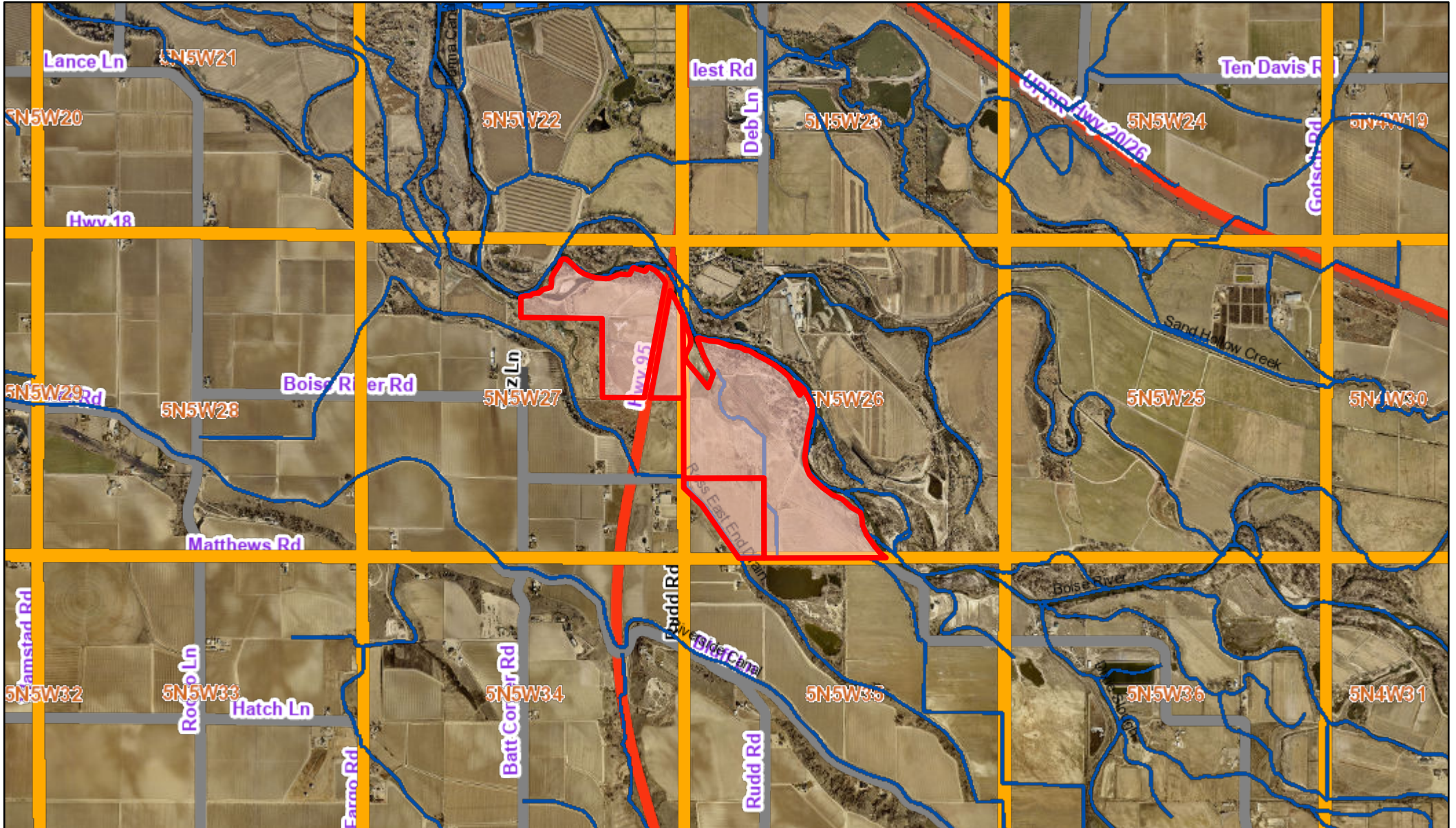
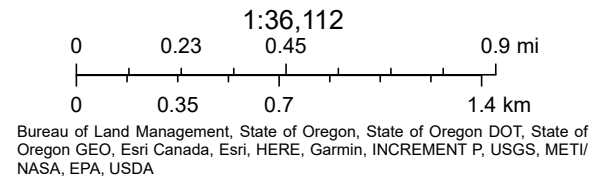


Canyon County, ID Web Map



3/12/2024, 1:46:31 PM

- Multiple Parcel Search_Query result
- City Limits
- Sections
- RAILROAD
- Current Impact Area
- Hydro_NHDFlowline
- County Boundary
- CanyonCountyRoads
 - Hwy
 - Roads
 - Rail-Trail
- CC_PrivateRoads
- Imagery_2022
 - Red: Band_1
 - Green: Band_2



MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

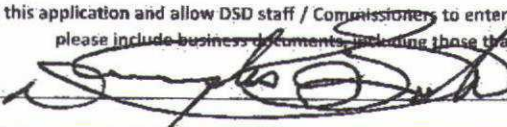
111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633




PROPERTY OWNER	OWNER NAME: BID, LLC
	MAILING ADDRESS: 777 W Main Street, Suite 900, Boise, ID 83702
	PHONE: 208 489 7488 EMAIL: douglaskbates@gmail.com

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: 

Date: 220507

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Evan Buchert
	COMPANY NAME: Premier, LLC DBA Premier Aggregates
	MAILING ADDRESS: 1500 S Washington Ave, Suite B, Emmett, ID 83617
	PHONE: 208 949 9043 EMAIL: ebuchert@premierllc.net 

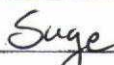
SITE INFO	STREET ADDRESS: 25706 BOISE RIVER RD, Parma, ID
	PARCEL #: 390701101 and 39054010 LOT SIZE/AREA: Apx 238 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE: 27-5N-5W NE LT 2-S OF RIVER & LT 1 IS HWY & 1S E OF HWY
	ZONING DISTRICT: Ag FLOODZONE (YES/NO): AE Floodzone. No mining will occur in floodway.


