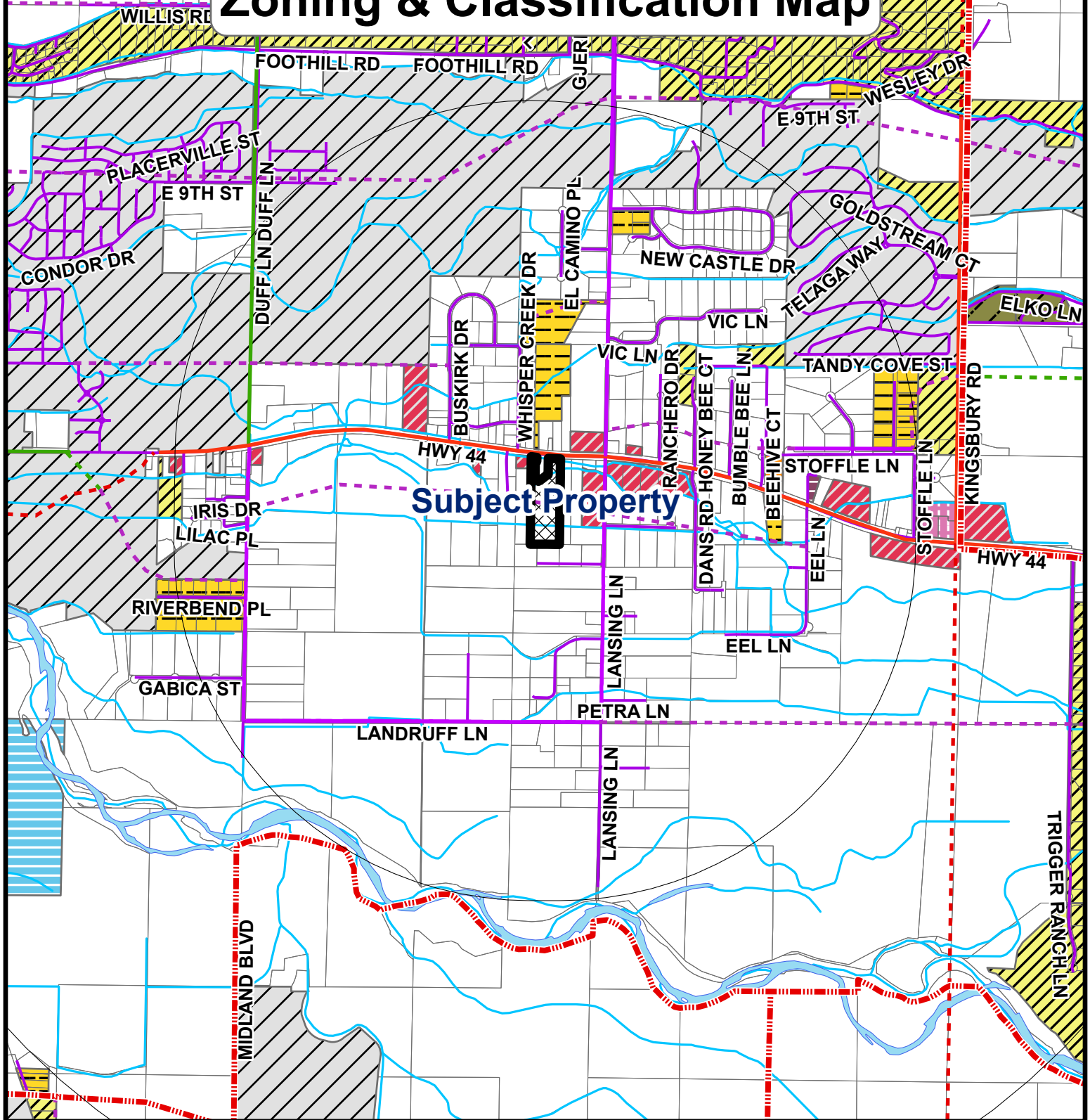
Ag Development, LLC Small Vicinity Map



SUBJECT PROPERTY

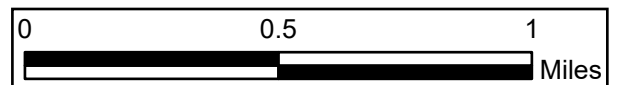


Ag Development, LLC Zoning & Classification Map

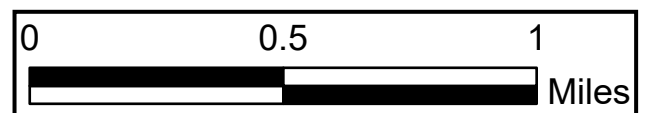
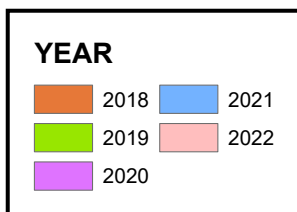
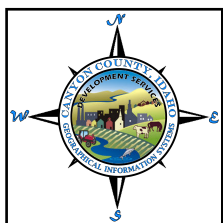
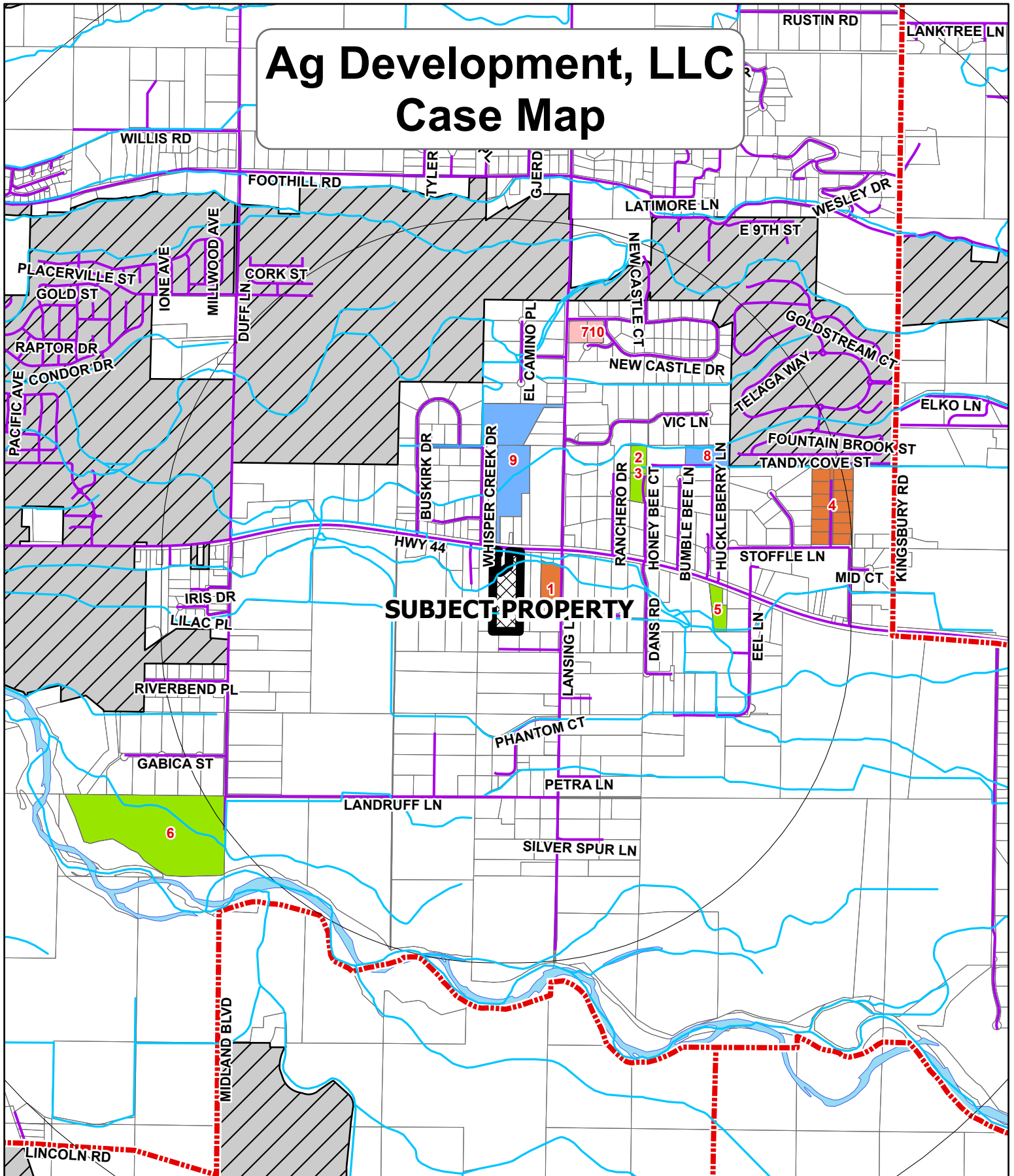


