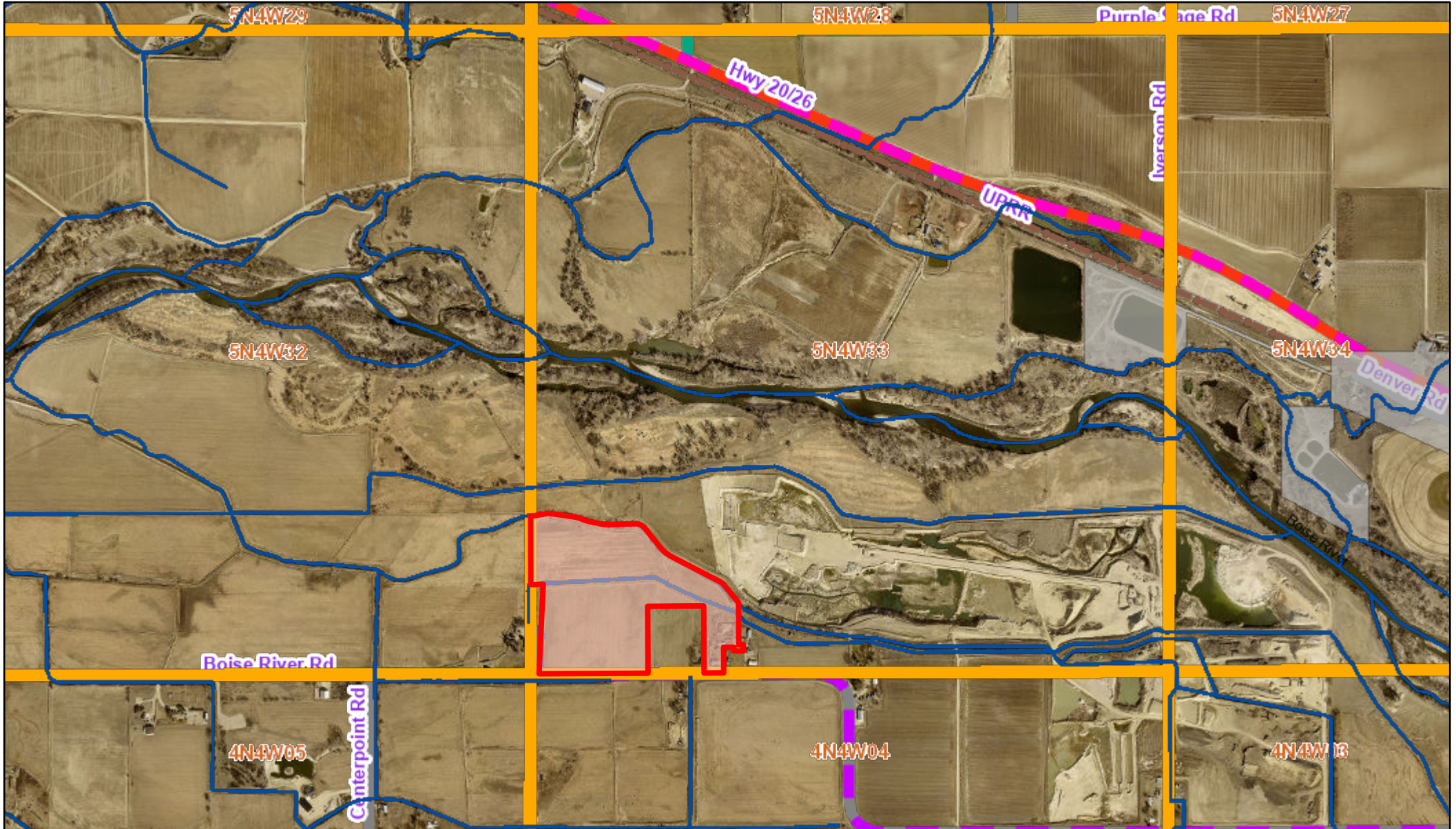
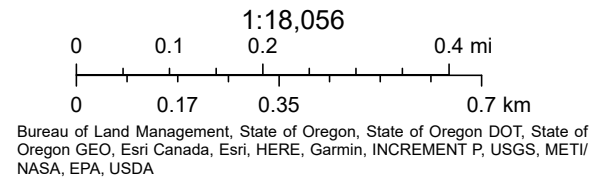


Canyon County, ID Web Map



3/15/2024, 4:07:57 PM

- | | | | |
|-------------------------------------|-------------|--------------------------|------------------------------------|
| Multiple Parcel Search_Query result | City Limits | CanyonCountyRoads | ITDFunctionalClassification |
| Hydro_NHDFlowline | Sections | Hwy | Major Collector |
| County Boundary | RAILROAD | Roads | Minor Arterial |
| Current Impact Area | | Rail-Trail | Other Principal Arterials |





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Christensenville Trust	
	MAILING ADDRESS: 21664 Boise River Rd, Caldwell, ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>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.</p> <p>Signature: <u>Mark Carter</u> Date: <u>3/6/24</u></p>		

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

SITE INFO	STREET ADDRESS: Boise River Road, Notus, Idaho 83656	
	PARCEL NUMBER: R385520000	
	PARCEL SIZE: 34.95	
	REQUESTED USE: Mineral Extraction/Processing	
	FLOOD ZONE (YES/NO) AE Flood Plain	ZONING DISTRICT: Agricultural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU2024-0009</u>	DATE RECEIVED: <u>3-15-24</u>
RECEIVED BY: <u>Deb Root</u>	APPLICATION FEE: <u>600.00</u> CK MO <input checked="" type="radio"/> CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	X	✓
Letter of Intent (see standards on next page)	X	✓
Site Plan (see standards on next page)	X	✓ in Rec Plan
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	X	✓
Proof of application/communication with (varies per application):	X	✓
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact	X	✓
Deed or evidence of property interest to the subject property	X	
Fee: \$950.00		
\$600.00 (CUP Modification)	\$600	

Fees are non-refundable

Also detail in Rec Plan

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

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

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

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03
A scaled drawing showing: <ul style="list-style-type: none"> - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
A plan of action to include: <ul style="list-style-type: none"> - 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.

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

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

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

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated 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 on-site.		



March 6, 2024

Canyon County
11115 Albany St.
Caldwell, ID 83605

RE: Sunroc Corporation– Conditional Use Permit – Christensenville Pit

Dear Canyon County,

Sunroc Corporation hereby applies for a Conditional Use Permit for the Parcel # R385520000 for 34.95 acres. The following application documents include:

- Master Application
- Letter of Intent
- Site Operation Plan (Addresses Mineral Extraction)
- Land Use Worksheet
- Neighborhood Meeting List Request
- Agency Acknowledgement (Proof of Application)
- Deed or Proof of Leased Property
- Application Fee Receipt

If you have any questions or require further information, please contact me at (801) 380-8706

Sincerely,

Bill King

Bill King
Property Environmental Manager
Sunroc Corporation
[REDACTED]



GENERAL - Detailed Letter of Intent- Sunroc Corporation Christensenville Pit

1. Sunroc Corporation hereby files application to extract and process sand and gravel aggregates in the Parcel # 385520000 (34.95 acres). See Mineral Extraction & Excavation Master Plan for additional information.
2. The proposed use of said parcel will be the same as the approved file# CUP:2006-180, CUP: 2012-1011 & CUP:2016-67. Allowing for aggregate extraction and processing.
3. Access to the proposed parcels will be through the existing property owned by Sunroc Corporation and permitted Conditional Use Permit numbers: CUP:2006-180, CUP: 2012-1011 & CUP:2016-67 on the parcel #'s R359500100, R359520100, R385840000, R385500110, R385500100, 385510000, and R359530000.
4. Proposed hours and days of operation will be the same as the approved adjacent Conditional Use Permit (CUP:2006-180, CUP: 2012-1011 & CUP:2016-67). Normal day to day business hours for the gravel pit shall be Monday through Saturday 6:00 am through 7:00 pm.
5. The application is for a 20+year pit to allow for economic growth and future aggregate demand.
6. There will be no additional impact to traffic patterns. Aggregates will be hauled off site through the current approved CUP's. No increase in production will take place.
7. The number of employees will be the same as the existing Conditional Use Permit. Parking at the pit will be in the existing approved Conditional Use Permit area.
8. Chemical toilets will be used on site, there is no proposed sewer or septic systems.
9. The current site is regulated by the State of Idaho, Department of Environmental Quality. Water for dust suppression will be stored on site. Water will be used for dust suppression by way of water trucks and belt/screen/crusher sprays.
10. Sunroc Corporation will follow and adhere to a storm water pollution plan (SWPP) and a spill prevention control and countermeasure plan (SPCC). All fuel and oil that is used onsite is handled using best management practices (BMP's) as outlined in our approved SPCC Plan and SWPP plan, which is registered with the EPA, permit # IDR050000,
11. The rock crusher will be in full compliance for emissions and permitted through the State of Idaho, Department of Environmental Quality.
12. Sunroc Corporation is requesting a waiver of the landscaping requirements due to the temporary nature of a gravel pit, the lack of surface water and the surrounding uses.
13. No new utilities are proposed.
14. The application complies with the County Comprehensive Plan as providing needed resources required for infrastructure, maintenance and growth.
15. The mine plan will be phased to maximize the aggregate resource and meet future demands.

