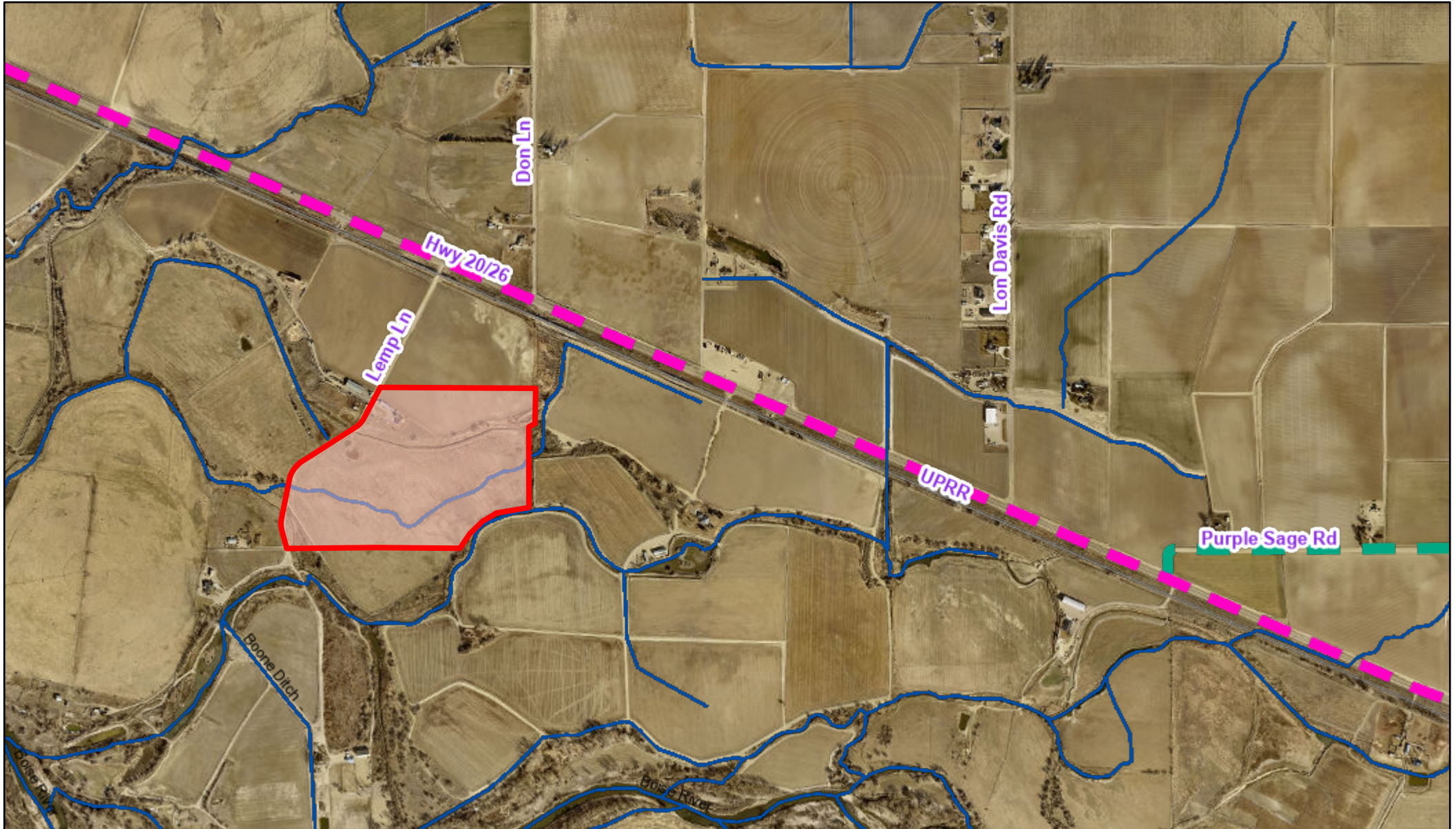


# Canyon County, ID Web Map



10/21/2024, 2:58:55 PM



Multiple Parcel Search \_Query result



Hydro\_NHDFlowline



RAILROAD

ITDFunctionalClassification



Minor Arterial



Other Principal Arterials

Imagery\_2022



Red: Band\_1

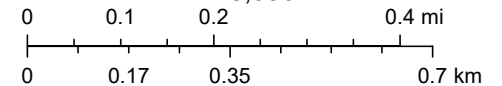


Green: Band\_2



Blue: Band\_3

1:18,056



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

Canyon County, ID

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



## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME:	Brian Burnett, Drake Investments, LLC	
	MAILING ADDRESS:	1125 W Two Rivers Drive, Eagle, ID 83616	
	PHONE:	[REDACTED]	EMAIL:
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.			
Signature: <u>[Signature]</u> Date: <u>8/20/24</u>			

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	Mary Wall	
	COMPANY NAME:	Professional Engineering Services	
	MAILING ADDRESS:	5636 N Portsmouth Ave, Boise, ID 83714	
	PHONE: (406) 600-6218	EMAIL:	mary@pe-services.biz

<b>SITE INFO</b>	STREET ADDRESS:	25192 Lemp Lane, Parma, ID	
	PARCEL NUMBER:	R3850500000	
	PARCEL SIZE:	50.2 acres	
	REQUESTED USE:	gravel pit	
	FLOOD ZONE (YES/NO)	yes	ZONING DISTRICT:

### FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2024-0023</u>	DATE RECEIVED:	<u>10/18/24</u>
RECEIVED BY:	<u>MP Benow</u>	APPLICATION FEE:	<u>950<sup>00</sup></u> CK MO CC CASH



# MASTER APPLICATION

## 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



<b>PROPERTY OWNER</b>	OWNER NAME: Brian Burnett, Drake Investments, LLC
	MAILING ADDRESS: 1125 W. Two Rivers Drive, Eagle, ID 83616
	PHONE: [REDACTED] EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u>[Signature]</u> Date: <u>8/20/24</u>	

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Mary Wall
	COMPANY NAME: Professional Engineering Services
	MAILING ADDRESS: 5636 N. Portsmouth Avenue, Boise, ID 83714
	PHONE: (406) 600-6218 EMAIL: mary@pe-services.biz

<b>SITE INFO</b>	STREET ADDRESS: 25192 Lemp Lane, Parma, ID		
	PARCEL #: R3850500000	LOT SIZE/AREA: 50.2 acres	
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER: SE 1/4 of Section 30 SW 1/4 of Section 29	SECTION:	TOWNSHIP: 5N RANGE: 4W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): Yes (AE)		

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

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

CASE NUMBER: <u>CW2024-0023</u>	DATE RECEIVED: <u>10/18/24</u>
RECEIVED BY: <u>M. Bann</u>	APPLICATION FEE: <u>950.00</u> CK MO <input checked="" type="radio"/> CASH



# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

### Riverbend-Parma Gravel Pit

#### CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	X	X
Letter of Intent (see standards on next page)	X	X
Site Plan (see standards on next page)	X	X
Operation Plan (see standards on next page)	X	X
Land Use Worksheet	X	X
Neighborhood Meeting sheet/letter completed and signed	X	X
Proof of application/communication with the following agencies:	X	
Southwest District Health <small>environmentalsupport@swdh.id.gov 208-455-5400</small>	X	X
Irrigation District <small>Farmers Cooperative Ditch Co 208-722-2010 fcdc1875@gmail.com</small>	X	X
Fire District <small>Parma Rural Fire Protection District 208-722-5716 jeff@parmafire.us - Jeff Rogers</small>	X	X
Highway District/ Idaho Transportation Dept. <small>Notus Parma Highway District #2 208-722-5343 gwatkins@nphd.net</small>	X	X
Area of City Impact (if applicable) <small>NA</small>	NA	N/A
Deed or evidence of property interest to the subject property	X	
Fee: \$950.00		
\$600.00 (CUP Modification)	X	
**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.

## **STANDARDS**

<b>SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)</b>
<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>

<b>LETTER OF INTENT – CCZO Section 07-07-05</b>
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:***

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

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

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

<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.		

<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		
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 gates 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.		



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September 30, 2024

Carl Anderson, Planning Supervisor  
Canyon County Development Services  
111 N. 11<sup>th</sup> Avenue, Room 311  
Caldwell, ID 83605

**Re:** Conditional Use Permit Application for Riverbend-Parma Gravel Pit Operations  
Parcel #R3850500000, 25192 Lemp Lane, Parma, ID  
Letter of Intent

Dear Mr. Anderson,

We are pleased to submit the above referenced applications for the proposed Riverbend-Parma Gravel Pit (hereinafter the "Project") on behalf of our client, Drake Investments, LLC. Included with this Letter of Intent you will find the required applications and required documents for the Conditional Use Permit to allow approval for the proposed sand and gravel mining operations on the subject property.

The project site is a 51-acre parcel located at 25192 Lemp Lane, Parma, Idaho. The project will consist of surface mining of the sands and gravel out of approximately 26 acres of the lower portion of the property. The 15-acres of property on the bench will not be impacted by the mining operation. Upon conclusion of the mining activities the gravel pit will become a pond and all areas outside of the pond will be revegetated in accordance with the approved Reclamation Plan issued by the Idaho Department of Lands on July 11, 2024. A water right has been obtained for the resulting pond and a copy of that water right approval is included with this application package.

The following section addresses the information required in the Conditional Use Permit Letter of Intent Checklist:

- 1) *State the nature of the request. Include a description of business operations, such as number of employees, hours of operation, delivery and shipping.*
  - a) The request is for approval of a sand and gravel extraction operation (gravel pit) over approximately 26 acres of the subject property. All mining shall be surface mining. Upon completion of the removal of the sand and gravel the resultant gravel pit will be allowed to fill with groundwater to create a 26-acre aesthetic pond.  
It is anticipated that the mining operation will have six (6) employees, operating from 7am to 7pm seven days per week at peak operation. Operations will include the heavy equipment required to mine and stockpile the sand and gravel, crushing and screening equipment to process the sand and gravel, in addition to the trucks that haul the mined materials from the site. During periods of peak operation an average of 50 trucks per day will haul the sand and gravel from the site. The proposed extraction period will not exceed 20 years.