ZONING

	RR		R2		C2		M2
	CR-RR		C		CR-C2		AG
	R1		C1		M1		
	CR-R1		CR-C1		CR-M1		

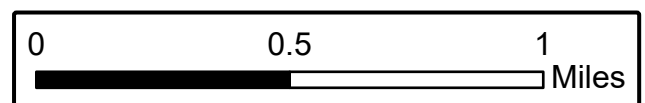
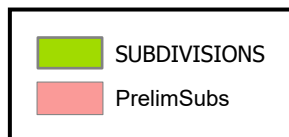
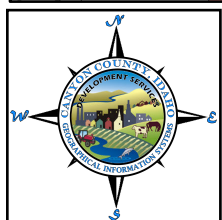
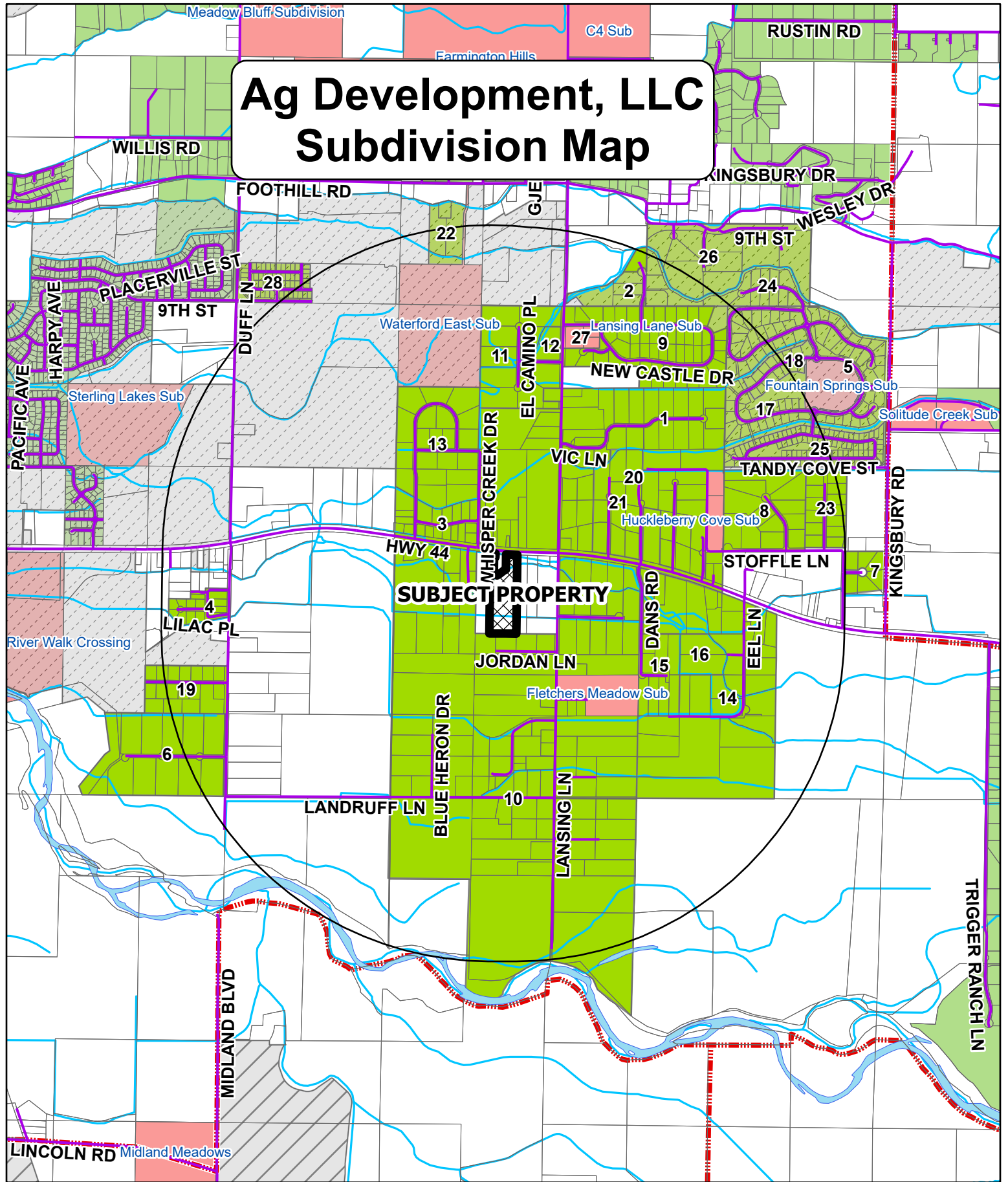


Ag Development, LLC Case Map

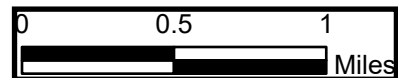
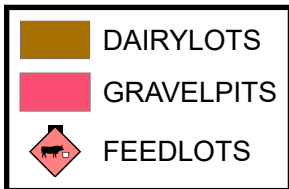
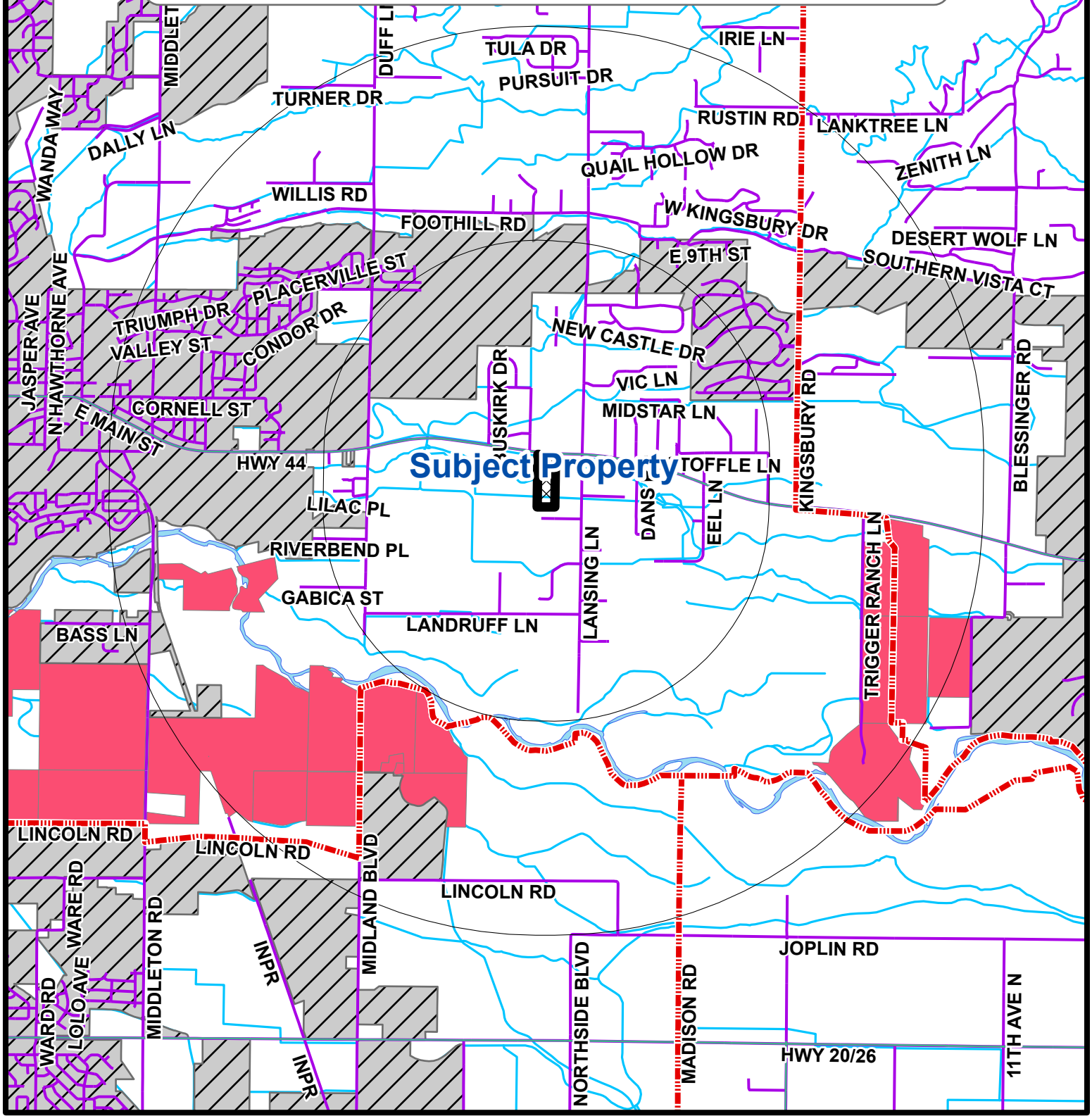