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: Drinking water will be provided with bottled water.
 How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: Portable toilets will be provided.

3. **IRRIGATION WATER PROVIDED VIA:**
 Surface Irrigation Well None

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

5. **ACCESS:**
 Frontage Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**
 Public Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** Fencing will be provided (Please show location on site plan)
Type: NA 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)
The Boise River is nearby and there is a ditch (Upper Center Point Canal) through the property.

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: Aggregate extraction and processing

2. DAYS AND HOURS OF OPERATION:

- Monday 6:00 am to 7:00 pm
 Tuesday 6:00 am to 7:00 pm
 Wednesday 6:00 am to 7:00 pm
 Thursday 6:00 am to 7:00 pm
 Friday 6:00 am to 7:00 pm
 Saturday 6:00 am to 7:00 pm
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 10 No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? Parking will take place in the existing permittee gravel pit.

Is there is a loading or unloading area? NA

ANIMAL CARE-RELATED USES

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

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

Building Kennel Individual Housing Other _____

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

Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

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



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

January 22, 2024

Sunroc Corporation
730 N 1500 W
Orem, Utah 84057

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 12/18/2023:

<u>PLAN NO.</u>	<u>ACRES</u>	<u>COUNTY</u>	<u>LEGAL DESCRIPTION</u>
S02660	34.95	Canyon	T05N R04W Section 33, portions of Lot 6, 7

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

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
 - a. Diverting all surface water flows around the mining operation.
 - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
 - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. An initial reclamation bond in the amount of \$90,000.00 for up to 34.95 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

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

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


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

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

If the department does not receive a written notice of objection from you regarding these stipulations by February 12, 2024, the stipulations will be considered as accepted.

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

Sincerely,



Mekayla Layne
Lands Resource Specialist - Minerals

Mineral Extraction & Excavation Master Plan



Christensenville Sand & Gravel Operation Master Plan

Submitted by:

Sunroc Corporation.

P.O. Box 1955

Orem, UT 84059

To:

Idaho Department of Lands

1115 Albany St

Caldwell, ID 83605

Sunroc Corporation – Gateway Sand & Gravel Operation

Table of Contents

Contents

Mineral Extraction & Excavation Master Plan	0
General Information.....	3
1. Operator Contact	3
2. Landowner Contact.....	3
3. Executive Summary.....	3
4. Duration (Approximate Dates for construction, reconstruction & abandonment).....	3
5. Preliminary Reclamation Plan	3
6. All Maps Drawings or Cross Sections	3
7. Planned Phases	3
8. Machinery to be Used.....	4
9. Operational Processes to be Used	4
10. Water Source	5
11. Electrical Power Requirements, Source and Control	5
12. Accessory Facilities, Such as Scales and Buildings	5
13. Sanitary Facilities and Disposal System	5
14. Proposed Techniques to be Used for Control of Dust	5
15. Run-off Water Control and Storm Water Detention	5
16. Proposed Lighting Plan.....	5
17. A Proposed Operation and Reclamation Plan.....	5
Operational Plans, Drawing, Materials Required (Subsections 069.04 or 070.03 of IDAPA 20.03.02)	6
1. The following maps for the mining operation have been prepared.....	6
Reclamation Plans, Drawing, Material Required (Subsections 069.05 or 070.04 of IDAPA 20.03.02).....	6
1. Please provide the following reclamation maps and narrative form.	6
Appendix A – Stormwater Management Plan.....	8
Appendix B – Reclamation Bond.....	9
Figures.....	10

-Vicinity Map
-Site Map

- Phasing Map
- Profile Map
- Final Reclamation Map

General Information

1. Operator Contact

Sunroc Corporation, 730 North 1500 West, Orem, Utah 84057
Bill Gammell Office: 801-802-6900

2. Landowner Contact

Christensenville Trust, 21664 Boise River Rd., Caldwell, ID 83607
Christensenville trust: 801-427-0829

3. Executive Summary

The Master Plan is created to fulfill the requirements of the Idaho Department of Lands. Extraction and Excavation Master Plan, Subsections 069.04 or 070.03 of IDAPA 20.03.02. The sand and gravel aggregate area proposed to disturb is approximately 34.95 acres (Parcels R385520000).

4. Duration (Approximate Dates for construction, reconstruction & abandonment)

The Christensenville Pit is proposed to extract sand and gravel aggregates for approximately 20+ years depending on supply and demand.

5. Preliminary Reclamation Plan

- I. The topsoil and overburden stockpiles will remain during the active mining phase and will then be used for final reclamation suitable growth medium. Upon completion of mining activities, the stockpiles will be spread across the reclaimed area.
- II. Upon final reclamation of mining, the surface will be regraded to a maximum of a 2H:1V slope. Disturbed areas will be covered with available topsoil at approximately two to four inches in depth where applicable.
- III. The topsoil will be seeded with a native seed mixture and rate of application recommended by the Idaho Department of Lands. Revegetation will take place in the spring and fall.
- IV. A reclamation surety bond will be provided prior to any land disturbance (see Appendix B).

6. All Maps Drawings or Cross Sections

See Figures Section

1. Vicinity Map
2. Land Ownership
3. Site Plan Map
4. Phasing Map
5. Cross Sections Map
6. Reclamation Map

7. Planned Phases

See Figures (Phasing Map)

The pit will be developed in phases and are depicted in the phasing map. As the pit is developed, stockpiles accumulate due to the demand of one product over another. As these materials are processed through the crushing, screening, and sorting activity excess of one type versus other type of material is generated. Stockpiles will be used and depleted as jobs are bid in the local area that demand different types of material. Where the pit has an abundance of reserves, operations will continue in the disturbed areas using these areas for stockpiling, crushing, screening, sorting, blending etc. This will result in only a portion of the concurrent reclamation will be performed as phasing continues. The initial contemporaneous reclamation will begin on the outer slopes of the pit and can occur within any of the two phases.

8. Machinery to be Used

- Loaders
- Dozers
- Haul Trucks
- Crushers
- Wash plants-
- Screens
- Excavators
- Generators

9. Operational Processes to be Used

i) Clearing Overburden

(1) In preparation of harvesting aggregate suitable for construction purposes, topsoil and overburden material will be stripped and pushed to the limit of the property to create a natural looking barrier between the active pit operations and adjacent land. Topsoil and overburden will be removed in phases to limit the disturbed area. This will be placed in the thirty (30) foot buffer around the property boundary.

(2) The proposed depth of aggregates is thirty (30) feet depth that will be excavated.

ii) Harvesting Aggregates/Sand

(1) Virgin material will be transported from active banks using several different methods depending on timing and proximity. Material will be dozed or scoped out of bank, then either trucked, conveyed or hauled to the feeder.

iii) Process Aggregates and Sand

(1) Aggregates will be loaded into a feeder which will start a circuitry type flow through the crushing/screening process. Aggregates may flow through a Primary crusher, secondary crusher and tertiary crusher. Aggregates will then go over a series of screens, depending on the type of material that is produced. If aggregates need to be cleaned to meet specification requirements, they will then go through a wash cycle.

(2) The aggregates will be stored on site in stockpiles. The aggregate stockpiles will be uncovered and will be temporary in size, shape, and location dependent upon gravel sales and supply trends.

iv) Loaded and Hauled

(1) Once aggregates and sands have been stockpiled, they will be transported to be used for various projects including: Concrete Batch Plants, Hot Mix Asphalt Plants, Roads, Homes, Schools, Churches, and all locations requiring modern-day building techniques.

v) Hours of Operation

(1) Extraction operation will be from six o'clock (6:00) A.M until eight o'clock (7:00) P.M. P.M. Extraordinary hours: In the event that a contract (State, County, Federal) required night-time delivery of materials, such as highway construction Geneva Rock requests the ability to operate loaders and trucks for the limit of that contract, twenty-four hours a day seven days a week if required.