2) *Consistency with the Comprehensive Plan.*

- a) The proposed use is consistent with multiple goals and policies of the Canyon County "Growing Together Comprehensive Plan 2030" including but not limited to:
- i) Property Rights Policy P1.01.01 – "No person shall be deprived of private property without due process of law". Mineral extraction is allowed by conditional use in the "A" Agricultural zoning.
  - ii) Population Goal G2.02.00 – "Promote housing, business, and service types needed to meet the demand of future and existing population". The proposed gravel pit will provide needed materials to support maintenance of existing infrastructure as well as provide material for future construction and growth throughout Canyon County. The gravel pit will also provide up to six (6) new jobs.
  - iii) Economic Development Policy P3.01.01 – "Direct business development to locations that can provide the necessary services and infrastructure". The only infrastructure required for the proposed gravel pit is the roadways required to haul extracted materials. The required roads already exist. The gravel pit creates economic development for the County without requiring additional infrastructure.
  - iv) Economic Development Policy P3.01.02 – "Support suitable sites for economic growth and expansion compatible with the surrounding area." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning.
  - v) Land Use and Community Design Policy P4.01.01 "Maintain a balance between residential growth and agriculture that protects the rural character." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning. The proposed gravel pit will eventually become a large pond which will add to, and protect, the rural character of the area.
  - vi) Land Use and Community Design Policy P4.05.02 "Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area." Per the Irrigated Soil Capability map (P. 41 of the Comprehensive Plan) the proposed gravel pit is located in an area of Class IV and Class V soils which are not highly suitable for agriculture so proposed mineral extraction, which is allowed by conditional use in the Ag zoning, would be an appropriate use of this land.
  - vii) Land Use and Community Design Policy P4.07.02 "Discourage incompatible development near existing agricultural businesses that would cause the operator undue hardship through complaints, traffic, or other complications." Mineral extraction is allowed by conditional use in the "A" Agricultural zoning and is an appropriate use within the agricultural uses in the area.
  - viii) Natural Resources and Hazards Policy P5.03.01 "Sand and gravel mining operations should be located to avoid adverse impacts to the river channel and promote compatibility with adjacent uses." The proposed gravel pit is located within the AE flood zone but is located a minimum of 2,400 feet from the Boise River and will not adversely affect the river.



- ix) Natural Resources and Community Design Policy P5.04.01 "Consider the suitability of soil composition in all land-use decisions." Per the Irrigated Soil Capability map (P. 41 of the Comprehensive Plan) the proposed gravel pit is located in an area of Class IV and Class V soils which are not highly suitable for agriculture. Class IV soils have very severe limitations that restrict choice of plants and require very careful management. The shallow sand and gravel limit the agriculture use of this area but provide for relatively easy extraction of the sand and gravel.
  - x) Agriculture Policy P12.04.01 "Encourage new development adjacent to agricultural areas to be designed to minimize conflicts with adjacent agricultural uses." Development of the proposed gravel pit has been laid out so that it will not disrupt or destroy any irrigation canals, ditches, laterals, drains, and associated irrigation works or rights-of-way. Mineral extraction is allowed by conditional use in the "A" Agricultural zoning and does not create conflict with adjacent agricultural uses.
- 3) *Address potential impacts to property in the immediate vicinity and character of the area.*
- a) There are four residences on Lemp Lane, not including the residence on the subject property, that will be impacted by the gravel pit. The primary impact will be the additional traffic created by the trucks hauling the sand and gravel to its place of use. At peak operation there will be an average of one truck every 14 minutes, this will not cause traffic delays for the residents or cause conflict with adjacent agricultural uses. The contractor will minimize the impacts of the trucks and the mining operation by providing dust control and ongoing maintenance of Lemp Lane.
- 4) *Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater will be provided.*
- The proposed project is the surface mining of the sands and gravels on the 26-acres shown on exhibits. No water, sewer, or irrigation facilities are required for the proposed project. All stormwater drainage will be retained onsite as outlined in the approved Reclamation Plan submitted to the Idaho Department of Lands.
- 5) *Demonstrate legal access.*
- The subject property extends to the centerline of Lemp Lane and has legal access across Lemp Lane to access Highway 20/26 per Record of Survey recorded in Canyon County, Instrument #2024-001013.
- 6) *Address potential impacts to existing or future traffic patterns.*
- The proposed gravel pit will add an average of 50 gravel truck trips per day when at peak operation. This traffic will average one truck every 14 minutes during a 12-hour workday. There are a total of four residences on Lemp Lane that will be affected by the truck traffic. All truck traffic will dump onto Highway 20/26 adding traffic to the Lemp Lane/Hwy 20 intersection, as well as to Hwy 20/26. Improvements will be made to the Lemp Lane/Hwy 20 intersection as required by the highway district and ITD.
- 7) *Address potential impacts to essential services such as schools, irrigation facilities and emergency services.*
- The proposed project will not impact essential services such as schools or irrigation

facilities. The six employees may add a very minor potential impact to emergency services during hours of operation of the gravel pit.

8) *If the use will create impacts, provide measures to mitigate impacts.*

Mitigation measures will include dust control, ongoing maintenance of Lemp Lane, and improvements to the Highway 20/Lemp Lane intersection per the requirements of the highway district and ITD.

The following section addresses the information required in the Conditional Use Permit Letter of Intent Checklist specific to the proposed Mineral Extraction. The Site Plan/Operation Plan included with this application provides additional information to address the Mineral Extraction checklist.

1. *Show how the 30-foot setbacks on all sides will be met.*

The area proposed for gravel mining is located a minimum of 50-feet from the property boundary or the irrigation supply and waste ditches as shown on the Site Plan/Operation Plan included with this application. Because the irrigation supply ditches run along the property boundary all mining activity will maintain the minimum 30-foot setback on all property lines.

2. *Name of operator/extractor.*

Kelly Fulfer, Superior Construction & Excavation  
2350 W. McMillan Road  
Meridian, ID 83646  
(208) 884-4011, kelly@superioridaho.com

3. *Duration of proposed use.*

Operation of the gravel pit is anticipated to begin in February 2025 and be in operation for no longer than 20 years.

4. *Provide an approved reclamation from Idaho Department of Lands.*

Reclamation Plan submitted to Idaho Department of Lands along with the approval letter has been included in this application package.

5. *Location of proposed pits and accessory uses.*

The proposed sand and gravel pit will be located in the southern portion of the subject property, below the natural bench. The pit will cover approximately 26-acres of the 50-acre property. Exhibits in the Department of Lands Reclamation Plan show the location of the proposed pit. The pit will become a pond, fed by groundwater, upon conclusion of the mining activities. A water right for the pond has been acquired and a copy of the water rights approval is included with this application.

In addition to this letter of intent and the signed master application, the complete application package consists of:

1. Conditional Use Permit Checklist
2. Conditional Use Permit Application and Credit Card Authorization for application fees
3. Site Plan/Operation Plan
4. Land Use Worksheet
5. Neighborhood meeting Notice, mailing list, Sign-up Sheet and meeting notes
6. Agency Acknowledgment Forms and supplemental documentation
7. Property deed
8. Complete application for Reclamation Plan Approval provided to Idaho Department of Lands (IDOL) with letter of approval from IDOL
9. Water rights permit approval for proposed pond
10. Floodplain Development Permit Application and CC authorization form for application fees
11. Detailed letter for Floodplain Development Application

Should you require any additional information or have any questions regarding this application, please do not hesitate to contact me by phone at (406) 600-6218 or by email at [mary@pe-services.biz](mailto:mary@pe-services.biz).

Very truly yours,

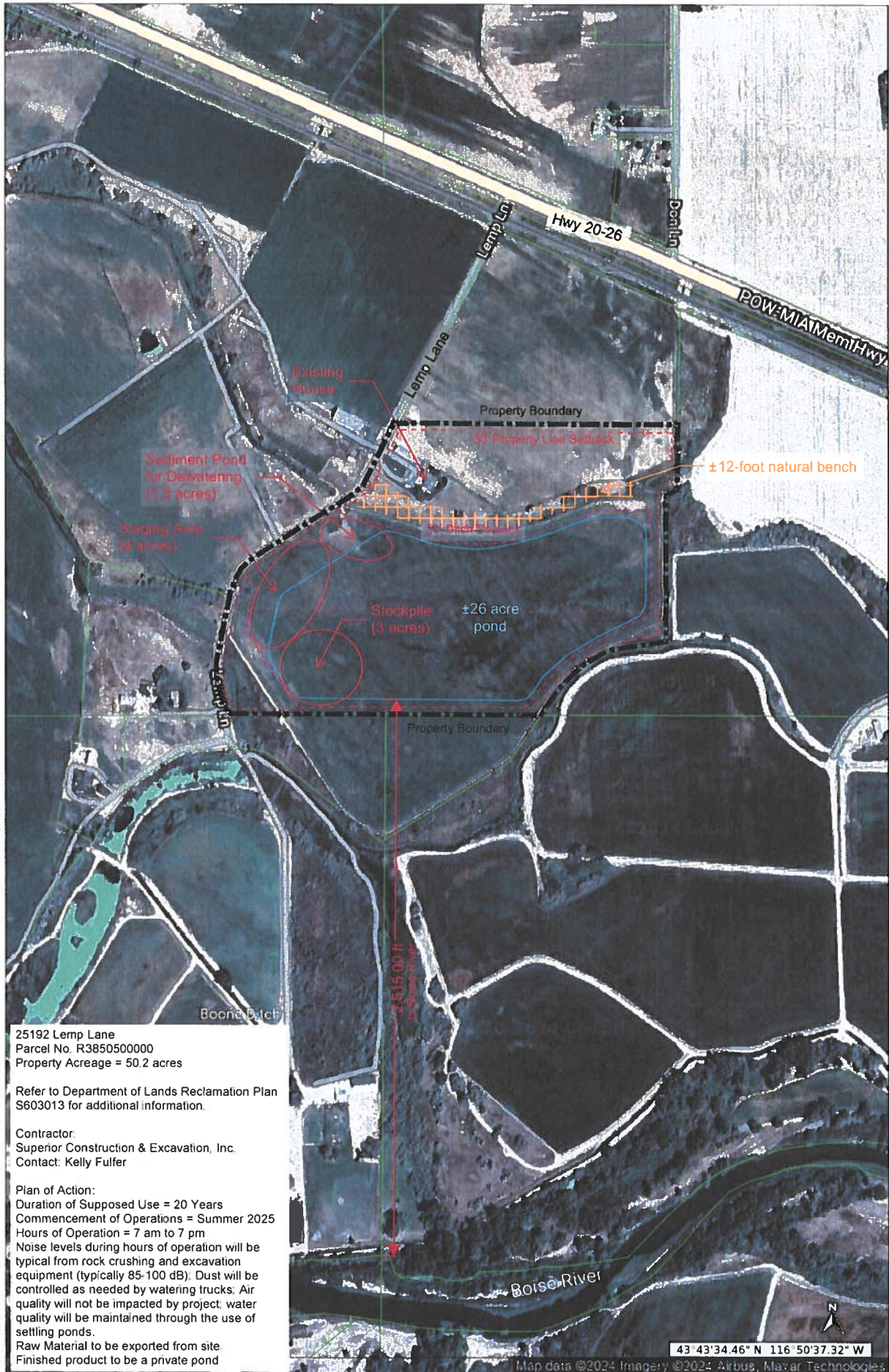


Mary B. Wall, PE  
Principal

Enclosure: As listed in letter

CC:





# 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: project is gravel mining with resulting pond, no domestic water  
☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system  
☒ N/A – Explain why this is not applicable: Existing house on property has existing septic system \_\_\_ no sewer required for project

3. **IRRIGATION WATER PROVIDED VIA:** Gravity irrigation water available on site but will not be used or impacted by proposed gravel mining operations.  
☒ Surface ☐ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** Gravity irrigation water available on site but will not be used or impacted by proposed gravel mining operations.  
☐ Pressurized ☒ Gravity

5. **ACCESS:**  
☒ Frontage ☐ Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:** Lemp Lane  
☐ Public ☒ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING** N/A ☐ Fencing will be provided (Please show location on site plan)  
Type: \_\_\_\_\_ 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)  
Boise River, irrigation ditches (unnamed), irrigation waste ditches (unnamed)

### RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: Not applicable

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

2. FIRE SUPPRESSION: Not applicable

☐ Water supply source: \_\_\_\_\_

3. INCLUDED IN YOUR PROPOSED PLAN? Not applicable

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

### NON-RESIDENTIAL USES

1. SPECIFIC USE: Gravel mining operation

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7am to 7pm  
☒ Tuesday 7am to 7pm  
☒ Wednesday 7am to 7pm  
☒ Thursday 7am to 7pm  
☒ Friday 7am to 7pm  
☒ Saturday 7am to 7pm  
☒ Sunday 7am to 7pm

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 6 ☐ No

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

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

What type of sign: \_\_\_\_\_ Wall X Freestanding \_\_\_\_\_ Other \_\_\_\_\_ Temporary sign

5. PARKING AND LOADING:

How many parking spaces? \_\_\_\_\_

Is there is a loading or unloading area? Staging area shown on application exhibits will be used for parking, loading and unloading, as needed.



**ANIMAL CARE-RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** Not applicable

**2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?** Not applicable

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

**3. HOW DO YOU PROPOSE TO MITIGATE NOISE?** Not applicable

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL** Not applicable

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_



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

July 26, 2024

Dear Neighbors,

The purpose of this letter is to invite you to the Neighborhood Meeting for the proposed **Riverbend-Parma Gravel Pit**. The meeting will be held on Tuesday August 20, 2024, at 5:30 p.m. at the house on the subject property, located at 25192 Lemp Lane, Parma, ID. This meeting is NOT a public hearing before a governing body of the County. This meeting is a pre-application requirement and is for informational purposes and to receive feedback from you as we move through the application process.

The proposal is the mining of sand & gravel on the property resulting in a pond of approximately 26 acres. The mining will take place in the southern 30 acres of the property located at 25192 Lemp Lane. The proposed mining area/future pond along with the vicinity map is enclosed.

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

If you cannot attend the Neighborhood Meeting and would like to comment on the proposal, please submit written comments via email to [mary@pe-services.biz](mailto:mary@pe-services.biz), or US mail to this address.

Professional Engineering Services  
5636 N. Portsmouth Ave.  
Boise, ID 83714

We hope you can attend the Neighborhood Meeting on Tuesday, August 20, 2024, at 5:30 p.m.

Very truly yours,

Mary B. Wall, PE  
Principal

Enclosures: Vicinity Map and Preliminary Layout

# RIVERBEND-PARMA GRAVEL PIT MAILING LIST FOR NEIGHBORHOOD MEETING

Primary Owner	Owner Address	Owner City	Parcels Owned
BILBAO FAMILY TRUST	PO BOX 280	ELKO NV 89803	R3850400000 and R3853800000
DOUGLAS LEE AND PAULETT TRUST	781 S SPELLMAN LN	MERIDIAN ID 83642	R3853801000, R3852201000, R3850600000, and R3851600000
DRAKE INVESTMENTS LLC	1125 W TWO RIVERS LN	EAGLE ID 83616	R3850500000
GRUBIAK JOSEPH R	24811 LEMP LN	PARMA ID 83660	R38522012A0 and R3852201200
LEMP LANE PROPERTIES LLC	23019 HWY 20 26	PARMA ID 83660	R3851900000 and R3852401000
LONKEY JOHN W	25019 LEMP LN	PARMA ID 83660	R3851700000
MARY WALL	5636 N PORTSMOUTH AVE	BOISE ID 83714	Applicant's Representative
SLMA PROPERTIES LLC	2301 E DEER POINT CT	EAGLE ID 83616	R3852300000



## 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: 25192 Lemp Lane

City: Parma

Notices Mailed Date: July 26, 2024

Description of the Request:

Conditional Use Permit for the Riverbend-Parma Gravel Pit  
26-acre pit proposed

Parcel Number: R3850500000

State: ID

ZIP Code: 83660

Number of Acres:

Current Zoning: AG

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Mary Wall

Company Name: Professional Engineering Services

Current address: 5636 N. Portsmouth Ave

City: Boise

Phone: 406-600-6218

Email: mary@pe-services.biz

State: ID

ZIP Code: 83714

Cell: 406-600-6218

Fax: —

#### MEETING INFORMATION

DATE OF MEETING: August 20, 2024

MEETING LOCATION: On-site @ 25192 Lemp Lane

MEETING START TIME: 5:30pm

MEETING END TIME: 6:00pm

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Susan D. Upson		21684 Lemp Lane Parma, ID
2. Dan Dikiso		22473 Hwy 20/26
3. Tom Johnston		22410 Tom Parma Rd Parma, ID
4. Steve Speitz		3012 S. 11th Ave. W. Parma, ID
5. Ryder Burnett		1125 W. TWO RIVERS LN
6. Kristen Tucker		694 S Glenn Brook PL Parma, ID
7. JOE GRUBIAK		24811 Lemp Lane Parma, ID
8. Holly Hutton Grubiak		24811 Lemp Lane Parma, ID
9.		

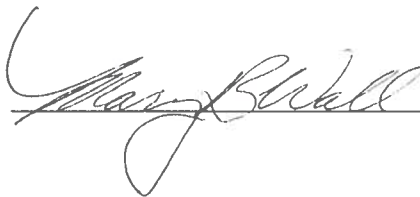
10.
11.
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19.
20.

**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):

Mary B. Wall

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 8 / 20 / 24

# Neighborhood Meeting Notes - Aug 20, 2024

## Riverbend - Parma Gravel Pit -

- See sign in sheet for list of attendees

Meeting started with a brief introduction to project, location, etc. Crusher to be used. Comments or questions included the following:

① What is the time frame? Response: Permit requests a 20-year time frame. Goal of contractor is to find a construction project that will use all available resources from this pit (ITD project?) and complete all extraction within a 1-2-year period. This will occur at some point within the 20-year period.

② Concern about separation from irrigation ditches + drains. Response: Area of pit will be a minimum of 50' clearance from irrigation ditches + drains. Proposed

## Neighborhood Mtg Note Sheet 2

work will not affect or change existing irrigation facilities. One neighbor expressed concern with drain/waste ditch + how a lack of maintenance can cause water back up on his property. He and property owner, Brian Burnett, discussed maintenance + agreed that it was the responsibility of property owner.

- ③ Neighbor to east said there may be some work required on irrigation facilities on his property to help divert water away from project area. He was open to work being done and would coordinate with contractor
- ④ A question about hours of operation came up. Response: Proposing hours of 7am to 7pm Seven days a week. No further comments.
- ⑤ Holly + Joe Grubisak stated that they opposed the gravel operation. They did not provide specific concerns or make requests regarding extent or hours of operation.





## AGENCY ACKNOWLEDGMENT

Date:

Riverbend - Parma Gravel Pit

Applicant: Brian Burnett, Drake Investments, LLC (Representative: Mary Wall, Professional Engineering Services)

Parcel Number: R3850500000

Site Address: 25192 Lemp Lane, Parma, Canyon County, ID

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

#### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 08/05/2024 Signed:

Anthony Lee

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

#### Fire District:

☒ Applicant submitted/met for official review.

Date: 8/20/24 Signed:

District: Parma Fire

[Signature]  
Authorized Fire District Representative

(This signature does not guarantee project or permit approval)

#### Highway District:

☒ Applicant submitted/met for official review.

Date: 9-18-24 Signed:

District: Notus-Parma Highway District

[Signature]  
Authorized Highway District Representative

(This signature does not guarantee project or permit approval)

#### Irrigation District:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed:

District: \_\_\_\_\_

Authorized Irrigation Representative

(This signature does not guarantee project or permit approval)

#### Area of City Impact:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed:

City: \_\_\_\_\_

Authorized AOCI Representative

(This signature does not guarantee project or permit approval)

Date: 10/16/24 Signed:

Received by Canyon County Development Services:

[Signature]  
Canyon County Development Services Staff

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



## AGENCY ACKNOWLEDGMENT

Date: \_\_\_\_\_ Riverbend-Parma Sand & Gravel Pit  
Applicant: Brian Burnett, Drake Investments, LLC (Representative: Mary Wall, Professional Engineering Services)  
Parcel Number: R3850500000  
Site Address: 25192 Lemp Lane, Parma, Canyon County, ID

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

#### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 08/05/2024 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

☐ Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

☐ Applicant submitted/met for official review.

Date: 18 Sept 24 Signed: by Rod Nielson  
District: Farmer's Loop Ditch Co  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

☐ 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: 10/16/24 Signed: Michelle Barton  
Canyon County Development Services Staff

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

**Farmers Cooperative Ditch Company**

9/10/2024

RE: Canyon County Conditional Use Permit, Lemp Ln Project  
Brian Burnett  
Kevin Rich

Thank you for your letter dated September 9th, 2024, acknowledging that you intend to retain and protect all existing ditches which cross your property and the benefits such ditches provide to carry irrigation water and irrigation return flows from upstream properties. Based upon this acknowledgement, and based upon the condition that you do in fact retain and protect all existing ditches, FCDC has no objection to your proposed project.