CASE SUMMARY

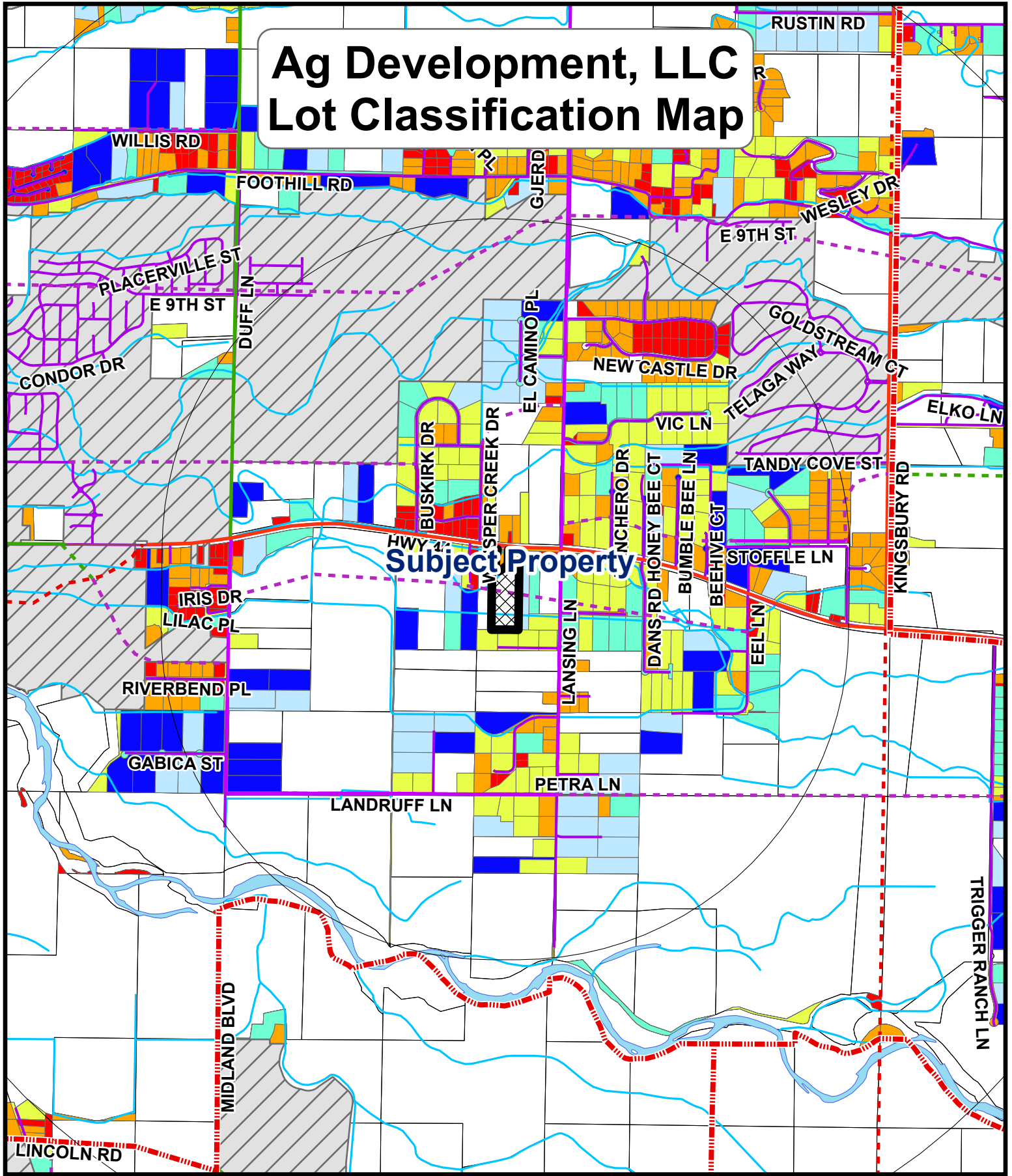
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ-PH2018-25	Rezone Ag to C1	Martenes Linda & Dana	APPROVED
2	RZ2018-0005	Rezone AG to RR	Dick Kelly	APPROVED
3	SD2018-0009	Honey Bee Acres Sub	Honey Bee Acres	APPROVED
4	SD2018-0002	Linfield Estates	Linfield Estates	APPROVED
5	RZ2019-0008	Rezone AG to R1 & C2	Tradition Capital Partners	APPROVED
6	CU2019-0016	CUP Mineral Extraction	Burnett Mineral Extraction	APPROVED
7	RZ2020-0014	Rezone AG to R1	Biggins	APPROVED
8	RZ2020-0016	Rezone AG to RR	Jensen	APPROVED
9	RZ2020-0027	Rezone AG to R1	Schatzel	APPROVED
10	SD2021-0046	Short Plat 3 Res Lots - Lansing Lane Sub	Lansing Lane Sub	APPROVED



Ag Development, LLC Dairy, Feedlot, and Gravel Pit Map

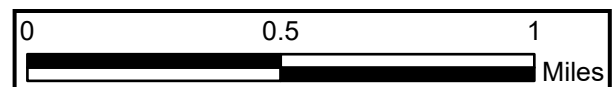


Ag Development, LLC Lot Classification Map



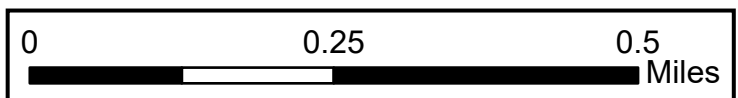
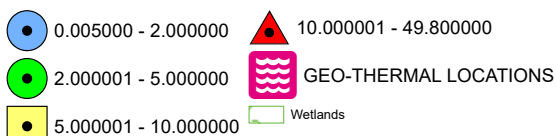
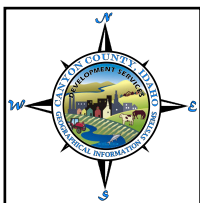
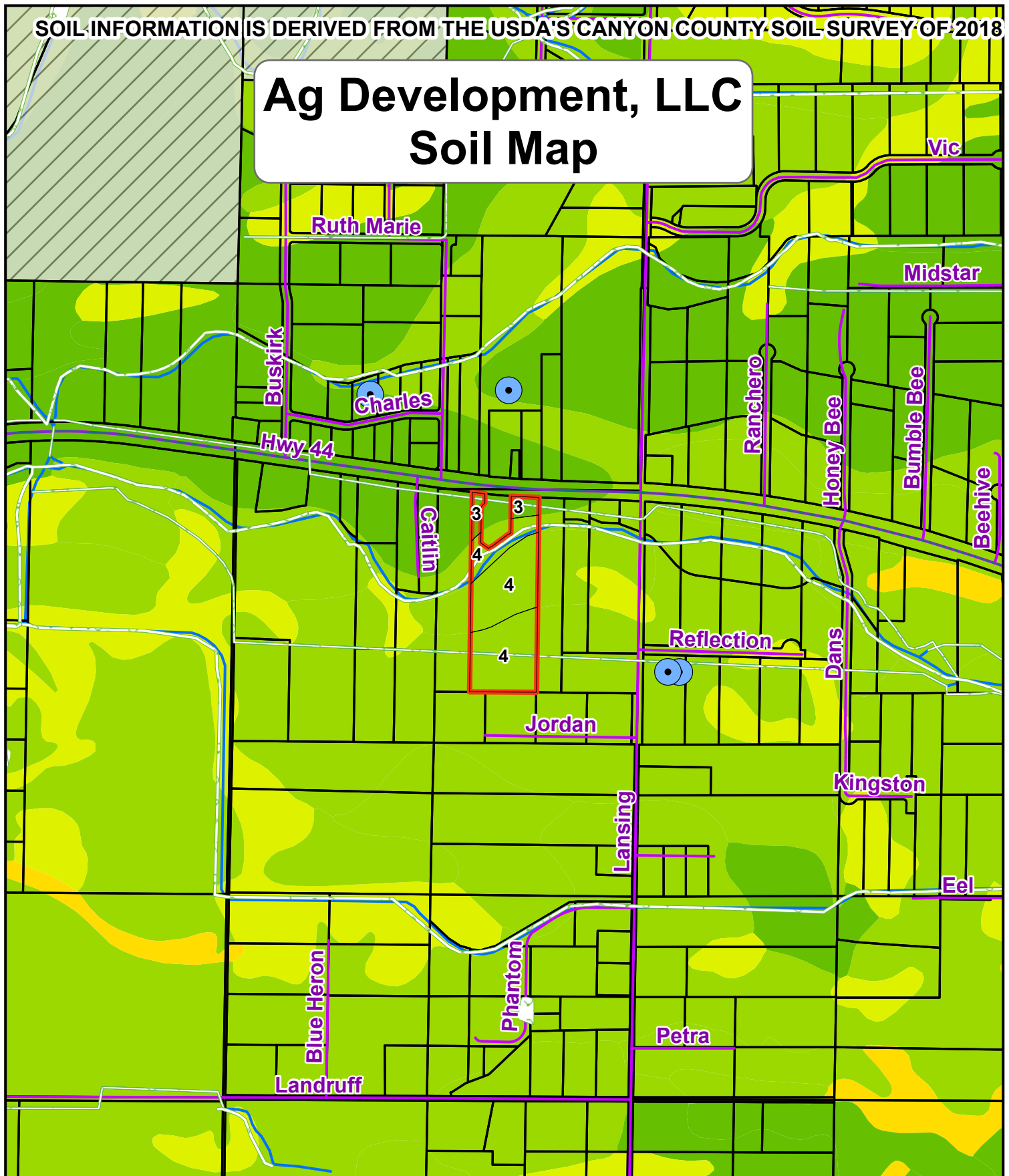
Legend	
0.0 - 1.0	1.1 - 2.0
2.1 - 3.0	3.1 - 4.0
4.1 - 5.0	5.1 - 6.0