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

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

CASE NUMBER: C02022-0024

DATE RECEIVED: 5/9/2022

RECEIVED BY: 

APPLICATION FEE: \$ 850.00  MO CC CASH

Detailed Letter
Long Term Mineral Extraction Operation

Purpose:

Premier, LLC with BID, LLC is requesting that Canyon County approve a Conditional Use Permit for Long Term Mineral Extraction on Canyon County Parcel 390701101 and 39054010.

Specific Uses:

Sand and Gravel extraction and rock crushing. The property will also serve as an equipment storage facility. Material sales will be conducted on the property to local citizens and contractors. Rock crushing is intended to be intermittent and not permanent. Rock crushing is anticipated to be conducted for 4-5 months per year. A scale and scale house will be installed on the parcel which will be used to scale trucks entering and leaving the property. This proposed use is consistent with the Canyon County's comprehensive plan. This proposed use is permitted in this zone by conditional use permit.

Hours of Operation:

Proposed hours of operation are from 7AM to 7PM, Monday through Saturday.

Number of Employees:

During non-crushing months 2-3 full time employees operate the site. During crushing months, 5-7 employees will operate the site.

Proposed Improvements:

Berms will be created all around parcel creating a buffer between mineral extraction operations and neighboring properties/roadways. Natural wildlife habitat will be created after mineral extraction operations are complete. Select berms will be removed from during reclamation of the property, so as to not leave permanent and non-natural barriers around the property.

Essential Services:

Additional essential services are not necessary to be provided for this project. No additional public funding will be necessary to meet the needs of this project.

Water Sources:

Ground water and/or irrigation water will be used for dust control.

Irrigation Source:

Irrigation ditches currently exist on the parcel. Ditches will be utilized for watering of crops on non-mined areas until mining is necessary. All farming will remain in operation until area of extraction moves into farmed areas.

Sewer Sources:

No sewer sources exist on the property nor or any proposed. Porta-potties will be brought in on site and maintained by local vendors while mineral extraction operations exist on the parcel.

Legal Access:

Legal access to the property exists as the property abuts to Highway 95. Permanent ingress/egress access to operation will be applied for to ITD. If ITD requires, a Traffic Impact Study will be conducted. It is our belief that no undue interference will occur with exiting and future traffic patterns.

Number of Pickups:

Estimated volume of material sales is 150,000 CY annually. At 25CY per truck this is 6,000 trucks picking up material per year.

Mitigation of negative impacts:

- **Dust**
 - Wet dust suppression will be used on the property during operation of all rock crushers.
 - Water and/or magnesium chloride will be used on all haul roads to minimize fugitive dust.
- **Noise**
 - Berms will be constructed around crushing operations to minimize impacts of noise.
 - Rock crushing will be limited to the hours of 7AM to 7PM to minimize the impacts of noise.
- **Sight**
 - Berms will be constructed around all mineral extraction operations. Extraction activities will not be visible by neighboring properties or roadways.
- **Erosion, Sediment Control, & Stormwater Prevention**
 - If necessary, SWPPPS plans will be implemented and complied with to mitigate the potential risk of storm water runoff.
- **Fuel & Chemical Spills**
 - Fuel and chemicals will be stored and utilized in a bermed off area covered with a plastic liner which will mitigate risk of harmful seepage into the earth.
- **Long Term Impacts**
 - A reclamation plan approved by the Idaho Department of Lands has been created and will be fully complied with after mineral extraction is complete. Reclamation

will occur concurrently with mining. After reclamation, the property will exist and flourish as wildlife habitat.

- **Impact to other properties**

- The proposed use is not injurious to other properties.
- The essential character of the area will not be negatively changed as these parcels are adjacent to other gravel producing parcels.

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



LAND USE WORKSHEET

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

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

- 1. DOMESTIC WATER:** Individual Domestic Well Centralized Public Water System City
 N/A – Explain why this is not applicable: No wells are on this process and no water is needed or proposed.
 How many Individual Domestic Wells are proposed? N/A

- 2. SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: No septic exists on this parcel nor is any proposed.

- 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: Berms will be developed on property 5' high. Height: _____

- 8. STORMWATER:** Retained on site Swales Ponds Borrow Ditches
 Other: SWPPPS plans will be implemented if necessary and fully complied with.

- 9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
Ditch runs E & W on S side of property. Boise River is adjacent to parcel on N side of property.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: NA

- Residential _____ Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION: NA

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Long Term Mineral Extraction

2. DAYS AND HOURS OF OPERATION:

- Monday 7:00AM to 7:00PM
 Tuesday 7:00AM to 7:00PM
 Wednesday 7:00AM to 7:00PM
 Thursday 7:00AM to 7:00PM
 Friday 7:00AM to 7:00PM
 Saturday 7:00AM to 7:00PM
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 2- 5 employees No

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

Height: 4 ft Width: 8 ft. Height above ground: 5 ft

What type of sign: _____ Wall x Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 5

Is there is a loading or unloading area? Yes, at gravel pit for unloading and loading gravel trucks.