Please note that Canyon County has been provided a copy of this letter and agreement so as to ensure that your acknowledgment is a condition of any approval.

Thank you,

  
\_\_\_\_\_  
Board Member

**FCDC**  
**120 N 3rd St**  
**Box 69**  
**FCDC1875@gmail.com**  
**Parma, ID. 83660**

**208-722-2010**

September 17, 2024

Board Members  
Farmers' Cooperative Ditch Company  
120 N. 3<sup>rd</sup> Street  
Parma, ID 83660

Dear Members of the FCDC Board,

I, Brian Burnett, as authorized agent for Drake Investments, LLC, owner of the property located at 25192 Lemp Lane in Parma, Idaho, commit to the Farmers' Cooperative Ditch Company (FCDC) that I will clean and maintain the irrigation surface waterways on my property. I understand that maintenance of the waterways on my property is critical to the functioning of the irrigation systems on upstream properties. I will work with the FCDC to assure that surface water maintenance on my property provides for continuous water flow through my property.



\_\_\_\_\_  
Signer ID: T4FPR7YD12...  
Brian Burnett

09/17/2024 PDT

\_\_\_\_\_  
Date



# Signature Certificate



Envelope Ref: 3c539dba73c42b0286546d4c8cae1fcd9f34b9

Author: Randy Wall      Creation Date: 17 Sep 2024, 11:48:12, PDT      Completion Date: 17 Sep 2024, 12:53:06, PDT

## Document Details:



Name: MaintenanceCommitment-240909  
Type:   
Document Ref: 2d24d5f3bdd9f2bd4dbe30cea6df745f7245e0f79c983747ba2ef4b08f5ea4c7  
Document Total Pages: 1

## Document Signed By:

Name: Robert Burnett  
Email:   
IP: 160.3.204.96  
Location: NAMPA, ID (US)  
Date: 17 Sep 2024, 12:53:06, PDT  
Consent: eSignature Consent Accepted  
Security Level: Email

  
Signer ID: T4FPR7YD12...

## Document History:

Envelope Created: Randy Wall created this envelope on 17 Sep 2024, 11:48:12, PDT  
Invitation Sent: Invitation sent to Robert Burnett on 17 Sep 2024, 11:59:45, PDT  
Invitation Accepted: Invitation accepted by Robert Burnett on 17 Sep 2024, 12:53:02, PDT  
Signed by Robert Burnett: Robert Burnett signed this Envelope on 17 Sep 2024, 12:53:06, PDT  
Executed: Document(s) successfully executed on 17 Sep 2024, 12:53:06, PDT  
Signed Document(s): Link emailed to invest1977@yahoo.com  
Signed Document(s): Link emailed to randy@pe-services.biz



**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES



**THE  
LANGDON  
GROUP**



**GATEWAY  
MAPPING  
INC.**

September 9, 2024

Mary B. Wall  
Professional Engineering Services  
mary@pe-services.biz

**RE: RIVERBEND SAND AND GRAVEL PIT, 25192 LEMP LANE, PARMA, ID.**

Dear Mary:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application dated 07/26/2024, for the property located at 25192 Lemp Lane, Parma, ID for the subject Parcel #R3850500000.

Lemp Lane from the subject parcel north to State Highway US 20/26 is under the jurisdiction of the NPHD. The functional classification for Lemp Lane per NPHD's 2017 Transportation Plan is a Local Roadway. Existing right-of-way (R/W) at the subject parcel and along the centerline of Lemp Lane appears to be a 50-ft wide prescriptive easement (25-ft each side of roadway centerline).

Legal access to the subject parcel does not currently exist for the intended use. The applicant will be required to submit an approach application that meets the current Association of Canyon County Highway District Standards.

At this time and based upon said written information provided with the application, the following Conditions of Approval apply:

1. Application requirements shall meet 2020 ACCHD Standards.
2. A Traffic Impact Study (TIS) is required per ACCHD Section 2010 Land Use Applications. The P&Z hearing should be delayed until the TIS is complete.
3. The TIS will determine mitigation of traffic impacts from the proposed Sand and Gravel Pit. Details of the TIS scope will be determined at a scoping meeting with the Applicant, their traffic engineer, and the NPHD. The TIS shall include the following:
  - a. Trip generation by the facility operations
  - b. Site access including potential turn lanes
  - c. Designated route to State Highway
  - d. Proposed secondary access (if any)
  - e. Analysis of roadway geometric vs. truck size (vehicle off tracking to identify impacts at tight intersections and curves)
  - f. Intersection operation and level of service along said route
  - g. Structural capacity of Lemp Lane and designated route
  - h. Calculation of proportionate share of costs by the Applicant for mitigation improvements and roadway reconstruction.

4. Completion of the TIS for the required improvements (yet to-be-determined) shall be listed as a specific Condition of Approval in the event the Conditional Use Permit (CUP) is approved.
5. TIS mitigation improvements by the Applicant shall require a separate engineering plan approval and construction permits from the NPHD for Lemp Lane.
6. NPHD requires 60-ft width (30-ft half width) ultimate R/W dedicated from the centerline of a local rural road or the Section/Quarter Section Line, whichever is greater, from the applicant per ACCHD Section 3030 Right of Way.
7. Rural Roadway Spacing or Rural Roadway Driveway Spacing shall be per ACCHD Section 3061 Intersection and Approach Policy per the intended use.
8. The Applicant shall secure a Commercial Approach Permit from NPHD for the proposed access road into the site. All commercial approaches shall meet ACCHD Standard Drawing 106 and be paved 20-ft from the existing edge of pavement or to the right of way line whichever is greater per ACCHD Section 3061.
9. Lemp Lane from the subject parcel north to State Highway US 20/26 will need to be reconstructed to a Two-Lane Rural Roadway Section per Standard Drawing ACCHD-101.
10. A pre-diagnostic meeting will need to be held with Benesch to determine necessary railroad crossing improvements and permitting requirements.
11. Applicant will be required to submit a Right of Way permit application to the Idaho Transportation Department District 3 to determine necessary improvements to the approach onto State Highway US 20/26.

NPHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

NPHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by the Planning & Zoning Commission and the Canyon County Commissioners in the event the CUP is approved.

Respectfully,

**J-U-B ENGINEERS, Inc.**

Timothy Blair, P.E. (ID, OR)  
*Area Manager - Meridian*

CC:

- Lynn Troxel, NPHD#2 Director of Highways
- Jay Kiiha, White Peterson
- [Zoninginfo@canyoncounty.id.gov](mailto:Zoninginfo@canyoncounty.id.gov)



775 S. Rivershore Ln., Ste. 120  
Eagle, ID 83616

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

File No. 840155 KG/SM

2024-001260

RECORDED

01/16/2024 01:09 PM

CHRIS YAMAMOTO  
CANYON COUNTY RECORDER

Pgs=2 EHOWELL

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL  
ELECTRONICALLY RECORDED

### WARRANTY DEED

For Value Received Paulett C. Douglas, Trustee of The Lee and Paulett Douglas Trust, dated April 15, 2020

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Drake Investments LLC, an Idaho Limited Liability Company

hereinafter referred to as Grantee, whose current address is 1125 W. Two Rivers Lane Eagle, ID 83616

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

Together with all appurtenances, including Water Rights IDWR Water Right/Permit No. 63-4573, described in Quit Claim Deed recorded as Instrument #2020-056607

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

Dated: January 16, 2024

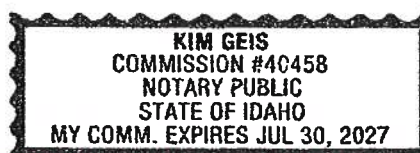
Paulett C. Douglas, Trustee of The Lee and Paulett Douglas Trust, dated April 15, 2020

By: Paulett C. Douglas  
Paulett C. Douglas, Trustee

State of Idaho, County of Ada

This record was acknowledged before me on 1/16/24 by Paulett C. Douglas, as Trustee of The Lee and Paulett Douglas Trust, dated April 15, 2020.

Kim Geis  
Signature of notary public  
Commission Expires:





## EXHIBIT A

### Parcel 1

This parcel is a portion of the SW1/4 SW1/4 of Section 29 and Government Lot 1 of Section 30 in Township 5 North, Range 4 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

BEGINNING at the Southeast corner of said Government Lot 1, (SE Section Corner, Section 30), a found brass cap monument;

thence South 89°58'14" West along the South boundary of Government Lot 1 a distance of 723.53 feet to a point on the centerline of Lemp Lane, witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing North 89°58'14" East a distance of 16.75 feet;

thence traversing said centerline as follows:

North 14°12'25" West a distance of 156.29 feet;

Northwesterly 98.25 feet along the arc of a curve to the right having a radius of 214.44 feet and a central angle of 26°15'01" and a long chord which bears North 1°04'55" West a distance of 97.39 feet;

North 12°05'40" East a distance of 335.91 feet;

Northeasterly 157.20 feet along the arc of a curve to the right having a radius of 250.00 feet and a central angle of 36°01'36" and a long chord which bears North 35°15'25" East a distance of 154.62 feet;

North 57°59'48" East a distance of 540.79 feet;

Northeasterly 103.66 feet along the arc of a curve to the left having a radius of 200.00 feet and a central angle of 29°41'49" and a long chord which bears North 43°08'54" East a distance of 102.51 feet;

North 28°18'00" East a distance of 283.04 feet to a point on the North boundary of the SW1/4 SW1/4 witnessed by a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352 bearing South 89°05'56" East a distance of 17.24 feet;

thence leaving said centerline bearing South 89°05'56" East along said North boundary a distance of 1279.65 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 1°31'42" West a distance of 290.62 feet to a found 1/2 inch diameter rebar;

thence South 64°07'49" West a distance of 57.53 feet to a 5/8 x 24 inch rebar set with a plastic cap stamped P.L.S. 15352;

thence South 00°25'48" West 661.84 feet to a found 1/2 inch diameter rebar;

thence South 80°58'50" West a distance of 270.77 feet to a found 1/2 inch diameter rebar;

thence South 59°16'54" West a distance of 138.10 feet to a found 1/2 inch diameter rebar;

thence South 46°19'10" West a distance of 140.06 feet to a found 1/2 inch diameter rebar;

thence South 34°46'43" West a distance of 145.82 feet to a point on the South boundary of the SW1/4 SW1/4, a found 1/2 inch diameter rebar;

thence North 88°55'21" West along said South boundary a distance of 703.31 feet to the POINT OF BEGINNING.