- Interstate
- Expressway
- Proposed Expressway
- Principal Arterial
- Proposed Principal Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector



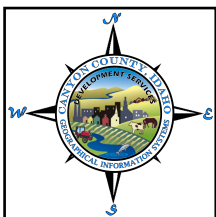
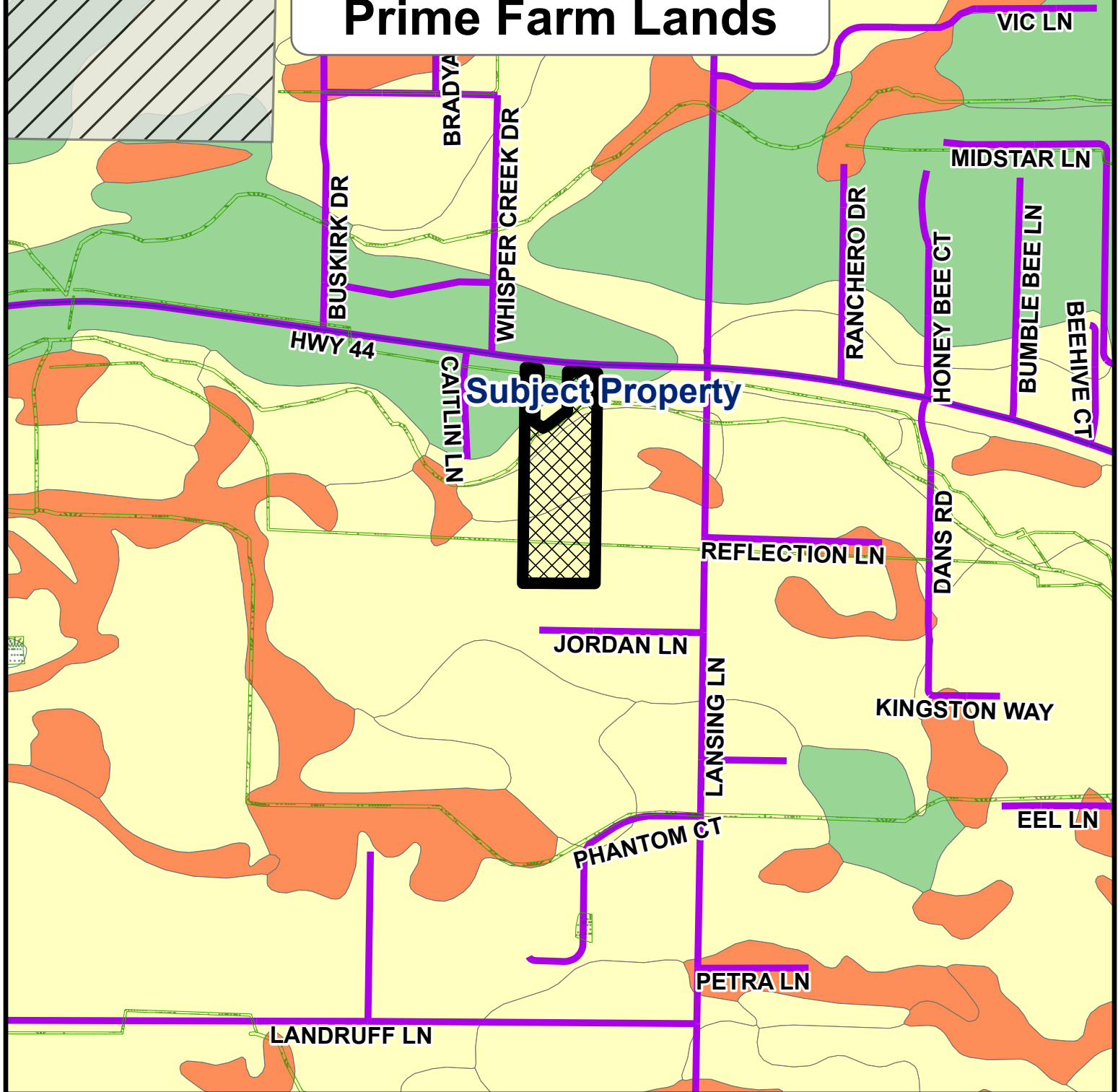
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Ag Development, LLC Soil Map



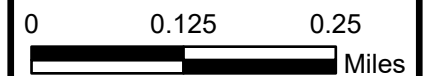
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Ag Development, LLC Prime Farm Lands