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: NA

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION? NA
 Building Kennel Individual Housing Other _____






3. HOW DO YOU PROPOSE TO MITIGATE NOISE? NA
 Building Enclosure Barrier/Berm Bark Collars

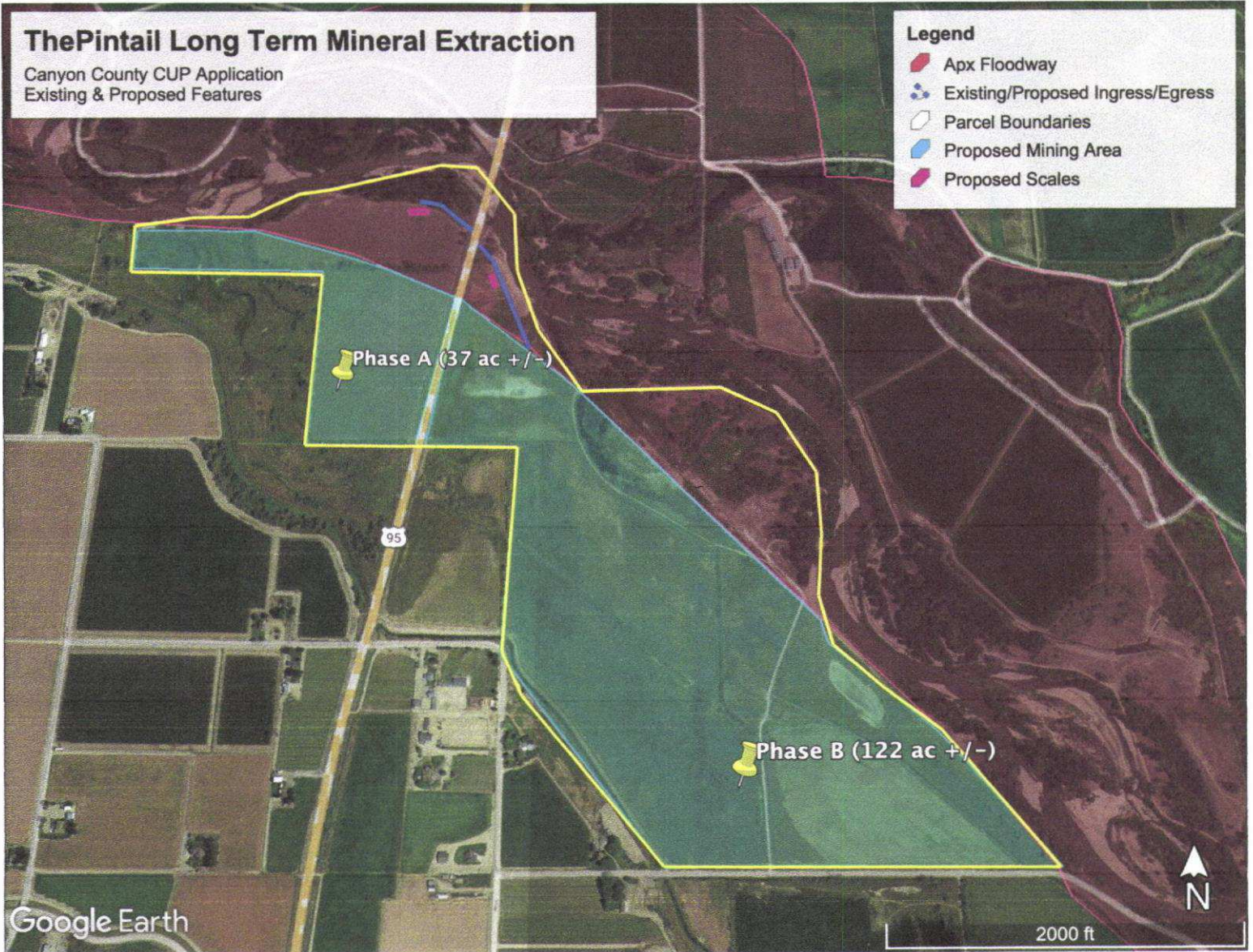
4. ANIMAL WASTE DISPOSAL NA
 Individual Domestic Septic System Animal Waste Only Septic System
 Other: _____

ThePintail Long Term Mineral Extraction

Canyon County CUP Application
Existing & Proposed Features

Legend

-  Apx Floodway
-  Existing/Proposed Ingress/Egress
-  Parcel Boundaries
-  Proposed Mining Area
-  Proposed Scales



NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

Site Address: 25706 Boise River Road		Parcel Number: 390701101 & 39054010	
City: Parma		State: ID	ZIP Code:
Notices Mailed Date: March 18, 2022		Number of Acres: 238 1/4	Current Zoning: Ag
Description of the Request: Long term Mineral Extraction			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Evan Buchert		
Company Name: Premier LLC DBA Premier Aggregates		
Current address: 1500 S Washington Ave, Suite B		
City: Emmett	State: ID	ZIP Code: 83617
Phone: 208 949 9043	Cell: " "	Fax:
Email: ebuchert@premierllc.net		

MEETING INFORMATION

DATE OF MEETING: March 29, 2022	MEETING LOCATION: Wadwick road S of Hwy 95 bridge	
MEETING START TIME: 5:30 PM	MEETING END TIME: 6:15 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Les Brenner & Wife	- Lesbrenner@ymail.com	
2. Jeff Church & Father	- church.jeff@gmail.com	
3. Dan Roberts & Wife & Son	- Dan@Idahofireoutlet.com	
4. Bill Mulder	- wjmulder@treepranches.com	
5. Evan Buchert	- ebuchert@premierllc.net	
6.		
7.		
8.		
9.		