**SOUTHWEST SUPERVISORY AREA**

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



**STATE BOARD OF LAND COMMISSIONERS**

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

July 11, 2024

Robert Burnett  
Drake Investments, LLC  
1125 W. Two Rivers Drive  
Eagle, Idaho 83616

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 7/11/2024:

PLAN NO.	ACRES	COUNTY	LEGAL DESCRIPTION
S603013	50.198	Canyon	T05N R04W Section 39 Pts SE ¼, Section 29 Pts SW ¼

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

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
  - a. Diverting all surface water flows around the mining operation.
  - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
  - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. **An initial reclamation bond in the amount of \$10,000 for up to 5 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.**

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

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

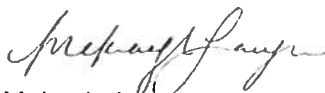
8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase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

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

If the department does not receive a written notice of objection from you regarding these stipulations by August 1, 2024, the stipulations will be considered as accepted.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'Mekayla Layne'.

Mekayla Layne  
Resource Specialist—Lands and Waterways



## IDAHO DEPARTMENT OF LANDS

### APPLICATION FOR RECLAMATION PLAN APPROVAL

Reclamation Plan Number: S603013

#### GENERAL INFORMATION

The Idaho Mined Land Reclamation Act, Title 47, Chapter 15, Idaho Code requires the operator of a surface mine, a new underground mine, or an existing underground mine that expands the July 1, 2019 surface disturbance by 50% or more to obtain an approved reclamation plan and financial assurance. Fees are charged as shown on the attachment.

When an applicant is mining on lands administered by the U.S. Forest Service or Bureau of Land Management, it is necessary to obtain the proper federal approvals in addition to the Department of Lands. Each agency's application requirements are similar, but not exactly the same. Please review both state and federal application requirements, and develop one plan which meets the requirements of all the agencies involved.

If ponds or lakes are created during the mining process and will remain after reclamation is completed, the Idaho Department of Water Resources (IDWR) requires the operator or landowner to obtain a water right. If a water right cannot be obtained prior to a plan being submitted, then the reclamation plan must include backfilling to an elevation above the local ground water table. Bond calculations must include those backfilling costs.

After the reclamation plan has been finalized, an electronic copy or five (5) hard copies of the application package must be submitted to the appropriate Area office of the Idaho Department of Lands. When the application is received, the appropriate federal or state agencies will be notified of the application. The department shall deliver to the operator, if weather permits and the plan is complete, the notice of rejection or notice of approval of the plan within sixty (60) days after the receipt of the reclamation plan or amended plan.

All reclamation plan applications will be processed in accordance with Section 080 of the Rules Governing Mined Land Reclamation (IDAPA 20.03.02) and applicable Memorandums of Understanding with state and federal agencies.

#### APPLICATION INFORMATION

1. NAME: Robert B. Burnett d/b/a: Drake Investments, LLC
2. ADDRESS: 1125 W. Two Rivers Drive  
CITY, STATE, ZIP CODE: Eagle, ID 83616
3. TELEPHONE and EMAIL: [REDACTED] (000-000-0000) [REDACTED] (e.g. john.doe@email.com)
4. DESIGNATED IN-STATE AGENT AND ADDRESS: (if Company's main place of business is 'out of state')
5. PROOF OF BUSINESS REGISTRATION (if applicable): If applicant is a business, please attach proof of registration with the Idaho Secretary of State.
6. LEGAL DESCRIPTION (Section, Township, and Range) TO THE QUARTER-QUARTER SECTION:  
A ptn of SW 1/4 of the SW 1/4 Section 29 AND ptn of SE 1/4 of the SE 1/4 Section 39, T5N, R4W
7. ACREAGE and COUNTY(ies): 50.198 Canyon County  
(Acres) (e.g. Ada through Washington)
8. OWNERSHIP: (check applicable)  
☒ Private ☐ U.S. Forest Service ☐ Bureau of Land Management ☐ Idaho Department of Lands
9. COMMODITY TYPE, PROPOSED START-UP DATE: Sand & Gravel, Start date 9/15/24
10. SITE NAME OR MINE NAME (if any): Riverbend-Parma Gravel Pit
11. TYPE OF MINING: (check applicable) ☒ Surface ☐ Underground ☐ Both

Fee: See Attached Schedule, page 3



12. Please provide the following maps of your mining operation (Subsections 069.04 or 070.03 of IDAPA 20.03.02):

- a. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
- b. A site map which adequately shows the location of existing roads, access roads, and main haul roads which would be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.
- c. On a site location map, show the following;
  - i. The approximate location and names, if known, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.
  - ii. The approximate boundaries and acreage of the lands:
    1. That will become affected by the mining operation.
    2. That will be affected during the first year of operations.This map must be of appropriate scale for boundary identification.
  - iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.
  - iv. Location of all underground mine openings at the ground surface, if any.
  - v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation.
- d. A surface and mineral control or ownership map of appropriate scale for boundary identification.
- e. Scaled cross-sections of the mine showing surface profiles prior to mining, at maximum disturbance, and after reclamation.

13. A reclamation plan must be developed and submitted in map and narrative form (Subsections 069.05 or 070.04 of IDAPA 20.03.02). The reclamation plan must include the following information:

- a. On a drainage control map show and list the best management practices which will be utilized to control erosion on or from the affected lands.
- b. A description of foreseeable, site specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water quality requirements.
- c. A description of post-closure activities, if any, such as water handling and treatment.
- d. Which roads will be reclaimed and a description of the reclamation.
- e. A revegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and replaced in order to properly revegetate the area. Identify soil types, the slope of the reclaimed areas, and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time and method of planting the soil, and fertilizer and mulch requirements.
- f. Describe and show how tailings facilities and process or sediment ponds will be reclaimed.
- g. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.
- h. For operations over five (5) acres, estimate the actual cost of third party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding, administration, and any other pertinent costs as described in IDAPA 20.03.02.120.

APPLICANT SIGNATURE: \_\_\_\_\_

  
Signer ID: T4FPR7YD12...

DATE: \_\_\_\_\_

05/01/2024 PDT

**Fee: See Attached Schedule, page 3**

Application for Reclamation Plan

Document ID: 1441a777841144493bb526c1bf2e9f3e3281e47a57c628608dfcb2f77abe6b5

Page 2 of 3

MNR-019

Revised: 12/2022

### **Application Fee Schedule**

Acres are determined by the number entered in item 7 on the Application Form.

<b>Type of Plan</b>	<b>Fee (Dollars)</b>
Section 069* of IDAPA 20.03.02, Reclamation Plan 0 to 5 acres	Five hundred (\$500)
Section 069 of IDAPA 20.03.02, Reclamation Plan >5 to 40 acres	Six hundred (\$600)
Section 069 of IDAPA 20.03.02, Reclamation Plan over 40 acres	Seven hundred fifty (\$750)
Section 070** of IDAPA 20.03.02, Reclamation Plan 0 to 100 acres	One thousand (\$1,000)
Section 070 of IDAPA 20.03.02, Reclamation Plan >100 to 1000 acres	One thousand five hundred (\$1,500)
Section 070 of IDAPA 20.03.02, Reclamation Plan >1000 acres	Two thousand (\$2,000)
* Section 069 is for gravel pits, quarries, decorative stone sources, and simple industrial mineral mines	
** Section 070 is for hardrock, phosphate, and underground mines, and complex industrial mineral mines	

# Idaho Department of Lands Management Areas

**Priest Lake  
Supervisory Area**  
4053 Cavanaugh Bay Road  
Coolin, ID 83821  
(208) 443-2516

**Mica Supervisory Area**  
3258 West Industrial Loop  
Coeur d'Alene, ID 83815  
(208) 769-1577

**St. Joe Supervisory Area**  
1806 Main Avenue  
St. Maries, ID 83861  
(208) 245-4551

**Ponderosa  
Supervisory Area**  
3130 Highway 3  
Deary, ID 83823  
(208) 877-1121

**Craig Mountain Forest  
Protective District**  
P.O. Box 68,  
014 East Lorahama  
Craigmont, ID 83523  
(208) 924-5571

**Payette Lakes  
Supervisory Area**  
555 Deinhard Lane  
McCall, ID 83638  
(208) 634-7125

**Southwest  
Supervisory Area**  
8355 West State Street  
Boise, ID 83714  
(208) 334-3488

**Kootenai Valley Forest Protective District**  
6327 Main Street  
Bonners Ferry, ID 83805  
(208) 267-5577

**Pend Oreille Supervisory Area**  
2550 Highway 2 West  
Sandpoint, ID 83864-7305  
(208) 263-5104

**Cataldo Forest Protective District**  
80 Hilltop Overpass Road  
Kingston, ID 83839  
(208) 682-4611

**Idaho Department of Lands  
Coeur d'Alene Staff Office**  
3284 West Industrial Loop  
Coeur d'Alene, ID 83815  
(208) 769-1525

