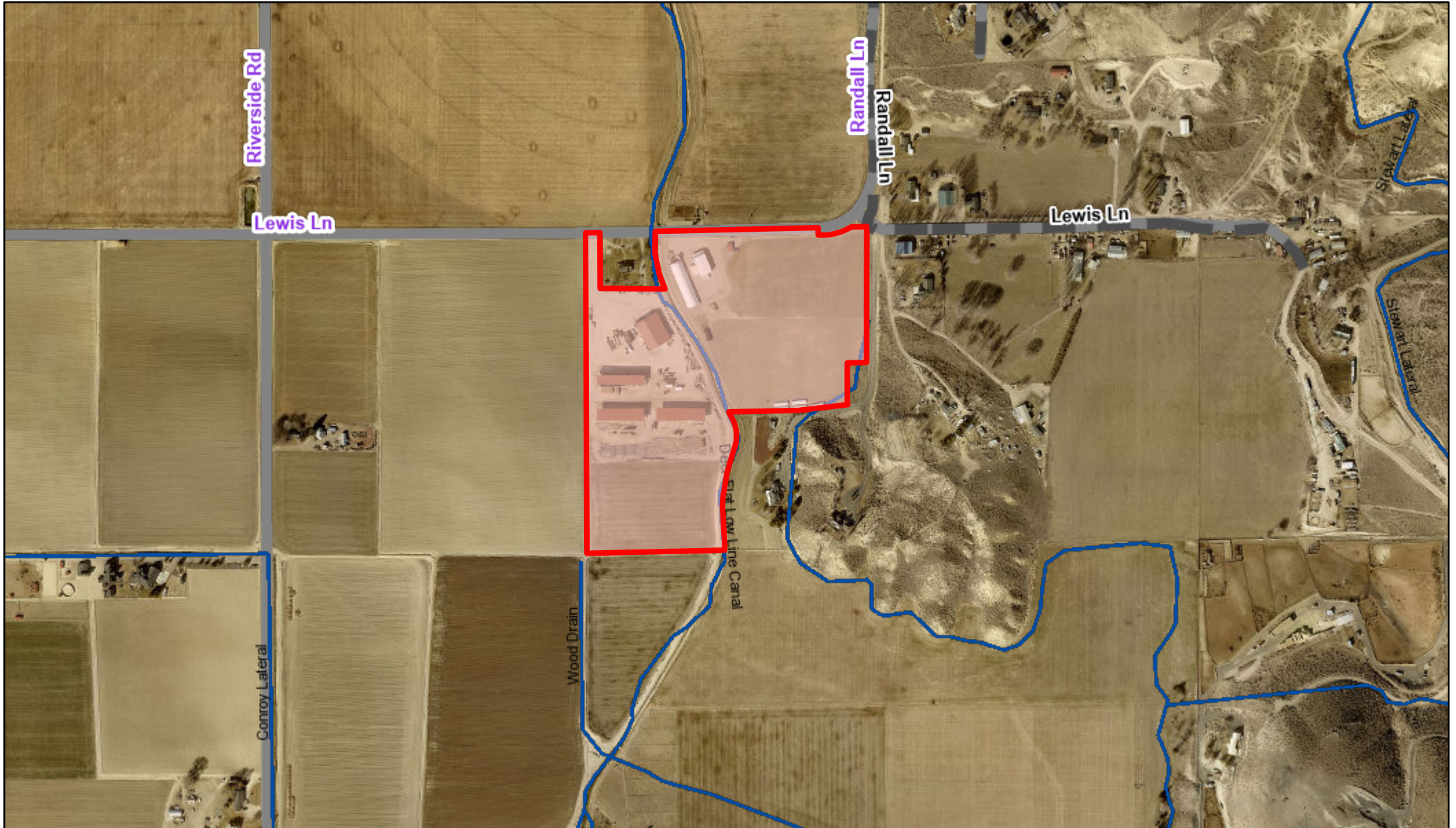


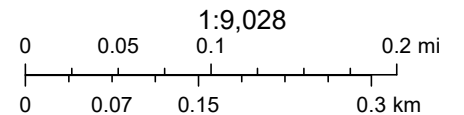
# Canyon County, ID Web Map



4/2/2024, 10:22:44 AM

- Multiple Parcel Search \_Query result
- Hydro\_NHDFlowline
- CanyonCountyRoads
- Roads
- CC\_PrivateRoads
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3

Imagery\_2022



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

# MCINTYRE PASTURES

## CONDITIONAL USE PERMIT



Figure 1 - Aerial View of McIntyre Pastures Farm Store



# 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	✓	✓
Letter of Intent (see standards on next page)	✓	✓
Site Plan (see standards on next page)	✓	✓
Operation Plan (see standards on next page)	✓	✓
Land Use Worksheet	✓	✓
Neighborhood Meeting sheet/letter completed and signed	✓	✓
Proof of application/communication with the following agencies:	✓	✓
Southwest District Health	✓	
Irrigation District	✓	
Fire District	✓	
Highway District/ Idaho Transportation Dept.	✓	
Area of City Impact (if applicable)	N/A	
Deed or evidence of property interest to the subject property	✓	✓
<b>Fee: \$950.00</b> <b>\$600.00 (CUP Modification)</b>	\$ 950 .00	
**Fees are non-refundable**		

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

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

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

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



## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: McIntyre Farms, K & L Properties, Agent: Ben McIntyre	
	MAILING ADDRESS: 10478 Riverside Rd Caldwell ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p><b>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.</b></p> <p>Signature: <u>Ben McIntyre</u> Date: <u>03/25/2024</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Brent Orton	
	COMPANY NAME: Orton Engineering, LLC	
	MAILING ADDRESS: 17338 Sunnydale Place, Caldwell, ID 83607	
	PHONE: (208)350-9422	EMAIL: brentorton@ortonengineers.com

<b>SITE INFO</b>	STREET ADDRESS: 17995 Lewis Ln, Caldwell, ID 83607	
	PARCEL NUMBER: 30154000 0	
	PARCEL SIZE: 25.91 Acres	
	REQUESTED USE: Conditional Use Desired for Agritourism Special Events Venue	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agricultural

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER: <u>CU 2024-0010</u>	DATE RECEIVED: <u>4/2/24</u>
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: <u>\$950</u> CK MO <u>CC</u> CASH

## STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
<p>A scaled drawing showing:</p> <ul style="list-style-type: none"> <li>✓ The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.</li> <li>- 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.</li> </ul>
<p>Operation Plan to include:</p> <ul style="list-style-type: none"> <li>✓ 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.</li> </ul>

LETTER OF INTENT – CCZO Section 07-07-05
✓ State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
✓ Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
✓ Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
✓ Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
✓ Demonstrate legal access
✓ Address potential impacts to existing or future traffic patterns.
✓ Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
✓ If the use will create impacts, provide measures to mitigate impacts.

***For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:***

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

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

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

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

<b>MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Show 300' setbacks from any property line	N/A	
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		

<b>STAGING AREA (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
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.	N/A	



Orton Engineering  
17338 Sunnydale Place  
Caldwell, ID 83607  
(208) 350 - 9416  
brentorton@ortonengineers.com

## Letter of Intent

Farm Store/Events - Conditional Use Permit  
Owner: K & L Farm Properties, LLC  
McIntyre Farms Agent: Ben McIntyre  
17995 Lewis Lane,  
Caldwell Idaho 83607

March 14, 2024

Canyon County Development Services  
111 North 11<sup>th</sup> Ave  
Caldwell, ID 83605

**Subject: Letter of Intent for Conditional Use Application for Agritourism Special Event Venue**

Dear Canyon County Development Services and Planning and Zoning Commission or Hearing Examiner:

Orton Engineering is representing McIntyre Farms in seeking a Conditional Use Permit for an agricultural store and special events venue in Caldwell, Idaho.

### **Owner Information:**

**McIntyre Farms, Incorporated, 10478 Riverside Road, Caldwell, ID 83607**

Owner Parcel Information:

Parcel ID: 30154000 0

Legal Description: 18-2N-3W NW GOVT LT 1 IN NWNW LS TX 00162, 04505, 19570 & LS A PT OF RD ON N

Deeded Acres: 25.91 Acres

Zone: Agricultural

### **Nature of Request**

McIntyre Farms is a multi-generational family farm in Canyon County. Their superior quality farm products have been featured in local restaurants, local farm to fork events, as well as local and national grocery stores.



Figure 1 - McIntyre Family

The McIntyre s are leaders in no-till and natural farming practices. They are a staple in Canyon County's Agricultural nature and heritage. Their state of the practice farming is a strong attraction for agritourism on the local and national stage. An example of state of the art farming practices in the use of Chicken Tractors used for no-till soil conditioning can be seen in Figure 2



Figure 2 McIntyre Pastures Chicken Tractors Conditioning Soil in Cow Pasture



McIntyre Farms/McIntyre Pastures constructed an engineered steel building (R&M Steel) with the intent to use the building for packaging eggs and freezer storage. The building was equipped with an accessible bathroom and the family determined to use the front bay of the building for a small store space. The McIntyre Farm has become a desired location for occasional Farm-to-Fork dinners which have been held in the pasture near the building. Excerpts from Destination Caldwell's "Idaho Fresh" and "Agventure Trail" pages are shown below in Figure 3 and Figure 4 with a view of the store featured in Figure 3.

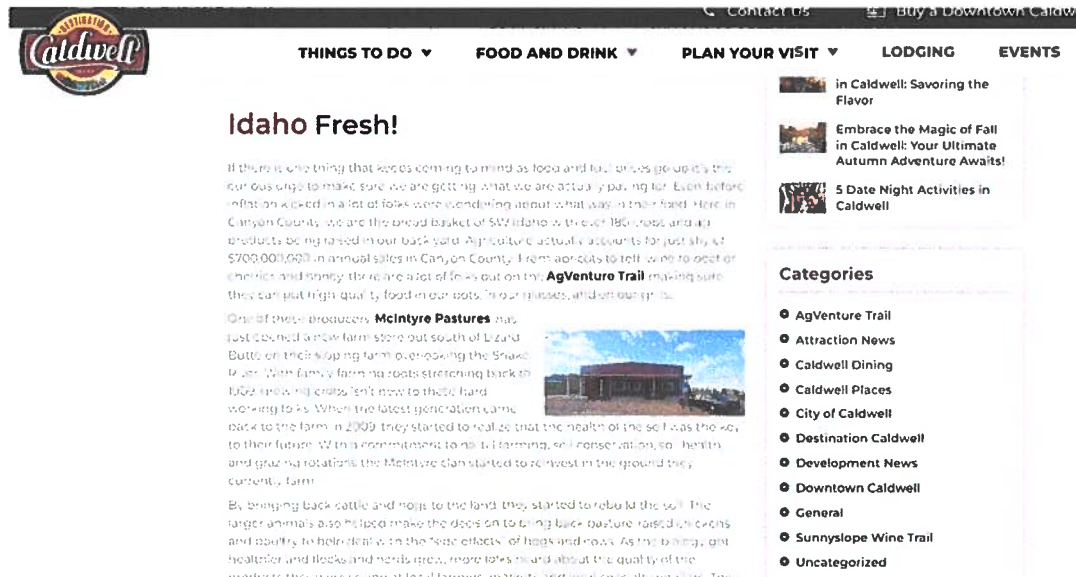


Figure 3 Excerpt from Destination Caldwell Webpage Featuring McIntyre Pastures Farm Store and Wholistic Farming Practices (<https://www.destinationcaldwell.com/idaho-fresh/>, Accessed 14Feb2024)

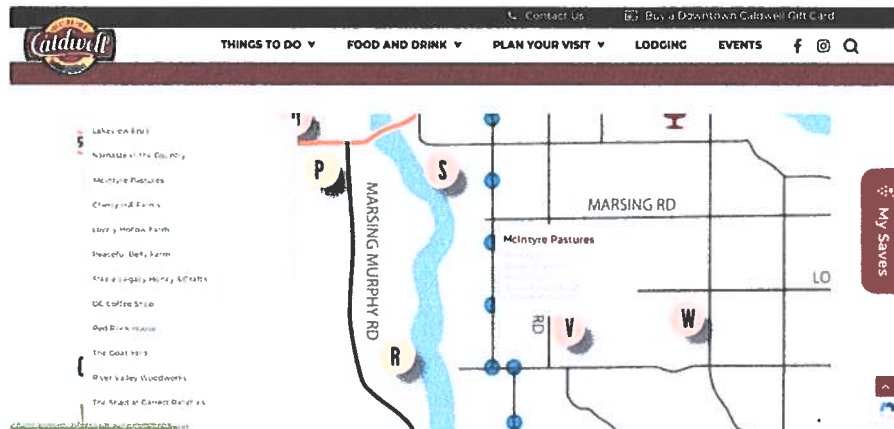


Figure 4 Destination Caldwell Agventure Trails Website Featuring McIntyre Pastures (and Several Others); <https://www.destinationcaldwell.com/things-to-do/agventure-trail/>; Accessed 15Feb2024



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 17995 Lewis Lane,  
 Caldwell Idaho 83607

Currently, the onsite store use, Agri-tours, farm-to-fork events, and even the egg packaging do not have a secure allowance under County Code (although the County Staff Team is exploring modifications to the code to facilitate these types of uses). To comply with County Code as it currently exists, McIntyre Farms/McIntyre Pastures is requesting a Conditional Use Permit for a Special event venue that performs these functions (Tours of farm and packaging operations, Farm-to-Fork and Agritourism events, and onsite sales).



## Description of Operations

The McIntyre’s store operates from 8 a.m. to 6 p.m. Monday – Saturday, with occasional extended hours for Agritourism and events. There are two full-time employees that run the store.

The store sells eggs, meat, and produce, as well as cooperative produce and dairy from other farms. Incoming deliveries to the farm are incidental, and shipments from the farm are picked up and delivered by the McIntyre farm truck, which is equipped with a refrigeration unit. Currently, no semis are involved in outgoing shipments from the store (Note that the McIntyre Farms Hay operation routinely employs the use of semi’s for hay collection and delivery, although not a part of this application).

Employees park behind the store. Customer parking is available in front of the store and can be expanded into the pasture for tours and events. The delivery rig parks in front of the freezers as seen in Figure 5.



Figure 5 - Aerial View of McIntyre Pastures Farm Store

### **Character of the Area**

McIntyre Farms is located west of Lizard Butte and North of the Snake River in a historically agricultural area. Farms, pastures, orchards, and homesteads surround their farm. This is an ideal agritourism setting that highlights and promotes appreciation for Canyon County's agricultural history and heritage. McIntyre Farms acclaimed and innovative farming practices make further make their operation a gem for Idaho and Canyon County.

### **Potential Impacts to Property in the Immediate Vicinity**

The McIntyre Farms store is already functioning and has not produced any known complaints, expressions of concern, or noticeable negative impacts of any kind. The noise generated by the store and its freezer fans is less than the already existing noise produced by farm operations. Dust levels are considerably less than a typical farm because of the innovative farming practices which the McIntyres use and are renowned for (no-till drilling, cover crops, etc.). During farm-to-fork events, there is an increase in traffic and noise to the area, but parking is sufficient, and events



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conclude before 10 p.m. Agri-tours and farm-to-fork events typically attract around 50 people (an estimated 15 to 20 vehicles).

### **Utilities**

Water is available through a shared well. An ADA-accessible restroom facility is located within the McIntyre store. Sewer is by an individual septic system that has been constructed and approved by Southwest District Health. The approved septic permit is included in the application packet. Drainage for parking is retained on site and drainage for the rest of the project is within the farm's historic drainage and irrigation return flow rights.

### **Legal Access**

McIntyre Farms received an approach permit for the proposed use on the 9<sup>th</sup> of February, 2023 and placed a bond for construction improvements. A copy of the approach permit is included in the application package. The asphalt parking and driveway approach work was completed, approved by Nampa Highway District #1, and the bond has been released/returned.

### **Potential Impact to Existing or Future Traffic Patterns**

Lewis Lane has no outlet current outlet and is not planned for future extension to the East, so there is limited impact to existing and future traffic patterns. Typically, there are 10-15 visitors per day. As mentioned earlier, events typically attract around 50 people. Orton Engineering believes these events would generate approximately 36 vehicle trips<sup>1</sup>, generally occurring outside peak traffic hours (both event and store traffic).

### **Potential Impact to Essential Services**

There are no appreciable impacts to essential services that have come to light with the current operation.

### **Alignment with Goals and Policies of the Comprehensive Plan**

Highlights from among the goals and polices of the 2030 Comprehensive Plan are included below followed by ways in which this project aligns with, encourages, or fulfills goals, policies, and actions of the Comprehensive Plan.

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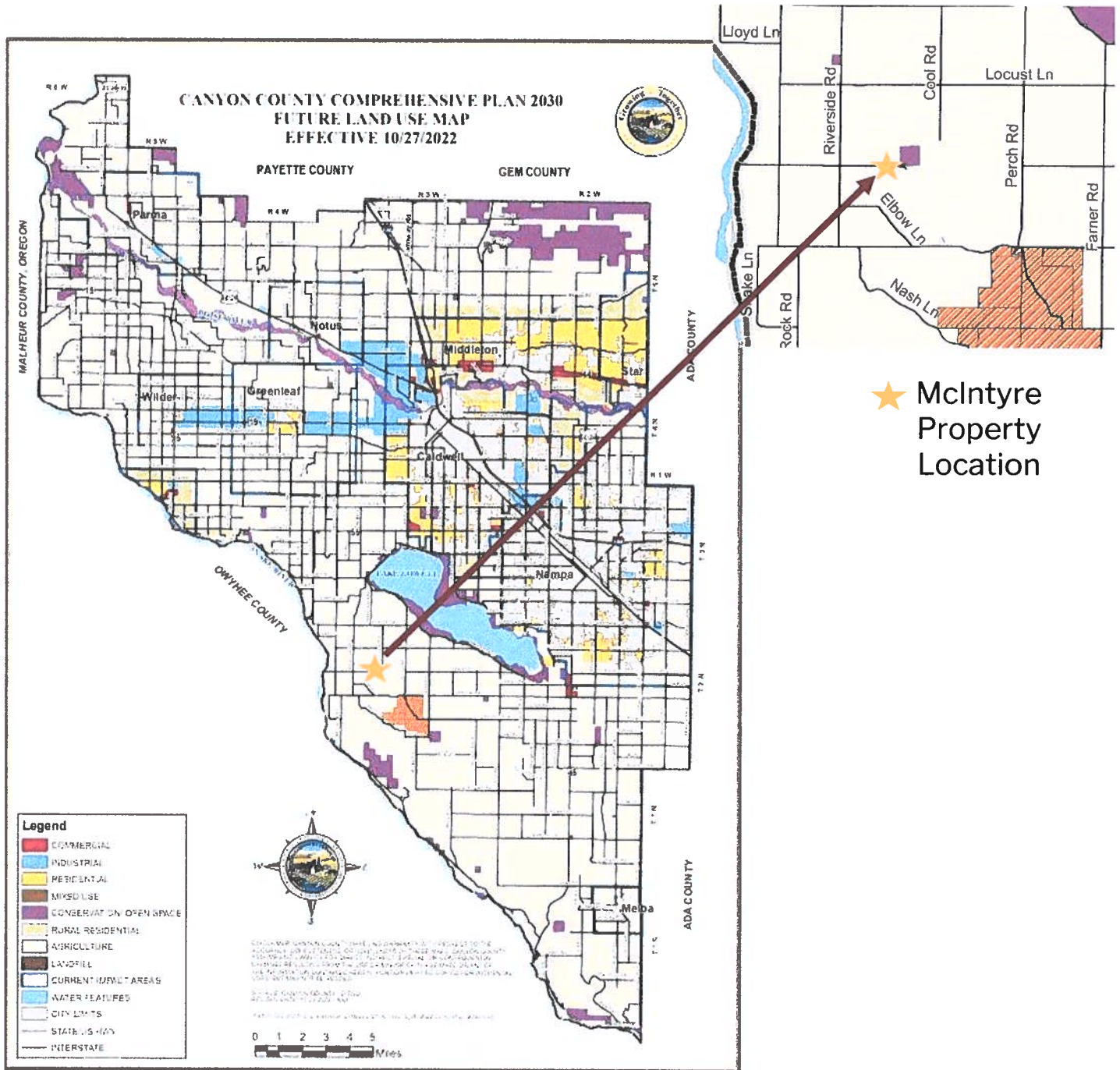
<sup>1</sup> As defined by the Institute of Transportation Engineers, a trip is one arrival or departure of a vehicle, so 36 trips for an event would mean 18 vehicles came to the event and then left. Vehicle occupancy is higher for event traffic so that an attendance of 50 people could mean 15 to 20 vehicles while store traffic would be expected to be individual customers.



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★ McIntyre Property Location

Figure 6 Canyon County Comprehensive Plan Map, with Location and Vicinity Context.



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- *"G3.03.00 – Develop and work with organizations on improving tourism in the County."*
  - o Canyon County has worked with Destination Caldwell in promotion of tourism in the County. McIntyre Farms has been a partner since the founding of Destination Caldwell.
- *"P3.03.03 Identify opportunities for visitor services and attractions through agritourism to enhance and support the County's agricultural heritage."*
  - o McIntyre Farm's national attention for farming practices and consistent presence in Caldwell and Canyon County align well with this policy.
- *"G3.04.00 Increase Agricultural-based and supportive businesses."*
  - o The presence of an excellent, generationally anchored businesses like McIntyre Farms is a bulwark of this plan goal.
- *"P3.04.01 Build Canyon County as the premier location for agricultural-based businesses of all sizes"*
  - o McIntyre Farm's attention on the regional and national stage related to cutting edge farming practices and agritourism are a huge boost to Canyon County's ag-business scene. Their presence and that of other agricultural event businesses encourage growth in this sector in Canyon County. Further, they bring awareness, enjoyment, and appreciation of the public at large.
- *"P4.01.01 Maintain a balance between residential growth and agriculture that protects rural character."*
  - o This project builds appreciation and widely accepted value for agricultural businesses as part of our long-term community character.
- *"G4.05.00 Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy."*
- *"P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators"*
  - o Promoting a project such as this allows for fulfillment of Goal G4.05.00 in economy and even the variety that has come to be a part of the McIntyres outstanding farming practices (like using animals to fertilize and condition the soil for pasture and crops, farm stores that promote appreciation for agriculture and provide fresh product sources directly to the County-wide community, etc.). Policy P4.05.01 is referenced here in terms of this conditional use permit application that will confirm the ability to generate, package, and sell farm products – an essential opportunity for promoting our agricultural economy and limiting hardships on our agricultural sector.
  - o Confirming the opportunity for the farm store and events associated with this application anchors the farm as a critical facet of our community landscape and ensures its future.
- *"G5.04.00 Protect and improve soil health to sustain and promote plant, animal, and human health."*
  - o Our observations of McIntyre Farms farming practices show sustainable innovations that foster animal health, soil health and sustainable productivity, and production of healthy food for the Canyon County community and beyond. These practices also protect against erosion and soil loss, supporting Policy P5.04.02.
- *"G9.02.00 Expand outdoor recreation offerings and access in Canyon County"*
  - o Recreation and outdoor activities have ubiquitously been associated with improved well being and mental health. Agritourism opportunities like tours and farm to fork events occur right on the farm



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and in McIntyre’s case, right in the McIntyre Pastures. These are wonderful opportunities for fun and recreation that would continue to be supported by an approval of this application.

- “G12.01.00 Protect agricultural lands for long-term agricultural production...”
  - o The innovation that has allowed operations like McIntyre Farms to be a multi-generational business, blooming and prospering, should be protected, allowed, and facilitated. This may be one of the best ways to preserve agricultural uses in the long term. Further, farms creating publicly desired agritourism opportunities, whole food sourcing, and recreational opportunities may be one of the best ways to create public support for protecting our agricultural resources.
- “G12.05.00 Support the promotion of the significance of agriculture through educational initiatives.”
  - o This is an apt goal for protecting agricultural uses because it creates public buy-in. We believe this application promotes hands on education, exposure, and public buy-in in fulfillment of this goal.

### Neighborhood Meeting

A neighborhood meeting was held on the 28<sup>th</sup> of November, 2023 at the McIntyre Farm store. This meeting was attended by several neighbors. The sign-up sheet is included in the application package. The neighbors’ reception of the project was positive. The store is already in operation, and several of the neighbors are customers. The McIntyre’s desire to bring their operation into compliance with county code and become eligible for a sign permit for the store and issuance of an official address for the store building.

Neighborhood meeting attendees were provided an opportunity to sign a petition of support if they wished. All attendees signed the petition in support.

No concerns were expressed.

\*\*\*

Thank you for your consideration of our application. Please let us know if you have further questions.

Respectfully,

Brent L. Orton, PE  
 Orton Engineering, LLC

NOT OFFICIAL  
SEE ORIGINAL IN RECORDER'S  
OFFICE

2019-039839

RECORDED

08/27/2019 01:06 PM



CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=1 LBERG \$5.00  
SURVEY  
SKINNER LAND SURVEY

CURVE TABLE

NO	RADIUS	CENTRAL ANGLE	LENGTH	CHD BEARING	CHORD
C1	258.24'	130.732°	59.16'	S30.71°W	59.03'
C2	432.38'	7.2824°	56.02'	S13.2338°W	55.98'
C3	149.05'	44.4435°	116.40'	S51.558°E	113.46'
C4	95.47'	62.1450°	103.72'	S52.3108°W	98.69'
C5	125.47'	38.3825°	84.62'	N64.2018°E	83.02'

LINE TABLE

NO	BEARING	LENGTH
L1	N88.4451°E	50.01'
L2	N63.107°W	76.36'
L3	N15.0937°W	83.68'
L4	N20.1636°E	64.28'
L5	S6.2635°E	20.00'
L6	S88.4451°W	80.53'
L7	S0.2801°W	29.47'
L8	S9.4057°W	69.84'
L9	S17.0619°W	77.51'
L10	S27.3818°E	32.94'
L11	N88.4451°E	59.10'
L12	N20.4853°W	69.99'
L13	N00.440°E	53.91'

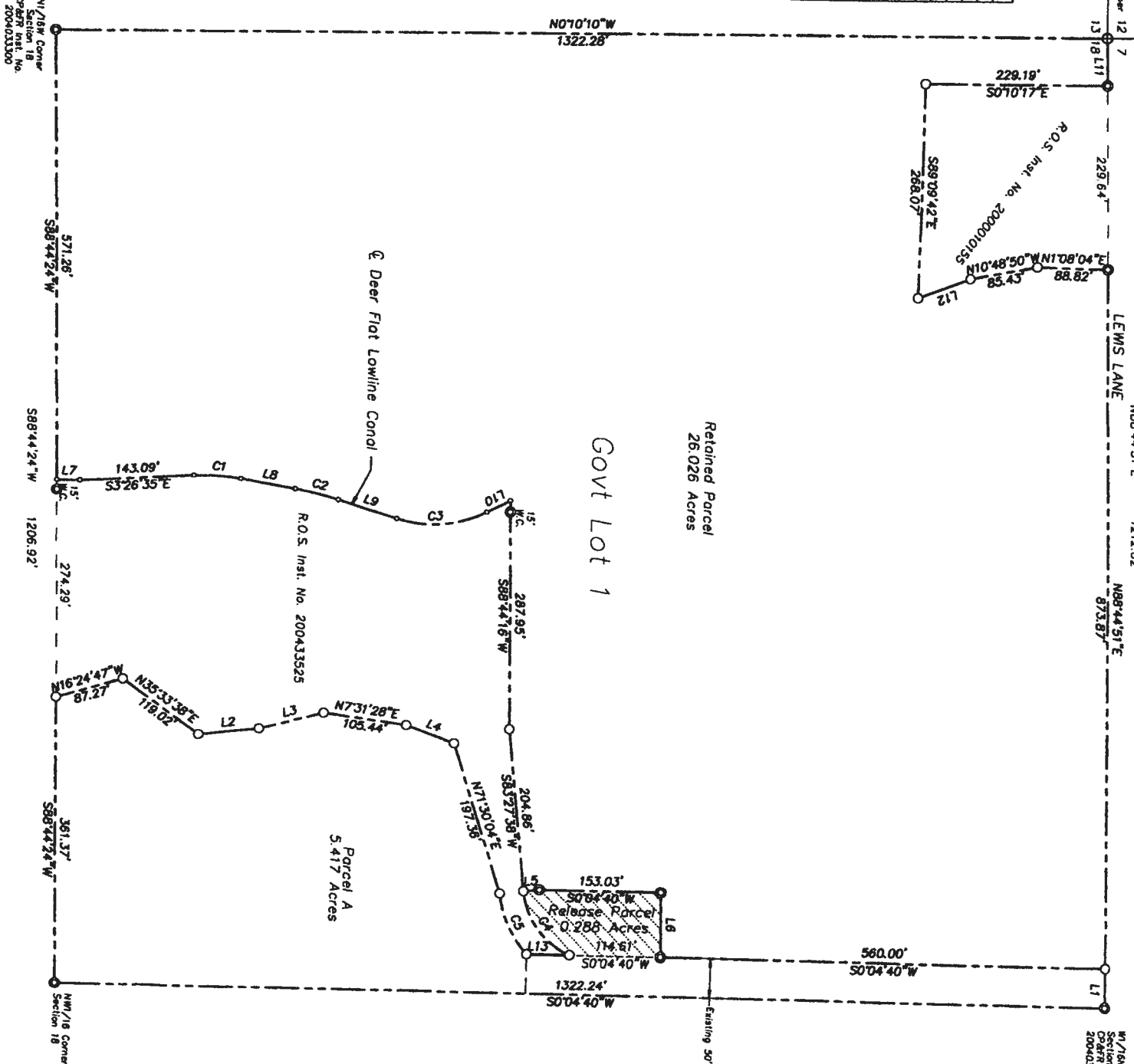
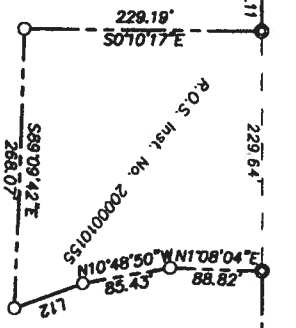
RECORD OF SURVEY

A PORTION OF GOVERNMENT LOT 1 IN SECTION 18,  
TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
CANYON COUNTY, IDAHO

BAISIS OF BEARING  
121.62°

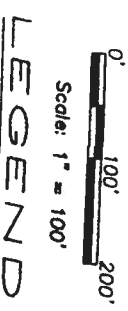
NW Section Corner  
Section 18  
Twp 2N, R3W  
201603390

NW 1/8 Corner  
Section 18  
Twp 2N, R3W  
200403303



Reference Surveys:  
Inst. No. 2007008834  
Inst. No. 2016035691

Reference Deeds:  
Inst. No. 2009054497  
Inst. No. 2009047398  
Inst. No. 2009047343



- LEGEND
- ALUMINUM CAP MONUMENT - FOUND
  - 5/8" REBAR - FOUND
  - 1/2" REBAR - FOUND
  - CALCULATED POINT
  - PROPERTY BOUNDARY LINE
  - SECTION/ALIQUOT PART LINE
  - W.C. WITNESS CORNER

**Surveyor's Narrative:**  
This survey was performed at the request of Loren McIntyre to execute a property boundary adjustment and also map that property which needs to be released from a deed of trust. The boundary was previously established as shown on Record of Survey Inst. No. 2007008834 which is held. This boundary matches the deeds cited.

CERTIFICATION

I, Thomas J. Weiland, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, that this map is an accurate representation of said survey, and that it is in conformity with the Corner Perpetuation Act, Idaho Code 55-1601 through 55-1612.



LOREN MCINTYRE

INDEX No. 234-18-4-4-0-00-00  
SURVEY FOR

Drawn By: TJW  
Date: Aug. 15, 2019  
Surveyed By: TJW  
Job No. A1519

**Skinner Land Survey**  
Precision Land Surveys, P.C.  
1764 S. Sand Hollow Road  
Caldwell, Idaho 83407  
(208)-454-0833  
WWW.SKINNERLANDSURVEY.COM





Parcel: R30298010 0  
 Legal: 12-2N-4W SE E 1/2 SE 1S TX 98455  
 Owner: K & L Farm Properties, LLC  
 Deed: Inst. No. 2009047397  
 0 Riverside Rd. Caldwell, Idaho  
 77.86 Acres  
 Zoned: Agricultural

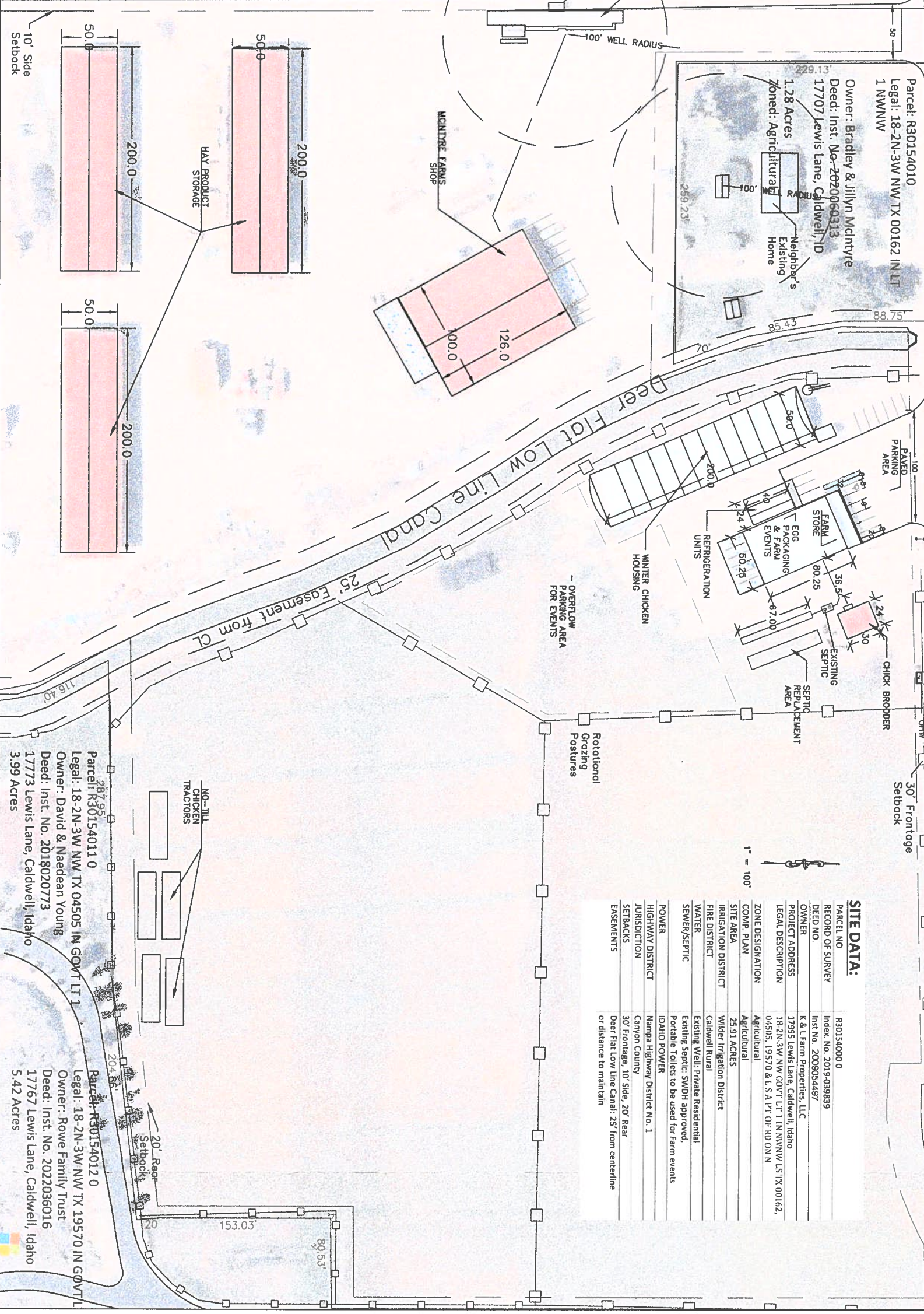
# CONDITIONAL USE PERMIT McIntyre Pastures

25.91 ACRE PORTION OF NORTH WEST SECTION 18,  
 TOWNSHIP 2 NORTH, RANGE 3 WEST, BOISE MERIDIAN,  
 CANYON COUNTY, IDAHO, 2024

Parcel: R30026000 0  
 Legal: 07-2N-3W NW GOVT LT 2 L1S TX 2, GOVT LT 3 L1S TX 2, 6, 7 & 05750, GOVT LT 4 L1S TX 05750, L5 RD AND .15 AC IN SE CORNER  
 Owner: K & L Farm Properties, LLC  
 Deed: Inst. No. 2010019508  
 0 Riverside Rd. Caldwell, Idaho  
 92.5 Acres Zoned: Agricultural

Parcel: R30154010  
 Legal: 18-2N-3W NW TX 00162 IN LT 1 NW/NW

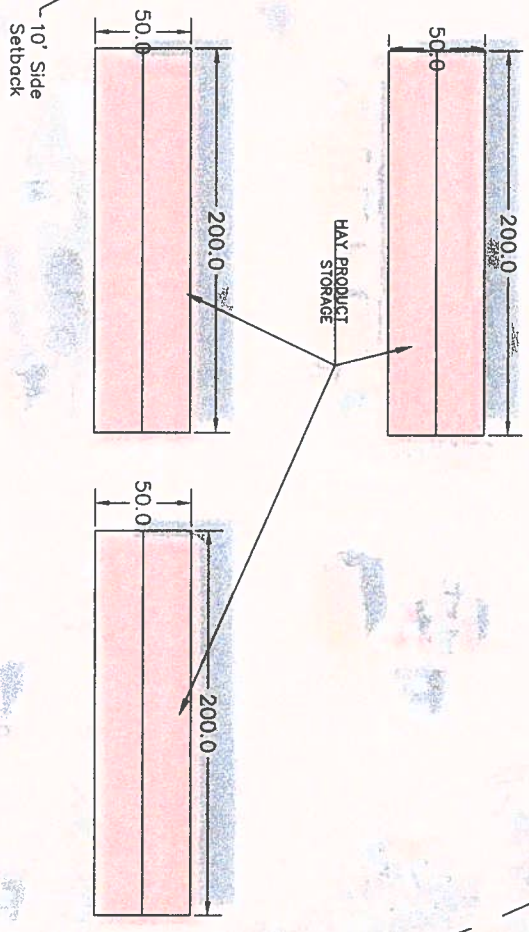
Owner: Bradley & Jillyn McIntyre  
 Deed: Inst. No. 2020060313  
 17707 Lewis Lane, Caldwell, ID  
 1.28 Acres  
 Zoned: Agricultural



**SITE DATA:**

PARCEL NO.	R30154000 0
RECORD OF SURVEY	Index No. 2019-039839
DEED NO.	Inst No. 2009054497
OWNER	K & L Farm Properties, LLC
PROJECT ADDRESS	17995 Lewis Lane, Caldwell, Idaho
LEGAL DESCRIPTION	18-2N-3W NW GOVT LT 1 IN NW/4 L5 TX 00162, 04505, 19570 & L5 A PT OF RD ON N
ZONE DESIGNATION	Agricultural
COMP PLAN	Agricultural
SITE AREA	25.91 ACRES
IRRIGATION DISTRICT	Wilder Irrigation District
FIRE DISTRICT	Caldwell Rural
WATER	Existing Well: Private Residential
SEWER/SEPTIC	Existing Septic: SWDH approved, Portable Toilets to be used for farm events
POWER	IDAHO POWER
HIGHWAY DISTRICT	Nampa Highway District No. 1
JURISDICTION	Canyon County
SETBACKS	30' Frontage, 10' Side, 20' Rear
EASEMENTS	Deer Flat Low Line Canal: 25' from centerline or distance to maintain

Parcel: R30304000 0  
 Legal: 13-2N-4W NE N1/2 NE  
 Owner: K & L Farm Properties, LLC  
 Deed: Inst. No. 2009047397  
 9836 Riverside Rd. Caldwell, Idaho  
 80 Acres  
 Zoned: Agricultural



Parcel: R30154011 0  
 Legal: 18-2N-3W NW TX 04505 IN GOVT LT 1  
 Owner: David & Naedean Young  
 Deed: Inst. No. 2018020773  
 17773 Lewis Lane, Caldwell, Idaho  
 3.99 Acres

Parcel: R30154012 0  
 Legal: 18-2N-3W NW TX 19570 IN GOVT LT 1  
 Owner: Rowe Family Trust  
 Deed: Inst. No. 2022036016  
 17767 Lewis Lane, Caldwell, Idaho  
 5.42 Acres

SITE PLAN  
 SPECIAL EVENT  
 VENUE



**ORTON ENGINEERING**  
 Designing the Future

17338 Sunnydale Place  
 Caldwell, Idaho 83607  
 Phone: 208 350 9422  
 brentorton@ortonengineers.com

**McIntyre Pastures**  
 EST 1910

No.	Revision/Issue	Date

Owner/Developer:  
 McIntyre Farms  
 Property: K L Farm Properties, LLC  
 10478 Riverside Rd  
 Caldwell, ID 83607

Project Name and Address  
 McIntyre Pastures/Farms CUP  
 17995 Lewis Lane  
 Caldwell, ID 83607

Project: 2301 MF-SpceV  
 Date: 13Mar2024  
 Scale: 1" = 100'  
 Sheet: G-01

March 14, 2024

**Subject: Operations Plan for Conditional Use Application for Agritourism Special Event Venue**



Figure 1 - Aerial View of McIntyre Pastures Farm Store

## **Description of Operations**

McIntyre Farms is a multi-generational family farm in Canyon County.

"We are McIntyre Pastures. Our family has been farming since 1910 in the Marsing/Caldwell area. Our dad/grandpa raised hogs, had a small dairy, watermelons, seed crops, and more. Eventually due to a death in the family, rising interest rates and other factors, we got heavily into forage farming and custom haying. But about 15 years ago that all started changing when we started our pursuit of no-till farming. Our dad's favorite implement, the plow, was replaced by the no till drill, we planted cover crops, and started using our cattle to graze the refuse. We added poultry and pigs, pasture grasses, grow cover crop seeds and forage, and direct sell eggs, pork, beef, chicken, duck, turkey and more directly to the public." ([McIntyre Pastures Facebook Page](#), 18 Dec 2023)



Figure 2 McIntyre Family Team

McIntyre Pastures sells their products through home delivery, several pickup locations throughout the Treasure Valley and a farm store that is open six days a week. The McIntyre's store sells eggs, meat, and produce, as well as cooperative produce and dairy from other farms. The McIntyre's store operates from 8 a.m. to 5 p.m. Monday – Saturday, with occasional extended hours for agritourism, classes and special events. Recent classes that have been held at their farm include sausage making, soap making, lard rendering, making bone broth, and more. The McIntyre Farm has also become a desired location for occasional Farm-to-Fork dinners as part of agritourism. These dinners are held in the pasture near the farm store.

## Time Requirements

Each member of the McIntyre Family team gives full time efforts to their role at the farm, such as planting, harvesting, grinding grain, loading hay, caring for animals, egg preparation, teaching and preparing for classes, delivery of farm goods, farmer's markets and running farm operations.

Specific to the store, there are two full-time employees that run the farm store.



Orton Engineering  
17338 Sunnydale Place  
Caldwell, ID 83607  
(208) 350 - 9416  
[brentorton@ortonengineers.com](mailto:brentorton@ortonengineers.com)



Farm Store/Events - Conditional Use Permit  
Owner: K & L Farm Properties, LLC  
McIntyre Farms Agent: Ben McIntyre  
17995 Lewis Lane,  
Caldwell Idaho 83607

Employees park behind the store. Customer parking is available in front of the store and can be expanded into the pasture for tours and events. The delivery rig parks in front of the freezers to the west of the store.

## Commencement of the Operation

Operations are currently in action and the conditional use permit would allow the operations to continue and expand with the approval of Canyon County Development Services. McIntyre Farms is a multi-generational family farm in Canyon County that began in 1909. About 15 years ago changes were made to the farm to pursuit of no-till farming and regenerative farming practices and pasture raised animals. McIntyre Pastures has been selling their products directly from the farm, at farmer's markets and at pickup locations from their refrigerated truck.

The McIntyre Pastures' Farm Store was built in 2021 to create a designated place for egg washing and preparation, freezers to store meat for sell, and a storefront for selling farm products. It also is the location for agritourism events and classes held on average 1 to 4 times a month.

## Hours of Operation

McIntyre Farms is open six days a week. Monday – Friday from 9:00 am to 5:00 pm, and Saturday from 9am – 3pm.

## Noise Levels

The noise generated by the store and its freezer fans is less than the already existing noise produced by current farm operations. During farm-to-fork events, there is an increase in traffic and noise to the area, but parking is sufficient, and events conclude before 10 p.m. Agri-tours and farm-to-fork events typically attract around 50 people (an estimated 15 to 20 vehicles).

## Dust Levels

Dust levels are considerably less than a typical farm because of the innovative farming practices which the McIntyres use and are renowned for (no-till drilling, cover crops, etc.). The store parking lot is paved asphalt which reduces dust from traffic, and additional parking is on gravel parking area or on grass pasture.

## Air & Water Quality

Mobile Chicken tractors are used to for rotational grazing of pasture, which reduces the buildup of chicken waste. Chicken manure from the winter shelter is composted south of the chicken winter

home. Residential Well Water is piped to the store and chicken shelters. The store septic area and animal composting areas are much further than 100' from any well.



Figure 3 McIntyre Pastures Chicken Tractors Conditioning Soil in Cow Pasture

## Raw Material Delivery

Most materials and products sold are generated on site. Incoming deliveries to the farm are incidental. Shipments from the farm are picked up and delivered by the McIntyre farm truck. The farm truck is equipped with a refrigeration unit to protect the meat and food products.



Figure 4: Refrigerated Delivery Truck and Store Refrigeration

Currently, no semis are involved in outgoing shipments from the store (Note that the McIntyre Farms Hay operation routinely employs the use of semis for hay collection and delivery, although not a part of this application).

All perishable food products are stored in Farm Store Refrigeration units or Large Walk-in Freezer.

## Finished Product & Marketing

All eggs are thoroughly washed, inspected and packaged on site.

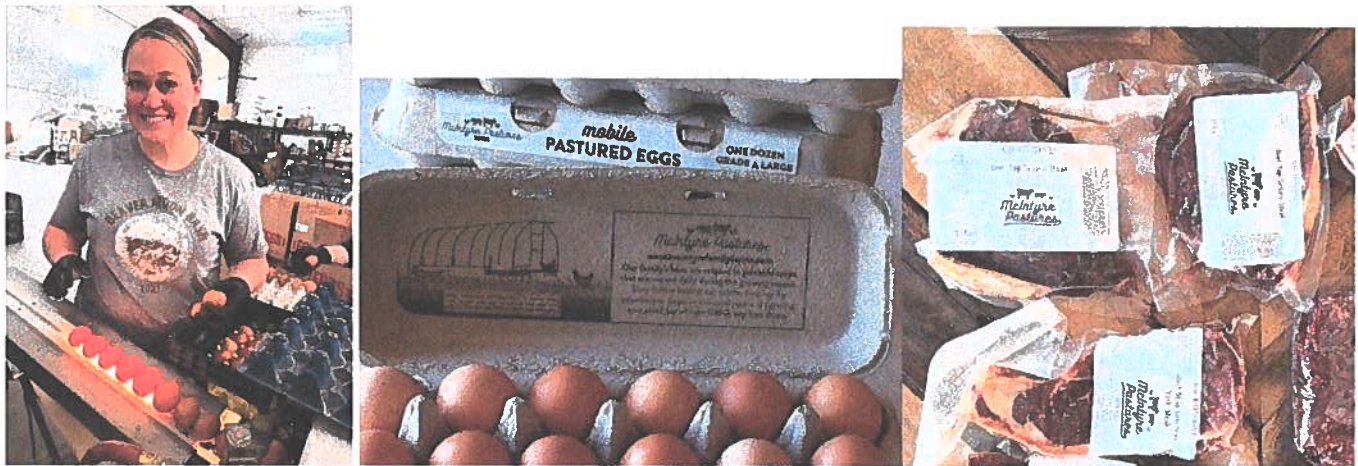


Figure 5 Egg Packaging Operation and Egg & Meat Labels

All meat is processed and packaged in partnership with USDA approved butchers to meet USDA's Food Safety and Inspection Services Standard for resell. McIntyre Pastures also partners with neighboring farms to sale farm products at their store. All farm products are labeled clearly, identifying the product ingredients, the farm they are produced by and other important information.

Marketing is led by Maria McIntyre and includes the McIntyre Pastures website:

<https://mcintyrefamilyfarms.com/>, newsletter, [Facebook page](#), [Instagram](#) and [YouTube](#) channel.

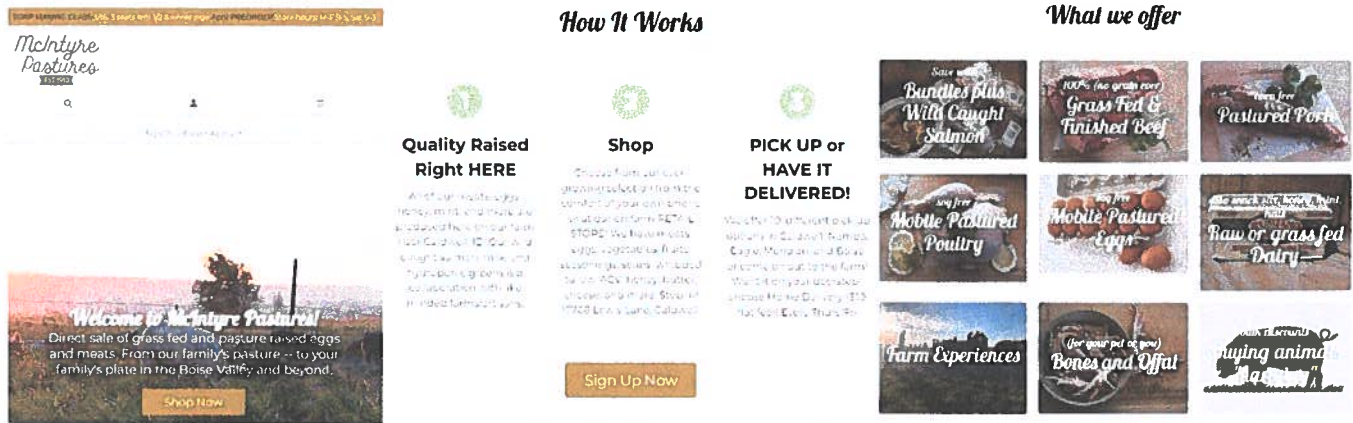


Figure 6: McIntyre Pastures Website



Farm Store/Events - Conditional Use Permit  
 Owner: K & L Farm Properties, LLC  
 McIntyre Farms Agent: Ben McIntyre  
 17995 Lewis Lane,  
 Caldwell Idaho 83607

McIntyre Farms has also been featured in several articles and Treasure Valley promotionals including [BoiseDev: Caldwell farm bringing meat, fresh produce to the Treasure Valley since 1910](#), Feb. 3, 2024, and Destination Caldwell (see Figure 7 below)

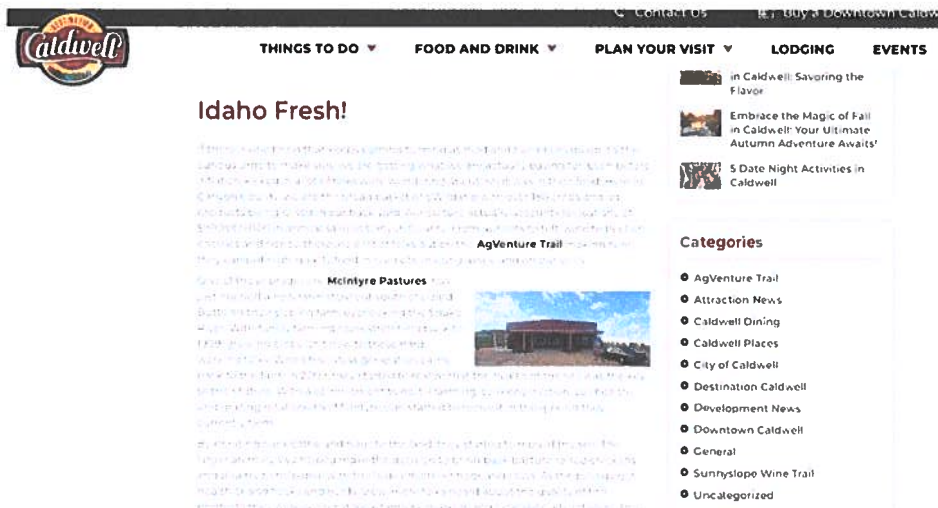


Figure 7 Excerpt from Destination Caldwell Webpage Featuring McIntyre Pastures Farm Store and Wholistic Farming Practices (<https://www.destinationcaldwell.com/idaho-fresh/>, Accessed 14Feb2024)

## Site Improvements

McIntyre Farms is constantly improving their site. As part of their building permit for the farm store, they installed SWDH septic, brought in power, and extended water lines. They have installed freezer units and grain storage. They have paved the parking area and installed an approach with a permit and approval of the Highway district (included in this packet). Grain storage has been added for their chicken operation. Landscaping - including planting trees and installing grow boxes in front of the store have been added. The McIntyre Family team continue to look for ways to improve their site and their farm to meet their family and farm goals and needs.

## Public and Private Facilities

All facilities are shown on the site plan for this application, including the farm store and egg packaging facility, chicken brooder, winter housing and mobile chicken tractors. The original McIntyre Farm Shop and Hay storage facilities are also shown.

## Public Amenities

Parking is available onsite for store patrons. An ADA-accessible restroom facility is located within the McIntyre store as well as an accessible van parking stall and accessibility isle. Employee parking



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 17338 Sunnydale Place  
 Caldwell, ID 83607  
 (208) 350 - 9416  
[brentorton@ortonengineers.com](mailto:brentorton@ortonengineers.com)



Farm Store/Events - Conditional Use Permit  
 Owner: K & L Farm Properties, LLC  
 McIntyre Farms Agent: Ben McIntyre  
 17995 Lewis Lane,  
 Caldwell Idaho 83607

## Operations Plan

is in the south of the store. Additional overflow parking is available in the graveled area and pasture just south of the store. Parking is sufficient and farm-to-fork events typically attract around 50 people (an estimated 15 to 20 vehicles). Classroom space is available in the Farm Store behind the store front for hands-on educational offerings, and the pasture green space near the store is utilized for Farm to Fork dinners and events.

### Utilities

The Farm Store facility is insulated and has power, A/C and heat. Water is available through a shared residential well. Drainage for parking is retained on site and drainage for the rest of the project is within the farm's historic drainage and irrigation return flow rights. Sewer is by an individual septic system that has been constructed and approved by Southwest District Health. The approved septic permit is included in the application packet. An ADA accessible bathroom is available in the Farm Store and for larger events on-site portable restrooms will be brought in.

### Infrastructure

McIntyre Farms is accessed from Riverside Road via Lewis Lane and has no outlet current, and an outlet is not planned for future extension to the East, so there is limited impact to existing and future traffic patterns. Typically, there are 10-15 visitors per day. As mentioned earlier, events typically attract around 50 people. Orton Engineering believes these events would generate approximately 36 vehicle trips<sup>1</sup>, generally occurring outside peak traffic hours (both event and store traffic).

### Legal Access

McIntyre Farms received an approach permit for the proposed use on the 9<sup>th</sup> of February 2023 and placed a bond for construction improvements. A copy of the approach permit is included in the application package. The asphalt parking and driveway approach work was completed, approved by Nampa Highway District #1, and the bond has been released/returned.

Please let us know if you have further questions.

Respectfully,

Brent L. Orton, PE, Orton Engineering, LLC

<sup>1</sup> As defined by the Institute of Transportation Engineers, a trip is one arrival or departure of a vehicle, so 36 trips for an event would mean 18 vehicles came to the event and then left. Vehicle occupancy is higher for event traffic so that an attendance of 50 people could mean 15 to 20 vehicles while store traffic would be expected to be individual customers.



# 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: \_\_\_\_\_  
 How many Individual Domestic Wells are proposed? Existing Well Only, None New Proposed

2. **SEWER (Wastewater)**  Individual Septic  Centralized Sewer system  
 N/A – Explain why this is not applicable: (Septic is approved and in service; Portable Toilets for Events)

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

4. **IF IRRIGATED, PROPOSED IRRIGATION:**  
 Pressurized  Gravity Gravity to Pressure System from Kuna Mora Canal

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: Existing Ag Fencing Height: 4 ft generally

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)  
Irrigation Only, Deerflat Lowline Canal bisects Subject Parcel, - no alteration needed

**RESIDENTIAL USES**

1. NUMBER OF LOTS REQUESTED: \* N/A

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

2. FIRE SUPPRESSION: \*Access Only - Approved by Fire District - Approval Checklist Included

Water supply source: Well

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

1. SPECIFIC USE: Agritourism Special Event Venue - Ag Operation Tours, Farm to Fork, Ag Product Sales

2. DAYS AND HOURS OF OPERATION:

- Monday 9 am to 5 pm
- Tuesday 9 am to 5 pm
- Wednesday 9 am to 5 pm
- Thursday 9 am to 5 pm
- Friday 9 am to 5 pm
- Saturday 9 am to 3 pm
- Sunday Closed to \_\_\_\_\_

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

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

Height: ~4 ft Width: ~20 ft. Height above ground: ~12 ft

What type of sign:  Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \*See Attached Page with Examples

5. PARKING AND LOADING:

How many parking spaces? 21 (inc. unloading and employee parking) + Overflow Parking Spaces

Is there is a loading or unloading area? Yes

- 12+ space in front of store, 1 ADA Van space with accessibility aisle
- 3 spaces for loading and unloading in front of Freezer
- 6 spaces for employees behind farm store
- Additional overflow parking on gravel area and pasture south of store as shown in the site plan for larger Farm Events.

**ANIMAL CARE-RELATED USES**

1. **MAXIMUM NUMBER OF ANIMALS:** 2,400 chickens for winter housing in adjacent building

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?** Pasture, Chicken Tractors, Chicken Barn  
 Building     Kennel     Individual Housing     Other

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**  
 Building     Enclosure     Barrier/Berm     Bark Collars  
Chick Brooder, Mobile Chicken Tractors, and Winter Chicken Housing

4. **ANIMAL WASTE DISPOSAL**  
 Individual Domestic Septic System     Animal Waste Only Septic System  
 Other: Regenerative Agricultural Practices - Minimal to No Unused Waste

# Proposed Signage - McIntyre Pastures

## #1: Above Store Front Gable

- Estimated Size: 4' X 20'
  - o Example Sign shown below for visualization – Final sign design yet to be determined.



## #2. Existing Road Sign

- Approximate Size: 3' x 5'





# NEIGHBORHOOD MEETING INSTRUCTIONS

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



### 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)

# Neighborhood Notification Map

Parcel No. R30154

Buffer Distance 600 Feet

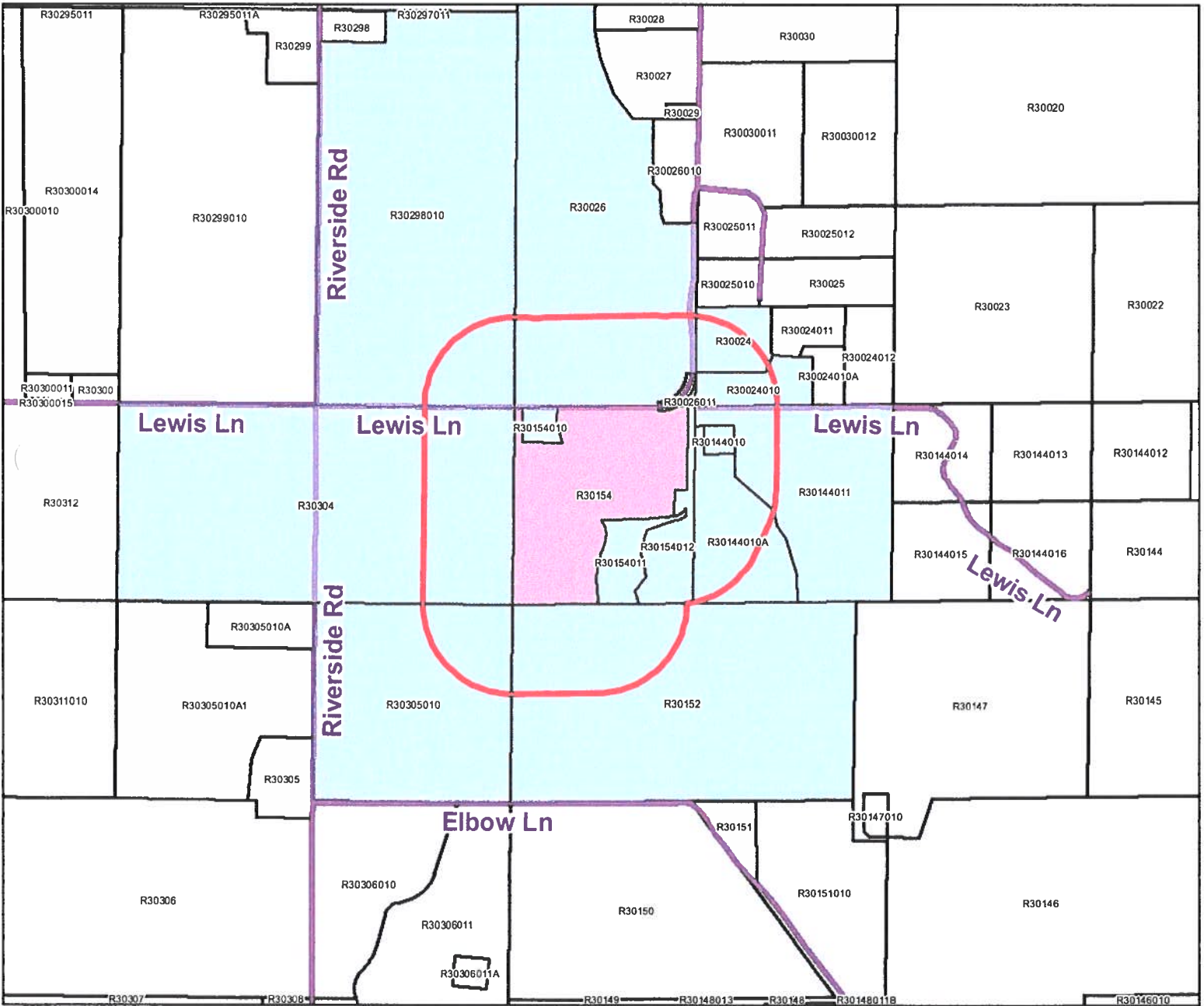
Canyon County  
Development Services  
111 North 11th Ave, #140  
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 5/4/2023  
By: SHuggins

The neighborhood meeting shall be conducted prior to acceptance of the application. 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.



**Legend**

- NOTIFICATION BUFFER
- SUBJECT\_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

SCALE 1 in = 1,000 feet  
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

<b>PARCEL_NO</b>	<b>OwnerName</b>	<b>Address</b>	<b>City</b>	<b>State</b>
R30026011	K L FARM PROPERTIES LLC	10478 RIVERSIDE RD	CALDWELL	ID
R30304	FLOYD DENNIS E	9836 RIVERSIDE RD	CALDWELL	ID
R30144011	KANGAS SETH F	17625 LEWIS LN	CALDWELL	ID
R30024010	MILBURN CHANCE K	17660 LEWIS LN	CALDWELL	ID
R30305010	TEUNISSEN BERNARD J III	7406 WILD HORSE WAY	NAMPA	ID
R30144010	BARKER JACOB S	17759 LEWIS LN	CALDWELL	ID
R30154010	MCINTYRE BRADLEY	10420 CHICKEN DINNER RD	CALDWELL	ID
R30154012	ROWE FAMILY TRUST	17767 LEWIS LN	CALDWELL	ID
R30144010A	DIAZ ARTHUR	17765 LEWIS LN	CALDWELL	ID
R30026	K L FARM PROPERTIES LLC	10478 RIVERSIDE RD	CALDWELL	ID
R30154011	YOUNG NAEDEAN M	17773 LEWIS LN	CALDWELL	ID
R30152	71 FARMS LLC	10478 RIVERSIDE RD	CALDWELL	ID
R30154	K L FARM PROPERTIES LLC	10478 RIVERSIDE RD	CALDWELL	ID
R30298010	K L FARM PROPERTIES LLC	10478 RIVERSIDE RD	CALDWELL	ID
R30024	MILBURN ROSELYN KAY	17758 LEWIS LN	CALDWELL	ID

\* Letters sent to the following addresses regarding the McIntyre Farms CUP on Nov 13, 2023 by Certified Mail. Receipt attached on following page.

- T. Orton, Orton Engineering, LLC





CALDWELL  
823 ARTHUR ST  
CALDWELL, ID 83605 9998  
(800)275-8777

11/13/2023 03:53 PM

Product	Qty	Unit Price	Price
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#10 envelope	1	\$2.19	\$2.19
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First Class Mail® Letter	1		\$0.56
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Caldwell, ID 83607  
Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Wed 11/15/2023  
Certified Mail® \$4.35  
Tracking #:  
9589 0710 5270 1267 6409 81

Total			\$5.01
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First-Class Mail® Letter	1		\$0.69
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Caldwell, ID 83607  
Weight: 0 lb 2.00 oz  
Estimated Delivery Date  
Wed 11/15/2023  
Certified Mail® \$4.35  
Tracking #:

Weight: 0 lb 0.30 oz  
Estimated Delivery Date  
Wed 11/15/2023  
Certified Mail® \$4.35  
Tracking #:  
9589 0710 5270 1267 6409 91

Total			\$5.01
-------	--	--	--------

Grand Total:			\$52.29
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Debit Card Remit  
Card Name: Master Card  
Account #: XXXXXXXXXXXX6116  
Approval #: 287752  
Transaction #: 445  
Receipt #: 035634  
Debit Card Purchase: \$52.29  
AID: A000000042203 Chip  
AL: Debit  
PIN: Verified

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit [www.usps.com](http://www.usps.com) USPS Tracking or call 1-800-222-1811.

In a hurry? Self-service kiosks offer quick and easy check-out. Any Retail Associate can show you how.

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



### 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: 17995 Lewis Lane, Caldwell	Parcel Number: R30154000 0
City: Caldwell, Idaho, 83607	State: ID ZIP Code: 83607
Notices Mailed Date: Nov 13, 2023	Number of Acres: 25.91 Current Zoning: Ag
Description of the Request: McIntyre Farms - Conditional Use Permit for Farm Store and Special Events	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Brent Orton (Representative)
Company Name: Orton Engineering, LLC
Current address: 17338 Sunnydale Place
City: Caldwell State: ID ZIP Code: 83607
Phone: (208)350-9422 Cell: Fax:
Email: brentorton@ortonengineers.com farmerben71@gmail.com

#### MEETING INFORMATION

DATE OF MEETING: Nov 28, 2023	MEETING LOCATION: McIntyre Farm Store, 17708 Lewis Lane, Caldwell 83607	
MEETING START TIME: 6:00pm	MEETING END TIME: 7:00 pm	
ATTENDEES: 12		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.	* See Additional Sheet	
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		



Orton Engineering, LLC  
 17338 Sunnydale Place  
 Caldwell, ID 83607  
 Ph 208 350 9422  
 brentorton@ortonengineers.com

## Sign-in Sheet - Neighborhood Meeting Special Events Venue at McIntyre Farms

17995 Lewis Lane  
 Caldwell, Idaho, 83607  
 (208) 573-7030

28 November 2023

McIntyre Farms is in the process of applying for a Conditional Use Permit to Canyon County Development Services for a Special Events Venue at their farm. McIntyre Farms would like to be able to hold special events, farm to fork dinners, and resale other products in their Farm Store.

**Please Sign-in.**

Please sign in to allow us to illustrate attendance at the required neighborhood meeting to allow us to satisfy the requirements of Canyon County Code 07-10-27.

Name	Address	Phone Number
BRENT ORTON	17338 SUNNYDALE PL, CALDWELL	[REDACTED]
Arthur & Mary Diaz	17765 Lewis Ln Caldwell	[REDACTED]
Dennis & Betty Floyd	9834 Riverside Rd Caldwell	[REDACTED]
JAKE & ANGELICA	17765 Lewis Ln Caldwell	[REDACTED]
* The McIntyre Family was also in attendance at the Neighborhood Meeting.		
Loren McIntyre		
Brad McIntyre		
Spencer McIntyre		
Maria McIntyre		
Ben McIntyre		

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.

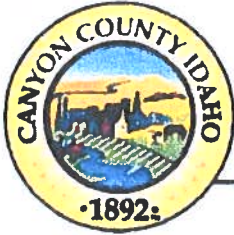
APPLICANT/REPRESENTATIVE (Please print):

Brent L Orton, PE, MSCE, Orton Engineering, LLC

APPLICANT/REPRESENTATIVE (Signature): \_\_\_\_\_




DATE: 02/28/2024



**AGENCY ACKNOWLEDGMENT**

Date: 3/7/2024  
Applicant: McIntyre Farms  
Parcel Number: R301540000  
Site Address: 17995 Lewis Lane, Caldwell, ID 83607

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

**Southwest District Health:** District Health Approval Docs Attached  
 Applicant submitted/met for official review.  
Date: 03/06/2024 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

**Fire District:** District: Caldwell Rural  
 Applicant submitted/met for official review. Fire District Approval Attached  
Date: 2/21/24 Signed: Alan Perry  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:** District: Nampa Highway District No. 1  
 Applicant submitted/met for official review. Nampa Highway District Conditions & Approval Attached  
Date: 2-20-24 Signed: [Signature]  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

**Irrigation District:** District: Wilder Irrigation District  
 Applicant submitted/met for official review.  
Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Signature on Following Page.  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

**Area of City Impact:** City: (N/A) County: Canyon County  
 Applicant submitted/met for official review.  
Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:  
Date: 4/2/24 Signed: [Signature]  
Canyon County Development Services Staff

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



AGENCY ACKNOWLEDGMENT

Date: 3/7/24
Applicant: McIntyre Farms
Parcel Number: R3015400000
Site Address: 1715 1st St, Prineville, OR 97530

OFFICIAL USE ONLY BELOW THIS LINE - AGENCY ACKNOWLEDGMENT ACTION

Southwest District Health: District Health Approval Docs Attached
Applicant submitted/met for official review.
Date: 03/06/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Caldwell Rural
Applicant submitted/met for official review. Fire District Approval Attached
Date: 3/13/24 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Nampa Highway District No. 1
Applicant submitted/met for official review. Nampa Highway District Conditions & Approval Attached
Date: 2-20-24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Wilder Irrigation District
Applicant submitted/met for official review.
Date: 3/7/24 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City: (N/A)
Applicant submitted/met for official review.
Date: Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:
Date: Signed:
Canyon County Development Services Staff

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

# APPLICATION-Acknowledgement Notice



Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

Parcel #: R 50159-000

(Official Use Only)  
Acres: 24.91

Property Address: 17915 LEWIS LANE City CADWELL Zip Code 83607

Legal Description: Township 2N Range 5W Section 18 County CANYON

Subdivision: N/A Lot \_\_\_\_\_ Block \_\_\_\_\_

Applicants Name: (BEN MCINTYRE) BRENT ORTON Email: brentorton@torconyngineers.com

Mailing Address: 17338 SIMPLYDLE RD Phone #: 208 350 9422

City: CADWELL State: ID Zip Code: 83607

Applicant is:  Landowner  Contractor  Installer  Other ENGINEER Date: 6 MAR 2024

Owners Name: MCINTYRE FARMS

Mailing Address: SAME AS PROJ Phone #: [REDACTED]

City: CADWELL, ID State: ID Zip Code: 83607

The proposed use will be:  Residential  Commercial  
Is there an existing structure(s) on this parcel?  Yes  No  
Is a Letter of Intended Use provided?  Yes  No  
The proposed change will be:  Land Split  Land Use Changes (i.e., zoning)  
 Preliminary Plat Review  Other (See below description of proposal)

Number of lots on the parcel (if applicable): N/A

Property is located in:  City  Impact Zone  County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less?  Yes  No

Water supply:  Private Well  Shared Well  Public Water System

Description of proposal:


FARM TO FORK DINNERS & FARM AG TOURS (THESE WILL USE PORTABLE TOILETS)  
FARM STORE.

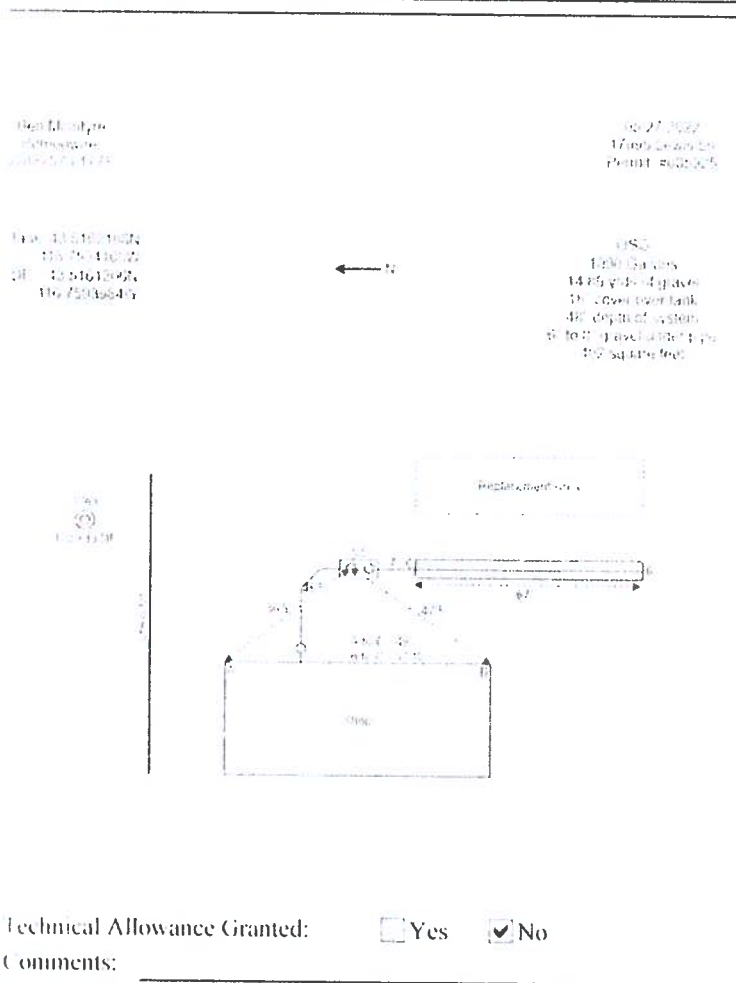
SIGNATURE: [Signature]

DATE: 6 MAR 2024

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

# FINAL/AS-BUILT - Subsurface Sewage Disposal

 <b>Public Health</b> <small>Protect. Promote. Improve.</small> <b>Idaho Public Health Districts</b>	<b>SOUTHWEST DISTRICT HEALTH</b>	Permit #: 005925
	13307 Miami Lane Caldwell, Idaho 83607 (208) 455-5300	Date Rvd: 06/11/2022
Applicant's Name: McIntyre Farms Owners Name: Loren McIntyre Property Address: 17995 Lewis Ln, Caldwell ID 83607		EHS: Anthony Lee
Legal Description:	Township: 2N	Range: 3W
		Section: 18 (183000)



System Type	Gravel Drainfield	Gravel (Yards)	14.89
System Mfg	N/A	Sand (Yards)	N/A
Septic/Trash Tank (Gal)	1000	Installation Depth (inches)	48
Septic/Trash Tank Mfr	OSG	Date Installed	05-27-2022
Depth to Tank Lid (inches)	18	Rock Under Pipe (Inches)	6-8
Standpipe/ Riser (inches)	N/A	Riser Longitude	-116.7504108W
Pump Tank (gallons)	N/A	Riser Latitude	43.5162188N
Pump Tank (Mfr)	N/A	Well Installed	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Drainfield Width (ft)	6	Distance to Tank (ft)	20
Drainfield Length (ft)	67	Distance to Drainfield (ft)	100
Drainfield Area Installed (Sq Ft)	402	Valve:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Effective Area (Sq Ft)	402	Dist-Box:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Drop-Box:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into and may be enforceable as part of the permit.			

Technical Allowance Granted: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Comments:	Installer Name: Ben McIntyre Installer Number: (208) 573-1778	Signature: <u>Unavailable</u> Date: 06/11/2022
---	--	---

By signing above, I certify that all answers and statements on this Final As-built are true and complete to the best of my knowledge  
 OFFICIAL USE ONLY

- As-Built provided by EHS
- As-Built provided by Installer

Digitally signed by Anthony Lee  
 Date: 2022.06.11 14:49:19  
 3600  
Anthony Lee  
 EHS Final Inspection Signature  
 035 06/11/2022  
 EHS Code Date





### AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_  
 Applicant: McIntyre Farms  
 Parcel Number R3015400000  
 Site Address: \_\_\_\_\_

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

**Southwest District Health:**

Applicant submitted/met for official review.

Attached

Date: 03/06/2024 Signed: \_\_\_\_\_  
 AUTHENTIC (This sig) 03 06 2024 14:47:45  
 ENVIRONMENTAL HEALTH  
 13337 MEANE LANE  
 CALDWELL, ID 83607  
 Representative approval

**Fire District:**

Applicant submitted/met for official review.

Date: 2/21/24 Signed: \_\_\_\_\_  
 AUTHENTIC (This sig) 21 02 2024 14:47:45  
 CREDIT CARD  
 MC SALE  
 Card # XXXXXXXXXXXXXXX8118  
 Chip Card Mastercard Debit  
 AID A0000000041010  
 SEQ # 14  
 Batch # 1560  
 INVOICE 14  
 Approval Code 521438  
 Entry Method Chip Read  
 Mode Issuer  
 Tax Amount \$0.00  
 No. 1  
 Approval Attached

**Highway District:**

Applicant submitted/met for official review.

Date: 2-20-24 Signed: \_\_\_\_\_  
 AUTHENTIC (This sig) 20 02 2024 14:47:45  
 SALE AMOUNT \$100.00  
 CUSTOMER COPY  
 Approval Attached

**Irrigation District:**

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 AUTHENTIC (This sig) \_\_\_\_\_  
 CUSTOMER COPY  
 Approval

**Area of City Impact:**

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 AUTHENTIC (This sig) \_\_\_\_\_  
 City: Arroyo  
 Authorized AOCI Representative  
 (This signature does not guarantee project or permit approval)

**Received by Canyon County Development Services:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Canyon County Development Services Staff

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

3/6/2024: Orton Engineering met with Anthony Lee at South West District Health for a Pre-Development Meeting on the McIntyre Farm Conditional Use Permit. \$100 fee paid (see receipt above)

For Farm to Fork tour events, a recommendation was made to follow the Technical Guidance Manual - 2024, 4.18, Table 4-16 on the number of Portable Sanitation Units to provide for the event.  
 (See the highlighted section below)

## 4.18 Portable Sanitation Units

Revision: March 20, 2015

Installer registration permit: Not applicable

Licensed professional engineer required: No

### 4.18.1 Description

Portable sanitation units are prefabricated, portable, self-contained toilets that may be housed in trailers or as stand-alone units used for special or temporary events, construction sites, parks, and other events or locations with restroom needs.

### 4.18.2 Approval Conditions

1. Permanent sewage disposal facilities are not available.
2. All units must be serviced by a pumper with equipment that is permitted through a health district under IDAPA 58.01.03.
3. Units must be manufactured to meet the most current version of ANSI standard Z4.3.
4. Chemicals and biologicals, if used in the waste container, must be compatible with the final disposal site. Chemicals considered hazardous wastes must not be used.
5. Toilets must contain an adequate supply of toilet paper and hand sanitizer (potable water hand-washing stations may be supplied instead of hand sanitizer).

### 4.18.3 Units Required

1. Table 4-14 and Table 4-15 provide work site requirements.
2. Table 4-16 provides special event requirements.
3. Campouts and overnight event requirements are at least 1 unit for every 50 participants.
4. The following should be taken into consideration when selecting the number of units for an event:
  - a. If the units are serving an event with food and beverage service 10%–20% more units should be added to the recommended totals in Table 4-15.
  - b. Traffic flow.
  - c. Outside temperature (i.e., on warmer days attendees will take in more liquids).
  - d. Special needs (e.g., changing tables, children use, handicapped accessibility).
  - e. Urinals may be substituted for one-third of the total units specified if facilities will not serve women.

**Table 4-14. Portable units required per number of employees if the units are serviced once per week.**

Total Number of Employees	Minimum Number of Units (8-hour days/40-hour week)
1–10	1
11–20	2
21–30	3
31–40	4
Over 40	1 additional unit for each 10 additional employees.

**Table 4-15. Portable units required per number of employees if the units are serviced more than once per week.**

Total Number of Employees	Minimum Number of Units (8-hour days/40-hour week)
1–15	1
16–35	2
36–55	3
56–75	4
76–95	5
Over 95	1 additional unit for each 20 additional employees.

**Table 4-16. Portable unit requirements for number of people per event hours based on a 50/50 mix of men and women.**

Number of People	Number of Hours for the Event									
	1	2	3	4	5	6	7	8	9	10
0–500	2	4	4	5	6	7	9	9	10	12
501–1,000	4	6	8	8	9	9	11	12	13	13
1,001–2,000	5	6	9	12	14	16	18	20	23	25
2,001–3,000	6	9	12	16	20	24	26	30	34	38
3,001–4,000	8	13	16	22	25	30	35	40	45	50
4,001–5,000	12	15	20	25	31	38	44	50	56	63
5,001–10,000	15	25	38	50	63	75	88	100	113	125
10,000–15,000	20	38	56	75	94	113	131	150	169	188

Number of People	Number of Hours for the Event									
	1	2	3	4	5	6	7	8	9	10
15,000–20,000	25	50	75	100	125	150	175	200	225	250
20,000–25,000	38	69	99	130	160	191	221	252	282	313
25,000–30,000	46	82	119	156	192	229	266	302	339	376
30,000–35,000	53	96	139	181	224	267	310	352	395	438
35,000–40,000	61	109	158	207	256	305	354	403	452	501
40,000–45,000	68	123	178	233	288	343	398	453	508	563
45,000–50,000	76	137	198	259	320	381	442	503	564	626

#### 4.18.4 Service Requirements

1. Work site units should be serviced weekly.
2. Special events with more than 500 people in attendance should have a service attendant on site during the event.
3. The employer, event promoter, or manager must be responsible for the hygiene and use of each portable sanitation unit.
4. Units should be serviced and removed from a site as soon as possible after the completion of an event.
5. All equipment used to pump or transport sewage from a portable sanitation unit must be permitted by an Idaho health district under the requirements of IDAPA 58.01.03.
6. All sewage removed from a portable sanitation unit must be disposed of at a location approved by the health district or DEQ through the pumper’s permit application.

# Business Fire Safety Checklist

How safe is your business? Find out by taking this quick survey.

- Are fire extinguishers up to date? (Should have a date stamped that is less than a year old)
- Are fire extinguishers mounted properly and free of obstructions? (Should be between 4 and 60" from floor and nothing within a 36" radius of the extinguisher)
- N/A  Is the hood system inspected and up to date? (Required to be inspected twice a year - date tag should be less than 6 month old)
- N/A  Are sprinkler heads free from obstruction? (Storage should not to be within 18" of the head and nothing hanging from the head)
- N/A  Are fire doors properly working and free from obstruction? (They are not permitted to be propped open by wedges or any other temporary device)
- N/A  Are rolling fire door/shutters tested annually? (They are required to be drop tested once a year)
- Do you have an adequate number of fire extinguishers? (They should be placed so travel distance does not exceed 75 feet or where there is a significant hazardous area to protect such as kitchens)
- Are exit doors clearly marked, illuminated and free from obstruction? (They are required to be identified with signs that are internally or externally illuminated)
- Are all exit doors unlocked?
- Are all exits well lit?
- Are all electrical plates and outlets free from exposed wiring? (Cover plates are required, no open junction boxes are permitted)
- Are extension cords used properly? (They are for temporary purposes and not used as a substitution for permanent wiring)
- Are electrical panels kept clear at least 36 inches from storage?
- N/A  Are gas cylinders secured to prevent tipping?
- Are aisles and storage spaces free of accumulated rubbish?
- Is storage free from the ceiling?
- Is your address properly posted? (2 1/2 inch height minimum)
- N/A  Are fire lanes clearly marked and marked?
- Are combustibles kept a safe distance from any heat source? (Minimum of 36 inches)
- Are flammable liquids properly used and stored? (Must be stored in an approved cabinet)
- Are employees trained in fire safety and able to use a fire extinguisher?
- Are fire drills conducted frequently?
- Are employees aware of the location of fire extinguishers and exit doors?

- Are safety rules enforced at all times? (Do you have a written policy)
- Do you have a Fire Safety Plan?
- Are employees trained in this plan?
- N/A  Are hazardous materials properly labeled?
- N/A  Are hazardous materials properly stored and disposed of?
- N/A  Is propane used and stored properly?
- N/A  Do you have current MSDS (Material Safety Data Sheets) on site for hazardous materials?

Every "yes" response indicates a positive fire safety situation, but a "no" response indicates a potential fire hazard that needs to be corrected. If you have any questions, please call the Fire Prevention Bureau of the

Marsing Fire Department

Jerry Mays Chief

**Brent L. Orton, PE, MSCE**

Orton Engineering

Phone: (208)350-9422

Email: [brentorton@ortonengineers.com](mailto:brentorton@ortonengineers.com)

Web: [www.ortonengineers.com](http://www.ortonengineers.com)



**From:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>  
**Sent:** Wednesday, February 21, 2024 8:25 AM  
**To:** 'brentorton@ortonengineers.com' <[brentorton@ortonengineers.com](mailto:brentorton@ortonengineers.com)>  
**Subject:** RE: McIntyre Pastures Conditional Use Permit - Agency Acknowledgment

**From:** [brentorton@ortonengineers.com](mailto:brentorton@ortonengineers.com) <[brentorton@ortonengineers.com](mailto:brentorton@ortonengineers.com)>  
**Sent:** Tuesday, February 20, 2024 3:43 PM  
**To:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>  
**Subject:** McIntyre Pastures Conditional Use Permit


Good afternoon Alan!!

You helped the McIntyres previously, but I think we will need to get your signature on the agency acknowledgment. They are technically out of compliance with current county code, but nothing is intended to change about their operation. I'm not sure if they talked with you about more than the building previously, but I'm including the draft letter of intent that will be included, once completed, with the application to the County. It explains the uses including the egg packaging, farm store, and occasional farm tours and farm to fork dinners in the pasture.

Hope you're doing great! Thanks for all your help!

[Quoted text hidden]

**2 attachments**

 **img20240221\_08240391.pdf**  
363K

 **McIntyre Pastures Canyon County Conditional-Use-Permit Draft Letter of Intent.pdf**  
1320K



Brent Orton <brentorton@ortonengineers.com>

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## McIntyre Pastures Conditional Use Permit - Agency Acknowledgment

Messages

brentorton@ortonengineers.com <brentorton@ortonengineers.com>

Tue, Feb 20, 2024 at 3:39 PM

To: eddy@nampahighway1.com

Cc: paige@nampahighway1.com

Good afternoon Eddy!!

Thanks so much for your help today (and all your help to the McIntyres in the past).

Here is the agency acknowledgment form.

I'm also including the draft letter of intent that will be included in the application when it's finished.

Thanks so much!!

Brent

**Brent L. Orton, PE, MSCE**

Orton Engineering

Phone: (208)350-9422

Email: [brentorton@ortonengineers.com](mailto:brentorton@ortonengineers.com)

Web: [www.ortonengineers.com](http://www.ortonengineers.com)



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### 2 attachments



**McIntyre Pastures Canyon County Conditional-Use-Permit Draft Letter of Intent.pdf**

1320K



**Agency Acknowledgment.pdf**

363K

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Eddy Thiel <eddy@nampahighway1.com>

Tue, Feb 20, 2024 at 4:10 PM

To: "brentorton@ortonengineers.com" <brentorton@ortonengineers.com>





Ch # 12972  
\$10,000 deposit

# APPROACH PERMIT

NHD-002  
Rev Mar 2013  
Page 1 of 2

### SECTION I - APPLICANT/PERMITTEE INFORMATION (TO BE COMPLETED BY APPLICANT/PERMITTEE)

I certify that I am the owner (or authorized representative of owner) of the proposed property to be served, and agree to do the work requested herein in accordance with the General Provisions printed on Page 2, the Special Provisions, and the Plans made a part of this Permit.

MCINTIRE FARMS  
NAME OF APPLICANT/PERMITTEE

[Signature]  
SIGNATURE OF APPLICANT/PERMITTEE

10478 RIVERSIDE RD.  
ADDRESS

9 FEB 2023  
DATE

CADWELL ID 83607  
CITY STATE ZIP

[Redacted]  
PHONE (CELL NUMBER PREFERRED)

ROAD NAME: LEWIS LN. BETWEEN RIVERSIDE RD. & RANDALL LN.  
FIRST CROSS STREET SECOND CROSS STREET

SIDE OF ROAD: <input type="checkbox"/> North	TYPE: <input type="checkbox"/> New	USE: <input type="checkbox"/> Residential	CIRCLE DRIVEWAY: <input type="checkbox"/> Yes
<input checked="" type="checkbox"/> South	<input type="checkbox"/> Use of existing	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> No
<input type="checkbox"/> East	<input checked="" type="checkbox"/> Upgrade of existing	<input type="checkbox"/> Field/Agriculture	<input checked="" type="checkbox"/> No
<input type="checkbox"/> West			

### SECTION II - WORK AUTHORIZATION (TO BE COMPLETED BY HIGHWAY DISTRICT)

ROAD NO. B84 SUB DIV. NO.    

ROAD CLASSIFICATION:	CULVERT(S) REQUIRED:
<input type="checkbox"/> Arterial	<input type="checkbox"/> Yes, 12" dia x 30' long Residential
<input type="checkbox"/> Collector	<input type="checkbox"/> Yes, 12" dia x 40' long Commercial
<input checked="" type="checkbox"/> Other <u>Local</u>	<input checked="" type="checkbox"/> No culvert(s) required

**NOTICE:**  
This Permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.  
CALL DIGLINE PRIOR TO EXCAVATION  
1 (800) 342-1585

PAYMENTS MADE:	SPECIAL PROVISIONS:
<input checked="" type="checkbox"/> \$50.00 Permit Fee	<u>\$10,000 Deposit to be refunded upon payment</u>
<input type="checkbox"/> \$400.00 Deposit	<u>completion of approach. Arcel A. 301540000.</u>
<input checked="" type="checkbox"/> 10,000 Depos: +	

APPROACH REQUIRED TO BE PAVED?  Yes  No  
Subject to all terms, conditions and provisions shown on this form, or attachments, permission is hereby granted to perform the work as described.

[Signature] 2/9/2023  
SIGNATURE - HIGHWAY DISTRICT OFFICIAL DATE

**A COPY OF THIS PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION**

### SECTION III - FINAL APPROVAL

This Permit expires sixty (60) days from issue date. Permittee must complete work and call for final inspection at (208) 467-6576 prior to Permit expiration, or forfeit fee and deposit.

FINAL APPROVAL GRANTED BY: [Signature] 2/9/2023  
SIGNATURE - HIGHWAY DISTRICT OFFICIAL DATE

12972

**MCINTYRE FARMS INC**  
10478 RIVERSIDE RD  
CALDWELL, ID 83607

US BANK

9 FEB. 2023

92-372/1231

PAY TO THE ORDER OF *NAMPA Hwy. #2*  
*The Fund for Lake City de 1/1st 1/00*

\$ 10,150.<sup>00</sup>

DOLLARS



MEMO *PERMIT FEES + BOND*

⑈012972⑈ ⑆123103729⑆ 153356264298⑈

Vertical text on the right edge of the document.



Brent Orton <brentorton@ortonengineers.com>

---

## McIntyre Farms CUP Application- Agency Acknowledgement

---

**Brent Orton** <brentorton@ortonengineers.com>  
To: wilderirrigation10@gmail.com

Thu, Mar 7, 2024 at 2:54 PM

Hello at Wilder Irrigation,

Orton Engineering is assisting McIntyre Farms in pursuing a conditional use permit to be able to hold Farm to Fork events and to sell farm products at their farm store on their property. Attached is a Letter of Intent that shares more information about their project in detail. We do not foresee any impact or change to their irrigation needs or impact from what they have been historically on their farm. We just need to get an agency acknowledgment form signed by Wilder Irrigation for the Canyon County Development services requirements for a Conditional Use Permit. Please let us know if you have any questions or concerns or other processes we need to pursue to meet your needs.

Thanks!  
Brent Orton

---

### 2 attachments

 **McIntyre Pastures Canyon County Conditional-Use-Permit Draft Letter of Intent.pdf**  
1320K

 **McIntyre Farms CUP Agency Acknowledgement.pdf**  
170K



2009054497

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

IDAHO ESTATE PLANNING  
1155 E. WINDING CREEK DRIVE  
EAGLE, IDAHO 83616  
(208) 939-7658

SEND TAX STATEMENTS TO:  
LOREN AND KATHY MCINTYRE  
17767 LEWIS LANE  
CALDWELL, ID 83607

RECORDED

2009 OCT 27 AM 11 09

WILLIAM H. BURST  
CANYON COUNTY RECORDER  
BY *J. Maune*

(SPACE ABOVE LINE FOR RECORDER'S USE)

REQUESTED BY *Idaho Estate Planning*  
TYPE *DEED* *FILE 15<sup>th</sup>*

**QUITCLAIM DEED**

KATHY S. MCINTYRE, a married woman, Grantor, 17767 Lewis Lane, Caldwell, Canyon County, Idaho, hereby quitclaim to **K & L Farm Properties, LLC**, Grantees, 17767 Lewis Lane, Caldwell, Idaho, all of their right, title and interest in and to that certain real property, a tract of land in Canyon County, Idaho, described on Exhibit A attached hereto.

Witness the hand of said Grantor this 8<sup>th</sup> day of Oct, 2009.

Correction Deed for Instrument No. 2009047398

*Kathy S. McIntyre*  
KATHY S. MCINTYRE, Grantor

STATE OF IDAHO

)

)

ss.

COUNTY OF CANYON

)

On this 8<sup>th</sup> day of October, 2009 before me, the undersigned, Notary Public in and for said State, personally appeared KATHY S. MCINTYRE, a married woman, Grantor known to or identified by me to be the persons who executed said within instrument and acknowledged to me that they executed the same.

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

Virginia Godina-Ortiz  
Notary Public  
Residing at Caldwell, Id.  
My commission expires: 7/11/15

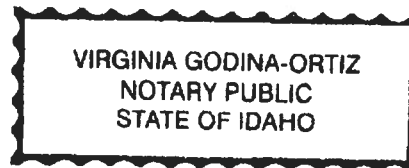


Exhibit A

This parcel is a portion of Government Lot 1 of Section 18, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

**BEGINNING** at the Northwest corner of said Government Lot 1; thence

North 88° 44' 42" East along the North boundary of said Government Lot 1 a distance of 59.10 feet; thence

South 00° 10' 18" East parallel with the West boundary of said Government Lot 1 a distance of 229.11 feet (of record 229.13 feet); thence

South 89° 09' 42" East a distance of 268.07 (of record 268.08 feet) to a point on the Westerly top of bank of the Deer Flat Low Line Canal; thence traversing said top of bank as follows:

North 20° 48' 53" West a distance of 69.99 feet;

North 10° 48' 50" West a distance of 85.43 feet;

North 01° 08' 04" East a distance of 88.75 feet to a point on the North boundary of said Government Lot 1; thence

North 88° 44' 42" East along said North boundary a distance of 923.90 feet to the Northeast corner of said Government Lot 1; thence

South 00° 04' 53" West along the East boundary of said Government Lot 1 a distance of 1322.20 feet to the Southeast corner of said Government Lot 1; thence

South 88° 44' 16" West along the South boundary of said Government Lot 1 a distance of 361.30 feet; thence

North 16° 24' 47" West a distance of 87.27 feet; thence

North 35° 33' 38" East a distance of 119.02 feet; thence

North 06° 31' 07" West a distance of 76.36 feet; thence

North 15° 09' 27" West a distance of 83.68 feet; thence

North 07° 31' 28" East a distance of 105.44 feet; thence

North 20° 16' 36" East a distance of 64.28 feet; thence

North 71° 30' 04" East a distance of 197.36 feet; thence

Along a non-tangential curve to the left having a central angle of 38° 36' 50", a radius of 125.47 feet, an arc length of 84.56 feet and a long chord which bears North 64° 21' 04" East a distance of 82.97 feet to a point which lies 728.53 feet South of and 50.01 feet South 88° 44' 16" West of the Northeast corner of said Government Lot 1; thence

North 00° 04' 53" East parallel with the East boundary of said Government Lot 1 a distance of 53.86 feet; thence

Along a curve to the right having a central angle of 62° 11' 27", a radius of 95.74 feet, an arc length of 103.63 feet and a long chord which bears South 52° 32' 54" West a distance of 98.61 feet; thence

South 83° 27' 38" West a distance of 204.86 feet; thence

South 88° 44' 16" West a distance of 287.95 feet to a point on the centerline of the Deer Flat Low Line Canal as it now exists; thence traversing said centerline as follows:

South 27° 38' 18" East a distance of 32.94 feet;

Along a curve to the right having a central angle of 44° 44' 39", a radius of 149.05 feet, an arc length of 116.40 feet and a long chord which bears South 05° 15' 58" East a distance of 113.46 feet;

South 17° 06' 21" West a distance of 77.51 feet;

Along a curve to the left having a central angle of 07° 25' 25", a radius of 432.38 feet, an arc length of 56.02 feet a long chord which bears South 13° 23' 39" West a distance of 55.98 feet;

South 09° 40' 57" West a distance of 69.84 feet;

**Along a curve to the left having a central angle of  $13^{\circ} 07' 32''$ , a radius of 258.24 feet, an arc length of 59.16 feet and a long chord which bears South  $03^{\circ} 07' 11''$  West a distance of 59.03 feet;**

**South  $03^{\circ} 26' 36''$  East a distance of 143.09 feet;**

**Along a curve to the right having a central angle of  $07^{\circ} 45' 13''$ , a radius of 217.86 feet, an arc length of 29.48 feet and a long chord which bears South  $00^{\circ} 26' 01''$  West a distance of 29.46 feet to a point on the South boundary of said Government Lot 1; thence leaving said centerline and bearing**

**South  $88^{\circ} 44' 16''$  West along said South boundary a distance of 571.22 feet to the Southwest corner of said Government Lot 1; thence**

**North  $00^{\circ} 10' 18''$  West along the West boundary of said Government Lot 1 a distance of 1322.23 feet to the POINT OF BEGINNING.**



## Exception

### Parcel 3:

This parcel is a portion of Government Lot 1 of Section 18, Township 2 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

**BEGINNING** at the Northeast corner of said Government Lot 1; thence

South 00° 04' 53" West along the East boundary of said Government Lot 1 a distance of 1,322.20 feet to the Southeast corner of said Government Lot 1; thence

South 88° 44' 16" West along the South boundary of said Government Lot 1 a distance of 361.90 feet; thence

North 16° 24' 47" West a distance of 87.27 feet; thence

North 35° 33' 38" East a distance of 119.02 feet; thence

North 06° 31' 07" West a distance of 76.36 feet; thence

North 15° 09' 27" West a distance of 83.68 feet; thence

North 07° 31' 28" East a distance of 105.44 feet; thence

North 20° 16' 36" East a distance of 64.28 feet; thence

North 71° 30' 04" East a distance of 197.36 feet; thence

Along a curve to the left having a radius of 125.47 feet, a central angle of 38° 36' 50", an arc length of 84.56 feet and a long chord which bears

North 64° 21' 04" East a distance of 82.97 feet; thence

North 00° 04' 53" East parallel with the East boundary of said Government Lot 1 a distance of 728.543 feet to a point on the North boundary of said Government Lot 1; thence

North 88° 44' 42" East along said North boundary a distance of 50.00 feet to the POINT OF BEGINNING.

### Parcel 3a:

Includes the use of a 50.00 foot wide ingress-egress and utility easement more particularly described as follows:

**Beginning** at the Northeast corner of said Government Lot 1; thence

South 00° 04' 53" West along the East boundary of said Government Lot 1 a distance of 728.53 feet; thence

South 88° 44' 16" West a distance of 50.01 feet; thence

North 00° 04' 53" East a distance of 728.54 feet to a point on the North boundary of said Government Lot 1; thence

North 88° 44' 42" East along said North boundary a distance of 50.00 feet to the POINT OF BEGINNING.

**EXCEPT** any portion lying within Parcel 3.

**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:** 82185

**Date:** 4/2/2024

**Date Created:** 4/2/2024 **Receipt Type:** Normal Receipt **Status:** Active

**Customer's Name:** Ben McIntyre

**Comments:** CU2024-0010

**Site Address:** 17995 LEWIS LN, Caldwell ID 83607 / Parcel Number: 30154000 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 Permit	CU2024-0010	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	153728258	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00