10. Water Source

Sunroc has water shares on the adjoining property that will be used for dust control. All storm water will be kept on site through grading, berms, and ponds.

11. Electrical Power Requirements, Source and Control

Source: Generator

Control: Division of Air Quality (permit will be obtained prior to operation through a permit by rule (PBR)

12. Accessory Facilities, Such as Scales and Buildings

Scales

Water Standpipe

Gate

Control Van

13. Sanitary Facilities and Disposal System

All sanitary facilities are handled and serviced by a third-party company that supplies port-a-potties.

14. Proposed Techniques to be Used for Control of Dust

This site will be regulated through the Idaho Department of Environmental Quality. Fugitive dust will be controlled by watering in-pit roads, haul roads and active work areas. Watering will be performed with portable water trucks, sprinklers and or water sprays.

15. Run-off Water Control and Storm Water Detention

This will be permitted and regulated through the Idaho Department of Environmental Quality. A Storm Water Pollution Prevention Plan (SWPPP) will be followed.

16. Proposed Lighting Plan

Pit lighting will be used during operation hours. When lighting is required after operational hours for maintenance purposes low impact mobile lighting will be used.

17. A Proposed Operation and Reclamation Plan

- I. For the Proposed Operation Plan see "Plans, Drawings, Materials Required, Section 9, Operations Processes to be Used"
- II. For the Proposed Reclamation Plan see "General Information Section 5. Preliminary Reclamation Plan"

Operational Plans, Drawing, Materials Required (Subsections 069.04 or 070.03 of IDAPA 20.03.02)

1. The following maps for the mining operation have been prepared.
 - A. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
 - B. A stie map which adequately shows the location of existing roads, access roads and main haul roads which could be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.
 - C. The stie location map shows the following:
 - i. The approximate location and names, if know, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.
 - ii. The approximate boundaries of the lands:
 - (a) That will become affected by the mining operation.
 - (b) That will be affected during the first year of operations.
 - iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.
 - iv. No underground mine openings at the ground surface.
 - v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation are found in the Stormwater Management Plan in Appendix B.
 - D. A surface and mineral control or ownership map of appropriate scale for boundary identification
 - E. Scaled cross-sections of the mine showing surface profiles prior to mining, at a maximum distance, and after reclamation.

Reclamation Plans, Drawing, Material Required (Subsections 069.05 or 070.04 of IDAPA 20.03.02)

1. Please provide the following reclamation maps and narrative form.
 - A. On a drainage control map and list the best management practices which will be utilized to control erosion on or form the affected lands.
 - B. A description of foreseeable, stie specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water handling requirements.
 - C. A description of post-closure activities, if any such as water handling and treatment.
 - D. Which roads will be reclaimed and a description of the reclamation.

- E. A vegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time, and method of planting the soil, and fertilizer and mulch requirements.
- F. Describe and show how tailing facilities and process or sediment ponds will be reclaimed.
- G. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.
- H. For operations over five (5) acres, estimate the actual cost of third-party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding administration, and any other pertinent costs as described in IDAPA 20.03.03.120.

Appendix A – Stormwater Management Plan

Multi-Sector General Permit Stormwater Pollution Prevention Plan (SWPPP)

for:

Notus Facility

Dixie River Rd.
Caldwell, Canyon County, Idaho 83607

SWPPP Contact(s):

Sunroc Corporation

Kamren Garfield
501 E. 41st St.
Garden City, Idaho 83714
Office: (208) 343-6965
Email: KGarfield@ClydeInc.com

SWPPP Prepared by:



Syman, LLC
Kyle Hoch
2101 Delta Dr.
Nampa, ID 83687
(208) 287-8420
K.Hoch@SymanCompany.com
Syman File No. 210064

Original SWPPP Preparation Date:

December 1, 2016

SWPPP Preparation Date:

May 18, 2021



Contents

Table of Contents

SECTION 1: FACILITY DESCRIPTION AND CONTACT INFORMATION	1
1.1 Facility Information	1
1.2 Contact Information/Responsible Parties	3
1.3 Stormwater Pollution Prevention Team	3
1.4 Site Description	4
1.5 General Location Map	5
1.6 Site Map	5
SECTION 2: POTENTIAL POLLUTANT SOURCES	6
2.1 Potential Pollutants Associated with Industrial Activity	6
2.2 Spills and Leaks	7
2.3 Unauthorized Non-stormwater Discharges Documentation	7
2.4 Salt Storage	8
2.5 Sampling Data Summary	8
SECTION 3: STORMWATER CONTROL MEASURES	9
3.1 Non-numeric Technology-based Effluent Limits (BPT/BAT/BCT)	9
3.2 Numeric Effluent Limitations Based on Effluent Limitations Guidelines (ELGs)	21
3.3 Water Quality-based Effluent Limitations and Water Quality Standards	21
3.4 Sector-Specific Non-Numeric Effluent Limits	21
SECTION 4: SCHEDULES AND PROCEDURES	24
4.1 Good Housekeeping	24
4.2 Maintenance	24
4.3 Spill Prevention and Response Procedures	24
4.4 Erosion and Sediment Control	24
4.5 Employee Training	24
4.6 Inspections and Assessments	25
4.7 Monitoring	28
SECTION 5: DOCUMENTATION TO SUPPORT ELIGIBILITY CONSIDERATIONS UNDER OTHER FEDERAL LAWS	34
5.1 Documentation Regarding Endangered Species	34
5.2 Documentation Regarding Historic Properties	34
SECTION 6: CORRECTIVE ACTIONS AND ADDITIONAL IMPLEMENTATION MEASURES	35
6.1 Corrective Actions	35
6.2 Additional Implementation Measures (AIM)	36
6.3 Corrective Action and AIM Documentation	37
SECTION 7: SWPPP CERTIFICATION	39
SECTION 8: SWPPP MODIFICATIONS	40
SECTION 9: SWPPP AVAILABILITY	41
SWPPP ATTACHMENTS	42



SECTION 1: FACILITY DESCRIPTION AND CONTACT INFORMATION

1.1 Facility Information.

Facility Information

Name of Facility: Notus Facility

Street: Dixie River Rd.

City: Caldwell State: Idaho Zip Code: 83607

County / Govt. Sub: Canyon County

NPDES ID (i.e., permit tracking number): _____ (if covered under a previous permit)

Primary Industrial Activity SIC code, and Sector and Subsector (2021 MSGP, Appendix D and Part 8):

Sector J: Sub Sector, J1; Construction Sand and Gravel (SIC 1442)

Co-located Industrial Activity(s) SIC code(s), Sector(s) and Subsector(s) (2021 MSGP, Appendix D):

Sector J: Sub Sector; J2; Crushed Stone Manufacturing (SIC 1429)

Sector D: Sub Sector; D1; Asphalt Paving and Roofing Materials (SIC 2951)

Is your facility presently inactive and unstaffed and are there no industrial materials or activities exposed to stormwater? Yes No

Latitude/Longitude

Latitude:

43.7195 ° N (decimal degrees)

Longitude:

116.8127 ° W (decimal degrees)

Method for determining latitude/longitude (check one):

USGS topographic map (specify scale: _____):

GPS

Other (please specify): Google Earth

Horizontal Reference Datum (check one):

NAD 27

NAD 83

WGS 84

Is the facility located in Indian country? Yes No

If yes, provide the name of the Indian tribe associated with the area of Indian country (including name of Indian reservation, if applicable). N/A

Are you considered a “federal operator” of the facility?

Federal Operator – an entity that meets the definition of “operator” in this permit and is either any department, agency or instrumentality of the executive, legislative and judicial branches of the Federal government of the United States, or another entity, such as a private contractor, operating for any such department, agency, or instrumentality.

Yes

No



Total facility acreage (to the nearest quarter acre):

175 acres

Estimated area of industrial activity at site exposed to stormwater (to the nearest quarter acre):

135 acres

Discharge Information

Does this facility discharge stormwater into a municipal separate storm sewer system (MS4)?

Yes No

If yes, name of MS4 operator: N/A

Note: The access roads at this site are unpaved gravel roads. Stormwater is contained onsite and is allowed to infiltrate into the ground, or contained within the site until evaporated.

Name(s) of surface water(s) that receive stormwater from your facility:

Unnamed Irrigation Ditch

Center Point Canal

Boise River

The site could discharge to the Boise River, but only sheet flows from berms that separate the industrial activities from the river. Collection of samples from runoff along the Boise River is not possible.

Does this facility discharge industrial stormwater directly into any segment of an “impaired water” (see definition in 2021 MSGP, Appendix A)? Yes No

If Yes, identify name of the impaired water(s) (and segment(s), if applicable):

N/A

Identify the pollutant(s) causing the impairment(s):

Which of the identified pollutants may be present in industrial stormwater discharges from this facility?

