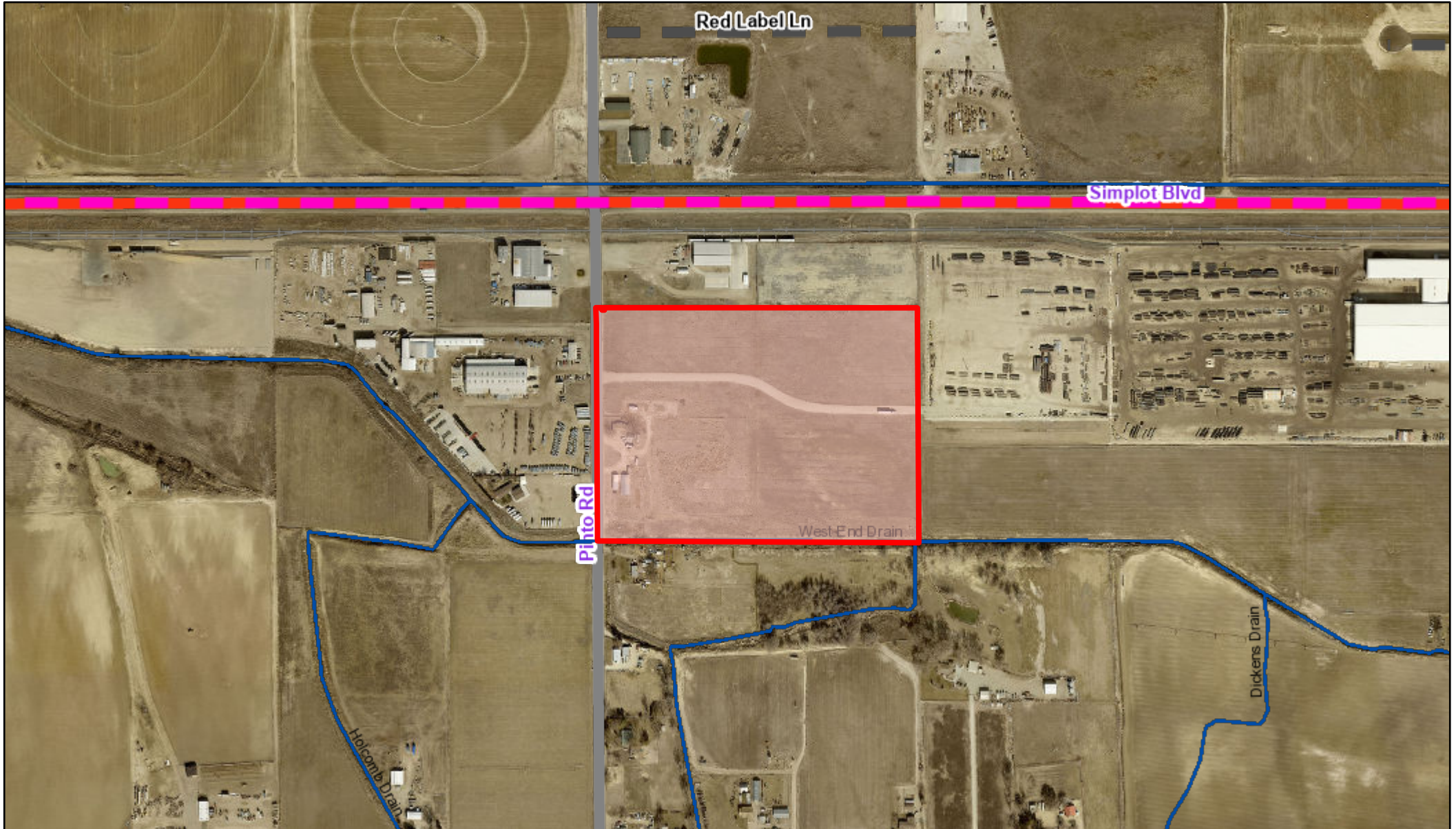









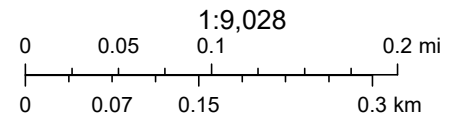


Canyon County, ID Web Map

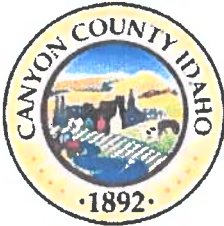


6/25/2024, 3:19:34 PM

- | | | |
|---|---|---|
|  Multiple Parcel Search _Query result | CanyonCountyRoads | ITDFunctionalClassification |
|  Hydro_NHDFlowline |  Hwy |  Other Principal Arterials |
|  RAILROAD |  Roads | Imagery_2022 |
| |  CC_PrivateRoads |  Red: Band_1 |
| | |  Green: Band_2 |



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



ZONING AMENDMENT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: GAYLE MANUFACTURING COMPANY, INC.	
	MAILING ADDRESS: PO Box 158, CALDWELL, ID 83605	
	PHONE: [REDACTED]	EMAIL:
<p style="text-align: center;">I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>[Signature]</u> Date: <u>06/19/24</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: MATT WILKE	
	COMPANY NAME: WHITE BARN VENTURES, INC.	
	MAILING ADDRESS: PO Box 7	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 20334 PINTO ROAD, CALDWELL, ID 83607	
	PARCEL NUMBER: R363560000	
	PARCEL SIZE: 28.96 ACRES	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: INDUSTRIAL & AG	PROPOSED ZONING: LIGHT INDUSTRIAL (MI)
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: INDUSTRIAL

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	RZ2024-0003	DATE RECEIVED:	6-24-24
RECEIVED BY:	dr	APPLICATION FEE:	\$950 ⁰⁰ CK MO CC CASH



ZONING AMENDMENT

PUBLIC HEARING - CHECKLIST

Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

Rezone

Conditional Rezone with Development Agreement

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.	✓	dr
Letter of Intent (see standards on next page)	✓	dr
Land Use Worksheet	✓	dr
Neighborhood Meeting form was completed and signed	✓	dr - letter: list
Completed Agency Acknowledgement form including:	✓	dr
Southwest District Health	✓	✓
Irrigation District	N/A	(dr ok)
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment		

discrepancy
pursuits
says Pioneer
provided
map

Fees are non-refundable

*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.

REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: Maia Litz, REPRESENTATIVE Date 6/19/2024

DSD Planner: _____ Date _____

PI2023-0259
PA2024-0002

R36356

PARCEL INFORMATION REPORT

6/24/2024 9:18:49 AM

PARCEL NUMBER: R36356

OWNER NAME: GAYLE MANUFACTURING CO INC

CO-OWNER:

MAILING ADDRESS: PO BOX 158 CALDWELL ID 83605

SITE ADDRESS: 20334 PINTO RD

TAX CODE: 2300000

TWP: 4N RNG: 4W SEC: 23 QUARTER: SE

ACRES: 29.22

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG/M1 / LIGHT INDUSTRIAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : Ind

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Ind

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F

WETLAND: Riverine

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: NOT In COLLECTOR

INSTRUMENT NO. : 2019040705

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 23-4N-4W SE NESE LS N 364' & TX 01524

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



(1 of 6) X

PARCEL NUMBER: R36356

[Parcel Tool](#) [Section Platmaps](#)
[Bings Bird's View](#) [Google Maps](#)
[Pin](#)

Parcel Number:	R36356
Account	R3635600000
Acres	29.21
Instrument	2019040705
Site Address	20354 PINTO R
Site City	CA
Site Zip	
Sub Name	

Zoom to: ...

Approx 17.6 acres in AUBRENTON AG



White Barn Ventures, Inc.

Gayle Manufacturing Company, Inc.
PO Box 158
Caldwell, ID 83605

6/19/2024

Canyon County Development Services
111 N. 11th Avenue
Caldwell, ID 83605

Re: Letter of Intent for Rezone to Light Industrial.

Dear Development Services,

I am writing on behalf of my clients Gayle Manufacturing Company. Our request is to rezone parcel R3635600000, which is approximately 28.96 acres to a M1 Light Industrial Zoning classification. Currently, the northern portion of the parcel is already zoned Light Industrial, and the request would be to rezone the southern portion of the parcel Light Industrial as well.

Proposed access will consist of a private road that accesses on to Pinto Road as shown on the attached map. This access has been approved by CD4, and has an approved approach permit. Future traffic flows will be determined at time of development.

This infill zoning will conform to the area well, as the subject property is contiguous to Light Industrial zoning to the north, west, and east, and sits in an Industrial area on both the past 2020 comp plan, as well as the new 2030 comp plan map. It is also showing Industrial on the City of Greenleaf's comp plan map. This property is in the Greenleaf area of Impact.

We believe there is more than enough area to meet the requirements of SWDH for well and septic. The site is not in a Nitrate Priority area. I met with Anthony Lee and he signed the Agency Acknowledgment form 3/18/2024.

The subject property is not viable farmland, consisting of low quality soils. The entire site consists of class 6 soils. Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

The property sits outside of Irrigation District boundaries, but has 29 acres of irrigation water rights from the West End Drain. (Water right number 63-33058.)

Matt Wilke | PO Box 7, Middleton, Idaho 83644 | 208.412.9803 | matt@mywhitebarn.com



The applicant will work with Canyon County Development Services, Southwest District Health (SWDH), Canyon Highway District 4, Caldwell Rural Fire District, and Idaho Department of Water Resources (IDWR) regarding the future development of this property. Any specific requirements or conditions related to these agencies will not exceed the statutory authority of that agency or the county and must lawfully correspond and be proportionate to the impact of the development.

For these reasons, we feel this property is a great candidate to rezone with the area predominantly Industrial on current zoning and future land use maps. Rezoning the entire parcel Light Industrial will not adversely affect the neighboring Ag zones or residences, as there are many Industrial uses currently operating in the area. We believe this to be the highest and best use of the property. The current existing use of the parcel is single family residential in an Ag zone, and grazing.

2030 Comp Plan Analysis

The following goals and policies in the Canyon County 2030 comprehensive plan support the request:

Property Rights

1. G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and
2. P1.01.01 No person should be deprived of private property without due process of law.
3. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.
4. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.
5. G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

Population

1. G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
2. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.



Economic Development

1. G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.
2. P3.01.01 Direct business development to locations that can provide necessary services and infrastructure.
3. P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.
4. G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and **industrial** uses are necessary components of overall economic stability.

Land Use Community and Design

1. G4.01.00 Support livability and high quality of life as the community changes over time
2. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.
3. P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
4. P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
5. P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.
6. P4.04.02 Align planning efforts in areas of city impact.
7. P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.
8. P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
9. P4.06.02 Encourage development design that accommodates topography and promotes conservation of agricultural land.

Transportation

1. P8.01.01 Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.
2. A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.
3. A8.02.02b Require new developments to provide stub streets that connect to future developments on adjacent lands wherever possible, following highway district standards, and require appropriate signage.



Agriculture

1. P12.01.02 Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.
2. P12.01.05 Direct development to land with lower irrigable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.

Summary

Light Industrial properties along State Highway 19 / Simplot Boulevard are in very high demand due to our low supply currently, and we believe they will remain in demand for the foreseeable future in this area, especially with close access to rail and the Interstate and a large job pool in the Treasure Valley. Industrial uses provide much needed jobs that directly benefit the county tax base. Manufacturing recently ranked 1st place as Idaho's largest industry, as measured by the direct contribution to Gross State Product. (GSP). Fabricated Metal Manufacturing plants like the Applicant's business ranks #4 for employment contributions in the State with 10,600 employees in 2021.

Please see the attached 2021 Manufacturing Economic Impact Report regarding Idaho's Manufacturing Industry for more detailed information.

For these reasons, I respectfully request that the County please approve my clients application for a rezone to Light Industrial.

Thank you,

Matt Wilke

White Barn Ventures Inc.

Applicant Representative for Gayle Manufacturing Company.