- TAXLOTS
- City_Limits
- WETLANDS
- 2C_Hydro

- NOT PRIME FARMLAND
- PRIME FARMLAND IF IRRIGATED
- PRIME FARMLAND IF IRRIGATED AND DRAINED



SOIL REPORT

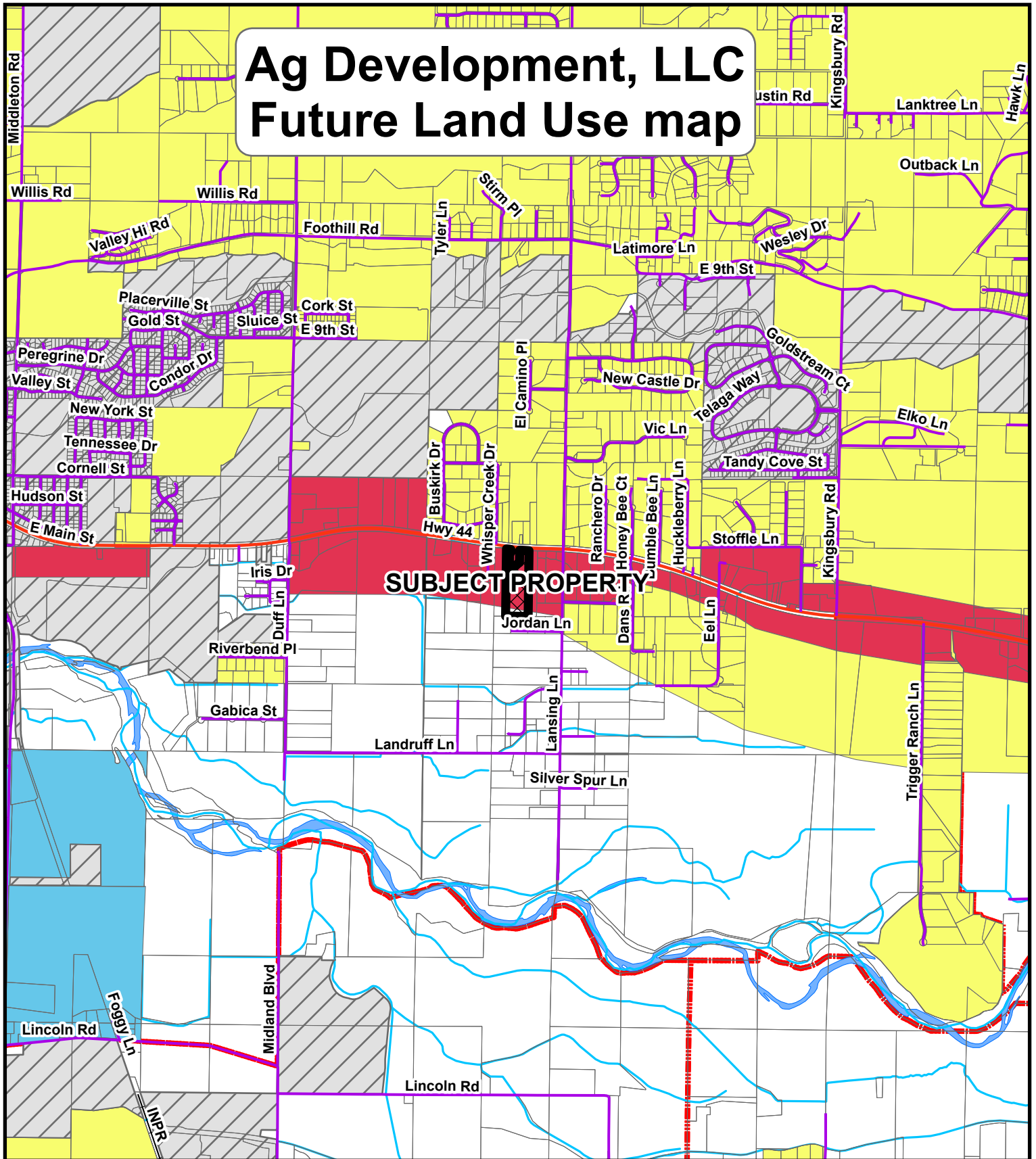
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	268373.16	6.16	53.98%
3	MODERATELY SUITED SOIL	42166.08	0.97	8.48%
4	MODERATELY SUITED SOIL	186654.60	4.29	37.54%
		497193.84	11.41	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
MvA	Prime farmland if irrigated and drained	268373.16	6.16	53.98%
FaA	Prime farmland if irrigated	42166.08	0.97	8.48%
MtA	Prime farmland if irrigated and drained	186654.60	4.29	37.54%
		497193.84	11.41	100%

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

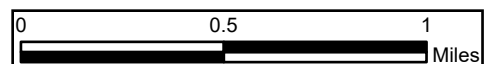
Ag Development, LLC Future Land Use map



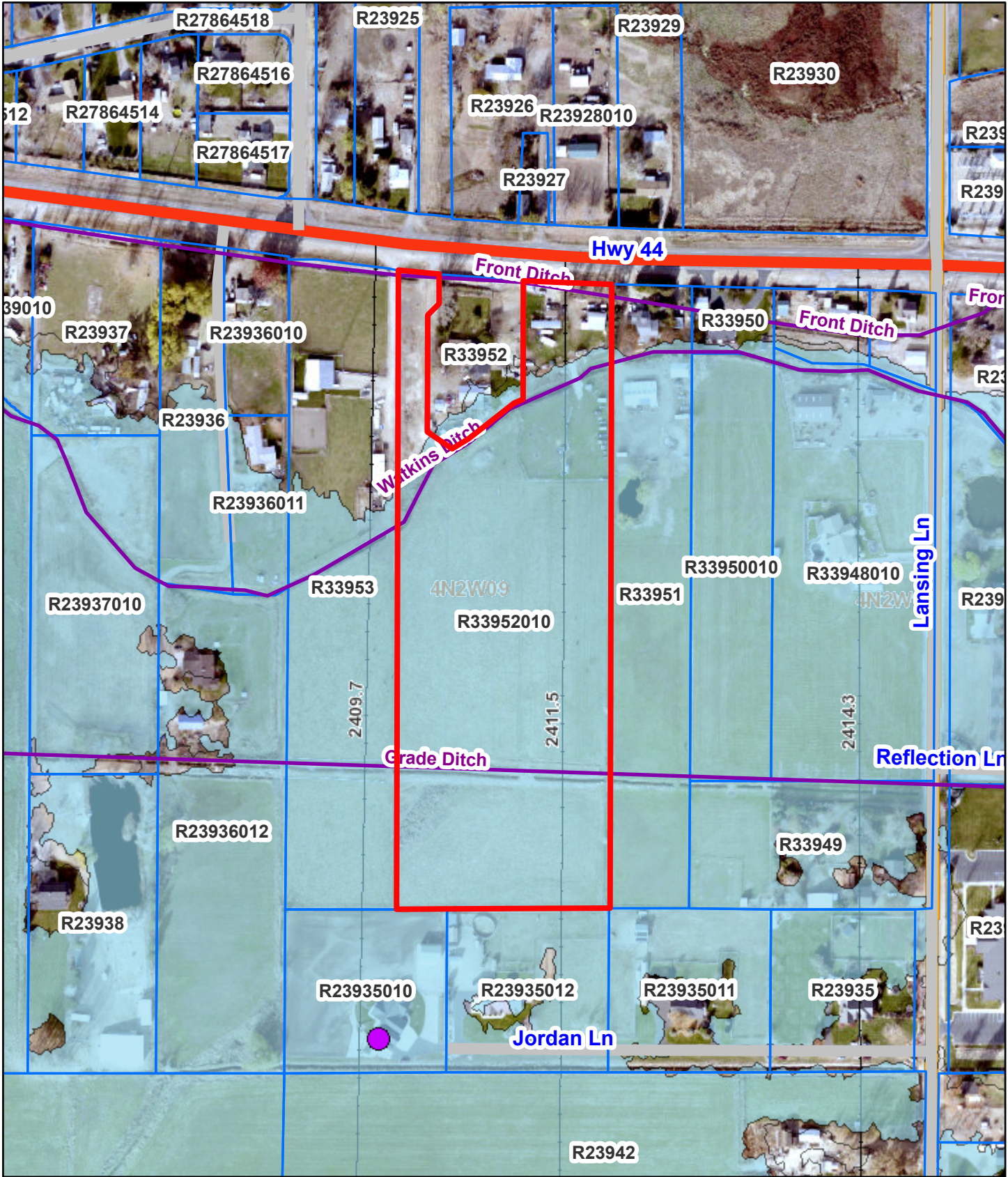
SUBJECT PROPERTY

Legend

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- Scenic_Byway



Canyon County, ID Web Map



2/24/2023, 8:29:10 AM

- Parcel Number Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Hwy

Roads

Roads

FEMA LOMRs
- FEMA_PANELS

FEMA_Cross_Sections

FEMA FLOOD ZONES

A

AE

X

FEMA Floodway

 1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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

Informational – Preliminary Hearing Materials

Preliminary hearing materials are comments and information received during the planning review that will ultimately be included in your staff report. The preliminary hearing materials must be in PDF format and batched into one document.

File name: PHM_ (Case No) _(date). EXAMPLE: PHM_RZ2022-0000_030323

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
28	929.60	659	1.41	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
0	0	0	0	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
37	3.67	2.45	0.24	18.62
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0	0	0	0	0