10.
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):

Evan Buchert

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 03/29/22

**Neighborhood Meeting
Conditional Use Permit Pre-Application
Meeting Handout**

Who

- Operator – Premier Aggregates, current operator of gravel pit on adjacent parcel to the North.
- Landowner – BID, LLC

What

- Premier Aggregates will submit for a Conditional Use Permit for mineral extraction.

Where

- Parcel 39070010 and 39054010. Highway 95, Parma, Idaho.

When

- Application will be submitted to Canyon County within 6 months.
- Mining will occur when ponds to North are mined out. Estimated 5 – 8 years from now.

Why

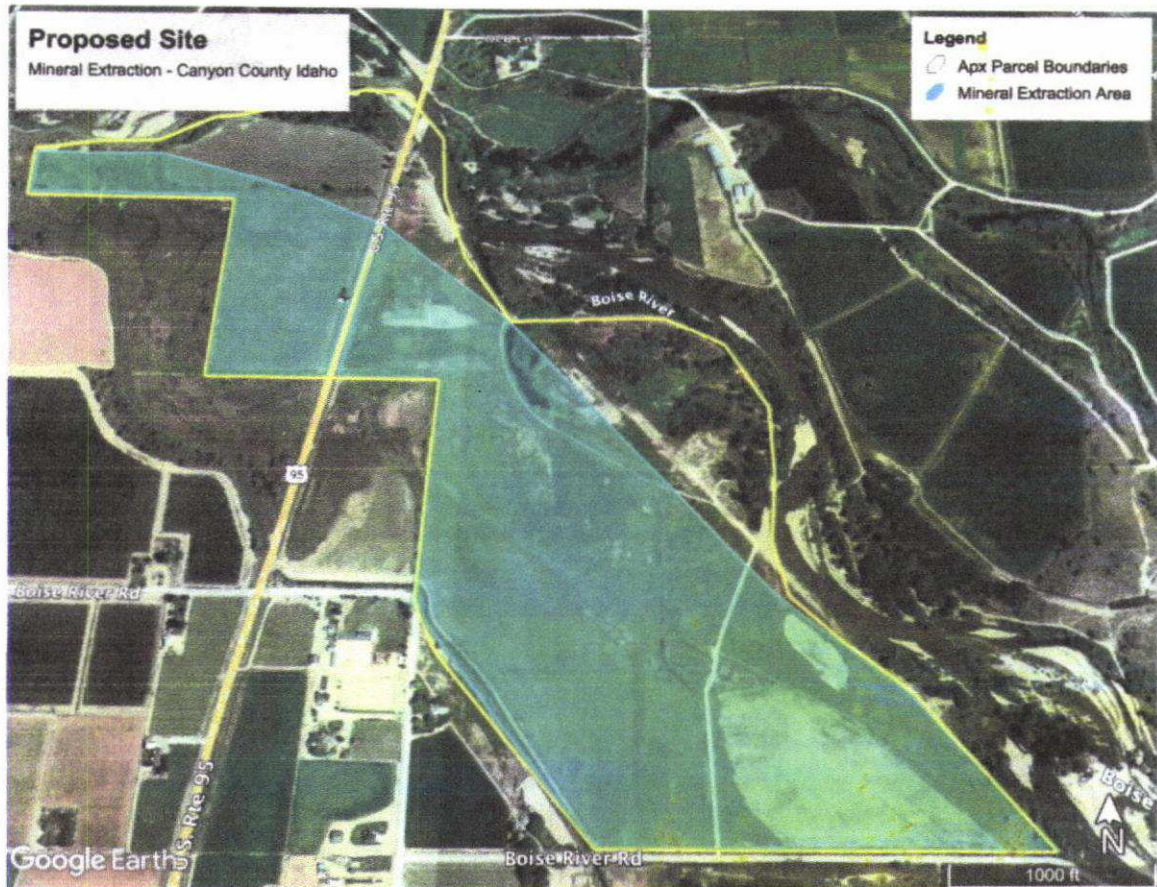
- Ponds are being created to enhance the scenic qualities and wildlife habitat of the property.
- Same goal of current gravel operation to the North.
- When finished, property will be fully reclaimed. Will have unmanicured and natural look.

How

- Ingress/egress to occur through Highway 95, not Boise River Road.
- Crushing to be done intermittently, as opposed to continuously.
 - Estimated annual crushing time to be 1 – 3 months/year.
- Estimated hours of operation are Monday – Friday, 7AM – 5PM.

Potential Concerns?

- Dust
- Traffic
- Scenic
- Noise
- Environmental
- Lights
- Other?



- Dust
- Noise
- Berms when finished / maintained
- Mining plan - phased out - beginning/middle/end.
- Timeline

lesbremen@gmail.com - Les Bremen + 1
 Church. jefb@gmail.com - Jeff Church + 1
 Dan@idahotileoutlet.com - Dan Roberts + 2
 wsmulder@treepraches.com - Bill Mulder -

TILE OUTLET OF Caldwell

Granite, Quartz
 Tile and Cabinets

We can meet All your remodel needs

3805 Cleveland Blvd
 Caldwell, Idaho 83605

Across from D & B Supply

Dan Roberts General Manager

208-453-8453 Cell 208-899-0372

dan@idahotileoutlet.com



1500 S Washington Ave
Suite B
Emmett, ID
83617

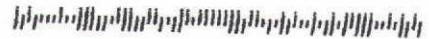
BOISE ID 836

18 MAR 2022 PM 3 L



Premier Aggregates
1500 S Washington Ave,
Suite B
Emmett, ID
83617

83617-240074



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

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 is applied.