Idaho's Largest Industry

As Measured by Direct Contributions to Gross State Product (GSP), in Billions

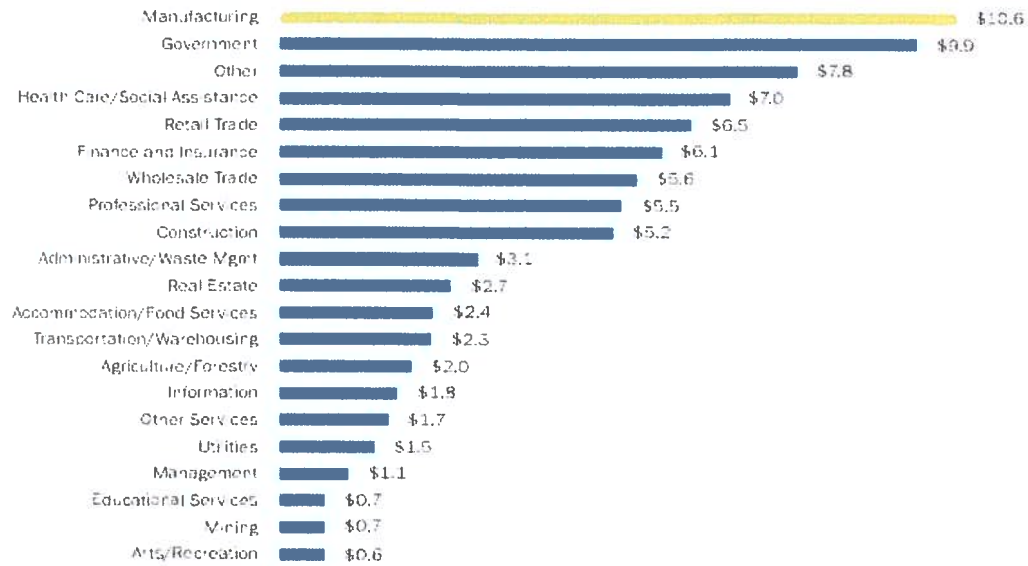


Figure 7. Direct Contributions to Idaho's Gross State Product (GSP) by Industry (2-Digit NAICS). Source: Lms, 2021 Q3

Employment Contributions of Manufacturing Employment

Including the Multiplier Effects

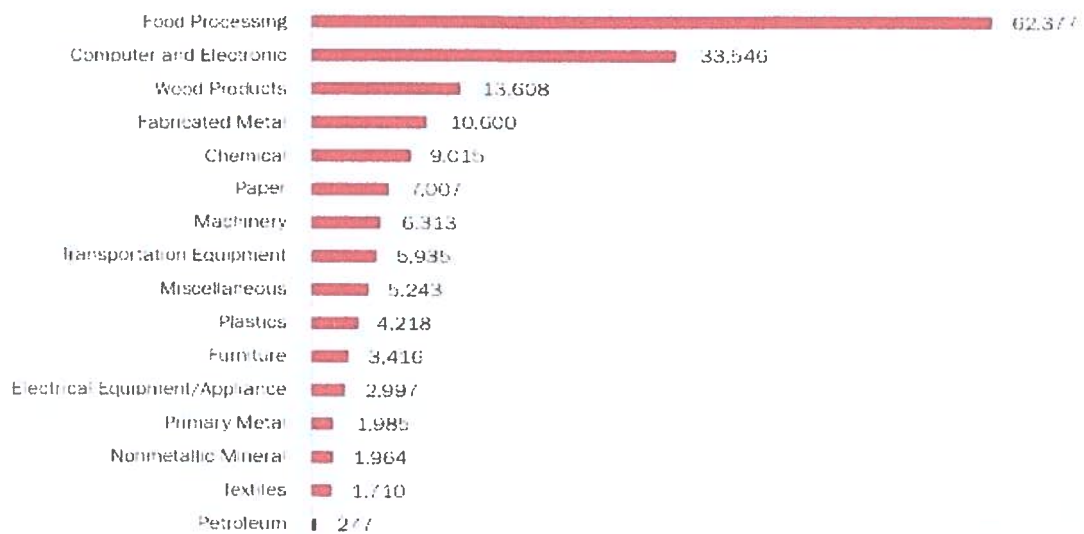


Figure 8. Economic contributions of jobs by manufacturing industry including the multiplier effects.

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? 1 CURRENTLY ON SITE

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

3. **IRRIGATION WATER PROVIDED VIA:**

- Surface Irrigation Well None WEST END DRAIN
29 ACRE WATER RIGHT # 63-33058

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

- Pressurized Gravity - CURRENT

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: T.B.D. Height: _____

8. **STORMWATER:** Retained on site Swales Ponds Borrow Ditches

Other: _____

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

WEST END ON SOUTH SIDE OF PROPERTY

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- Residential _____ Commercial _____ Industrial 1
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION:

Water supply source: SEE AGENCY ACKNOWLEDGEMENT

3. INCLUDED IN YOUR PROPOSED PLAN? TO BE DETERMINED.

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: ALLOWED USES FOR M1 LIGHT INDUSTRIAL AS PER CANYON COUNTY LAND USE MATRIX

2. DAYS AND HOURS OF OPERATION:

- Monday T.B.D. to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? T.B.D. No

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? T.B.D.

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES T.B.D.

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

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

- Building Kennel Individual Housing Other _____

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

- Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL**

- Individual Domestic Septic System Animal Waste Only Septic System
 Other: _____



White Barn Ventures, Inc.

3/15/2024

Dear Neighbor,

Due to an error with the date on the last neighborhood meeting letter, we are holding another neighborhood meeting as was recommended by Canyon County Development Services.

We are in the process of submitting an application for a Rezone to M1 Light Industrial to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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

The Neighborhood Meeting details are as follows:

Date: Wednesday, 3/27/2024

Time: 6-7 PM

Location: Greenleaf Community Center, 21513 Main St, Greenleaf, ID 83626

The project is summarized below:

- Site Location: 20334 Pinto Road, Caldwell, ID 83605
- Proposed access: Current road access shown on map.
- Site will encompass Parcel # R3635600000.
- Approximate Acreage: 28.96 Acres.
- The northern portion of the parcel is already zoned M1 Light Industrial. The remaining acreage of the parcel is zoned Ag, and is contiguous to Industrial zoning on the west and east side. This will be an infill of Industrial zoning for the parcel, and will match the surrounding zoning.

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

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 20334 PINTO ROAD	Parcel Number: R36356 - 00000
City: CALDWELL	State: ID ZIP Code: 83607
Notices Mailed Date: 3/15/2024	Number of Acres: 28.96 Current Zoning: AG 4
Description of the Request: WE ARE REQUESTING A REZONE OF THE AG ZONE TO M1 LIGHT INDUSTRIAL. INDUSTRIAL	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: MATT WILKE		
Company Name: WHITE BARN VENTURES, INC.		
Current address: PO Box 7		
City: MIDDLETON	State: ID	ZIP Code: 83644
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 3/27/2024	MEETING LOCATION: 21513 MAIN ST. GREENLEAF, ID GREENLEAF COMMUNITY CENTER
MEETING START TIME: 5:55 pm	MEETING END TIME: 6:55 PM

ATTENDEES: MATT WILKE

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Ryan Whittig	<i>Ryan Whittig</i>	18191 Upper Pleasant Ridge Rd Caldwell
2. Gary Jorg	<i>Gary Jorg</i>	20179 WEITZ
3. Steven Jorg	<i>St Jorg</i>	20177 WEITZ RD
4. Dan Andersen	<i>Dan Andersen</i>	19372 Lower Pleasant Ridge
5. Dan Andersen	<i>Dan Andersen</i>	19372 Lower Pleasant Ridge
6. VIVIAN FERKIN	<i>Vivian Ferkin</i>	19335 LOWER PLEASANT RIDGE
7. MARK FERKIN	<i>Mark Ferkin</i>	19335 LOWER PLEASANT RIDGE
8. Brad Benke	<i>Brad Benke</i>	19222 Upper Pleasant Ridge
9. Colleen Whittig	<i>Colleen Whittig</i>	19720 Matt Rd

10.	Suzanne Dixon	<i>Suzanne Dixon</i>	19163 Lower Pleasant Rdg. Rd.
11.	KIM DIXON	<i>Kim Dixon</i>	19163 LOWER PLEASANT RDGE RD

12.	Dave House	<i>Our House</i>	18472 Lower Pleasant Ridge Rd
13.	Sonny House	<i>Sonny House</i>	18472 Lower Pleasant Rdg Rd.
14.	Tyler Slate	<i>Tyl Slate</i>	19627 Middle Rd
15.	Lynn Whittig	<i>Lynn Whittig</i>	19220 Mait Rd Caldwell 183600
16.	Dale Corning	<i>Dale Corning</i>	19004 Lwr Pleasant Ridge Rd
17.	Dan Chadwick	<i>Dan Chadwick</i>	18450 Lower Pleasant ridge rd
18.	Marnie Fillmore	<i>M. Fillmore</i>	18954 LOWER PLEASANT RIDGE RD, CALDWELL, ID
19.	Jake Fillmore	<i>Jake Fillmore</i>	18954 LOWER PLEASANT RIDGE RD, CALDWELL, ID
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):

MATT WILKE

APPLICANT/REPRESENTATIVE (Signature): *Matt Wilke*

DATE: 3 / 27 / 2024

Neighborhood Notification Map

Parcel No. R36356

Buffer Distance 600 Feet

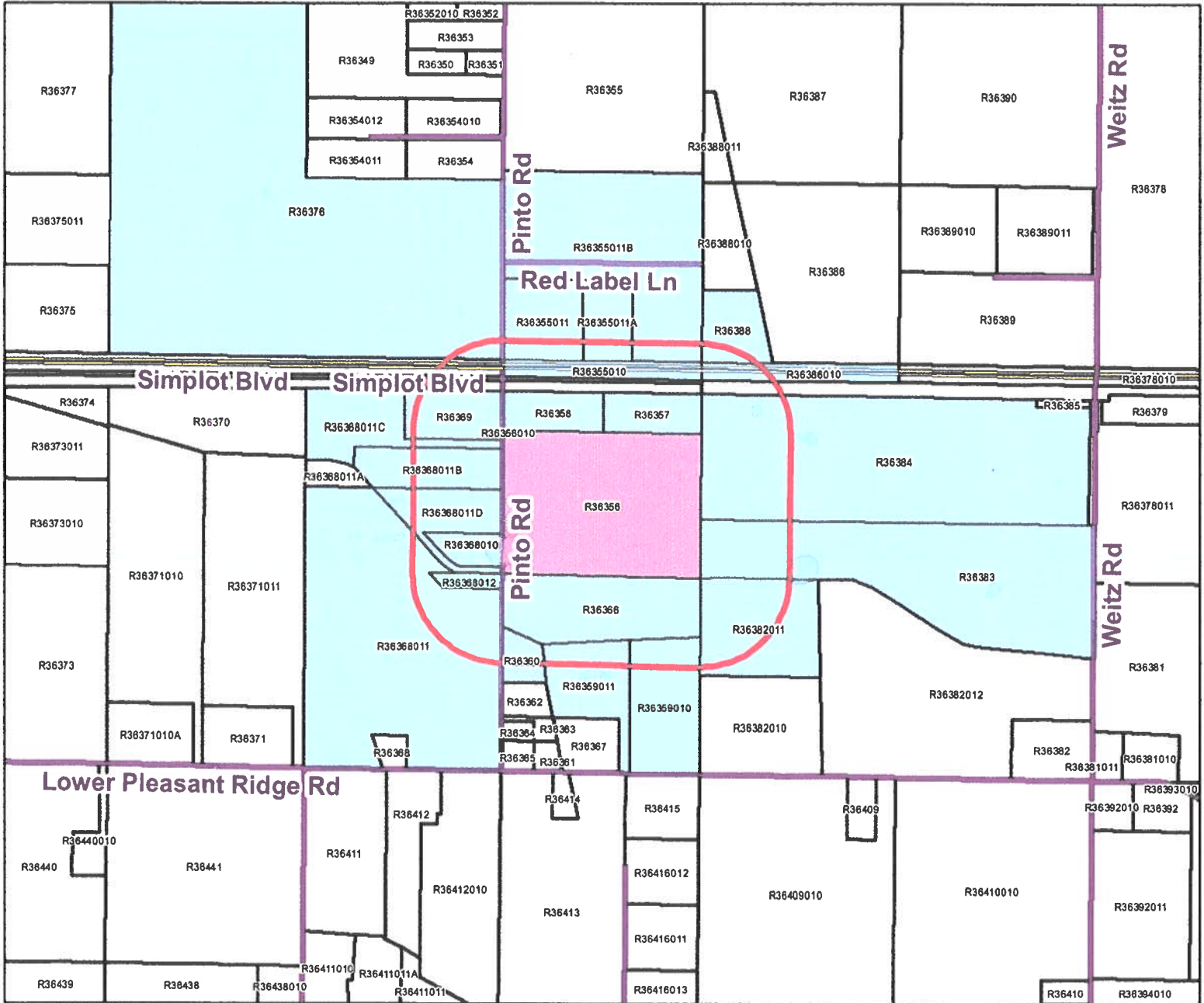
Canyon County
 Development Services
 111 North 11th Ave, #140
 Caldwell, ID 83605