Has a Total Maximum Daily Load (TMDL) been completed for any of the identified pollutants? If yes, please list the TMDL pollutants:

Does this facility discharge industrial stormwater into a receiving water designated as a Tier 2, Tier 2.5 or Tier 3 water (see definitions in 2021 MSGP, Appendix A)?

Yes No



Are any of your stormwater discharges subject to effluent limitation guidelines (ELGs) (2021 MSGP Table 1-1)?

Yes No

If Yes, see 3.2 for which guidelines apply

1.2 Contact Information/Responsible Parties

Facility Owner/Operator:

Company: Sunroc Corporation
Contact: Kamren Garfield
Address: 501 E. 41st St.
Garden City, Idaho 83714
Office: (208) 343-6965
Email: KGarfield@ClydeInc.com

SWPPP Contact and 24-hour Emergency Contact:

Company: Sunroc Corporation
Name: Michael Medford
Office: (208) 343-6965
Cell: (208) 901-5724
Email: MicMedford@Sunroc.com

SWPPP Preparation:

Company: Syman, LLC
Name: Kyle Hoch
Office: (208) 287-8420
Fax: (208) 887-4927
Email: K.Hoch@SymanCompany.com

Company: Syman, LLC
Name: Adam Lyman
Number: (208) 287-8420
Fax: (208) 887-4927
Email: A.Lyman@SymanCompany.com

1.3 Stormwater Pollution Prevention Team

The stormwater pollution prevention team is responsible for developing, implementing, and revising the facility's SWPPP. The team will also maintain control measures/BMPs and take corrective actions where required. Each member of the stormwater pollution prevention team must have ready access to either an election or paper copy of applicable portions of the MSGP and this SWPPP. If the stormwater pollution prevention team changes or papers(s) are added to the team, update the table below.



Staff Names	Individual Responsibilities
Owner Kamren Garfield Sunroc Corporation	The owner will oversee project planning, managing the site, and will be responsible for general oversight. They will retain operational control over the site, review the MSGP-SWPPP, any amendments, inspection reports, corrective actions, and changes to stormwater conveyance or control designs.
Facility Manager Kamren Garfield Sunroc Corporation	The site manager will implement and oversee the MSGP-SWPPP and oversee all activities on site, including excavation, crushing, screening, stockpiling, mobilization, and schedules. They will implement and maintain the best management practices (BMPs) specified, and address stormwater over the entire site, including all areas disturbed by site activities and areas used for materials storage.
Stormwater Management Kyle Hoch Syman, LLC	Preparation of the Stormwater Pollution Prevention Plan and consulting as needed, as well as conducting site inspections and stormwater monitoring/testing.
Stormwater Consultation Adam Lyman Syman, LLC	Consultation and calculations for stormwater retention and dispersion

1.4 Site Description

This site is located approximately 1.0 mile southwest of Notus, Idaho and approximately 9.2 miles west-northwest of Caldwell, Idaho. The facility is accessed by traveling on U.S. Highway 20-26 west from the junction of Interstate 84 and U.S. Highway 20-26 north of Caldwell to Notus Road, then south to Boise River Road, then west ½ mile to the facility access road. The surrounding area is mainly row crop agriculture with the occasional cattle operation. Directly north of the site is the Boise River. Irrigation canals run throughout the entire Notus/Parma area and several unnamed irrigation ditches run around and through the site. The unnamed irrigation ditches and canals all flow to the north and west. These ditches co-mingle before eventually tying into the Boise River about 3.85 miles north and west of the site. There are two phases at this site, one on the north side of the Boise River Road that is about 160 acres actively being mined and on the south of Dixie River Road is a 27.5 acres piece that is being mined.

At the time of this SWPPP preparation, the site is currently an active aggregate mining facility and asphalt batch plant.

Current activities associated with this site are as follows.

1. Cleaning and stockpiling overburden silty and sandy loam soils.
2. Excavating and stockpiling sand and gravel materials.
3. Some materials are hauled away as raw sand and gravel sold as uncrushed pit-run aggregates.
4. Some materials are screened, sorted and crushed on site to create aggregates for road base, asphalt mixtures, concrete mixtures, drain rock and other similar materials.
5. Some aggregates are washed at the site and process water used in the wash plant is fully contained on-site.
6. The construction aggregate materials are hauled to job sites.
7. Asphalt production.



1.5 General Location Map

The general location map and site map for this facility can be found in Appendix A.

1.6 Site Map

The Site Map for this facility can be found in Appendix B.

Appendix B – Reclamation Bond

Bonding Calculations

Direct Costs

Subtotal Demolition and Removal	\$29,510
Subtotal Backfilling and Grading	\$28,131
Subtotal Revegetation	\$13,106
Subtotal Direct Costs	<u>\$70,748</u>

Indirect Costs

Mob/Demob	\$7,075.00	10.0%
Contingency	\$3,537.00	5.0%
Engineering Redesign	\$1,769.00	2.5%
Main Office Expense	\$4,811.00	6.8%
Project Management Fee	\$1,769.00	2.5%
Subtotal Indirect Costs	\$18,961.00	26.8%

Total Cost based on 2023 Costs \$89,708.54

Bond Amount (rounded to nearest \$1,000)
2027 Dollars on -34.95 Acres Bonded Area \$90,000.00