The neighborhood Meeting details are as follows:

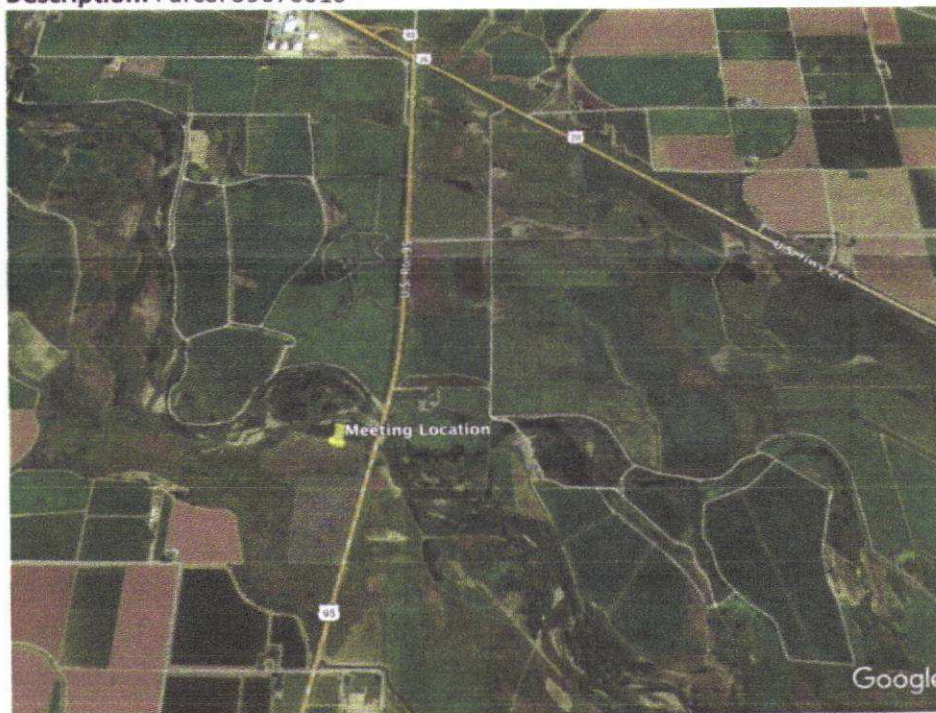
Date: March 29, 2022

Time: 5:30 PM

Location: Proposed Site (See below map)

Directions: West on dirt road immediately South of bridge crossing Boise River. Off Highway 95.

Property Description: Parcel 39070010



The project is summarized below:

Site Location: Parcel 39070010 and 39054010 (See below map)

Proposed Access: Highway 95

Total Acreage: 159 (apx)

Purpose: Mineral Extraction Conditional Use Permit Application



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 Evan Buchert at (208) 949-9043, ebuchert@premierllc.net, 1500 S Washington Ave, Suite B, Emmett, ID 83617.

Sincerely,

Evan Buchert
Premier Aggregates
March 18, 2022

NEIGHBORHOOD MEETING MAIL LIST

Neighbor	Address
Drake Ranch, LLC	1133 Shearwater Lane, Eagle, ID 83616 x
Vanderwey, August BID, LLC	Vanderwey, August, 26092 Highway 95, Parma, ID 83660 BID, LLC, 777 W Main, Ste 900, Boise, ID 83702
Tree Top Ranches LP	Tree Top Ranches LP, PO Box 8126, Boise, ID 83707
Freemyer, Mark	Freemyer, Mark 3200 Clinton Road, Emmett, ID 83617
Norberg, Marilyn	Norberg, Marilyn, 7114 Maltby Rd, Woodinville, WA 98072
Mark Allen	Mark Allen 24773 Batt Corner Road, Parma, ID 83660
Mccarty, Pat	Mccarty, Pat PO Box 1281, Parma, ID 83660
Yates, Jerry	Yates, Jerry 25125 Boise River Road, Parma, ID 83660
Sharp, Jared John	Sharp, Jared John 25009 Boise River Road, Parma, ID 83660
Church, Jeffrey	Church, Jeffrey 24982 Rudd Road, Parma, ID 83660
Unger, Samantha Kaye	Unger, Samantha Kaye 25918 Boise River Road, Parma, ID 83660
Church, Richard	Church, Richard 25785 Boise River Road, Parma, ID 83660
Shaver, Rodger	Shaver, Rodger 3172 W Deerfield Ct, Eagle, ID 83616
G O Invenstments, LLC	G O Invenstments, LLC. 1201 S Kimball Ave, Caldwell, ID 83605
Weilmunster, Mary	Weilmunster, Mary 27207 Boise River Road, Parma, ID 83660
Merill, Stanley	Merill, Stanley 25330 Boise River Road, Parma, ID 83660
PC Industries, LLC	PC Industries, LLC 1604 Industrial Way, Caldwell, ID 83605
Roberts, Daniel	Roberts, Daniel 3311 Marble Front Road, Caldwell, ID 83605

ARTICLES OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)



FILED

FEB 11 2000

1. The name of the limited liability company is: BID, LLC

2. The address of the initial registered office is: 815 E. Park Blvd., Suite 302; Boise,
(not a PO Box)

Idaho 83712

and the name of the initial registered agent at that address is: Douglas K. Bates

Signature of registered agent : _____

3. Is management of the limited liability company vested in a manager or managers?

Yes No (check appropriate box)

4. If management is vested in one or more manager(s), list the name(s) and address(es) of at least one initial manager. If management is vested in the members, list the name(s) and address(es) of at least one initial member.