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

Date: 2/13/2024
 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.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R36355010	STATE OF IDAHO	PO BOX 8028	BOISE	ID	83707-2028
R36356010	INTERMOUNTAIN GAS CO	PO BOX 5650	BISMARCK	ND	58506
R36368011B	PA AOA LLC	607 GARBER ST	CALDWELL	ID	83606
R36368011D	PA AOA LLC	607 GARBER ST	CALDWELL	ID	83606
R36355011	JRP PROPERTIES LLC	20488 PINTO RD	CALDWELL	ID	83607
R36359011	PARK BENJAMIN J	16582 MARAVILLA PL	CALDWELL	ID	83607
R36366	SCHNEIDER RONALD G	20240 PINTO RD	CALDWELL	ID	83607
R36368011	ANDERSON JOHN W	19372 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
R36369	WILBUR-ELLIS CO	16300 CHRISTENSEN RD SUITE 135	SEATTLE	WA	98188
R36382011	FILLMORE JACOB P	18954 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
R36386010	STATE OF IDAHO	PO BOX 8028	BOISE	ID	83707-2028
R36388	SCHMID AND SCHMID LLC	1092 COUNTRY HILLS DR	SANTA ANA	CA	92705
R36355011A	VISIONARY 2 LLC	7115 BERMUDA RD	LAS VEGAS	NV	89119
R36356	GAYLE MANUFACTURING CO INC	PO BOX 158	CALDWELL	ID	83605
R36359010	CORNING DALE I	19004 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
R36360	MURPHY CHAD R	20152 PINTO RD	CALDWELL	ID	83607
R36368010	GAH PROPERTIES LLC	132 SW 5TH AVE	MERIDIAN	ID	83642
R36368012	BUREAU OF RECLAMATION	230 COLLINS RD	BOISE	ID	83702-4520
R36376	SIMPLLOT FEED LOTS INC	PO BOX 27	BOISE	ID	83707
R36383	TRACY STEVEN LEROY	20179 WEITZ RD	CALDWELL	ID	83607
R36355011B	VISIONARY 2 LLC	7115 BERMUDA RD	LAS VEGAS	NV	89119
R36357	GAYLE MANUFACTURING CO INC	PO BOX 158	CALDWELL	ID	83605
R36358	S S STEINER INC	PO BOX 9174	BROOKS	OR	97305-0174
R36368011C	HERITAGE OPERATING L P	PO BOX 965	VALLEY FARGO	PA	19482
R36384	GAYLE MANUFACTURING COMPANY INC	PO BOX 158	CALDWELL	ID	83605

STATE OF IDAHO
PO BOX 8028
BOISE ID 83707

JRP PROPERTIES LLC
20488 PINTO RD
CALDWELL ID 83607

VISIONARY 2 LLC
7115 BERMUDA RD
LAS VEGAS NV 89119

VISIONARY 2 LLC
7115 BERMUDA RD
LAS VEGAS NV 89119

INTERMOUNTAIN GAS CO
PO BOX 5650
BISMARCK ND 58506

GAYLE MANUFACTURING CO INC
PO BOX 158
CALDWELL ID 83605

S S STEINER INC
PC BOX 9174
BROOKS OR 97305

DALE CORNING
19004 LOWER PLEASANT RIDGE
RD
CALDWELL ID 83607

BENJAMIN PARK
16582 MARAVILLA PL
CALDWELL ID 83607

CHAD MURPHY
20152 PINTO RD
CALDWELL ID 83607

RONALD SCHNEIDER
20240 PINTO RD
CALDWELL ID 83607

GAH PROPERTIES LLC
132 SW 5TH AVE
MERIDIAN ID 83642

JOHN ANDERSON
19372 LOWER PLEASANT RIDGE
RD
CALDWELL ID 83607

PA AOA LLC
607 GARBER ST
CALDWELL ID 83606

OPERATING HERITAGE
PO BOX 965
VALLEY FARGO PA 19482

PA AOA LLC
607 GARBER ST
CALDWELL ID 83606

BUREAU OF RECLAMATION
230 COLLINS RD
BOISE ID 83702

WILBUR-ELLIS CO
16300 CHRISTENSEN RD SUITE
135
SEATTLE WA 98188

SIMPLOT FEED LOTS INC
PO BOX 27
BOISE ID 83707

JACOB FILLMORE
18954 LOWER PLEASANT RIDGE
RD
CALDWELL ID 83607

STEVEN TRACY
20179 WEITZ RD
CALDWELL ID 83607

GAYLE MANUFACTURING
COMPANY INC
PO BOX 158
CALDWELL ID 83605

STATE OF IDAHO
PO BOX 8028
BOISE ID 83707

SCHMID AND SCHMID LLC
1092 COUNTRY HILLS DR
SANTA ANA CA 92705



AGENCY ACKNOWLEDGMENT

Date: 2/22/2024
Applicant: GAYLE MANUFACTURING COMPANY, INC.
Parcel Number: R 36356 00000
Site Address: 20334 PINTO ROAD CALDWELL, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

Applicant submitted/met for informal review.

Date: 03/18/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for informal review.

Date: 4/2/2024 Signed: SEE EMAIL
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

ITD SEE EMAIL DATED 3/7/2024

Highway District:

Applicant submitted/met for informal review.

Date: 2/22/2024 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: NOT APPLICABLE

Applicant submitted/met for informal review.

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

Area of City Impact

Applicant submitted/met for informal review.

Date: 3/19/2024 Signed: SEE EMAIL
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

RE: Water Right Assessment / Section 23, T4N, R4W

Front Desk <frontdesk@pioneerirrigation.com>

Mon 6/24/2024 10:55 AM

To: Matt Wilke <matt@mywhitebarn.com>

This is not Pioneer's, it appears to fall in what we call no man's land. We don't know who assesses this or who it might be. Thanks!

Heather Harris

Office assistant | Pioneer irrigation District Po Box 426 | Caldwell ID 83606 | 208-459-3617

frontdesk@pioneerirrigation.com | assessments@pioneerirrigation.com | www.pioneerirrigation.com

From: Matt Wilke <matt@mywhitebarn.com>

Sent: Monday, June 24, 2024 10:22 AM

To: info <info@pioneerirrigation.com>; assessments <assessments@pioneerirrigation.com>

Subject: Water Right Assessment / Section 23, T4N, R4W

To whom it may concern,

I am representing Gayle Manufacturing Company.

Could you please verify that parcel R36356 is out of the Pioneer Irrigation District boundaries, and that there are no water rights available to irrigate from the Pioneer Irrigation District?

Thank you,



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

matt@mywhitebarn.com

www.mywhitebarn.com

RE: Water Right Assessment / Section 23, T4N, R4W

Front Desk <frontdesk@pioneerirrigation.com>

Mon 6/24/2024 10:55 AM

To: Matt Wilke <matt@mywhitebarn.com>

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Office assistant | Pioneer irrigation District Po Box 426 | Caldwell ID 83606 | 208-459-3617

frontdesk@pioneerirrigation.com | assessments@pioneerirrigation.com | www.pioneerirrigation.com

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Thank you,



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

matt@mywhitebarn.com

www.mywhitebarn.com



APPLICATION-Acknowledgement Notice

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

(Official Use Only)

Parcel #: R36356 00000

Acres: 28.96

Property Address: 20334 PINTO ROAD City CALDWELL Zip Code 83607

Legal Description: Township 4N Range 4W Section 23 County CANYON

Subdivision: N/A Lot _____ Block _____

Applicants Name: WHITE BARN VENTURES/MATT WILKIE Email: _____

Mailing Address: PO Box 7 Phone # _____

City: MIDDLETON State: ID Zip Code: 83644

Applicant is: Landowner Contractor Installer Other AGENT Date: 3/18/2024

Owners Name: GAYLE MANUFACTURING COMPANY, INC.

Mailing Address: PO Box 158 Phone #: _____

City: CALDWELL State: ID Zip Code: 83605

The proposed use will be: Residential Commercial Agricultural INDUSTRIAL

Is there an existing structure(s) on this parcel? Yes No

Is a Letter of Intended Use provided? Yes No NEIGHBORHOOD LETTER

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): 1

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:
WE ARE IN THE PROCESS OF SUBMITTING AN APPLICATION FOR A REZONE OF THE PARCEL TO M1 LIGHT INDUSTRIAL TO CANYON COUNTY. ONE OF THE REQUIREMENTS PRIOR TO SUBMITTING THE APPLICATION IS THIS AGENCY ACKNOWLEDGEMENT

SIGNATURE: Matt Wilkie

DATE: 3/18/2024

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. SWDHI 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.



Caldwell Rural Fire Protection District

707 Notus Road

Notus ID 83656

April 2, 2024

Matt Wilke
White Barn Real Estate

Delivered by Email to: matt@mywhitebarn.com

Mr. Wilke

This letter is to confirm that the Caldwell Rural Fire Protection District has been notified of your intent to rezone the property located at 20334 Pinto Road, parcel R363560000, near Gayle Manufacturing to Industrial, within the Fire District.

The Caldwell Rural Fire Protection District looks forward to working with you on the development of this property, as it relates to the adopted Fire Code. We encourage you to meet early and often with us as the plans move forward so we can address issues and options available, based on the project.

In the rural area one of the challenges, you will face is providing an adequate water supply for fire protection. But the installation of a fire sprinkler system can greatly reduce the required fire flow based on the occupancy type.

As you move forward with your plans, please feel free to contact us, and we look forward to working with you in the future.

Respectfully Submitted,

Mark Wendelsdorf

Mark Wendelsdorf
Fire District Manager



HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: Pinto- Gayle Manufacturing
Project Owner/Representative: Matt Wilke
Phone: [REDACTED]
Email: [REDACTED]

Project Location: R36356

Jurisdiction:

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Pinto	Local	50' prescriptive; 25' half-width from cl	60' (30' half width from centerline or 1/2 section line)	

Request:

Applicant desires approach 745' north of centerline of HWY 19. No building permits requested at this time. Current entitlement request is a rezone from ag to industrial. Future admin split request.

Access:

Rural local road spacing for major generator applies unless uses are less than 2,500 vehicle ADT. Approach spacing of 360' same side applies.

Applicant shall locate approach approx. 35' north—align with driveway aisle of parking lot on west side of road.

Approach permit from HD4 required and improve per SD-106.

Improvement Requirements:

Improvements and right-of-way dedication applicable at time of subdivision or building permit: whichever comes first

Shared driveway easement to R36357 – show on future administrative land division

Other Comments:

TIS may be required at time of subdivision or building permit. Connect driveway easement to parcel

Comments on rezone forthcoming and will be provided at agency notification from Canyon County.

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.

Re: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

Matt Wilke <matt@mywhitebarn.com>

Thu 3/7/2024 2:39 PM

To:Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Hi Niki,

Not yet. We need to submit our application before we get a planner assigned.

Thank you,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Sent: Thursday, March 7, 2024 1:42 PM

To: Matt Wilke <matt@mywhitebarn.com>

Subject: RE: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

Hi Matt!

Do you have a point of contact at the county that you were speaking to about this?

Thanks!



Niki Benyakhlef

Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Matt Wilke <matt@mywhitebarn.com>

Sent: Thursday, March 7, 2024 8:00 AM

To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Subject: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

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

Good morning Niki,

I am notifying you to conform with canyon counties requirement for agency acknowledgment prior to submitting our application for a rezone of the subject parcel and comprehensive plan map amendment. I am representing Gayle Manufacturing Company with this process.

At this point there will be no development plans, as we are just proposing to rezone the southern portion of the parcel #R36356. The northern third of the parcel is already zoned light Industrial.

Please let me know how you would like me to proceed. Your email response can suffice as an agency acknowledgment to me, or I can fill out the agency acknowledgment form from canyon county and get a formal signature if you would prefer. The county will most likely reach out to you again once they process the application.

Thank you for your time in this matter,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

Re: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

Greenleaf City Hall <cityhall@greenleaf-idaho.us>

Tue 3/19/2024 1:11 PM

To:Matt Wilke <matt@mywhitebarn.com>

Cc:Carrie Huggins <treasurer@greenleaf-idaho.us>

Hi Matt!

Probably easiest for you to print and submit this email string in lieu of signature. Not much to talk about as it sounds like this is a rezone request rather than a conditional rezone.

Comments from the city would likely include whether the application is complete. For an unconditioned rezone, the most impactful uses in the use table may be assumed as a basis for comment, especially if there are existing residential, agricultural, or other uses near the subject property which would likely be impacted by approval of an unrestricted / unconditioned use table.

Thank you,

Lee C. Belt
Greenleaf City Clerk
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

On 3/19/2024 11:22 AM, Matt Wilke wrote:

Hi Lee,

Sorry I missed this email. Thank you for the response! Here is the latest agency acknowledgment form we have going around.

I can send over to you for electronic signature if you would like to do that, or I can just print off our email unless you would prefer I meet with you in person to go over the details of our proposed rezone.

Thank you,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

From: Greenleaf City Hall <cityhall@greenleaf-idaho.us>

Sent: Tuesday, March 5, 2024 9:42 AM

To: Matt Wilke <matt@mywhitebarn.com>

Cc: Carrie Huggins <treasurer@greenleaf-idaho.us>

Subject: Re: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

Hi Matt!

I believe Canyon County Development Services Department (CCDSD) requires communication per the Agency Acknowledgement. I will make myself available to meet with you, if you would like to do so. I'm also okay with you submitting this email string as record of communication in lieu of a signature.

Please submit a complete application.

Thank you,

Lee C. Belt
Greenleaf City Clerk
208/454-0552 phone
208/454-7994 fax
208/880-4061 cell

On 3/5/2024 8:00 AM, Matt Wilke wrote:

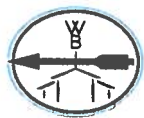
Good morning Lee,

I was wondering if I need to meet with you regarding Canyon Counties agency acknowledgement provision for our proposed rezone of this Parcel to Light Industrial in Canyon County. The parcel is in Greenleaf's area of impact on the south side of Hwy 19 and East side of Pinto Road.

At this point there will be no development plans, as we are just proposing to rezone the southern portion of the parcel #R36356 from Ag to Light Industrial in the county. The northern third of the parcel is already zoned light Industrial.

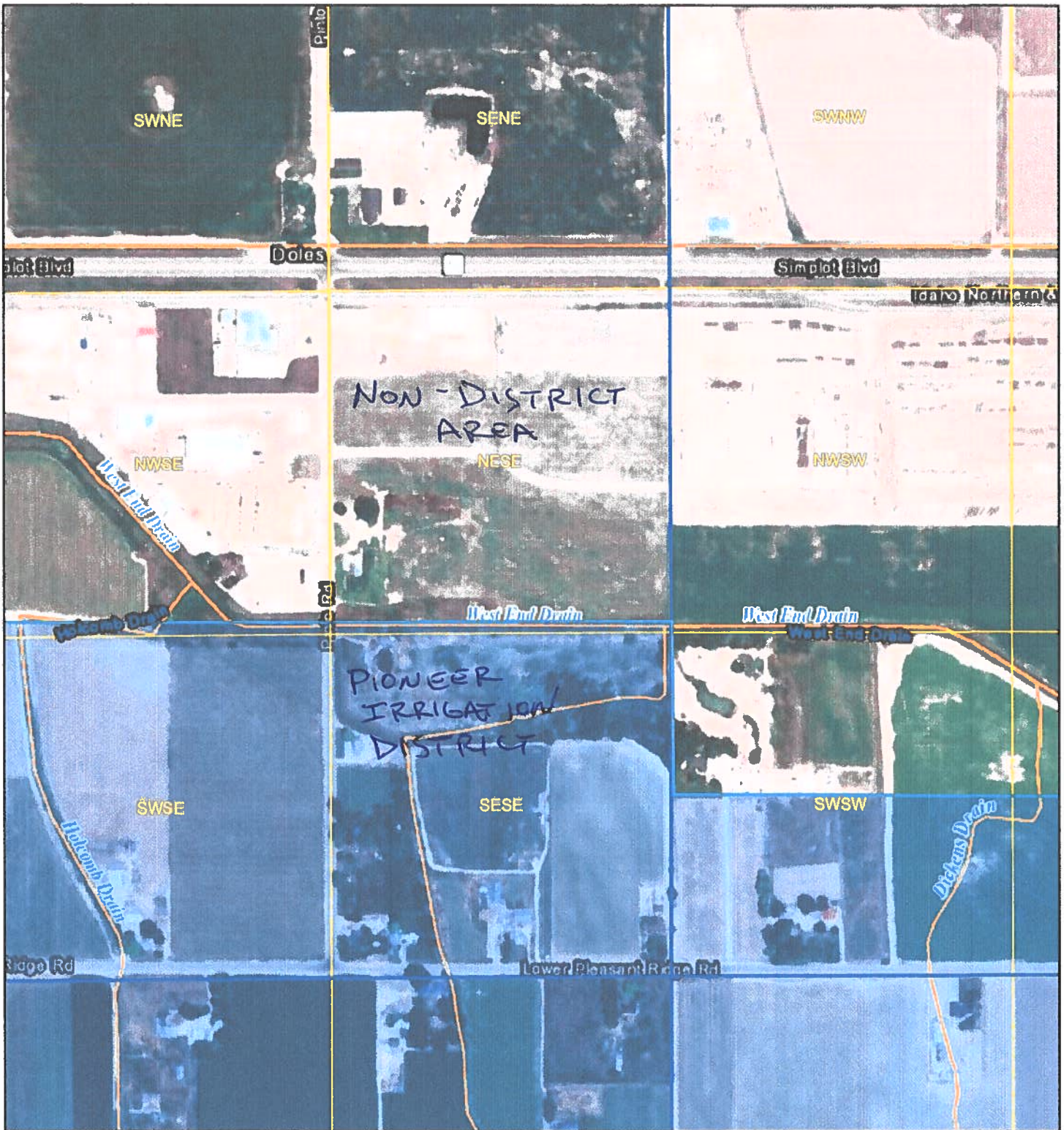
Please let me know how you would like me to proceed.

Thank you for your time in this matter,



Matt Wilke
Owner | Broker
White Barn Real Estate
White Barn Ventures
208.412.9803
matt@mywhitebarn.com
www.mywhitebarn.com

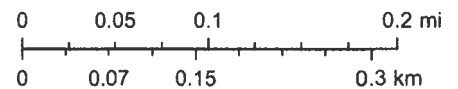
Irrigation Organizations



6/18/2024, 6:53:05 PM

1:9,028

- World Transportation
- Irrigation Organizations
- Township/Range
- Section
- Quarter Quarter



State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, iPC, USGS
 TNM - National Hydrography Dataset. Data Refreshed July, 2024., State of
 Oregon GEO, Esri, HERE, iPC, Maxar

63-2652A

63-11242

63-2337

Simplex Blvd

63-2337

63-33057

63-33059

WaterRightPous: 63-33058

(2 of 3)

WaterRightPous: 63-33058

WaterRightPous: 63-33058

WaterRightPous: 63-33058

WaterRightPous: 63-33058

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63-33076

63-33076

63-33076

63-33076

63-33076

63-33076

63-33076

63-26451

63-2317

63-2304

10

63-2327

63-3304

63-3304

Photo

Photo

State of Idaho
 Department of Water Resources
Water Right

63-33058

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Map center is in T41N R01W



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



Total Acres: 29

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. G16 This right remains subject to the right of the original appropriator, in good faith and in compliance with state laws governing changes in use and/or expansion of water rights, to cease wasting water, to change the place or manner of wasting it, or to recapture it.
3. This right is a split from former right 63-2650 .
4. Place of use for this right does not include land owned by the State of Idaho.

Dates:

Licensed Date:

Decreed Date: 05/20/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: Or

Water District Number: 63

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

State of Idaho
Department of Water Resources

Water Right

63-20883

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Map center is T41N R04W

The USDA, ESA Aerial Photography Field Office does not warrant the accuracy of this product.



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



AFTER RECORDING MAIL TO:

Gayle Manufacturing Co., Inc.
80 N. Kings Rd.
Nampa, ID 83642

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

2019-040705 RECORDED 08/30/2019 01:18 PM CHRIS YAMAMOTO CANYON COUNTY RECORDER Pgs=3 EHOWELL \$15.00 TYPE: DEED FIRST AMERICAN TITLE INSURANCE ELECTRONICALLY RECORDED
--

WARRANTY DEED

File No.: 4120-3307381 (KD)

Date: **August 28, 2019**

dd
For Value Received, **Shane Garbarino, a married man as his sole and separate property**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Gayle Manufacturing Co., Inc., a California corporation**, hereinafter referred to as Grantee, whose current address is **PO Box 1398, Nampa, ID 83653** the following described premises, situated in **Canyon County, Idaho**, to wit:

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

(See Exhibit "A" attached hereto and made a part hereof by reference.)

APN: **36356000 0**

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

EXHIBIT A

**The Northeast Quarter of the Southeast Quarter of Section 23, Township 4 North, Range 4 West,
Boise Meridian, Canyon County, Idaho.**

EXCEPTING THEREFROM:

**Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter;
thence
South a distance of 364 feet; thence at right angles running
West a distance of 80 rods; thence running
North a distance of 364 feet to a point in the North line of said Northeast Quarter of the
Southeast Quarter; thence
East along said North line 80 rods to the POINT OF BEGINNING.**

FURTHER EXCEPTING THEREFROM:

**A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 23,
Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly
described as follows:
Commencing at a 5/8 inch iron pin marking the Central East 1/16 corner of said Section 23
from
which a brass cap monument marking the East Quarter corner of said Section 23 bears
South 89°23'30" East, 1324.84 feet; thence along the West boundary line of the Northeast
Quarter of the Southeast Quarter of said Section 23
South 00°10'51" West, 364.00 feet; thence leaving said West boundary line
South 89°23'30" East, 25.00 feet to the REAL POINT OF BEGINNING; thence continuing
South 89°23'30" East, 10.00 feet; thence
South 00°10'51" West, 10.00 feet; thence
North 89°23'30" West, 10.00 feet; thence
North 00°10'51" East, 10.00 feet to the REAL POINT OF BEGINNING.**

National Flood Hazard Layer FIRMette

116°46'59"W 43°40'15"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

OTHER AREAS OF FLOOD HAZARD

- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/19/2024 at 10:43 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

2021 Manufacturing Economic Impact Report

AN ECONOMIC ASSESSMENT OF IDAHO'S MANUFACTURING INDUSTRY



Idaho
Manufacturing
Alliance

IMA Members

Current members as of January 2022

Manufacturing Members

Acclima, Inc.
 Accura Outdoors
 Accurate Manufacturing Company Inc.
 Ace Co/NxEdge
 AceCo Industrial Knives
 Admiral Beverage
 Advanced Control Systems
 Alexander Clark Printing
 ALK Source Materials
 American Semiconductor
 Ardent Industries
 ATC Manufacturing
 Atomic Potato Chip Company
 Autovol
 Aviation Specialties Unlimited
 Bestbath
 Black Sage Technologies
 Blue Wolf
 Campbell Company
 Capitol Distributing
 Chris Reeve Knives
 CJ Precision Machine
 Computrol Inc
 CS Beef Packers
 CXT Incorporated
 Design For Making
 Diamond Mfg Inc
 Dina Consulting & Design LLC
 Diversified Fluid Solutions
 Dixon Container Company
 Drill Pro International, Inc.
 DyneAquaculture
 Fiberguide - a Molex Company
 Fiberon
 Fresca
 G Zero CNC Machine
 GameFACE Athletics
 Greyloch
 Highlight Technologies, Inc.
 House of Design
 Idaho National Laboratory
 Image National Signs
 in-Finite Solutions, Inc
 Intermountain 3D
 International Minute Press
 Inventive-Group
 Inventure Engineering and Machine, LLC
 JB Laser
 Johnson Thermal Systems Inc.
 JR Simplot Company
 K2 Construction, Inc.
 Lactalis American Group
 Legacy US
 Lubrication Sciences International
 Materne North America (GoGo squeeZ)
 Micron Technology, Inc.
 Milne MicroDried

Manufacturing Members Cont'd

Milstak
 Mirage Trailers
 Moser Manufacturing, LLC
 Northwest Machining & Mfg
 Novation Inc
 ON Semiconductor
 Orgill
 Packaging Corporation of America
 Panic Plastics, Inc.
 Plexus
 Portsmith Technologies
 Precision Automation & Pumping Systems
 PRECO/Sensata
 Price Pump
 ProMoto Billet
 QTI Sensing Solutions
 Quality Machine Products, Inc.
 Quintex Molding LLC
 Ramper Innovations
 Rekluse Motor Sports
 Robo-Jet
 Sapphire Metal Finishing
 Scherer Inc.
 Seat Concepts
 Silicon Mountain Contract Services
 Smoke Guard
 Talus Expedition Gear
 Teton Machine Solutions
 TMC, Inc
 TMF Werks, LLC
 Trinity Trailer Mfg., Inc.
 Unger Powder Coating
 United Metals Recycling
 Valor Trailers
 Vanmark Equipment
 VersaBuilt
 VISION Design & Machine, LLC
 Western Trailers
 WMDTech LLC
 Worry Free Manufacturing
 ZoRoCo Packaging, Inc

Supply Chain Members

AAP Automation
 Apex Manufacturing Solutions
 Custom Fluid Power
 Intermountain Machining Supply
 King Machine
 Klinger IGI
 Navis Pack & Ship
 Northwest Fulfillment
 Omega Morgan
 Pilot Freight Services
 Rogers Machinery Company
 Rollon
 Veritiv Corp
 Vessel

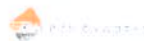
Associate Members

Atova
 Bank of America Merrill Lynch
 Bright Bank
 Capital One
 Cascade Energy
 Chase Bank
 Clifton Larson Allen
 Columbia Bank
 Experis, a ManpowerGroup Company
 HUB International Northwest LLC
 Idaho Power Company
 Impello Global
 Intermountain Gas
 Intertec
 KeyBank
 Law Office of David Ballard
 Lee and Associates Idaho, LLC
 Northwest Engineering Service, INC.
 PayneWest Insurance Company
 Rectify
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 Sunwest Bank
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 North Idaho College
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 Transit Management of Canyon County
 Treasure Valley Community College

IMA Sponsors



Foreword

On behalf of the Board of Directors and staff at the Idaho Manufacturing Alliance (IMA), I am privileged to present this Manufacturing Economic Impact Report for the State of Idaho.

Thanks to our partners at the University of Idaho and Alturas, we've been able to fulfill a long-time organizational goal of formally highlighting how important manufacturing is to the Idaho economy. Manufacturing benefits the individuals who are employed within its companies, the families it supports, and the communities they are a part of. Manufacturing makes Idaho a better place.

IMA's three main activities are to connect, support and promote manufacturing. We're hopeful that this does all three.

If you feel as strongly about Idaho manufacturing as we do, join us! We have various ways to get involved.

For the good of Idaho and its manufacturing industry,



Sheri Johnson
Co-Founder & Executive Director
Idaho Manufacturing Alliance



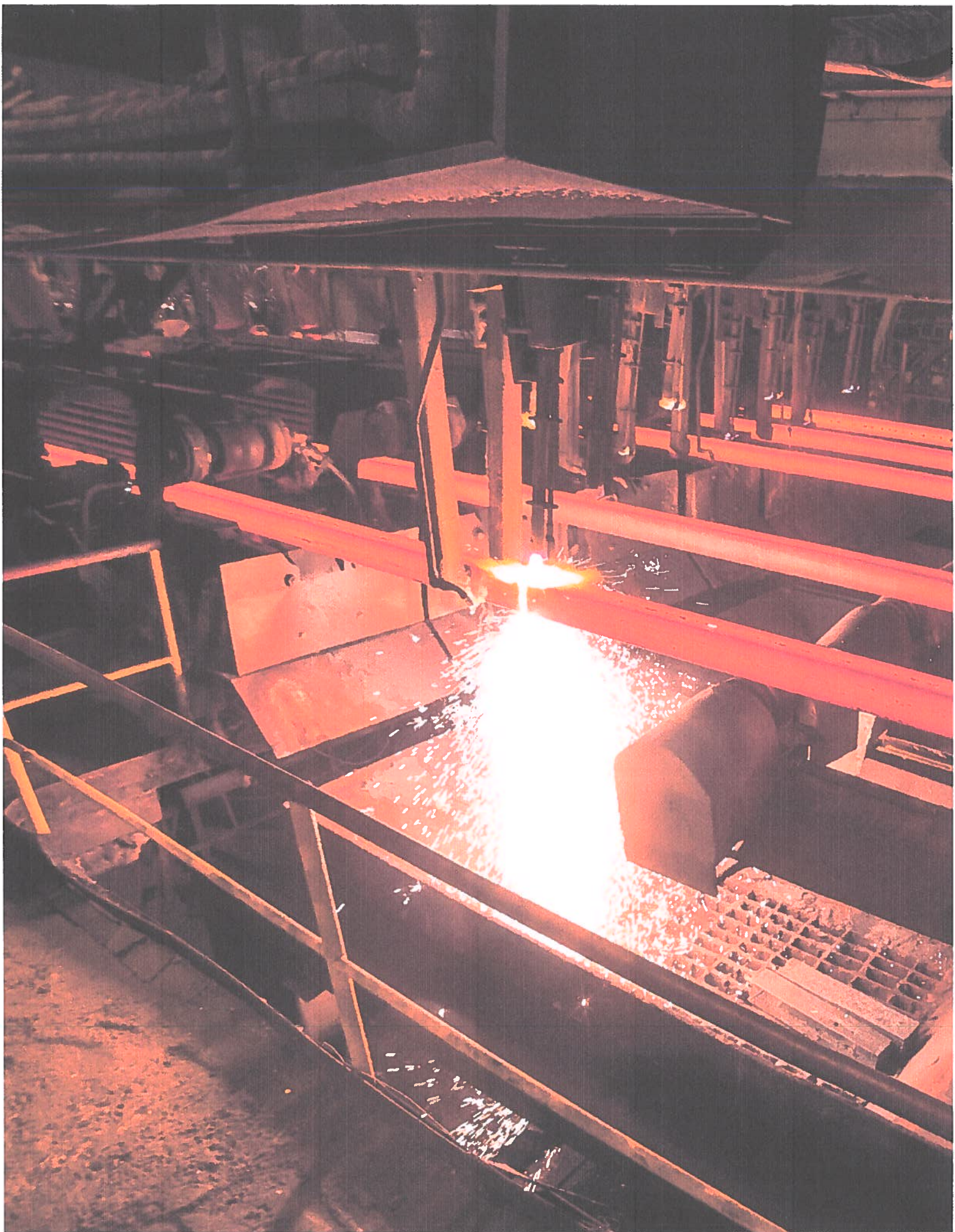




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Overview of the Study

This is a report of the economic footprint of Idaho's manufacturing sector for the year 2020. The sponsor is the Idaho Manufacturing Alliance and authored by the Vandal Impact Center. The student authors are Jacob Spence, Christopher Giddings, Josh Gehring, and Keegan Opdahl. The faculty advisor is Steven Peterson, who has conducted over 150 studies on nearly every Idaho industry in his career¹. The study was completed in November 2021.

¹ The results and findings of this study are those of the author, Steven Peterson, and do not necessarily represent the University of Idaho or any of the aforementioned organizations or individuals.

Summary Results

Manufacturing is one of Idaho's most important and emerging industries.

170,210

TOTAL JOBS
20% OF IDAHO'S TOTAL JOBS

\$16.2 BILLION

GROSS STATE PRODUCT (GSP)
19% OF TOTAL GSP

\$10.1 BILLION

SALARIES & BENEFITS
18% OF IDAHO'S TOTAL COMPENSATION

\$1.16 BILLION

PROPERTY, SALES, EXCISE,
AND INCOME TAXES

Idaho manufacturing creates jobs and output.

- Employed 70,577 workers in 2020 or 8.2% of Idaho's total employment (Page 6).
- Increased 14,771 new manufacturing jobs in the last decade (2010 to 2020) (Page 6).
- Ranked 1st place as Idaho's largest industry, as measured by the direct contribution to gross state product.
- Ranked 4th place as measured by direct contributions to Idaho's employment (behind only government, health care, and retail trade (Page 6).
- Total manufacturing jobs increased by 26%, the *second highest* rate of increase in the U.S., (2010 to 2020), behind only Nevada at 51% (Page 10).
- Food processing employed the most manufacturing workers at 19,329, followed by computer and electronic manufacturing (11,558), wood products (6,977), and fabricated metal (6,113) (Page 9).
- The fastest growing manufacturing sector (2010 to 2020) in *percentage increase* in jobs was textile product mills (170%), electrical equipment and appliance (126%), beverage/tobacco (104%),
- The fastest growing manufacturing sector (2010 to 2020) in *net new jobs* created was food processing (3,447 jobs), wood products (1,904), and fabricated metal product (1,341).

Idaho manufacturing pays living wages.

- Average salary package pays \$76,655 (including benefits), 40% above Idaho average salary package of (\$54,927) (Page 7).
- Average salaries range from a high computer/electronic manufacturing (\$157,510) to a low of \$28,725 in Textile Product Mills (considered an Idaho living wage) (Page 8).

Manufacturing creates economic contributions.

- An economic model of the economy measured the economic contributions of manufacturing including the multiplier effects.

Key Conclusion

If manufacturing did not exist, Idaho's economy would shrink by 20%.
(When considering the multiplier effect)

Idaho Manufacturing Sectors

A Sampling of Idaho Companies

Food Processing (NAICS 311-312)

CS Beef Packers
HB Specialty Foods
JR Simplot Company
Lactalis American Group
Materne North America/GoGo squeeZ
Milne Microdried
ZoRoCo Packaging

Textiles (NAICS 313-316)

Worry Free Manufacturing
Shurco
Owyhee Group Companies
Fabricspan

Wood Products (NAICS 321)

Gem State Truss
Woodgrain Inc
Fiberon
Idaho Forest Group
PotlatchDeltic Corporation
J.D. Lumber
Inteframe

Paper Manufacturing (NAICS 322-323)

Dixon Container Corp
Packaging Corporation of America
Westrock Paper and Packaging

Petroleum Manufacturing (NAICS 324)

Idaho Asphalt Company
Valley Paving and Asphalt

Chemical Manufacturing (NAICS 325)

Bandz USA
Lubrication Sciences International
Itafos Conda
Redox Chemicals
Technichem Corp
Watertech Inc

Plastics (NAICS 326)

Bestbath
Smoke Guard
Panic Plastics
Quintex Molding
Yellowstone Plastics
Ipex USA
Kellogg Plastics

Nonmetallic Mineral Product Manufacturing (NAICS 327)

JR Simplot Company
Bayer Incorporated
CXT Incorporated
Ash Grove Cement Company
Idaho Concrete Company

Primary Metal Manufacturing (NAICS 331)

LA Aluminum Casting Company
Hern Iron Works
Pine Creek Industries
Boise Foundry

Fabricated Metal Product Manufacturing (NAICS 332)

Accura Outdoors
Drill Pro International
Sapphire Metal Finishing
AceCo Industrial Knives
Chris Reeve Knives
Buck Knives
R&M Steel Co.
Gayle Manufacturing Company

Machinery Manufacturing (NAICS 333)

House of Design
Milstak
Precision Automation & Pumping Systems
Price Pump
VersaBuilt
Johnson Thermal Systems
Hydroblend

Computer and Electronic Product Manufacturing (NAICS 334)

Acclima Inc
American Semiconductor
ON Semiconductor
American Semiconductor
Black Sage Technologies
Insignis Technology Corp
Micron Technology Inc
Silicon Mountain Contract Services
Percussionaire

Electrical Equipment, Appliance, and Component Manufacturing (NAICS 335)

NxEdge/AceCo Precision Manufacturing
Blue Wolf
Diversified Fluid Solutions
Campbell Company
ECCO Safety Group
Schweitzer Engineering Laboratories
Fiberguide Industries/Molex
VTC Corp

Transportation Equipment Manufacturing (NAICS 336)

ATC Manufacturing
Heatercraft Marine Products
In The Ditch Towing Company - Innovative Group
Klim
ProMoto Billet
Rekluse Motor Sports
Trinity Trailers
Valor Trailers
Western Trailers

Furniture and Related Product Manufacturing (NAICS 337)

Greyloch Custom Cabinetry
Woodland Furniture
Pacific Cabinets
T&L Cedar Lawn Furniture

Miscellaneous Manufacturing (NAICS 339)

Image National Signs
IndieDwell
Unger Powder Coating
Lytle Signs
Autovol



Strong Stable Job Growth

Added 14,771 New Jobs - 2010 to 2020

Idaho creates nearly 1,500 new manufacturing jobs every year—a 2.4% average annual growth rate

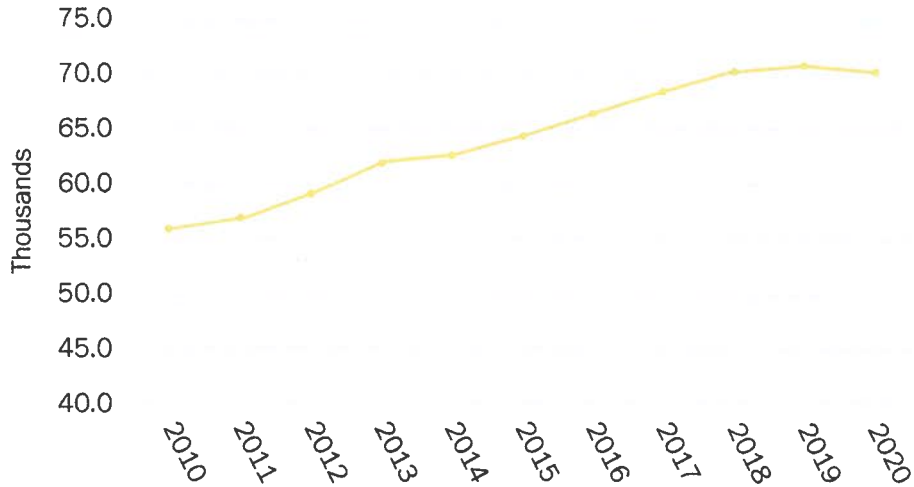


Figure 1. Idaho Manufacturing Job Growth 2010 to 2020. Source: Emsi 2021 Q3

Idaho's 4th Largest Industry Ranked by Employment

8.2% of Total Employment—70,577 Jobs

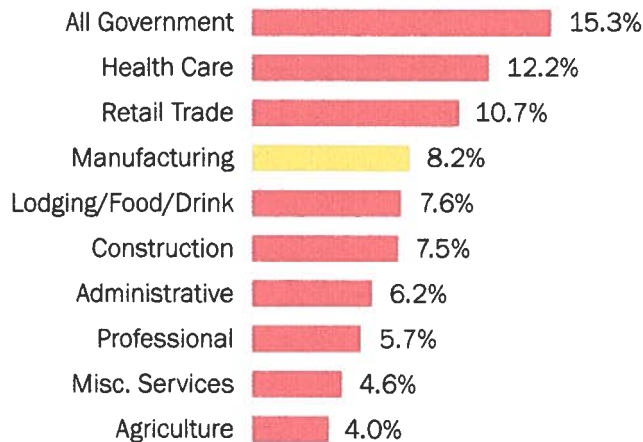


Figure 2. Top Ten Idaho Industries in 2020 (North American Industrial Classification (NAICS) Two Digit Level). Source: Emsi 2021 Q3



Idaho's Average Annual Salaries

Manufacturing Pays 40% Higher Idaho Wages and Benefits (\$78,926) Versus Idaho's Average Salary (\$56,563)

Highest Salaries: Utilities (\$131,041)

Lowest Salaries: Accommodation/Food Services (\$21,400)

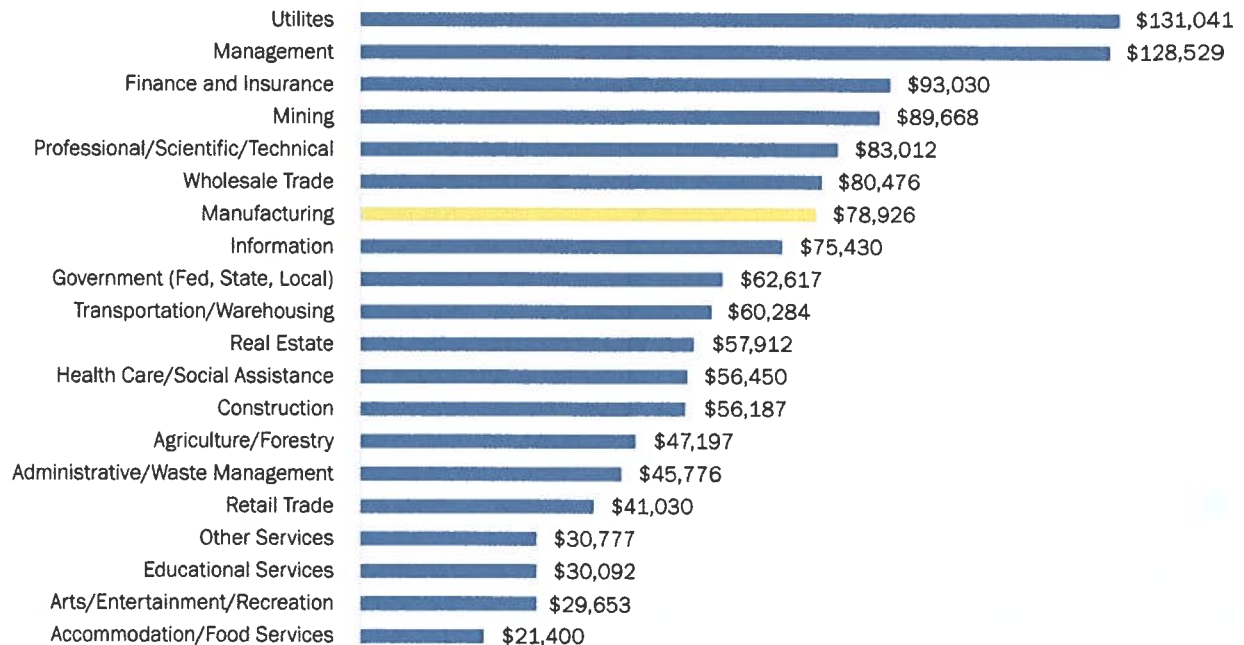


Figure 4. Average Annual Salary Package Across All Idaho Industries (2-Digit NAICS). Source: Emsi

2020 Manufacturing Job Rankings by Sector

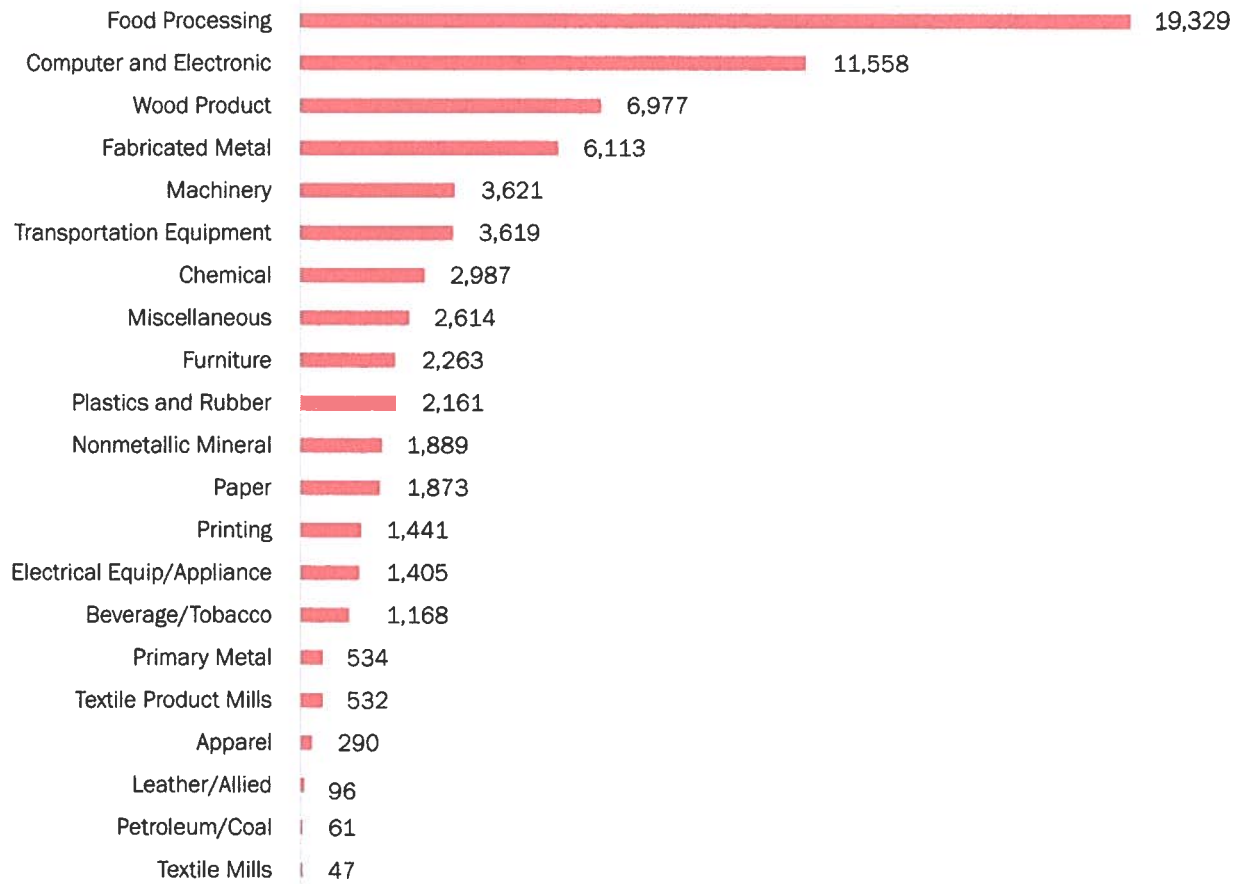


Figure 6. 2020 Manufacturing Jobs by Industry (3-Digit NAICS Code). Source: Emsi 2021 Q3

The two largest manufacturing sectors represent Idaho's changing economy, both its past and its future. Production agriculture has been the historic bedrock of Idaho's economy. Recent expansion of agricultural processing and value-added agricultural products is the future, as represented by the expansion of dairy, cheese, and yogurt production. *Food processing* directly employs 19,329 workers and pays \$63,464 in salary and benefits per year.

Wages and Benefits by Manufacturing Sector

(Range: \$157,510 Computer/Electronic Jobs—to \$28,725 for Textile Product Mills)

Average Idaho Wage and Benefit Package is \$78,926.



Figure 5. Wages and benefits by Manufacturing Sector (3-Digit NAICS Code). Source: Emsi 2021 Q3

The second largest manufacturing industry is *computer and electronic product manufacturing* that employs 11,558 workers and pays an average of \$157,510 *including benefits and salaries*. The epicenter of high technology manufacturing is the Treasure Valley, and a good representative firm is Micron Technology Inc in Boise. High-tech manufacturing is expanding throughout Idaho and represents Idaho's future economy.

26% Cumulative Job Growth - 2010 to 2020

Second Fastest Growing In the U.S.

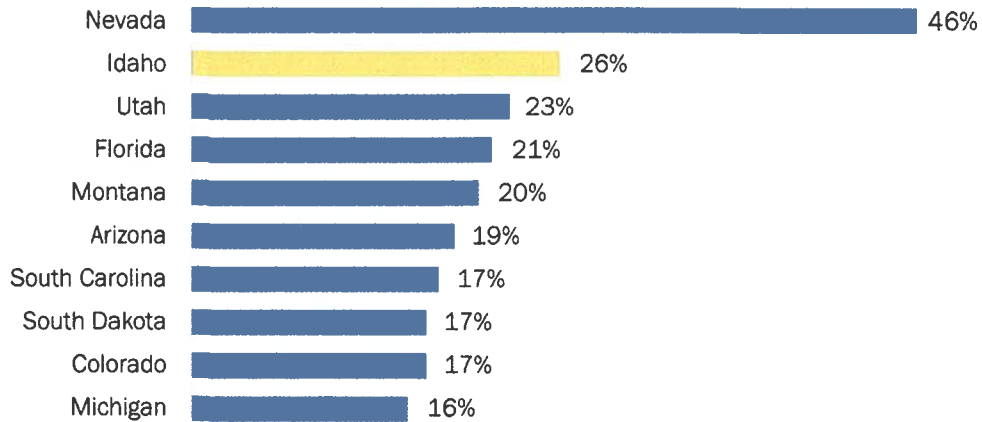


Figure 3. Top Ten U.S. States Ranked by Cumulative Manufacturing Growth 2010 to 2020. Source: Emsi 2021 Q3

Manufacturing Employment Changes by Sector - 2010 to 2020

Sector	Idaho Job Count	Idaho % Change	U.S. % Change
Food Processing	3,447	22%	11%
Wood Product	1,904	38%	13%
Fabricated Metal	1,341	28%	7%
Transportation Equipment	1,219	51%	20%
Machinery	1,068	42%	1%
Computer and Electronic	961	9%	(4%)
Electrical Equip/Appliance	783	126%	7%
Miscellaneous	736	39%	1%
Plastics and Rubber	654	43%	11%
Chemical	622	26%	7%
Beverage/Tobacco	594	104%	50%
Furniture	557	33%	1%
Nonmetallic Mineral	484	34%	7%
Textile Product Mills	335	170%	(14%)
Paper	294	19%	(10%)
Printing	56	4%	(22%)
Petroleum/Coal	30	97%	(3%)
Textile Mills	(26)	(35%)	(21%)
Leather/Allied	(47)	(33%)	(11%)
Apparel	(83)	(22%)	(41%)
Primary Metal	(158)	(23%)	(3%)

Table 1. Employment Changes by Manufacturing Sector 2010 to 2020. Source: Emsi 2021 Q3



Idaho *food processing* increased by 3,447 jobs over the last decade, a cumulative 22% change. This is followed by *wood products* (1,904 jobs, 38%), *fabricated metal* (1,341 jobs, 28%), *transportation equipment* (1,219 jobs, 51%), and *computer and machinery* (1,068 jobs, 42%).

The fastest growing Idaho sector measured by percentage change was *textile product mills* (170%), *electrical equip/appliance* (126%), *beverage/tobacco* (126%), and *petroleum/coal* (97%).

3,447

INCREASE IN
FOOD PROCESSING JOBS

1,904

INCREASE IN
WOOD PRODUCT JOBS

1,341

INCREASE IN
FABRICATED METAL JOBS

170%

TEXTILE PRODUCT MILLS
GROWTH

126%

ELECTRICAL EQUIPMENT/
APPLIANCE GROWTH

104%

BEVERAGE/TOBACCO
GROWTH

Idaho's Largest Industry

As Measured by Direct Contributions to Gross State Product (GSP), in Billions

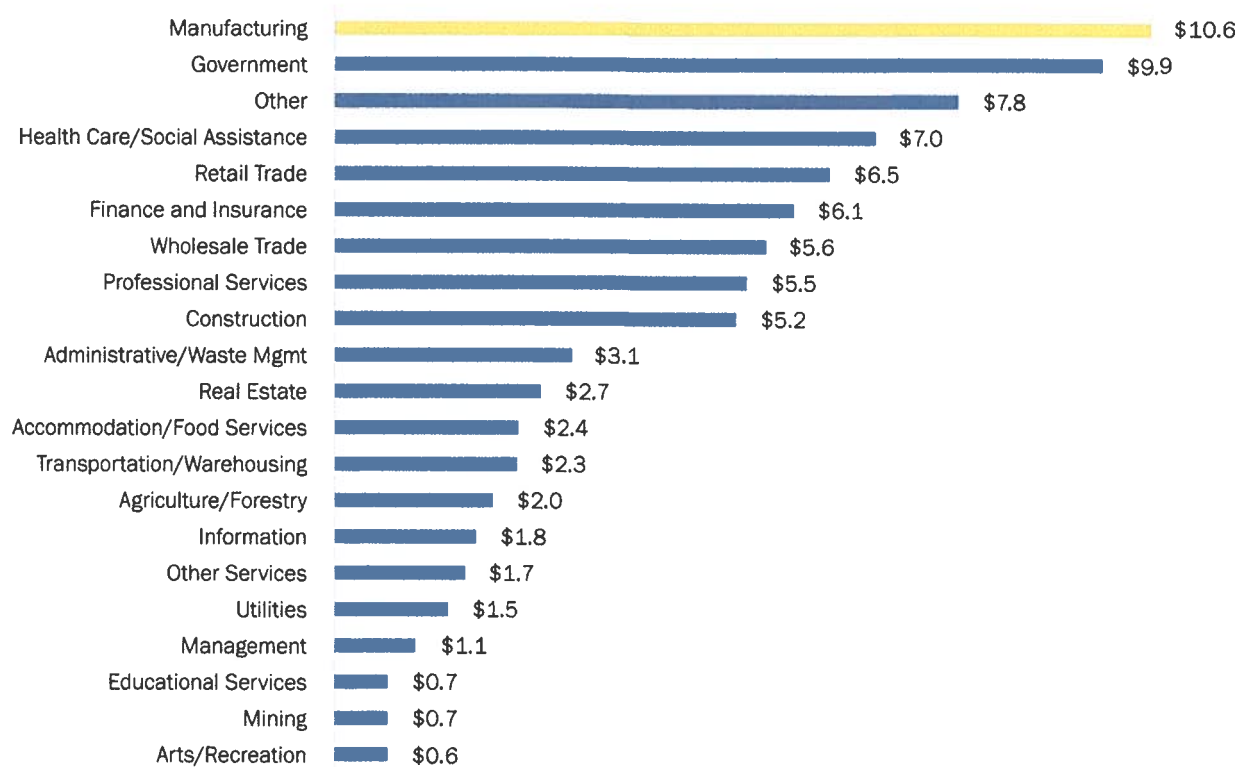


Figure 7. Direct Contributions to Idaho Gross State Product (GSP) by Industry (2-Digit NAICS). Source: Emsi 2021 Q3



Contributions by Manufacturing Sector, in Billions

Idaho Manufacturing Contributed \$10.6 billion to Idaho's Gross State Product in 2020

Computer and Electronic Manufacturing Contributes \$3.15 billion alone!

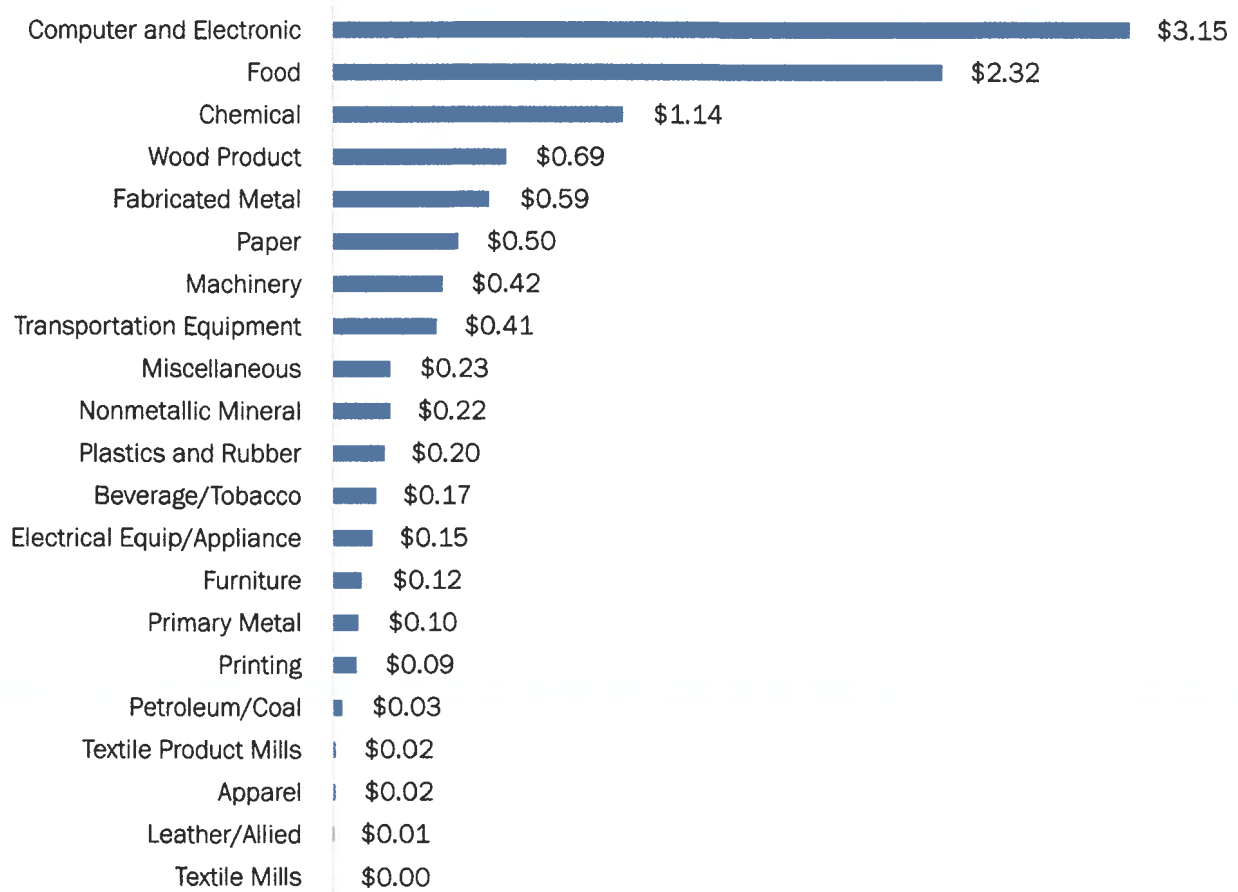


Figure 8. Direct 2020 Gross State Product by Sector. Source: Emsi 2021 Q3

While *food processing* (manufacturing) is the largest manufacturing sector in terms of jobs, *computer and electronic* manufacturing is the largest sector in terms of generating direct contributions to gross state product (GSP).

Economic Contributions

Including the Multiplier Effects (Direct, Indirect, and Induced Impacts)

The results are generated from an IMPLAN (IMpacts from PLANNing) input-output Model.

Manufacturing creates:

170,210

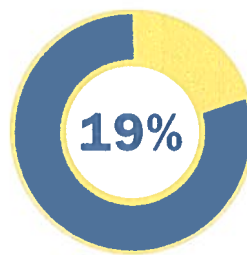
TOTAL JOBS



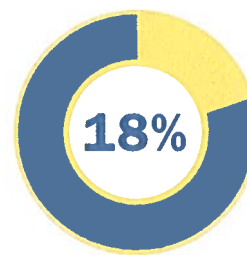
OF IDAHO JOBS

\$10.1B

SALARIES AND BENEFITS



OF IDAHO GSP



OF TOTAL IDAHO
COMPENSATION

\$16.2B

GROSS STATE PRODUCT

\$1.16B

STATE AND LOCAL TAXES

Manufacturing Industry	Idaho Economic Contributions			
	Jobs	Wages and Benefits	Gross State Product	Taxes
Food Processing	62,377	\$3,444,786,894	\$5,474,890,960	\$397,396,264
Textiles	1,710	\$58,742,942	\$89,978,291	\$6,469,525
Wood Products	13,608	\$806,267,581	\$1,195,946,881	\$78,897,519
Paper	7,007	\$386,718,370	\$683,699,255	\$45,854,334
Petroleum	277	\$15,380,635	\$26,251,833	\$4,115,006
Chemical	9,015	\$559,079,133	\$870,186,182	\$90,948,881
Plastics	4,218	\$215,618,809	\$395,790,986	\$25,445,112
Nonmetallic Mineral	1,964	\$102,711,140	\$169,320,586	\$12,096,670
Primary Metal	1,985	\$104,622,508	\$257,742,181	\$14,390,275
Fabricated Metal	10,600	\$560,798,820	\$892,211,360	\$59,578,062
Machinery	6,313	\$345,960,424	\$545,374,220	\$40,564,297
Computer/Electronic	33,546	\$2,679,197,125	\$4,354,773,193	\$277,257,491
Electrical Equipment/Appl.	2,997	\$173,748,647	\$312,430,684	\$24,093,623
Transportation Equip.	5,935	\$325,469,444	\$439,746,711	\$39,496,987
Furniture	3,416	\$154,710,193	\$218,759,217	\$14,631,738
Miscellaneous	5,243	\$185,201,136	\$307,116,746	\$24,880,781
Total Manufacturing Contributions	170,210	\$10,119,013,801	\$16,234,219,286	\$1,156,116,565

Table 2. Results by Manufacturing Sector Including Multiplier Effects

Employment Contributions of Manufacturing Employment

Including the Multiplier Effects

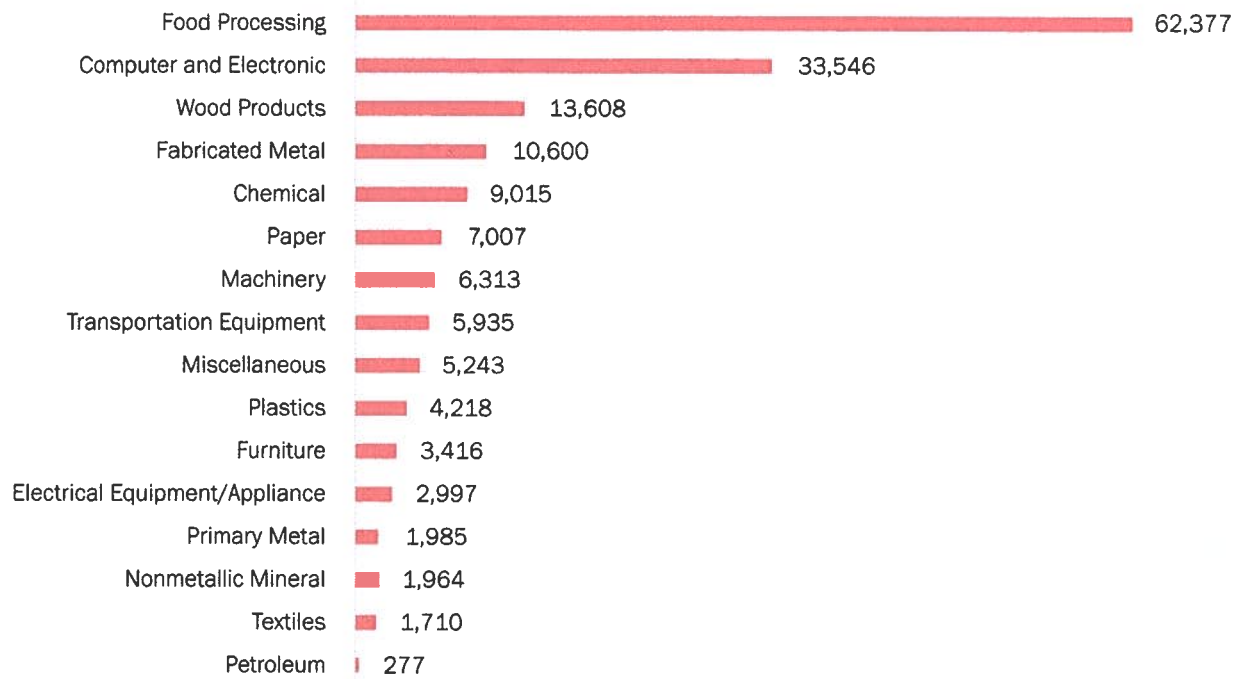


Figure 9. Economic contributions of jobs by manufacturing industry including the multiplier effects



Technical Notes

Economic Impact Assessment and Contribution Assessment

Economic Base Assessment

This analysis is founded on economic base theory. A local or regional economy has two types of industries: base industries and non-base industries. Any economic activity that brings money into the local economy from the outside is considered a base industry. A base industry is sometimes identified as an export industry, which is defined as any economic activity that brings new monies into the community from outside. For example, base industries can include high-technology companies, federal government operations, and other manufacturing and service firms. Firms providing services to individuals living outside the region's trade center, such as medical and legal services, are included in the region's economic base. Payments from state and federal governments (including Social Security, Medicare, university funding, retirement accounts, and welfare payments) are sources of outside income to businesses and residents. These are counted as part of the economic base.

Non-base industries are defined as economic activity within a region that support local consumers and businesses within the base sector. They re-circulate incomes generated within the region from the base industries. Such activities include, but are not limited to, shopping malls that serve the local population, business and personal services consumed locally, barbers, medical services consumed locally, and local construction contracts. Non-base industries support the base industries.

Base industries are sometimes confused with non-base industries. For example, some county economies have large retail trade sectors that produce a paradox: they employ a substantial percentage of the workforce but actually contribute little to the local economy because most of the retail sales are local. They bring little new money into the community. Thus, it appears from the size effect that the retail trade sector contributes a large amount of employment and earnings to the economy. Most of this employment and earning activity is allocated or attributed to other local "export" industries that bring revenues into the community from outside sales. From an economic base perspective, which determines the economic "drivers" of the economy, the retail trade sector is much smaller. Only the retail trade activities serving visitors from outside the area can be counted as economic base activity.

Economic base analysis is important for identifying the vital export industries of a region. Non-base industries, on the other hand, are important for keeping money within a region and stimulating local economic activity for residents. In this respect, non-base industries are said to deepen the economy while export industries are said to broaden it. For example, suppose a Washington patient elects surgery at a local hospital instead of traveling to a medical center in Salt Lake City, Utah for specialized treatment. The substitution of local services for an imported service represents an increase in the demand for local business services. Keeping income in the community enhances the multiplier effects of the export industries. The overall effect of import substitution can be viewed as an analogous increase in demand for an export industry. Our economic model in this section is founded on economic base theory.

Defining and Explaining Economic Impacts

Economic impacts measure the magnitude or importance of the expenditures of basic (export) industries. Our economic model estimates multipliers for each industrial sector. Suppose you have a (hypothetical) multiplier of 1.45. Every dollar of direct expenditures creates \$1.45 dollars of total new spending in the community's economy.

Impacts are apportioned into two levels: the direct impact and the multiplier effects. The first level is the direct impact of value-added expenditures on the regional economy (i.e., the jobs, payroll and earnings, value added, and sales that are directly created by the industry of study through their exports). The second is comprised of two parts: a) the impacts on other regional businesses that provide goods or services in support of the industry of study (i.e., the indirect impacts), and b) the effect of employee and related consumer spending on the economy (i.e., the induced impacts). The indirect and induced impacts are the so-called "ripple" or multiplier effects of value-added expenditures in the regional economy. The direct effects are driven by exports whereas the multiplier effects are driven by local expenditures and the deepening of an economy. Exports, the new money coming into an economy, set off a web of transactions as each business seeks to fulfill the demands of their customers.

A manufacturer's impact upon the economy is thus comprised of the magnitude of the exports and magnitude of the multiplier(s). The sum of the direct, indirect, and induced effects measures the total impact of an industry to an economy.

Terminology

Results are reported in several different measures:

Sales (Output): The total transactions in dollars from direct and indirect manufacturer's economic activity. This gross measure of economic activity is considered less accurate than gross regional product or job creation.

Gross regional product GRP (value-added): This is a state measure of Gross Domestic Product) and a subset of sales (output). GSP includes employee compensation, proprietary income, other property income, and indirect business taxes. GSP is a measure of economic activity. It is distinguished from sales in that double-counting has been eliminated. Some products are utilized by other products in the manufacturing process. When adding them up in sales, they get counted twice or more. Some steel is used in automobile manufacturing, for example, and gets counted both as steel production and in the cost of the automobile. Value added eliminates any double counting. The steel utilized in autos is netted out when tallying total steel production.

Total Compensation (wages and salaries): The wage/salary and proprietor's income to individuals including employer contributions and fringe benefits. This is a subset of gross regional product.

Jobs: The total employment resulting from operations, firms, and entities associated with manufacturing.

Indirect Taxes: All taxes generated from manufacturing's economic activity excluding personal and corporate income taxes. These consist of mostly sales taxes and property taxes.

Other measures or terminology:

Direct spending (effects): This represents the actual sales, income, and jobs from the Port's operations and enterprises.

Indirect effects: These are the downstream economic effects on sales, income, jobs, and indirect taxes in the regional economy from direct spending. For example, the Port and associated firms and operations purchase goods and services in the community. This supports other area businesses, which in turn, purchase even more goods and services as the effects ripple through the economy. These are part of the multiplier effects of direct spending.

Induced effects: These are downstream effects of employee and consumer spending on the economy. They are part of the multiplier effects.

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Miller, Ronald E. & Blair, Peter D. (2009). *Input-Output Analysis: Foundation and Extensions* (2nd ed.). Cambridge University Press, New York.

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Alturas

University of Idaho, Vandal Impact Center

Dr. Steven Peterson

Jacob Spence

Christopher Giddings

Josh Gehring

Keegan Opdahl

The Idaho Manufacturing Alliance was formed in 2014 by manufacturers, for manufacturers. We exist to connect, support, and promote Idaho manufacturers and the industry as a whole.

To learn more or get involved, reach out.

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idmfg.org



**Idaho
Manufacturing
Alliance**

**Learn more about the Idaho Manufacturing Alliance at
www.idmfg.org**

This report was made in partnership with University of Idaho and Alturas.



ALTURAS

Custom Soil Resource Report

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

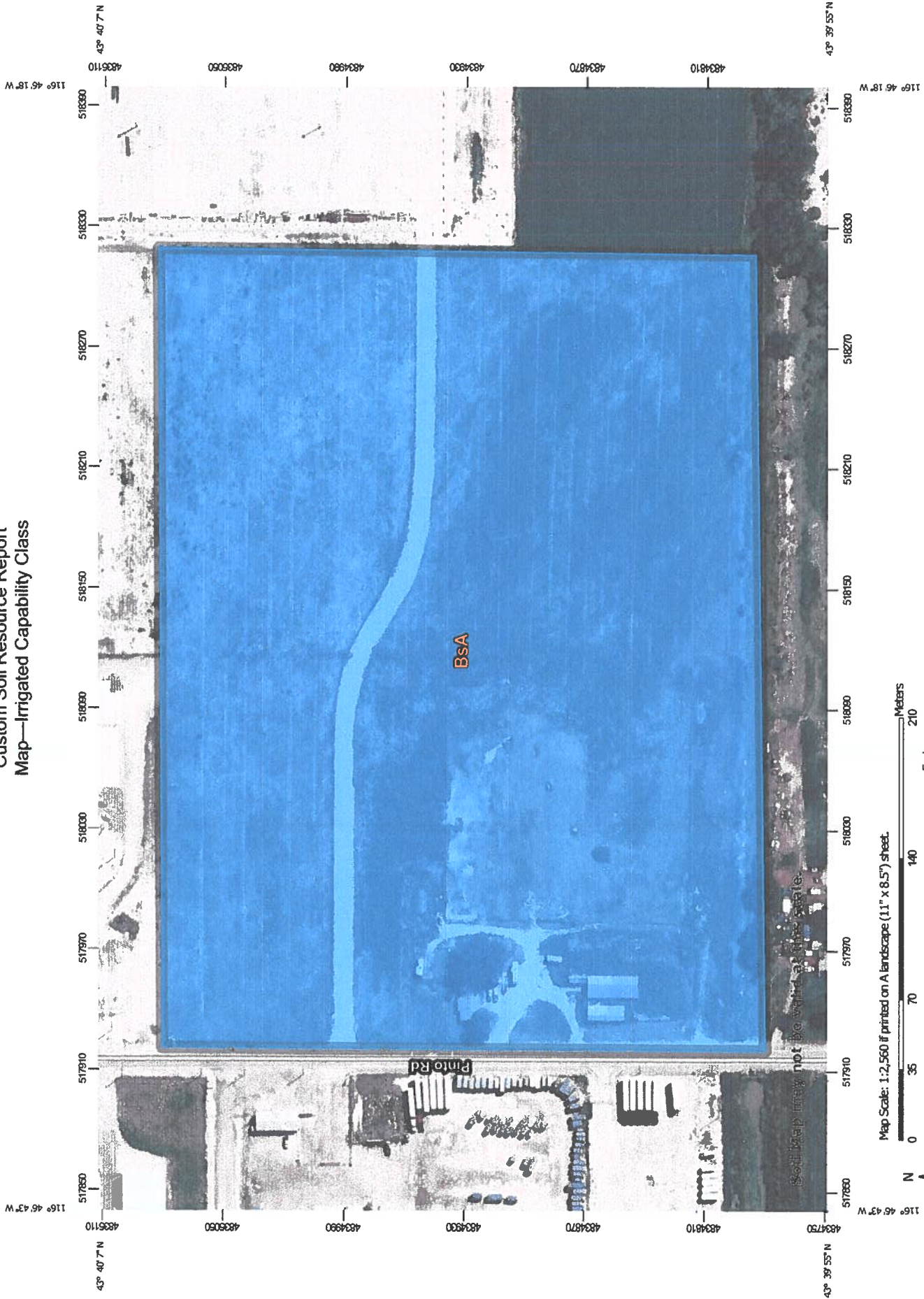
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class































Map Scale: 1:2,560 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 -  Capability Class - I
 -  Capability Class - II
 -  Capability Class - III
 -  Capability Class - IV
 -  Capability Class - V
 -  Capability Class - VI
 -  Capability Class - VII
 -  Capability Class - VIII
 -  Not rated or not available
 - Soil Rating Lines**
 -  Capability Class - I
 -  Capability Class - II
 -  Capability Class - III
 -  Capability Class - IV
 -  Capability Class - V
 -  Capability Class - VI
 -  Capability Class - VII
 -  Capability Class - VIII
 -  Not rated or not available
- Soil Rating Points**
 -  Capability Class - I
 -  Capability Class - II
- Capability Class - III** 
- Capability Class - IV** 
- Capability Class - V** 
- Capability Class - VI** 
- Capability Class - VII** 
- Capability Class - VIII** 
- Not rated or not available** 

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
 Survey Area Data: Version 20, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

Table—Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BsA	Bram silt loam, saline-alkali, 0 to 1 percent slopes	6	29.4	100.0%
Totals for Area of Interest			29.4	100.0%

Rating Options—Irrigated Capability Class

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Canyon County Property Profile Information

Parcel ID: R3635600000

Alt Parcel ID: 04N04W237350

Property Addr: 20334 Pinto Rd

Caldwell ID 83607 - 8000



Owner Information

Name: Gayle Manufacturing Co Inc

Address: PO Box 158

Caldwell ID 83605

Assessor Information

Legal 23-4N-4W SE NESE LS N 364' & TX

Description: 01524

Twn/Range/Sectio 04N / 04W / 23 / SE

n:

Acres: 28.96 (1,261,498 SqFt)

Irrigation Dist: Non-District Area

School District: Vallivue

Instrument #: 2019040705

Subdivision:

Plat Instr. #:

Lot:

Block:

Recreation:

Assessed Values

Land Value: \$301,220.00

Improvement \$235,500.00

Value:

Total Value: \$536,720.00 (2023)

Treasurer Information

Year: 2022 **Tax:** \$2,381.16

Year: 2021 **Tax:** \$2,854.48

Year: 2020 **Tax:** \$2,770.96

Levy Year: 2022

Levy Code: 230-00

Levy Rate: 0.0055

Assessor Land Categories

Use Code	Description	Value
02	02 Irr pasture	\$26,370.00
32	32 Non-res imp on 1-12,15	\$2,600.00
31H	31H Res imp on 10	\$3,900.00
10H	10H Homesite	\$160,000.00
10	10 Homesite	\$6,000.00
32	32 Non-res imp on 1-12,15	\$3,900.00
31H	31H Res imp on 10	\$218,000.00
32	32 Non-res imp on 1-12,15	\$1,300.00
10	10 Homesite	\$108,850.00
32	32 Non-res imp on 1-12,15	\$1,200.00
32	32 Non-res imp on 1-12,15	\$1,100.00
32	32 Non-res imp on 1-12,15	\$1,200.00
32	32 Non-res imp on 1-12,15	\$1,100.00
32	32 Non-res imp on 1-12,15	\$600.00
32	32 Non-res imp on 1-12,15	\$600.00

Residential Characteristics

Main Floor SqFt:		Second Floor SqFt:		Half Baths:		Bedrooms:	
Lower Floor SqFt:		Year Built:		Full Baths:		Carport SqFt:	
Upper Floor SqFt:		Garage Area:		Decks:		AC:	
Attic SqFt:		Attic Finished SqFt:		Deck SqFt:			
Bsmt SqFt:		Bsmt Finished SqFt:		Porches:			
Total SqFt:				Porch SqFt:			
Main Floor SqFt:	1,668	Second Floor SqFt:		Half Baths:		Bedrooms:	3
Lower Floor SqFt:		Year Built:	1958	Full Baths:	2	Carport SqFt:	
Upper Floor SqFt:		Garage Area:		Decks:	1	AC:	Yes
Attic SqFt:		Attic Finished SqFt:		Deck SqFt:	462		
Bsmt SqFt:		Bsmt Finished SqFt:		Porches:			
Total SqFt:	1,668			Porch SqFt:			

Transfer Information

Rec. Date: 08/30/2019	Sale Price:	Doc Num: 40705	Doc Type: Deed
Owner: Gayle Manufacturing Co Inc		Grantor: GARBARINO SHANE	
Orig. Loan Amt:		Title Co: FIRST AMERICAN TITLE INSURANCE	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

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: 82927

Date: 6/24/2024

Date Created: 6/24/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Matt Wilke - White Barn Ventures

Comments: RZ2024-0003

Site Address: 20334 PINTO RD, Caldwell ID / Parcel Number: 36356000 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 - Zoning Amendment (Rezone)	RZ2024-0003	\$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>
Check	3339	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00