Posted Bond (Upon Approval) \$90,000.00

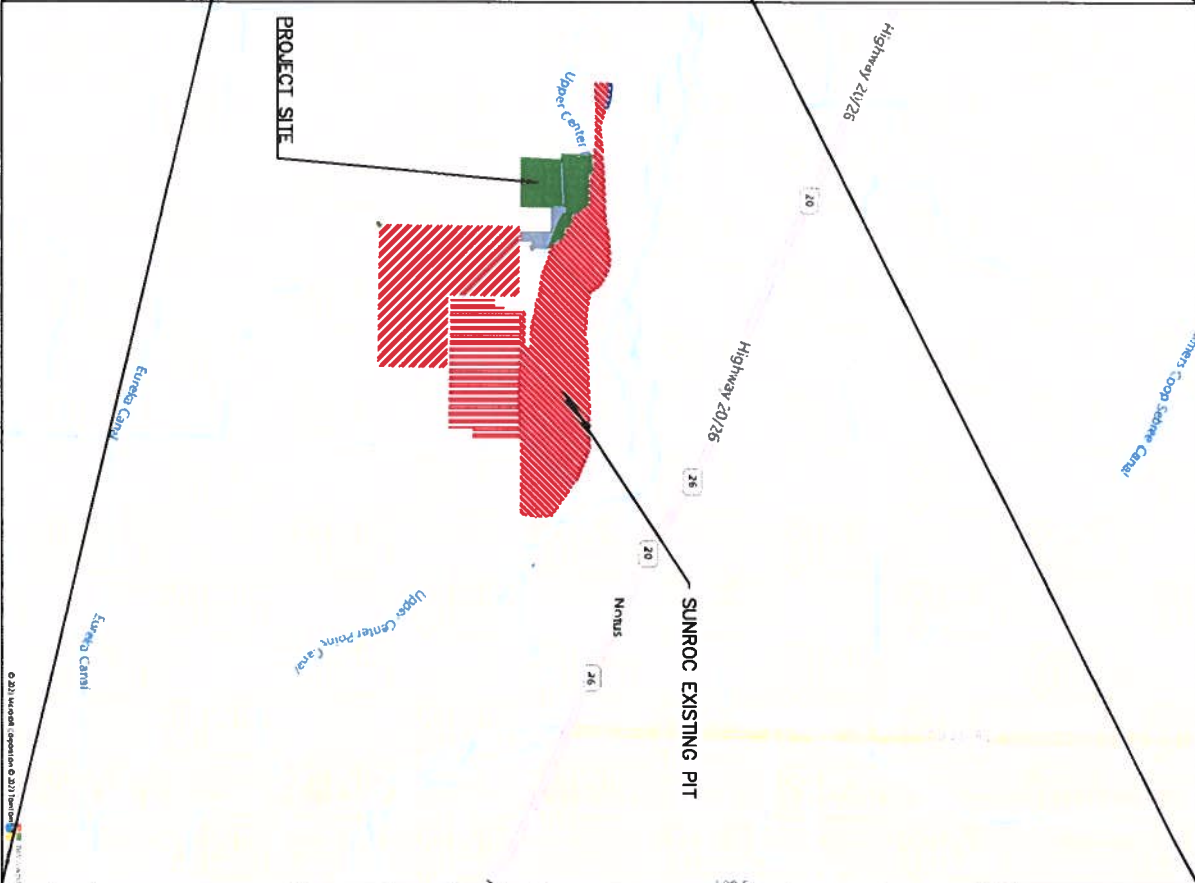
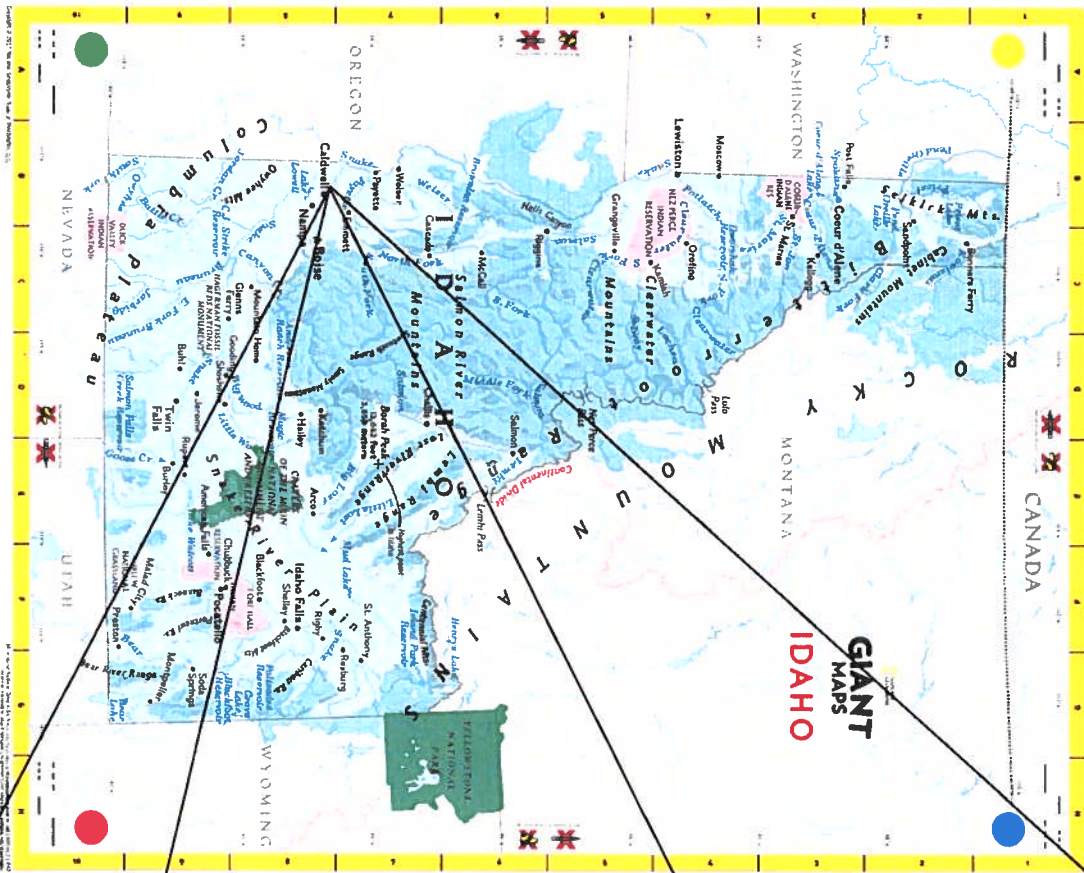
Difference Between Cost Estimate and Bond \$0.00
Percent Difference 0.00%

Ref	Description	Quantity	Unit	Rate	Cost	CF	Units	Factor	Value
	CRUSHER								
	Conveyors (15)	0241.16.13.0020		4.00	4.00		15 H		9,000.00 E
	Steel Bldg. Large	0241.16.13.0020		12.00	12.00		1 H		2,880.00 E
	Jaw Crusher/feeder	0241.16.13.0020		20.00	20.00		1 H		2,400.00 E
	2 Deck 7x20 Screen	0241.16.13.0020		20.00	20.00		1 H		2,400.00 E
	Steel Bldg. Large	0241.16.13.0020		12.00	12.00		1 H		2,880.00 E
	Cone Crusher w/Screen	0241.16.13.0020		45.00	45.00		1 H		5,400.00 E
	Control House/Tower	0241.16.13.0020		8.00	8.00		1 H		1,040.00 E
	Generator - 500 KW	0241.16.13.0020		8.00	8.00		1 H		1,040.00 E
	Water Tank 10,000 Gal	0241.16.13.0020		8.00	8.00		1 H		1,040.00 E
	55 Miles to Western Mills, S.C. 20 miles covered								
	Total Volume of Materials								
	Volume of Debris								
	Weight of Debris								
	No. of Trip 16 Tons								
	Add 1 Hr per round trip								
	Truck Driver Heavy		Tr/hv	\$ 79.25	HR				
	Subtotal								
	Fuel Tank								
	Removal of Storage Tanks	0265.10.30.0130		2,000	Ea.		1 Ea		2,000
	Remove Sulfide, water remaining products	0265.10.30.0120		510	Ea.		1 Ea		510
	haul tank 100 miles round trip	0265.10.30.1029		1,150	Ea.		1 Ea		1,150
	Subtotal								3,660
	Demolition Cost Structures Disposed on Site								
	Truck Scale								
	Demolition Cost								
	Concrete's Vol Demolished								
	Loading Cost								
	Transportation Cost								
	Subtotal								
	Concrete Demolition								
	Demolition Cost								
	Concrete's Vol Demolished								
	Loading Cost								
	Transportation Cost								
	Subtotal								
	Total								26,510

Bond Amount

Ref	Description	Materials	Mains Reference Number	Unit Cost	Unit	Length	Width	Height	Diameter	Area	Volume	Weight	Density	Term	Number	Unit	Swel Factor	Quantity	Unit	Cost
	REVEGETATION COST - ENTIRE MINE																			
	Seeding Costs	Standard Vegetation Costs	Min STD Veg	\$ 300	/Acre					34.95										\$ 10,485
	Reseeding - assume 25%	Standard Vegetation Costs	Min STD Veg	\$ 300	/Acre					9										\$ 2,621
	Subtotal																			\$ 13,106
	Subtotal																			
	Subtotal																			
	Subtotal																			
	Subtotal																			
	Total																			\$ 13,106

Figures



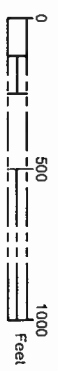
Sheet No. 1 of 1	Project	Sunroc, Notus Christensen Pit	Drawn:	BK	Notes: Check with Notus, IDAHO Revised: 9/21/2023 Scale: 1" = 100'	
	Project Number	9/21/2023	Checked:	OL		
	Approved:	-	Approved:	-		

LEGEND

CHRISTENSEN TRUST
PROPERTY BOUNDARY
SECTION LINE (AS-SHOWN)

ACCESS ROAD

CHRISTENSEN TRUST LINE



Sheet No. 1 of 1	Project Sunroc, Notus Christensen Pit	Drawn: BK
	Project Number 9/21/2023	Checked: OL
		Approved: -