Name:

Address:

Douglas K. Bates

815 E. Park Blvd., Suite 302

Boise, ID 83712

5. Signature of at least one person listed in #5 above:

Douglas K. Bates

9/30/99 Form LLC-1 pns6 Revised 6/97

Secretary of State use only

IDAHO SECRETARY OF STATE

02/17/1999 09:00
CK: 50166 CT: 20522 DI: 100000

1 @ 100.00 = 100.00 ORGAN LLC # 2

W8060



100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 767207 TK/

2021-029452	
RECORDED	
04/22/2021 03:39 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 MKEYES	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

WARRANTY DEED

For Value Received **The Tina Iest Family L.L.L.P., an Idaho Limited Partnership** hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

BID, LLC, an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 777 W Main, Suite 900 Boise, ID 83702

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO taxes and assessments for the year 2021 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or thorough inspection of the premises would show. Acceptance of this deed by Grantee and permitting it to be recorded shall act as Grantee's written acceptance of all liens, claims, encumbrances, and conditions of the premises and reliance solely on the title insurance issued to Grantee.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

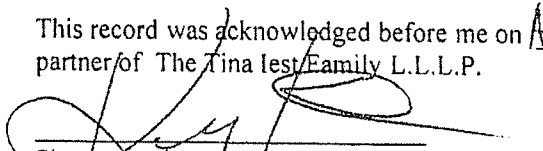
Dated: April 19, 2021

The Tina Iest Family L.L.L.P., an Idaho limited liability limited partnership

By: Tina L. Bell
Tina L Bell, General Partner

State of Idaho, County of Canyon

This record was acknowledged before me on April 22, 2021 by Tina L. Bell, as general partner of The Tina Test Family L.L.L.P.


Signature of notary public
Commission Expires: ~~2/3/2022~~ 4/5/24

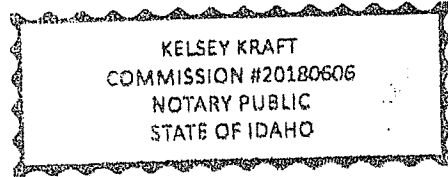


EXHIBIT A

Parcel 5:

That portion of Government Lots 5, 6 and 7 and the South 1/2 of the SW1/4 of Section 26, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho lying Southerly and Westerly of the Boise River

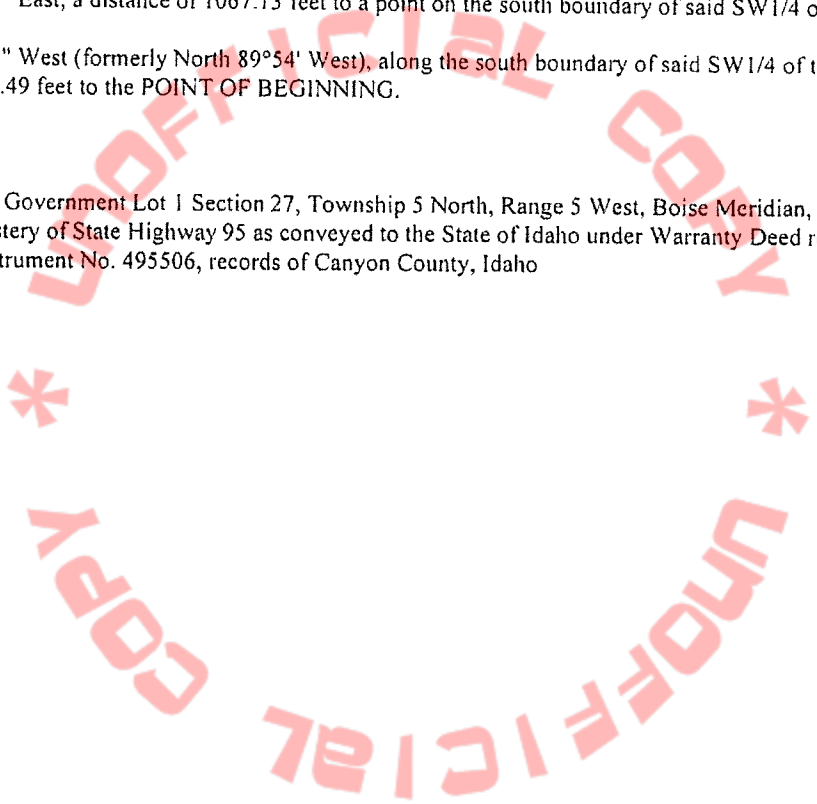
EXCEPT THEREFROM

That portion of the SW1/4 of the SW1/4 of Section 26, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the SW corner of said SW1/4 of the SW1/4 of said Section 26; thence North 0°06'00" West along the West boundary of said SW1/4 of the SW1/4, a distance of 1,160.68 feet; thence South 46°22'16" East, a distance of 411.77 feet; thence South 34°53'39" East, a distance of 1067.13 feet to a point on the south boundary of said SW1/4 of the SW1/4; thence South 89°55'06" West (formerly North 89°54' West), along the south boundary of said SW1/4 of the SW1/4 a distance of 906.49 feet to the POINT OF BEGINNING.