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
SCHREINER ESTATES	1	4N2W03	49.40	20	2.47	COUNTY (Canyon)	1998
SQUIRES SUB	2	4N2W03	13.02	6	2.17	0	2003
WHISPER CREEK AMEND	3	4N2W09	18.47	19	0.97	COUNTY (Canyon)	1994
YARBROUGH SUB	4	4N2W08	10.14	14	0.72	COUNTY (Canyon)	1965
LAKE AT TELAGA PHASE 1	5	4N2W03	66.06	149	0.44	0	2006
GABICA SUBDIVISION	6	4N2W08	61.83	11	5.62	COUNTY (Canyon)	1998
FOX MEADOWS SUB	7	4N2W10	8.70	6	1.45	COUNTY (Canyon)	2004
FOX MEADOWS SUB #2	8	4N2W10	39.68	13	3.05	0	2004
LANSING MEADOWS SUB	9	4N2W03	65.02	50	1.30	COUNTY (Canyon)	2002
LEMP PARK URBAN TRACTS	10	4N2W09	4.76	1	4.76	COUNTY (Canyon)	1913
MEADOW CREEK SUB	11	4N2W04	43.93	9	4.88	COUNTY (Canyon)	2000
PARKERS ADDITION SUB	12	4N2W04	4.83	2	2.41	COUNTY (Canyon)	2005
WHISPER CREEK ESTATES PH 2 AND 3	13	4N2W04	55.74	0	#DIV/0!	0	1995
PERKEL ACREAGE	14	4N2W10	147.76	39	3.79	COUNTY (Canyon)	1911
DAN'S ACRES SUBDIVISION	15	4N2W10	23.51	10	2.35	COUNTY (Canyon)	2005
EEL LANE ESTATES - VACATED with Inst. # 2012013741	16	4N2W10	10.15	5	2.03	COUNTY (Canyon)	2008
THE LAKES SUBDIVISION PH. 1	17	4N2W03	40.46	36	1.12	MIDDLETON	2015
THE LAKES SUBDIVISION PHASE 2	18	4N2W03	9.78	16	0.61	MIDDLETON	2017
RIVERBEND RANCH SUBDIVISION	19	4N2W08	23.46	17	1.38	County (Canyon)	2018
HONEY BEE ACRES SUBDIVISION	20	4N2W10	5.25	2	2.63	COUNTY (Canyon)	2018
GREENVIEW ACRES	21	4N2W10	61.59	20	3.08	COUNTY (Canyon)	1988
RAW PASTURES ESTATES	22	4N2W04	12.52	4	3.13	MIDDLETON	2019
LINFIELD ESTATES SUBDIVISION	23	4N2W10	18.95	13	1.46	CANYON COUNTY	2020
BLUE MEADOWS SUBDIVISION NO. 1	24	4N2W03	25.81	18	1.43	MIDDLETON	2020
CRESCENT LAKES SUBDIVISION	25	4N2W03	32.15	107	0.30	MIDDLETON	2021
BLUE MEADOWS SUBDIVISION NO. 2	26	4N2W03	54.38	12	4.53	MIDDLETON	2022
LANSING LANE SUBDIVISION	27	4N2W03	4.73	3	1.58	CANYON COUNTY	2022
WATERFORD SUBDIVISION NO. 1	28	4N2W04	17.53	57	0.31	MIDDLETON	2022

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

J-U-B FAMILY OF COMPANIES

MEMORANDUM

DATE: February 24, 2023
TO: Andrew Peterson, Peterson Building Company, LLC
CC: Vijay Kornala, PE (J-U-B Engineers);
FROM: Riannon Zender, PE (J-U-B Engineers)
SUBJECT: 9145 Highway 44 Project

Overview

J-U-B ENGINEERS has completed a trip generation study for a proposed storage and commercial flex facility located at 9145 Highway 44, Middleton, ID. **Figure 1** shows the site location and study area.

Figure 1: Site Location



Proposed Development

Peterson Building Company, LLC is planning to develop a property located at 9145 Highway 44 in Middleton, ID. The project is proposing to develop an 11.41-acre parcel (PIN 33952010 0) with multiple uses including a self-storage facility and a commercial flex area. The self-storage portion of the project includes 106 units that are each 1,100 to 1,400 square feet, totaling 136,870 square feet. The units are intended for long-term storage of RV's, boats, and other large items. It is anticipated that the units will be accessed by renters on an occasional basis several times per year. The self-storage facility entrance will be gated/automated with a pass and with or without an attendant on site. The 887 square feet building at the entrance will have amenities for the customers using the storage facility.

The commercial flex area is intended for use as various non-retail commercial use facilities including industrial, manufacturing, limited service with office space, and warehousing. The site plan includes four separate buildings, and the number of individual business units within each of those buildings will be determined once specific businesses have been identified. The total area of the commercial flex space is 63,284 square feet. The proposed site plan is shown in **Figure 2** and provided in the **Appendix A**.

Figure 2: Site Plan



Trip Generation

Site trip generation was estimated following the procedures in the most recent edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th edition). Trip generation was estimated using Industrial Park (ITE LUC 130) for the commercial flex area and Mini Warehouse (ITE LUC 151) for the self-storage area. Trip generation for both land use types were calculated based on area. LUC 130 has the option to calculate trips based on number of employees, but that information in not known at this time. LUC 151 has the option to calculate trips based on the number of storage units, but was not used because the data for the AM peak hour is not available and the R-squared values are 0.68 or lower.

A summary of the trip generation is shown in **Table 1** and the Trip Generation summary sheets for both landuses are provided in **Appendix B**. At full buildout and peak usage, the development is conservatively estimated to generate 412 trips per day. Approximately 34 trips are estimated to occur during the AM peak hour, and 43 trips are estimated to occur during the PM peak hour.

Table 1: Trip Generation

Land Use	LUC	Sq. Ft.	Daily	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Commercial Flex Area	130 - Industrial Park	63,284	213	22	17	5	22	5	17
Self-Storage Area	151- Mini Warehouse	136,870	199	12	7	5	21	10	11
TOTAL			412	34	24	10	43	15	28

Conclusion

Therefore, the estimate trips to/from the overall site do not exceed the Idaho Transportation Department peak hour 100 trip (in and out) threshold either in the AM or PM peak hours of the day.

HELPING EACH OTHER
CREATE BETTER COMMUNITIES



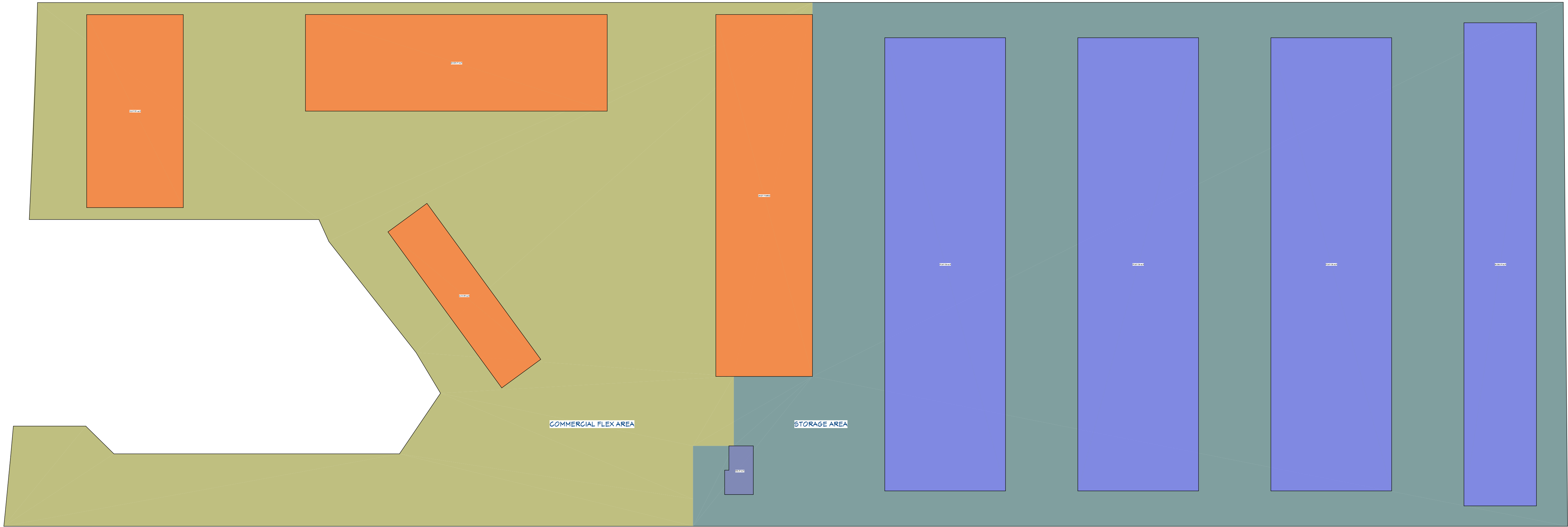
**THE
LANGDON
GROUP**



**GATEWAY
MAPPING
INC.**

J-U-B FAMILY OF COMPANIES

Appendix A



STORAGE/FLEX AREAS



REVISION TABLE		REVISION BY	DESCRIPTION
NUMBER	DATE		

9145 HIGHWAY 44 PROJECT

STORAGE/FLEX AREAS

DRAWINGS PROVIDED BY:

DATE:

9/10/2022

SCALE:

1" = 50'

SHEET:



THE
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Appendix B

Industrial Park (130)