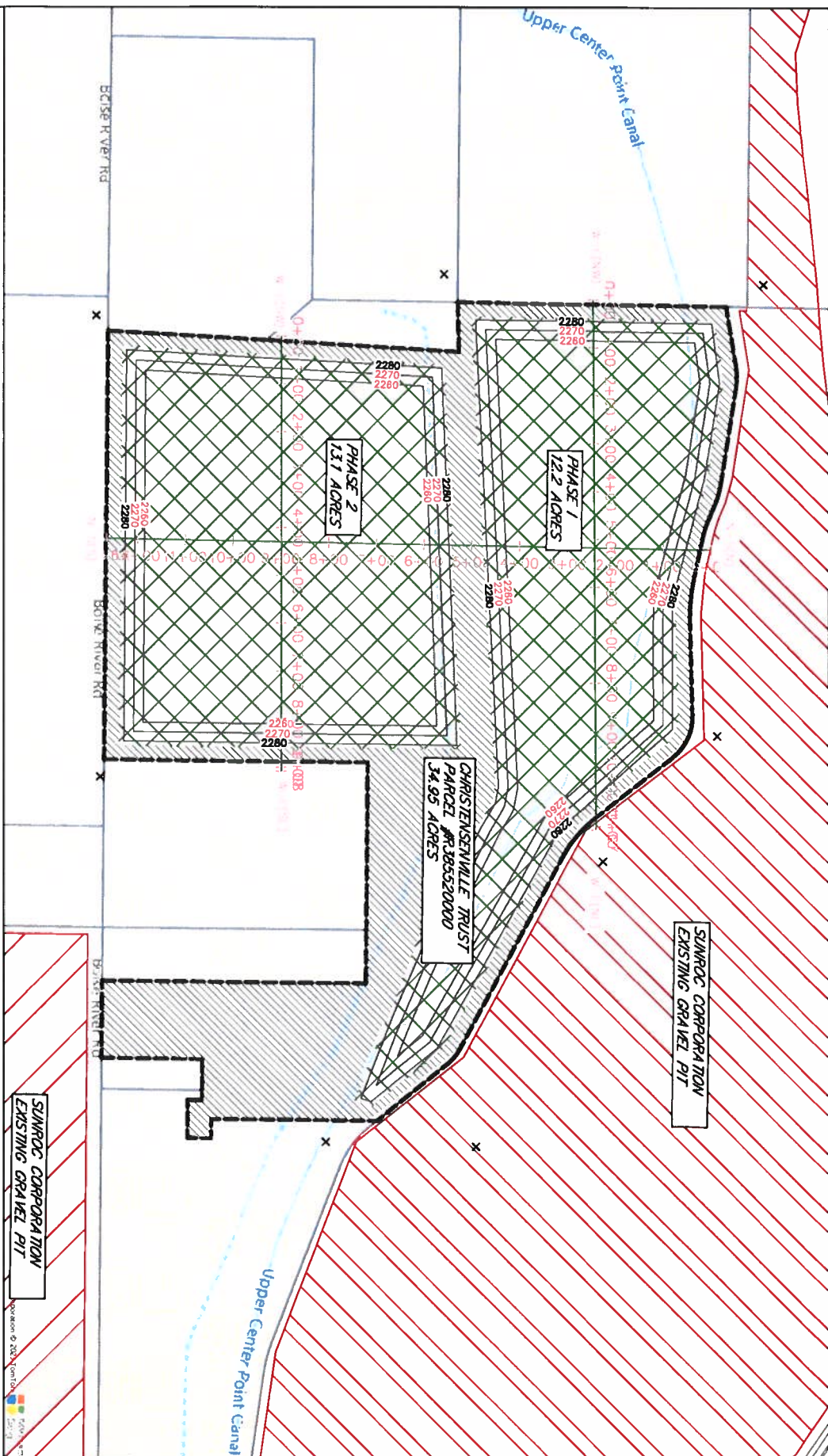
Notus, Idaho
Sunroc, LLC
9/21/2023



LEGEND

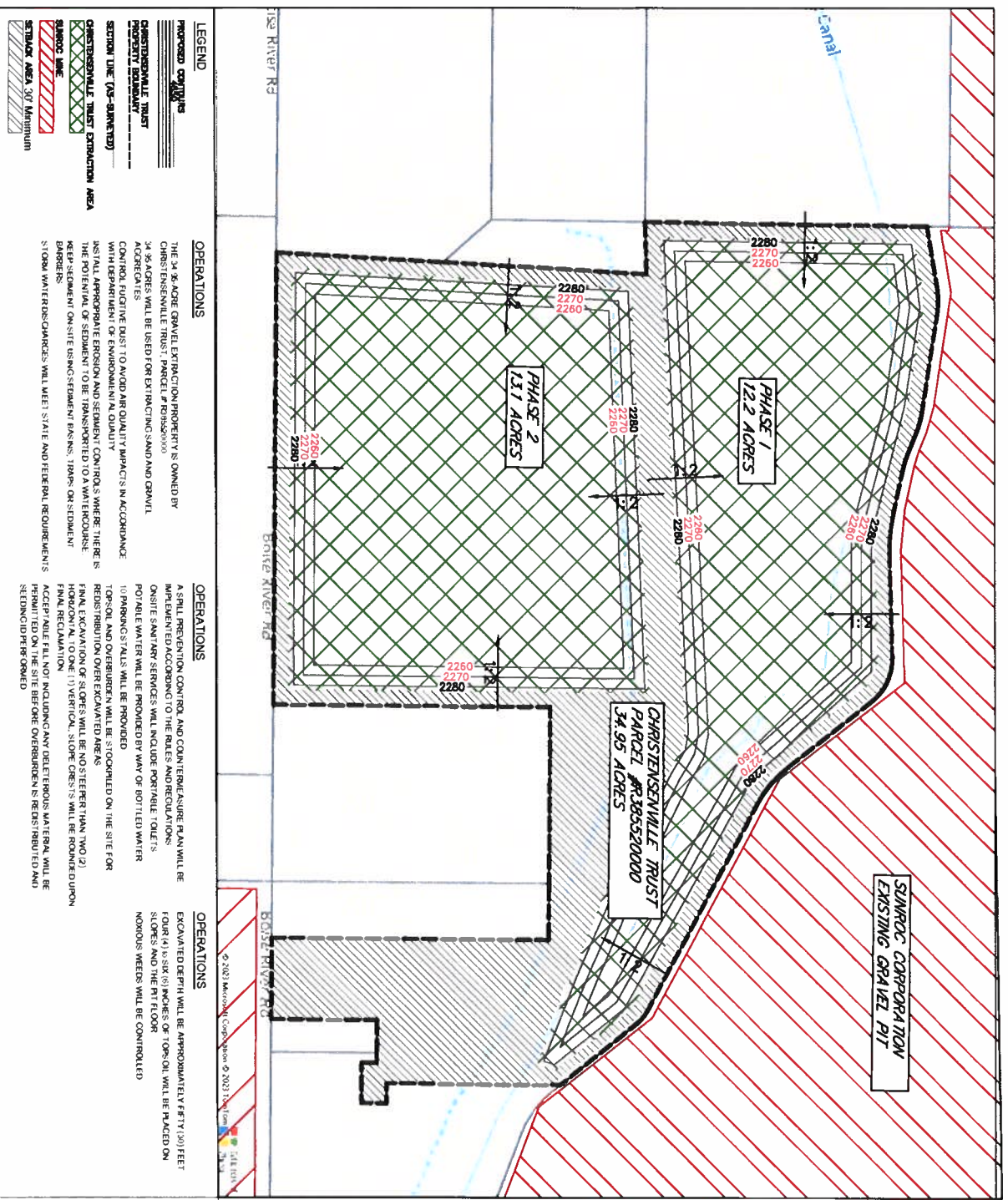
SUNROC LINE
 CHRISTENSEN TRUST
 EXISTING GRAVEL PIT
 SECTION LINE (AS-SHOWN)
 ACCESS ROADS
 PROFILE ALIGNMENT

SUNROC LINE
 EXISTING GRAVEL PIT
 CHRISTENSEN TRUST EXISTENCE AREA



Sheet No. 1 of 1	Project: Sunroc	Sunroc, Notus Christensen Pit	Drawn: BK
	Project: Sunroc	Notus, Idaho	Checked: OL
	Project: Sunroc	9/21/2023	Approved: -





FINAL RECLAMATION PLAN

SUNROC CORPORATION WILL PROVIDE A RECLAMATION SURETY BOND TO COVER THE COST OF RECLAMATION. THE FINAL RECLAMATION DESIGN SHALL BE THE FINAL DESIGN AND SHALL BE THE BOUNDARIES SHOWN ON THE SITE PLAN UPON RECLAMATION OF THE FINAL PHASE. ALL TEMPORARY STRUCTURES AND EQUIPMENT WILL BE REMOVED FROM THE PROPERTY THE EXISTING OVERBURDEN WILL BE USED ON THE SITE FOR FINAL RECLAMATION WHEN EXCAVATION HAS BEEN COMPLETED. ON IN STAGES, THE MINE WILL BE RECLAIMED BY SPREADING 4" OF OVERBURDEN IN ONE OR MORE STAGES OVER THE FLOOR AND SLOPES AND SEEDS AS FOLLOWS:

SEEDS	APPLICATION RATE/ACRE
PAUTE ORCHARD GRASS	5 lbs
WESTERN WHEAT GRASS	4 lbs
SLIMMER WHEAT GRASS	4 lbs
GREEN BARN WILD RYE	2 lbs
SAFALON	3 lbs
SMALL BURNETT	2 lbs

A COMMERCIAL FERTILIZER OF 11-52 OR SIMILAR WILL BE APPLIED AT A RATE OF 150 LBS/ACRE AT THE TIME OF SEEDING AND FERTILIZATION WILL BE DONE BETWEEN SEPT 15TH AND NOV 15TH.

OPERATIONS

A SPILL PREVENTION CONTROL AND CONTINGENCY PLAN WILL BE IMPLEMENTED ACCORDING TO THE RULES AND REGULATIONS. ON-SITE SANITARY SERVICES WILL INCLUDE PORTABLE TOILETS. POTABLE WATER WILL BE PROVIDED BY WAY OF BOTTLED WATER. PERSONNEL SHALL BE PROVIDED PERSONAL AND OVERBURDEN WILL BE STOCKPILED ON THE SITE FOR RECLAMATION. OVERBURDEN WILL BE STOCKPILED ON THE SITE FOR RECLAMATION. OVERBURDEN WILL BE STOCKPILED ON THE SITE FOR RECLAMATION. OVERBURDEN WILL BE STOCKPILED ON THE SITE FOR RECLAMATION.

OPERATIONS

EXCAVATED DEPTH WILL BE APPROXIMATELY FIFTY (50) FEET FOUR (4) SIX (6) INCHES OF TOPSOIL WILL BE PLACED ON SLOPES AND THE PIT FLOOR. NONTOXIC WEEDS WILL BE CONTROLLED.

0 250 500 Feet

PROFILE SECTION
2H:1V
30°
60°

Drawn: BK
Checked: OL
Approved: -

1 of 1

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



CANYON COUNTY ZONING ORDINANCE §07-01-15

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

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
 - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
 - B. The meeting shall be held at one of the following locations:
 1. On the property subject to the application;
 2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
 3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)



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

Date: 2/22/2024

Dear Neighbor,

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

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

The Neighborhood Meeting details are as follows:

Date: March 4th, 2024

Time: 5:00 pm – 6:00 pm

Location: 21728 Boise River Road, Caldwell, ID 83607

Property description: Existing Agricultural Field, Parcel # R385520000

The project is summarized below:

Site Location: The parcel R385520000 just to the west of the home.

Proposed access: Access will be through Sunroc’s property to the north.

Total acreage: 34.95 Acres

Proposed lots: Section 33, T5N, R4W, Portions of Lots 6 & 7

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

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

If you have any questions prior to the meeting, please contact me at [REDACTED] or mail to 7932, 10340 US-20, Caldwell, ID 83605.

Sincerely,

Orlan Lund

Sunroc Corporation

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R38552010	CHRISTENSEN MARK M	21728 BOISE RIVER RD	CALDWELL	ID	83607
R38552011	GORRELL BYRON L	21990 BOISE RIVER RD	CALDWELL	ID	83607
R38542010	GORRELL BYRON L	21990 BOISE RIVER RD	CALDWELL	ID	83607
R38542	LOGAN SARA	21990 BOISE RIVER RD	CALDWELL	ID	83607
R35960010	CHRISTENSEN DARELL D	22773 BOISE RIVER RD	CALDWELL	ID	83607
R38552	CHRISTENSENVILLE TRUST	21664 BOISE RIVER RD	CALDWELL	ID	83607
R35960	BRANSCOME THOMAS	21753 BOISE RIVER RD	CALDWELL	ID	83607
R38552010A	CHRISTENSEN MARK	21728 BOISE RIVER RD	CALDWELL	ID	83607
R38541	GREG L SHAW FAMILY LTD PARTNERSHIP	22993 HOWE RD	CALDWELL	ID	83607
R35953	SUNROC CORPORATION	730 N 1500 W	OREM	UT	84057
R38552012	CHRISTENSEN KENNETH I	21664 BOISE RIVER RD	CALDWELL	ID	83607
R38540	SUNROC CORPORATION	730 N 1500 W	OREM	UT	84057
R38553	CHRISTENSEN RONALD C JR	21698 BOISE RIVER RD	CALDWELL	ID	83607
R35960011	CHRISTENSEN DARELL D@@	22773 BOISE RIVER RD	CALDWELL	ID	83607
R38551	SUNROC CORPORATION	730 N 1500 W	OREM	UT	84057



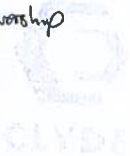
3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Bryon Garrell
21990 Base River Rd
Caldwell, ID 83607



3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Greg L Shaw Family LTD Partnership
20993 Howe Rd
Caldwell, ID 83607



3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Sarah Logan
21990 Base River Rd
Caldwell, ID 83607



3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Darell D Christensen
22773 Base River Rd
Caldwell, ID 83607



3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Kenneth Christensen
21664 Base River Rd
Caldwell, ID 83607



3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Ronald Christensen
21688 Base River Rd
Caldwell, ID 83607



3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Thomas Bransome
21753 Base River Rd
Caldwell, ID 83607



3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Christensenville Trust
21664 Base River Rd
Caldwell, ID 83607



3488 NORTH 1150 WEST
SPANISH FORK, UTAH 83600

Mark Christensen
21728 Base River Rd
Caldwell, ID 83607



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 21728 Boise River Rd		Parcel Number: R385520000
City: Notus	State: ID	ZIP Code: 83607
Notices Mailed Date: 2/22/2024	Number of Acres: 34.95	Current Zoning:
Description of the Request: Extract Sand and Gravel Aggregates		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Orlan Lund		
Company Name: Sunroc Corporation		
Current address: 7932, 10340 US-20		
City: Caldwell	State: ID	ZIP Code: 83605
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 3/4/2024	MEETING LOCATION: 21728 Boise River Road, Caldwell, ID 83607
MEETING START TIME: 5:00 pm	MEETING END TIME: 6:00 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Michael Cmedford	<i>Michael Cmedford</i>	Sunroc
2. Orlan Lund	<i>Orlan Lund</i>	Sunroc
3. Greg Shaw	<i>Greg Shaw</i>	Greg L Shaw FLP
4. Kim Christensen	<i>Kim Christensen</i>	21664 Boise Blvd
5. Darrell Christensen	<i>Darrell Christensen</i>	22773 Boise River Rd
6. Marc Christensen	<i>Marc Christensen</i>	21728 Boise River Rd
7. Bryan Jurek	<i>Bryan Jurek</i>	20996 Boise Rd
8. Carol Irving	<i>Carol Irving</i>	21702 Boise River Rd
9. DRANA CHRISTENSEN	<i>Drana Christensen</i>	21698 Boise River Rd

10. <i>Oluch Christensen</i>
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Michael C Medford
(SUPERINTENDENT SUNROC)

APPLICANT/REPRESENTATIVE (Signature): *Michael C Medford*

DATE: 3 / 21 / 2024



AGENCY ACKNOWLEDGMENT

Date: 3/4/2024

Applicant: Sunroc Corporation

Parcel Number: R385520000

Site Address: 21728 Boise River Rd, Notus, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

See email 3-14-24 Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

Applicant submitted/met for informal review.

Date: 3/6/24 Signed: _____

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

Irrigation District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Golden Gate Hwy Dist #3
See separate email - Sam Shaw 3-12-24
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

Applicant submitted/met for informal review.

Date: _____ Signed: _____

Notus - see separate acknowledgement
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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



AGENCY ACKNOWLEDGMENT

Date: 3/4/2024

Applicant: Sunroc Corporation

Parcel Number: R385520000

Site Address: 21728 Boise River Rd, Notus, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

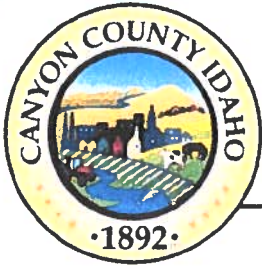
Area of City Impact

City: City of Notus

Applicant submitted/met for informal review.

Date: 3/11/2024 Signed: _____

Dennis Poulterfield, Mayor
Authorized AOC Representative
(This signature does not guarantee project or permit approval)



AGENCY ACKNOWLEDGMENT

Date: 3/4/2024

Applicant: Sunroc Corporation

Parcel Number: R385520000

Site Address: 21728 Boise River Rd, Notus, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

Applicant submitted/met for informal review.

Date: 3/15/24 Signed: _____

District: Caldwell Rural Fire Dist.

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

Highway District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

District: _____

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

Irrigation District:

Applicant submitted/met for informal review.

Date: _____ Signed: _____

District: _____

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

Area of City Impact

Applicant submitted/met for informal review.

Date: _____ Signed: _____

City: _____

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

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

From: [Anthony Lee](#)
To: [Bill King](#)
Subject: RE: Sunroc Corporation Conditional Use Permit Application Notus, ID
Date: Thursday, March 14, 2024 5:00:10 PM
Attachments: [image001.png](#)
[image002.png](#)

You don't often get email from anthony.lee@swdh.id.gov. [Learn why this is important.](#)

Hi Bill,

I send you a response on 03/12/2024.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Bill King <billking@clydeinc.com>
Sent: Thursday, March 14, 2024 8:42 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: Sunroc Corporation Conditional Use Permit Application Notus, ID

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Southwest Health District,

I am following up with my email below.

Thanks,

Bill King

From: Bill King
Sent: Tuesday, March 12, 2024 1:46 PM
To: anthony.lee@swdh.id.gov
Subject: RE: Sunroc Corporation Conditional Use Permit Application Notus, ID

From: [Sam](#)
To: [Bill King](#)
Subject: Re: Sunroc Corporation Conditional Use Permit Application Notus, ID
Date: Tuesday, March 12, 2024 9:43:59 PM

You don't often get email from sam@shawcattle.com. [Learn why this is important.](#)

Yes Bill I received this email. I'm not sure about the certificate. Thanks.

Sam Shaw
Shaw Cattle Co
208-880-9044

On Mar 12, 2024, at 1:44 PM, Bill King <billking@clydeinc.com> wrote:

Lower Centerpoint Ditch Company,

Can you please respond that you receive this email.

Thanks,

Bill King

From: Bill King
Sent: Wednesday, March 6, 2024 9:46 AM
To: sam@shawcattle.com
Subject: Sunroc Corporation Conditional Use Permit Application Notus, ID

Lower Centerpoint Ditch Company,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.

| **Bill King**

UNOFFICIAL COPY

9812155

RECORDED

Just # 2003 21008

'98 APR 6 AM 8 49

NED J KERR

CANYON CNTY RECORDER

BY *[Signature]*

[Signature]
TYPE Deed FOR 15.00

QUITCLAIM DEED

AFTER RECORDING RETURN TO:

Ina Christensen
21702 Boise River Road
Caldwell, Idaho 83605

GRANTOR:

INA SOPHIA CHRISTENSEN, a single woman.

GRANTEE:

INA SOPHIA CHRISTENSEN, AS TRUSTEE OF THE
CHRISTENSENVILLE TRUST UNDER TRUST AGREEMENT DATED APRIL 2,
1998 AND HER SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER.

GRANTEE'S ADDRESS:

21702 Boise River Road, Caldwell, Idaho 83605

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Situated in the County of Canyon, State of Idaho:

The real estate more particularly described upon Exhibit "A"
attached hereto and by this reference incorporated herein
and made a part hereof.

Subject to any encumbrances there on.

FOR VALUE RECEIVED, The above-named Grantor does hereby convey, release,
remise, and forever QUITCLAIM unto the above-named Grantee, the real property above
described, together with the appurtenances.

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

Exhibit "A"

Section 33, Township 5N Range 4 W of SW lot 6, South of Center of Drain # 6

Excepting therefrom:

A part of Government Lot 6 of Section 33, Township 5 North, Range 4 West of the Boise Meridian, more particularly described to wit:

Commencing at the Southwest corner of Section 33, Township 5 North, Range 4 West of the Boise Meridian, the INITIAL POINT;

Thence North 90 East 71 feet along the South line of said Section 33;

Thence North 3 East 331.2 feet;

Thence North 41 and 44' West 134.6 feet, to a point on the West line of said Section 33;

Thence South 0 10' East 431.2 feet along the said West line, to the initial point.

This tract is subject to a road right of way on the South 25 feet and to other existing rights of way.

Also excepting therefrom:

THIS PARCEL IS A PORTION OF GOVT LOT 6, SEC 33, T5N, R4W OF THE BOISE MERIDIAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID GOVT LOT 6 (ALSO THE SW CORNER OF SAID SEC 33); THENCE

NORTH 89 47' 46" EAST (OF RECORD NORTH 90 EAST) ALONG THE SOUTHERLY BOUNDARY OF SAID SEC 33 A DISTANCE OF 71'; THENCE

NORTH 2 47' 46" EAST (OF RECORD NORTH 3 00' EAST) A DISTANCE OF 331.20' TO THE TRUE POINT OF BEGINNING; THENCE

NORTH 41 56' 14" WEST (OF RECORD NORTH 41 44' WEST) A DISTANCE OF 127.70' TO A POINT ON THE WESTERLY BOUNDARY OF SAID SEC 33; THENCE

NORTH 0 14' 37" EAST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 305.40' TO A POINT IN THE CENTERLINE OF AN EXISTING IRRIGATION LATERAL; THENCE

NORTH 87 51' 04" EAST ALONG SAID CENTERLINE A DISTANCE OF 103.86';
THENCE

SOUTH 2 47' 46" WEST A DISTANCE OF 404.77' TO THE TRUE POINT OF
BEGINNING.

COMMENCING:

Lot 7, South of center of Drain #6

EXCEPTING THEREFROM:

Beginning at the Southeast corner of Lot 7 in Section 33, Township 5 North, Range 4 West of the Boise Meridian in Canyon County, Idaho; running thence West a distance of 1046 feet, more or less; running thence North a distance of 210 feet, more or less; running thence East a distance of 85 feet, more or less; running thence South a distance of 30 feet, more or less; running thence East a distance of 80 feet, more or less; running thence North a distance of 50 feet, more or less; running thence West a distance of 40 feet, more or less; running thence North a distance of 285 feet, more or less, to the center line of the drainage ditch of Drainage District No. 6 of the County of Canyon, in the State of Idaho, as the same is now located; running thence Southeasterly along the center line of said drain ditch to its intersection with the East boundary line of said Lot 7; running thence South along said East boundary line of said Lot 7 a distance of 306 feet, more or less, to the point of beginning;

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

Subject to any and all existing recorded or visible rights of way and easements and subject to such lawful obligations hereafter due to any and all drain, irrigation or other districts within which said property may be located.

EXCEPTING THEREFROM:

Beginning at the Southeast corner of Lot 7 in Section 33, Township 5 North, Range 4 West of the Boise Meridian, in Canyon County, Idaho;

Running thence West a distance of 1046 feet, more or less;

Thence North 210 feet, thence

Thence East 65 feet;

Thence South 210 feet;

UNOFFICIAL COPY

Thence West 65 feet, to the place of Beginning;

EXCEPTING THEREFROM:

Starting at the Southeast corner of Lot 7, in Section 33, Township 5 North, Range 4 West of the Boise Meridian in Canyon County, Idaho;

Running thence West a distance of 1185 feet, to a point of beginning;

Thence North 550 feet;

Thence West 112 feet;

Thence South 550 feet;

Thence East a distance of 112 feet to a point of beginning.

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY * * UNOFFICIAL COPY

UNOFFICIAL COPY

INSTRUMENT NO. 200326098

WARRANTY DEED

FOR VALUE RECEIVED Ina Christensen, Trustee of the CHRISTENSENVILLE TRUST Dated April 2nd, 1998.

the Grantor, does hereby grant, bargain, sell and convey unto MARK CHRISTENSEN and MARY ANN CHRISTENSEN, husband and wife,

the Grantee, whose address is 21728 Boise River Rd, Caldwell, Idaho Canyon County.

the following described premises, to-wit:

This is an agreement between Mark and Mary Ann Christensen, husband and wife and Ina Christensen, Trustee of the CHRISTENSENVILLE TRUST to enlarge the existing property as indicated below:

Starting at the Southeast Corner of Lot 7, in section 33, Township 5 North, Range 4 West of the Boise Meridian in Canyon County, Idaho; running thence West a distance of 1647 feet, to a point of beginning; Thence North 550 feet; Thence West 462 feet; Thence South 550 feet; Thence West a distance of 462 feet to a point of beginning.

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

This Deed replaced Instrument No. 901521

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

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 1st, 2003

Ina Christensen - Trustee

STATE OF IDAHO, COUNTY OF

On this 1st day of May, 2003 before me, a notary public in and for said State, personally appeared Ina Christensen

known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that SHE executed the same.

[Signature]
Notary Public

Residing at Caldwell, Idaho
Comm. Expires 4/2009

REQUEST *Mark Christensen*
 TYPE *Deed* FEE *3.00*

RECORDED
 200326098
 MAY 1 PM 1:53
 NOEL HARRIS
 CLERK

423 So. Kimball
Caldwell, Idaho 83605

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 - 10th Ave. South
Nampa, Idaho 83651

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: 82043

Date: 3/15/2024

Date Created: 3/15/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Sunroc Corporation

Comments: CU2024-0009

Site Address: 21702 BOISE RIVER RD, Caldwell ID / Parcel Number: 38552000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Modification	CU2024-0009	\$600.00	\$0.00	\$0.00

Sub Total: \$600.00

Sales Tax: \$0.00

Total Charges: \$600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	152855780	\$600.00

Total Payments: \$600.00

ADJUSTMENTS

Receipt Balance: \$0.00