Parcel 6:

That portion of Government Lot 1 Section 27, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho lying Eastery of State Highway 95 as conveyed to the State of Idaho under Warranty Deed recorded December 20, 1960 as Instrument No. 495506, records of Canyon County, Idaho





100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

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SUBJECT TO taxes and assessments for the year 2021 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or thorough inspection of the premises would show. Acceptance of this deed by Grantee and permitting it to be recorded shall act as Grantee's written acceptance of all liens, claims, encumbrances, and conditions of the premises and reliance solely on the title insurance issued to Grantee.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

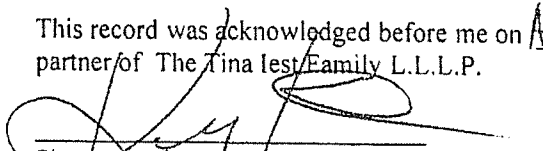
Dated: April 19, 2021

The Tina Iest Family L.L.L.P., an Idaho limited liability limited partnership

By: *Tina L. Bell*
Tina L Bell, General Partner

State of Idaho, County of Canyon

This record was acknowledged before me on April 22, 2021 by Tina L. Bell, as general partner of The Tina Test Family L.L.L.P.


Signature of notary public
Commission Expires: ~~2/3/2022~~ 4/5/24

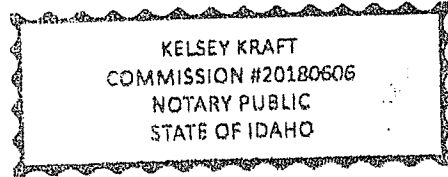


EXHIBIT A

Parcel 5:

That portion of Government Lots 5, 6 and 7 and the South 1/2 of the SW1/4 of Section 26, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho lying Southerly and Westerly of the Boise River

EXCEPT THEREFROM

That portion of the SW1/4 of the SW1/4 of Section 26, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the SW corner of said SW1/4 of the SW1/4 of said Section 26; thence North 0°06'00" West along the West boundary of said SW1/4 of the SW1/4, a distance of 1,160.68 feet; thence South 46°22'16" East, a distance of 411.77 feet; thence South 34°53'39" East, a distance of 1067.13 feet to a point on the south boundary of said SW1/4 of the SW1/4; thence South 89°55'06" West (formerly North 89°54' West), along the south boundary of said SW1/4 of the SW1/4 a distance of 906.49 feet to the POINT OF BEGINNING.

Parcel 6:

That portion of Government Lot 1 Section 27, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho lying Eastery of State Highway 95 as conveyed to the State of Idaho under Warranty Deed recorded December 20, 1960 as Instrument No. 495506, records of Canyon County, Idaho



100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2017-017926
RECORDED
05/05/2017 11:57 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 MBROWN \$16.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 616923 KD/

WARRANTY DEED

For Value Received The Tina Iest Family L.L.L.P., an Idaho limited liability limited partnership formerly known as the Tina Iest Family Limited Partnership, an Idaho limited partnership hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto BID, LLC, an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 777 W Main, Suite 900 Boise, ID 83702

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: May 3, 2017

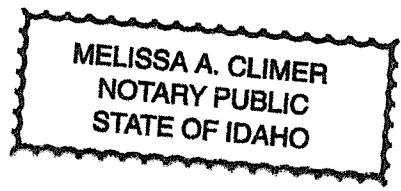
The Tina Iest Family L.L.L.P., an Idaho limited liability limited partnership formerly known as the Tina Iest Family Limited Partnership, an Idaho limited partnership

By: Tina L. Bell
Tina L. Bell, General Partner

State of Idaho, County of Canyon

On this 4th day of May in the year of 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Tina L. Bell known or identified to me to be the General Partner of the Family Limited Partnership that executed the foregoing instrument, and acknowledged to me that such Family Limited Partnership executed the same.

Residing at: _____
Commission Expires: _____



Residing in Caldwell, Idaho
My Commission Expires 8-4-2022

Parcel 1:

The East 1/2 of the SW1/4; the East 1/2 of the NW1/4 of the SW1/4; the SW1/4 of the SW1/4; the SW1/4 of the SE1/4 and the NW1/4 of the SE1/4 of Section 23, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho
AND

Government Lots 1, 2 and 3 and the NE1/4 of the NW1/4 of Section 26, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho

EXCEPT THEREFROM that portion conveyed to State of Idaho in Warranty Deed recorded December 14, 1961 as Instrument No. 510238, records of Canyon County, Idaho

AND ALSO EXCEPT THEREFROM

This parcel is situated in the South Half of Section 23, Township 5 North, Range 5 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 23; thence

South 0° 08' West a distance of 2233.58 feet along the East boundary of said Northwest Quarter of the Southeast Quarter and Southwest Quarter of the Southeast Quarter of said Section 23; thence, traversing the Easterly boundary of a certain irrigation ditch,

North 24° 47' 40" West a distance of 92.50 feet; thence

North 44° 45' 20" West a distance of 132.20 feet; thence

North 64° 38' 40" West a distance of 186.50 feet; thence

North 56° 40' 10" West a distance of 108.15 feet; thence

North 42° 19' 30" West a distance of 102.08 feet; thence

North 28° 10' 30" West a distance of 112.10 feet; thence

North 13° 53' 20" West a distance of 172.90 feet; thence

North 8° 56' 40" East a distance of 425.10 feet; thence

North 20° 15' 10" West a distance of 51.50 feet; thence

North 37° 24' 10" West a distance of 162.62 feet; thence

North 34° 47' 50" West a distance of 424.90 feet; thence

North 63° 49' West a distance of 174.35 feet; thence

South 84° 31' West a distance of 67.72 feet; thence

North 69° 52' 10" West a distance of 126.25 feet; thence

North 53° 12' 10" West a distance of 127.40 feet; thence

North 33° 31' 20" West a distance of 159.00 feet; thence

North 6° 17' 40" West a distance of 309.30 feet to the point of intersection with the North

boundary of the South Half of said Section 23; thence

North 89° 53' 40" East a distance of 97.39 feet along the North boundary of the South Half of said Section 23 to the Center of said Section; thence

South 89° 53' 40" East along the North boundary of the South Half of said Section 23 a distance of 1320.88 feet to the REAL POINT OF BEGINNING.