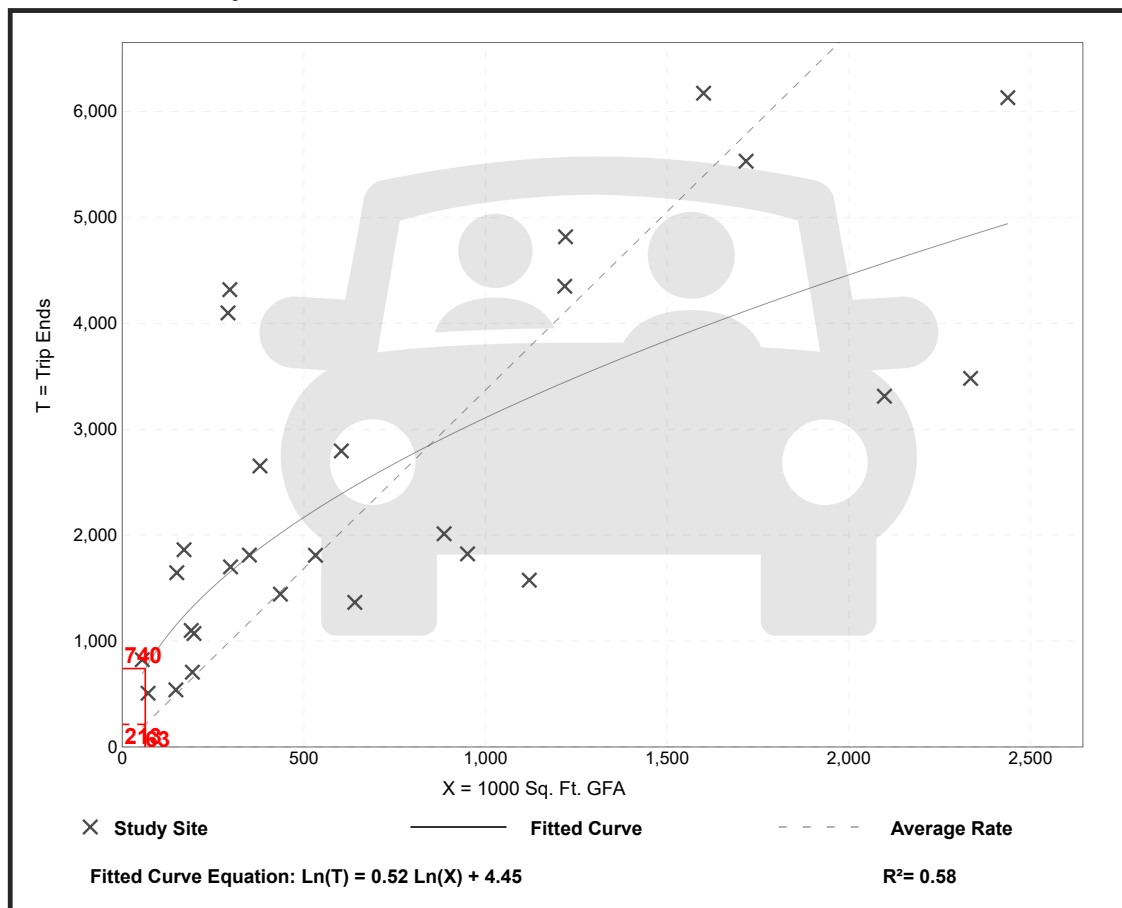
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 762
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Industrial Park