AND ALSO EXCEPT THEREFROM

That portion of the NE1/4 of the NW1/4 and the SE1/4 of the NW1/4 (Government Lot 3) of Section 26, Township 5 North, Range 5 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at the Northwest corner of the NE1/4 of the NW1/4 of said Section 26; thence South 0° 03' 00" East, along the West boundary of said NE1/4 of the NW1/4, a distance of 458.20 feet to the TRUE POINT OF BEGINNING; thence

South 81° 03' 00" East, a distance of 256.00 feet; thence

South 38° 10' 30" East, a distance of 298.00 feet; thence

North 82° 29' 30" East, a distance of 274.00 feet; thence

South 0°03'00" East, a distance of 807.23 feet; thence
North 88°05'00" West, a distance of 708.93 feet to a point on the West boundary of said SE1/4 of the
NW1/4 (Government Lot 3); thence
North 0°03'00" West, along the West boundary of said SE1/4 of the NW1/4(Government Lot 3) and the
NE1/4 of the NW1/4, a distance of 1021.80 feet to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPTING THEREFROM

That portion of Government Lot 3 of Section 26, Township 5 North, Range 5 West, Boise Meridian,
Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of the NE1/4 of the NW1/4; thence South 0°03'00" East along the
West boundary of said NE1/4 of the NW1/4 and Government Lot 3 a distance of 1480.00 feet to the TRUE
POINT OF BEGINNING; thence
South 88°05'00" East, a distance of 575.04 feet; thence
South 26°58'00" East, a distance of 519.40 feet; thence
South 63°02'00" West, a distance of 162.58 feet; thence
North 70°49'27" West, a distance of 704.14 feet to a point on the West boundary of said Government Lot
3; thence
North 0°03'00" West, along the West boundary of said Government Lot 3, a distance of 324.60 feet to the
TRUE POINT OF BEGINNING.

Parcel 2;

Government Lots 7 and 8, Section 25, Township 5 North, Range 5 West, Boise Meridian, Canyon County,
Idaho

Parcel 3:

Government Lots 7, 8 and 9; the SE1/4 and the SE 1/4 of the SW1/4 of Section 26, Township 5 North,
Range 5 West, Boise Meridian, Canyon County, Idaho

EXCEPT THEREFROM that portion lying Westerly and Southerly of the Northeasterly line of the Boise
River

Parcel 4:

Government Lot 1 and that portion of Lot 2 lying Southerly of the Boise River in, Section 27, Township 5
North, Range 5 West, Boise Meridian, Canyon County, Idaho

EXCEPT THEREFROM:

That portion lying Easterly of the Westerly line of State Highway 95 as conveyed to the State of Idaho in
Warranty Deed recorded December 20, 1960 as Instrument No. 495506, records of Canyon County,
Idaho.



100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 767207 TK/

2021-029452	
RECORDED	
04/22/2021 03:39 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 MKEYES	\$15.00
TYPE: DEED	
PIONEER TITLE CANYON - CALDWELL	
ELECTRONICALLY RECORDED	

WARRANTY DEED

For Value Received **The Tina Iest Family L.L.L.P., an Idaho Limited Partnership** hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

BID, LLC, an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 777 W Main, Suite 900 Boise, ID 83702

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To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

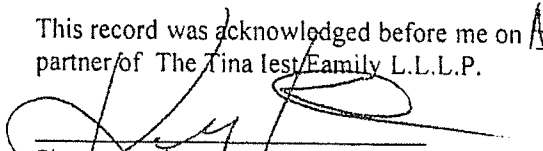
Dated: April 19, 2021

The Tina Iest Family L.L.L.P., an Idaho limited liability limited partnership

By: *Tina L. Bell*
Tina L Bell, General Partner

State of Idaho, County of Canyon

This record was acknowledged before me on April 22, 2021 by Tina L. Bell, as general partner of The Tina Test Family L.L.L.P.


Signature of notary public
Commission Expires: ~~2/3/2022~~ 4/5/24

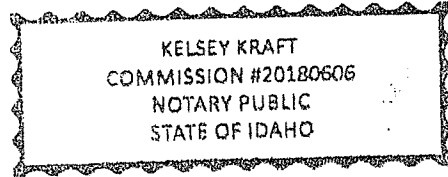


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EXCEPT THEREFROM

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Parcel 6:

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CONDITIONAL USE PERMIT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site Plan showing existing and proposed site features
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$850 non-refundable fee, \$550 for a modification

NOTE:

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

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

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

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

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

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 74302

Date: 5/9/2022

Date Created: 5/9/2022

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Premier Aggregates

Comments: CU2022-0024 location R39070110 0, R39054010 0 25706 Boise River Rd Parma

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2022-0024	\$850.00	\$0.00	\$0.00

Sub Total: \$850.00

Sales Tax: \$0.00

Total Charges: \$850.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	6553	\$850.00

Total Payments: \$850.00

ADJUSTMENTS

Receipt Balance: \$0.00