(130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 34

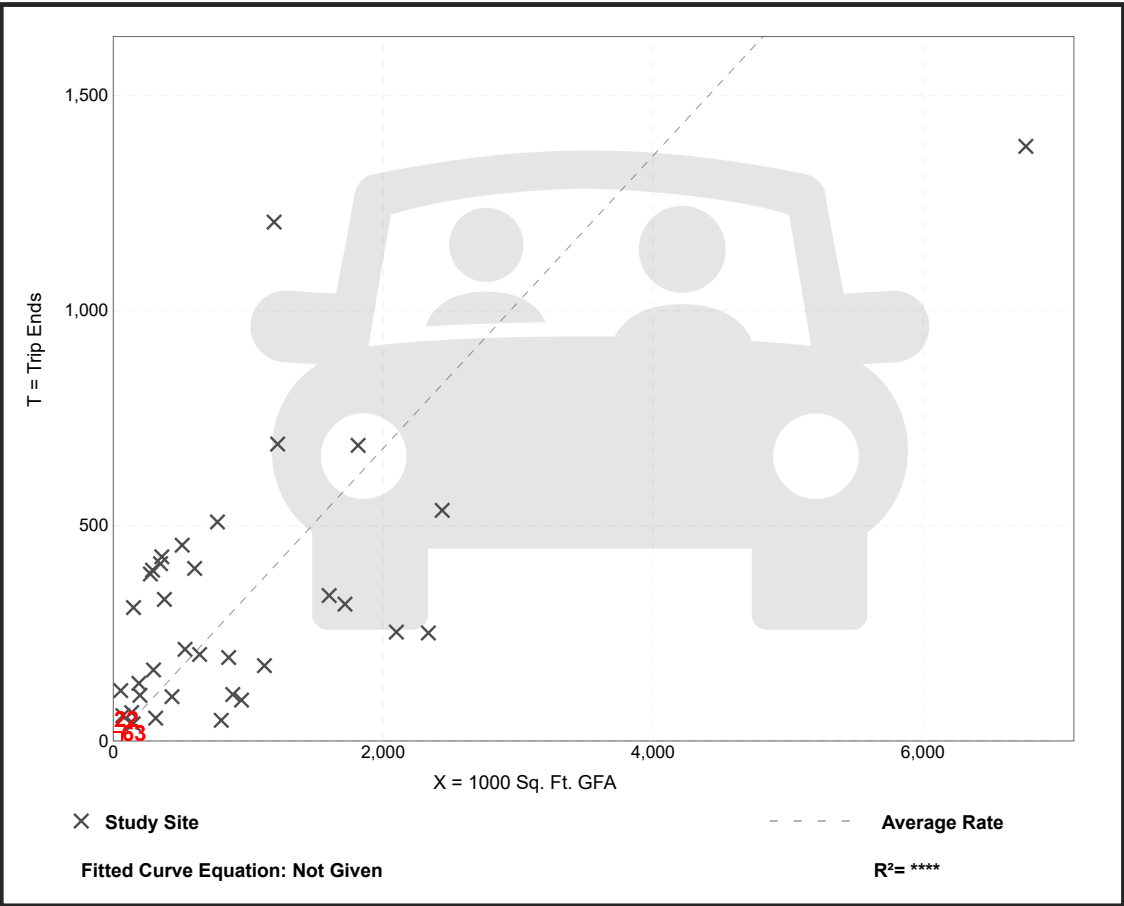
Avg. 1000 Sq. Ft. GFA: 956

Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

Data Plot and Equation



Industrial Park

(130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 35

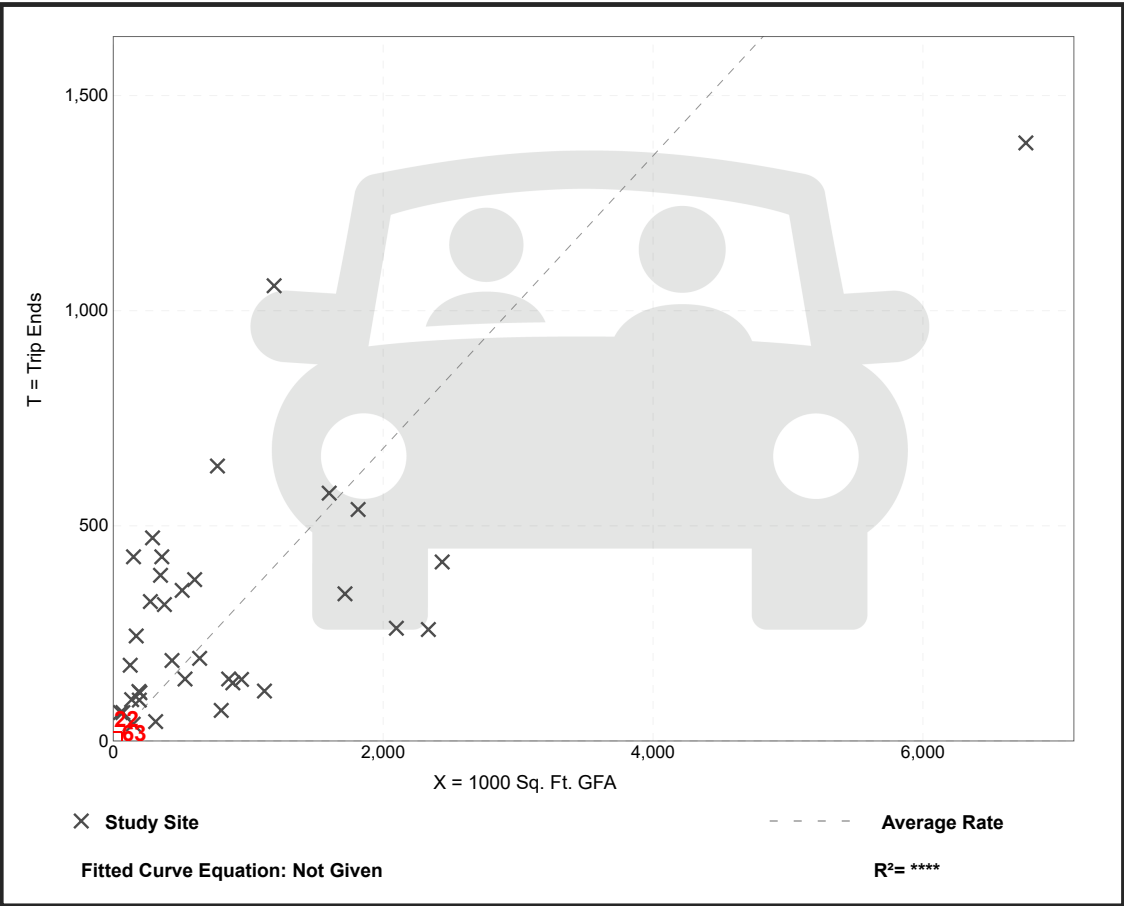
Avg. 1000 Sq. Ft. GFA: 899

Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

Data Plot and Equation



Mini-Warehouse

(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

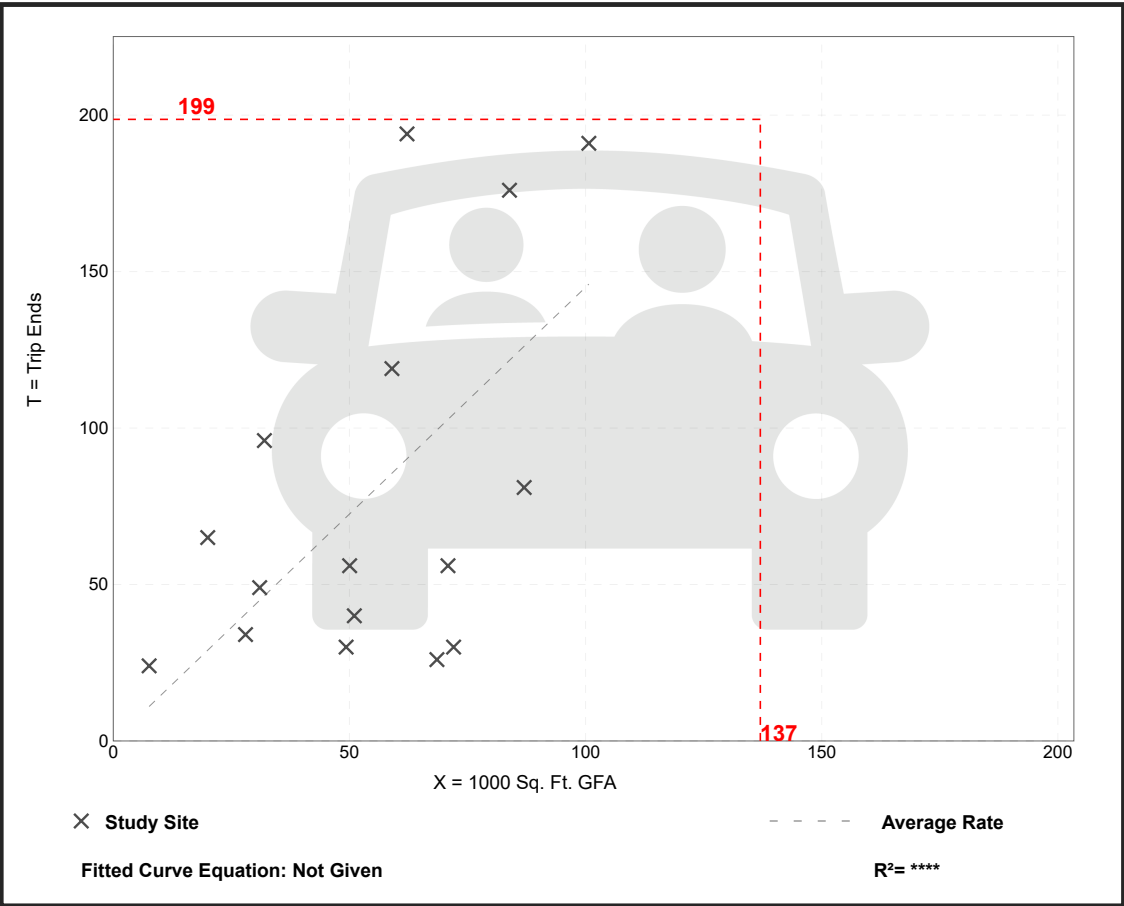
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



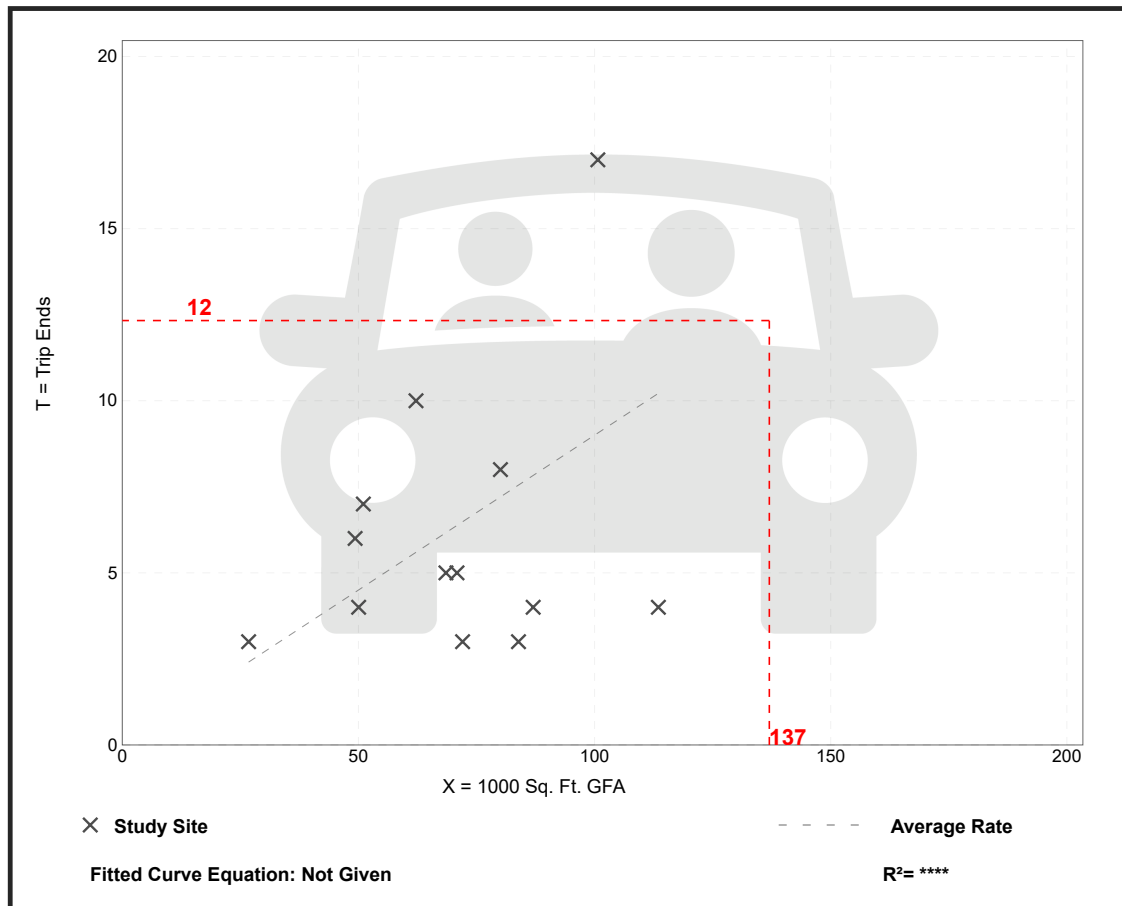
Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 13
 Avg. 1000 Sq. Ft. GFA: 70
 Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Mini-Warehouse

(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation