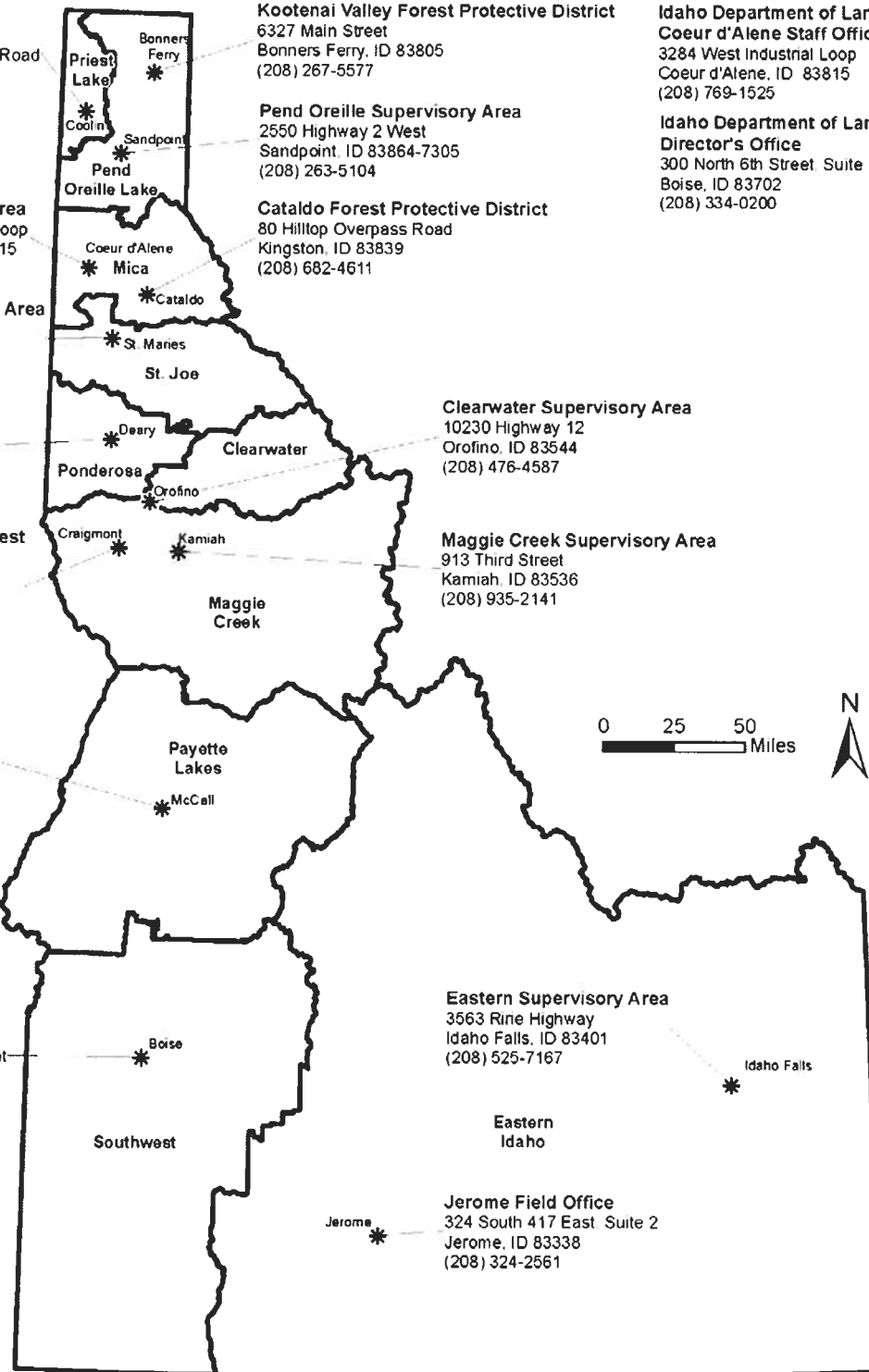
**Idaho Department of Lands  
Director's Office**  
300 North 6th Street, Suite 103  
Boise, ID 83702  
(208) 334-0200

**Clearwater Supervisory Area**  
10230 Highway 12  
Orofino, ID 83544  
(208) 476-4587

**Maggie Creek Supervisory Area**  
913 Third Street  
Kamiah, ID 83536  
(208) 935-2141

**Eastern Supervisory Area**  
3563 Rine Highway  
Idaho Falls, ID 83401  
(208) 525-7167

**Jerome Field Office**  
324 South 417 East, Suite 2  
Jerome, ID 83338  
(208) 324-2561



# Signature Certificate



Envelope Ref: 7b83cf9d84c57b03d417a0ce690ff93aaa6bd136

Applicant

Randy Wall

Created Date

01 May 2024, 09:21:47, PDT

Completed Date

01 May 2024, 09:44:02, PDT

## Document Details:



Message

240426\_DoLApplication-For-Recl-Plan

Topic

Document Text

f441aa7f7841f4f493bb526c1bf2e9f3e3281e47a57c628608dfcb2f77abe6b5

Document Total Pages

4

## Document Signed By:

Signature

Robert Burnett

Email

invest1977@yahoo.com

ID

2600:6c52:7900:da4f:1cf7:45d6:3c57:d948

Location

ARROYO GRANDE, CA (US)

Date

01 May 2024, 09:44:02, PDT

Consent

eSignature Consent Accepted

Security Notice

Email

Signer ID: T4FPR7YD12...

## Document History:

Envelope Created

Randy Wall created this envelope on 01 May 2024, 09:21:47, PDT

Invitation Sent

Invitation sent to Robert Burnett on 01 May 2024, 09:24:21, PDT

Invitation Accepted

Invitation accepted by Robert Burnett on 01 May 2024, 09:43:53, PDT

Signed by Robert Burnett

Robert Burnett signed this Envelope on 01 May 2024, 09:44:02, PDT

Executed

Document(s) successfully executed on 01 May 2024, 09:44:02, PDT

Linked Document(s)

Link emailed to invest1977@yahoo.com

Signed Document(s)

Link emailed to randy@pe-services.biz



**PROFESSIONAL  
ENGINEERING  
SERVICES**

**RIVERBEND-PARMA GRAVEL PIT  
SUPPLEMENTAL INFORMATION FOR THE APPLICATION OF  
RECLAMATION PLAN APPROVAL**

**Located at 25192 Lemp Lane, Parma, Idaho**

Prepared by:

Mary B. Wall, PE

Professional Engineering Services

5636 N. Portsmouth Ave.

Boise, ID 83714

April 26, 2024



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## ***Table of Contents***

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## ***Exhibits***

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Property Ownership Map .....	Exhibit 2
Site Map .....	Exhibit 3
Site Map with Water Ways .....	Exhibit 4
Operations Location Map .....	Exhibit 5
Cross-Section Location Map .....	Exhibit 6
Cross-Sections – Pre- and Post-Mining .....	Exhibit 7
Drainage Control Map .....	Exhibit 8
Final Activities & Revegetation Map .....	Exhibit 9
Opinion of Probable Cost for Reclamation .....	Exhibit 10

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***I. Addressing Item 12, Application for Reclamation Plan Approval***

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- a. Exhibit 1 provides the vicinity map showing the site location. The property is located at 25192 Lemp Lane, Parma, Idaho.
- b. The main haul road is Lemp Lane which will get trucks from the gravel pit to Highway 20/26. This road is shown on Exhibit 3. An onsite temporary haul road will be constructed at the start of the mining operations and will be gradually abandoned as the mining activity in the gravel pit moves west. Ongoing maintenance of Lemp Lane will be provided during gravel mining operations and will be left in good condition upon the conclusion of the mining activity. Mining operations are estimated to start in September 2024 and conclude in September 2044.
- c.
  - I. Exhibit 4 provides approximate locations and names, if known, of the bodies of water within 1,000 feet of the surface mining operations. Waterways in the immediate vicinity of the mining operation primarily consist of irrigation supply ditches and irrigation waste ditches. The irrigation waste ditches discharge into the Boise River, located approximately 2400 feet south of the mining site.
  - II. Exhibits 2 and 3 provide property ownership information and the gravel pit property boundary. Exhibit 3 shows the limits of the gravel mining operation and the area affected during the first couple years of operation.
  - III. Exhibit 5 shows the planned configuration of the gravel pit, stockpile area, staging area and sediment ponds/dewatering area.
  - IV. All mining will be surface mining. There will be no underground mine openings on the property.
  - V. Fuel will be stored in a mobile fuel storage container which will be located in the staging area shown on Exhibit 5. No other equipment maintenance products, wastes, or chemicals will be stored on site.
- d. Exhibit 2 is the Ownership Map and provides ownership information, assessor's parcel number, and parcels size for the proposed gravel pit site and the surrounding properties. The property is owned by Drake Investments, LLC. The gravel pit operation will be conducted by Superior Construction.
- e. Exhibit 6 provides the cross-section location and Exhibit 7 provides the cross-section view of the mine prior to mining, at maximum disturbance, and after reclamation.

---

## **II. Addressing Item 13, Application for Reclamation Plan Approval**

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- a. Exhibit 8 is the Drainage Control Map which shows the general slope of the property prior to any mining activity. The property generally slopes towards the waste ditch on the north side of the mining operations area. A berm will be placed on the south side of the waste ditch and the entire operations area will be sloped towards the gravel pit area to prevent any surface water from leaving the site.  
Sediment ponds will be excavated as needed during operations. Ponds will be cleaned as needed and sediment will be moved to the overburden storage area.
- b. Site specific water quality impacts from mining operations will be addressed as outlined in the above section.
- c. No post-closure (post-reclamation) activities will be required.
- d. All existing roads will be maintained during mining operations and will be left in good condition when mining activities cease.
- e. See Exhibit 9 for final activities and revegetation information. Topsoil will be salvaged and stockpiled in the stockpile area shown on Exhibit 5. The main pit area will be used as a pond fed by groundwater. The fine sandy loam topsoil will be spread on the upper reclaimed slopes and other disturbed areas onsite at a minimum depth required for healthy plant growth and track-walked to control erosion. Grass seed and fertilizer recommendations follow. Straw mulch will be applied as needed.

### **Seed Mix:**

Bluebunch Wheatgrass	20%
Idaho Fescue	15%
Indian Ricegrass	15%
Needle and Thread	1%
Prairie Junegrass	10%
Thickspike Wheatgrass	15%
Sand Dropseed	14%
Sandberg Bluegrass	10%

***Application Rate: 15.4 pounds per acre***

### **Seeding Time:**

The optimal seeding time shall be in the fall, between mid-September and mid-October. If seeding is applied too early or too late and proper germination has not been established prior to fall dormancy, then reseeding shall be applied in early spring, as soon as soil is workable, not muddy, and between the months of March and May. This seeding window provides the typical optimal weather conditions for seed germination and survival. Dormant

seeding after November 20<sup>th</sup> helps to ensure that germination does not occur prior to the following spring growing season and should be installed prior to freezing weather conditions.

**Fertilization:**

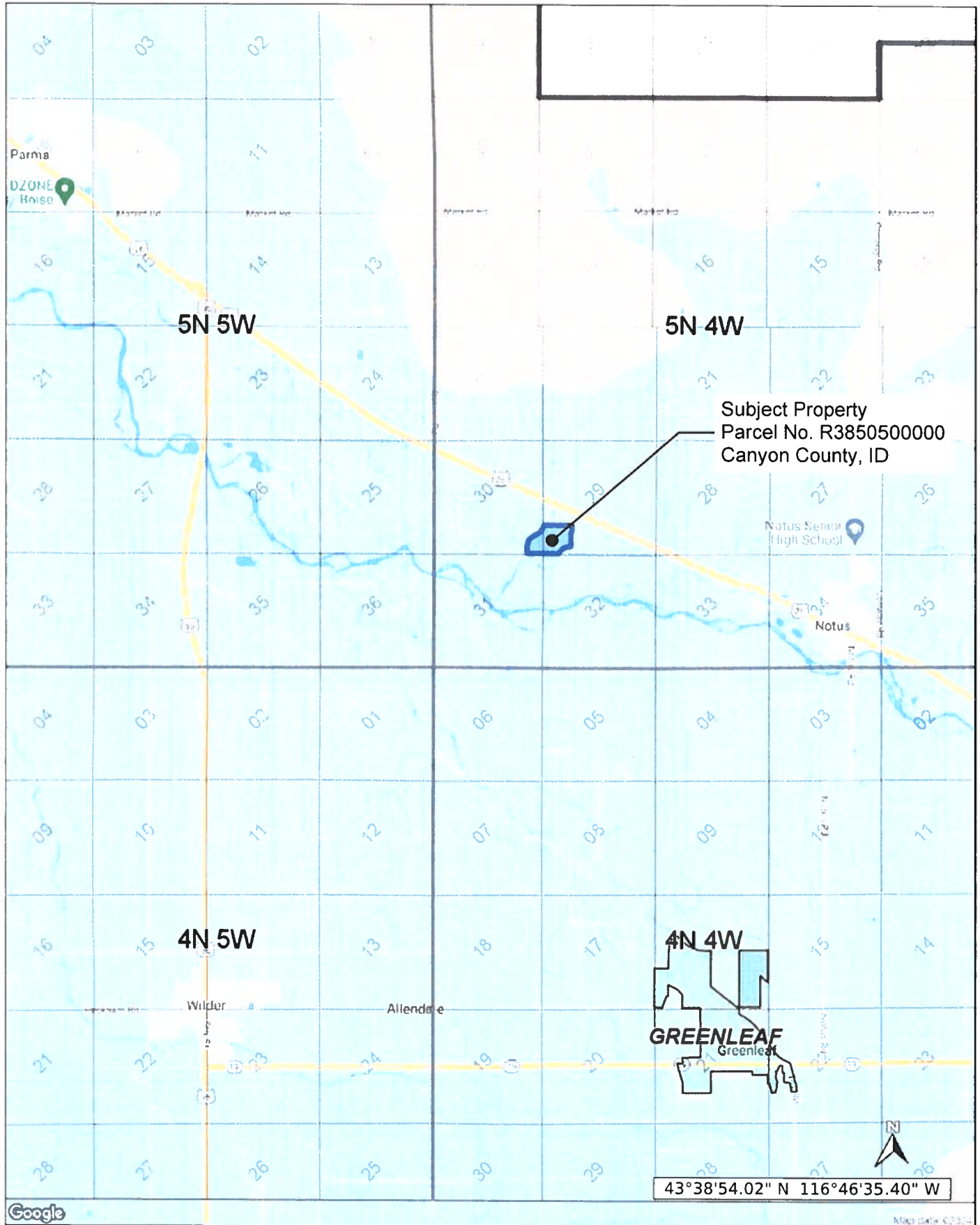
Fertilization is not recommended for reclamation seeding due to promotion of the encouraged weed presence. Soil amendments might be recommended if soil conditions are unsuitable for proper seed germination and growth based on existing soil testing conditions.

- f. For final reclamation, sediment ponds will be filled with materials from the mining operation and capped with topsoil from the stockpile area.
- g. There will be no underground mine openings on this site. All mining activity is surface mining of sands and gravels.
- h. The estimate of the actual cost of third-party post-mining reclamation of the site is \$69,563. Exhibit 10 provides a detailed cost estimate.

# Vicinity Map

Riverbend - Parma Gravel Pit  
25192 Lemp Lane  
Canyon County, ID

Exhibit 1





# Property Ownership Map

Riverbend - Parma Gravel Pit

Exhibit 2





# Site Map

## Riverbend - Parma Gravel Pit

Exhibit 3



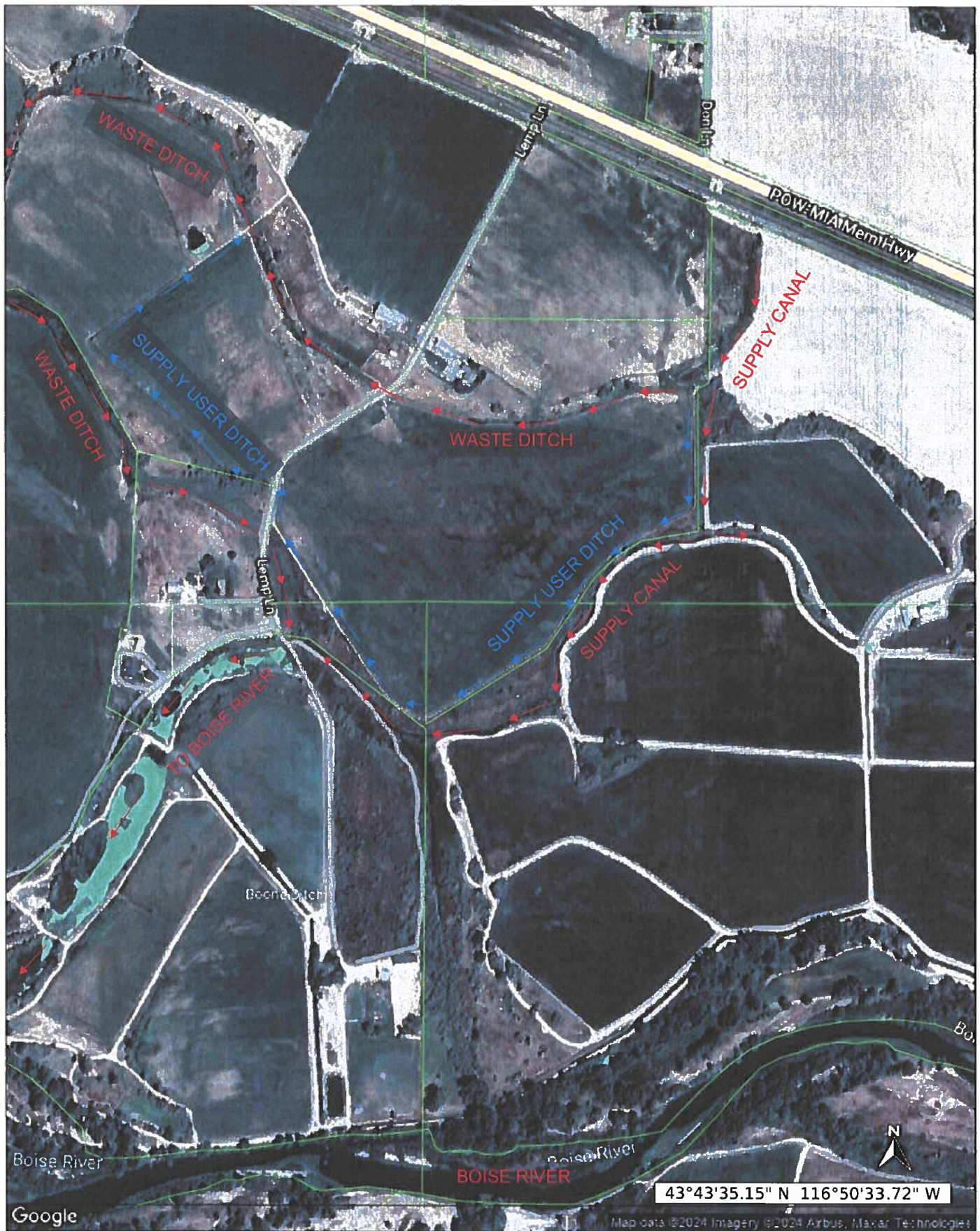
On-going maintenance of Lemp Lane shall be provided during periods of gravel mining operations. Road shall be left in good conditions upon conclusion of mining activity.  
On-site haul road shall be constructed at the start of mining operations and shall be temporary. This road shall be progressively abandoned as mining operations move to the west.



# Site Map with Water Ways

## Riverbend - Parma Gravel Pit

Exhibit 4



Apr 24, 2024 - landproDATA.com  
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.



# Operations Locations

## Riverbend - Parma Gravel Pit

Exhibit 5

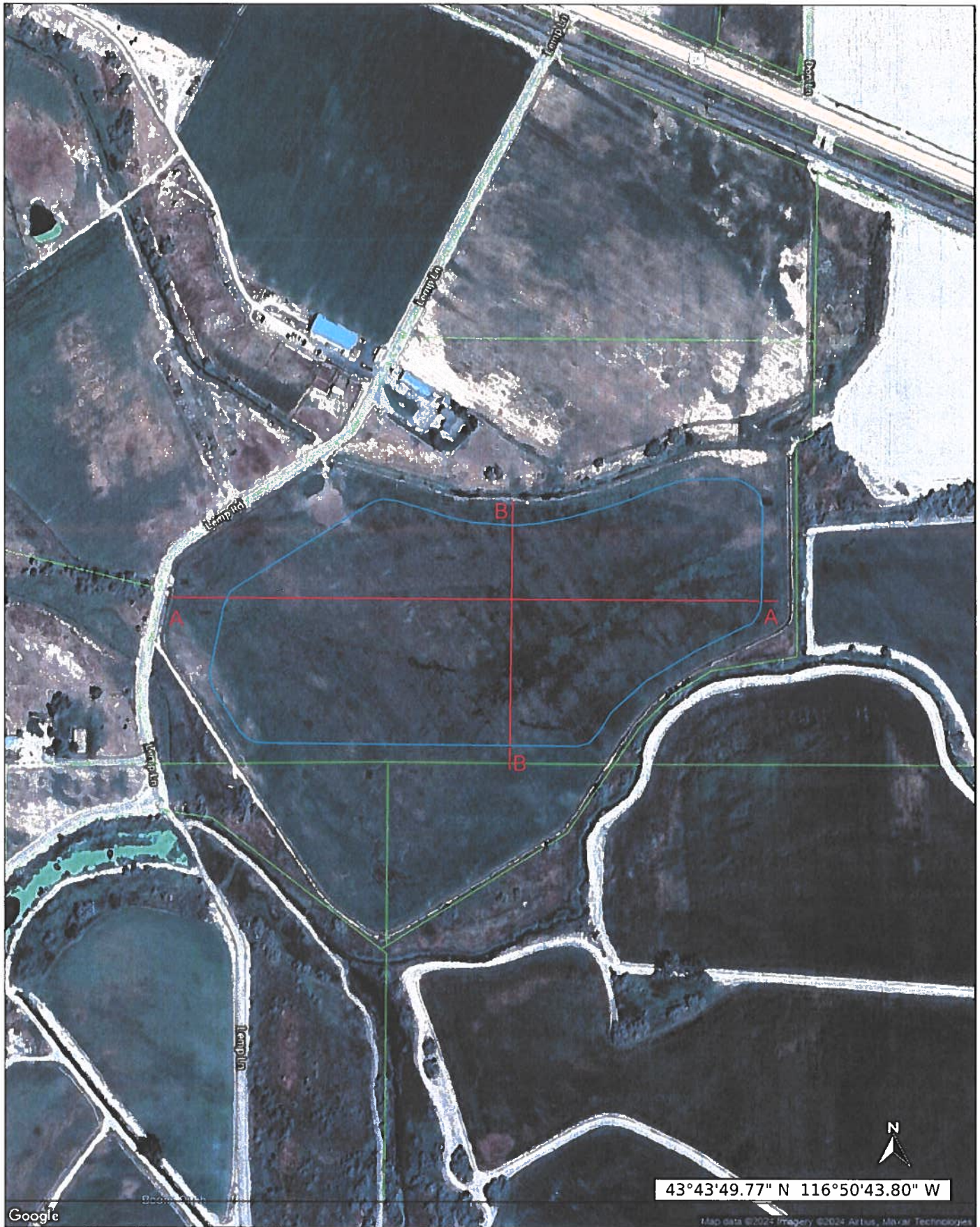




# Cross-Section Location Map

Riverbend - Parma Gravel Pit

Exhibit 6



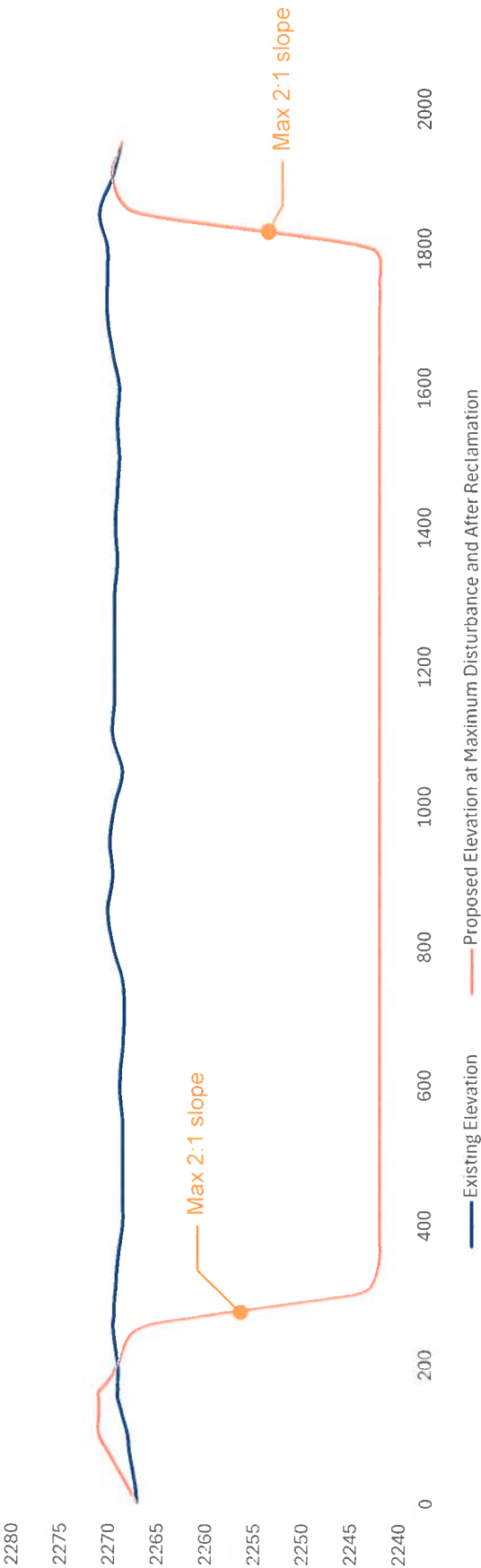
Apr 26, 2024 - landproDATA.com  
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

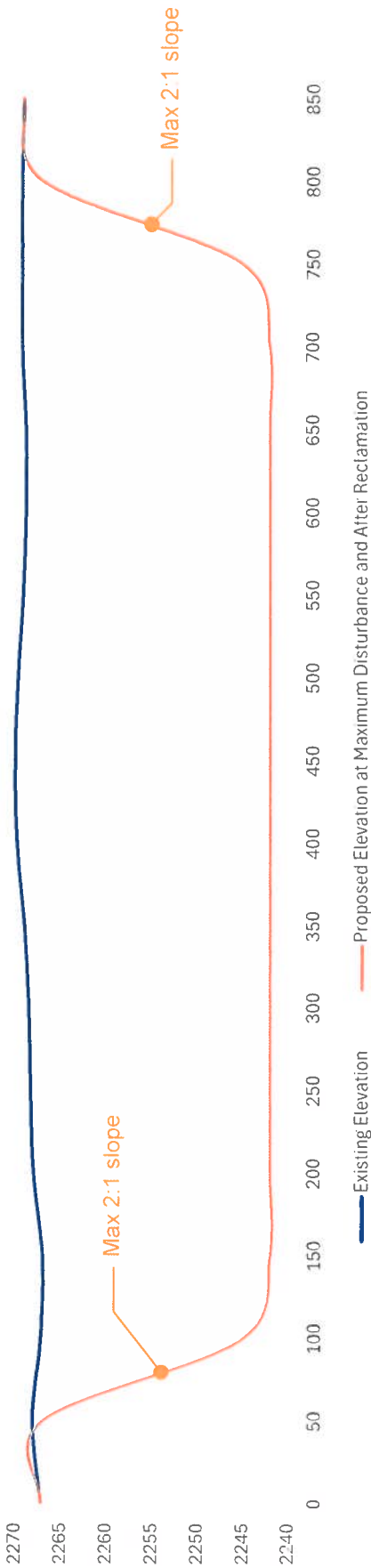


Cross-Sections - Pre- and Post- Mining  
Riverbend - Parma Gravel Pit

Cross Section A



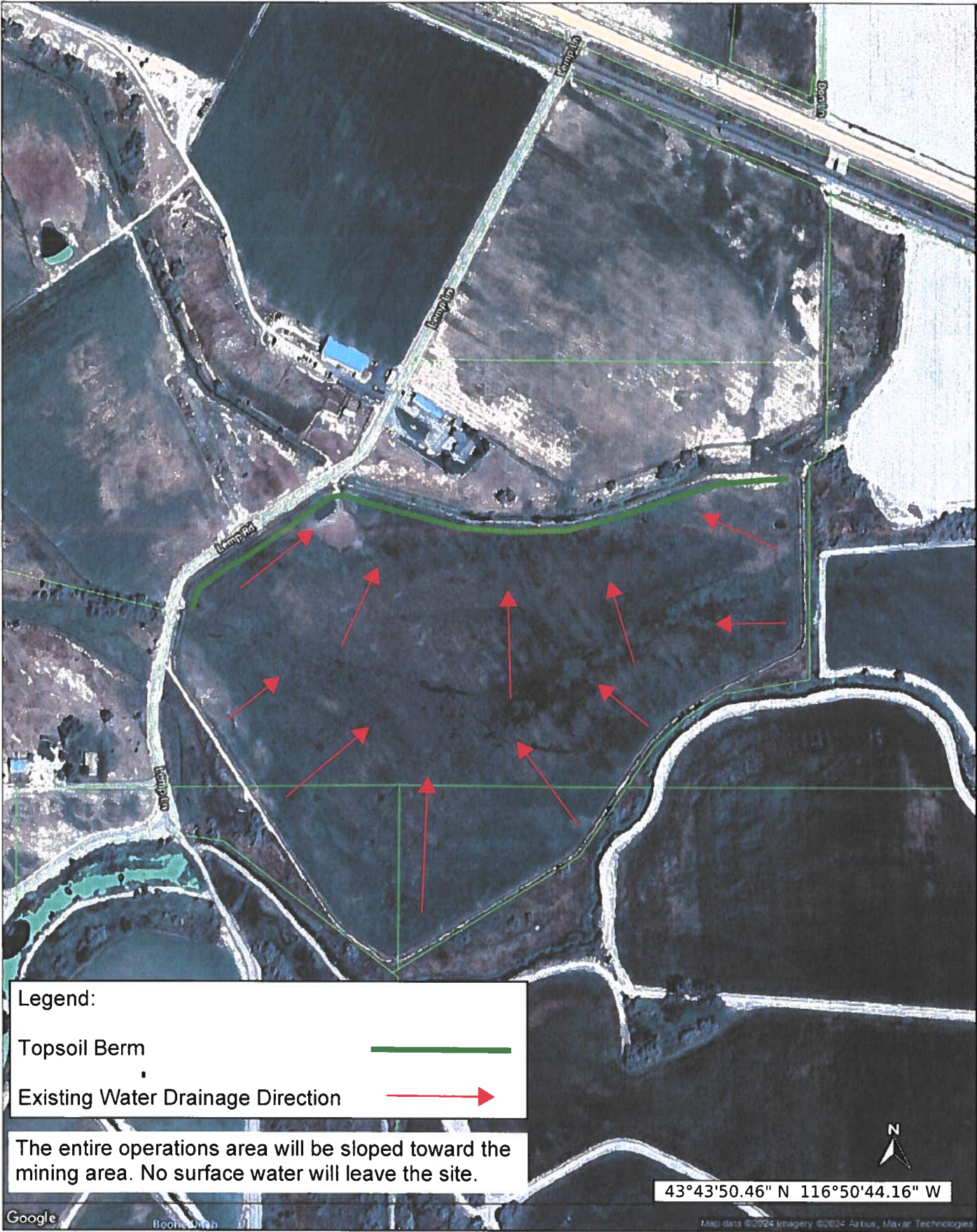
Cross Section B



# Drainage Control Map

## Riverbend - Parma Gravel Pit

Exhibit 8

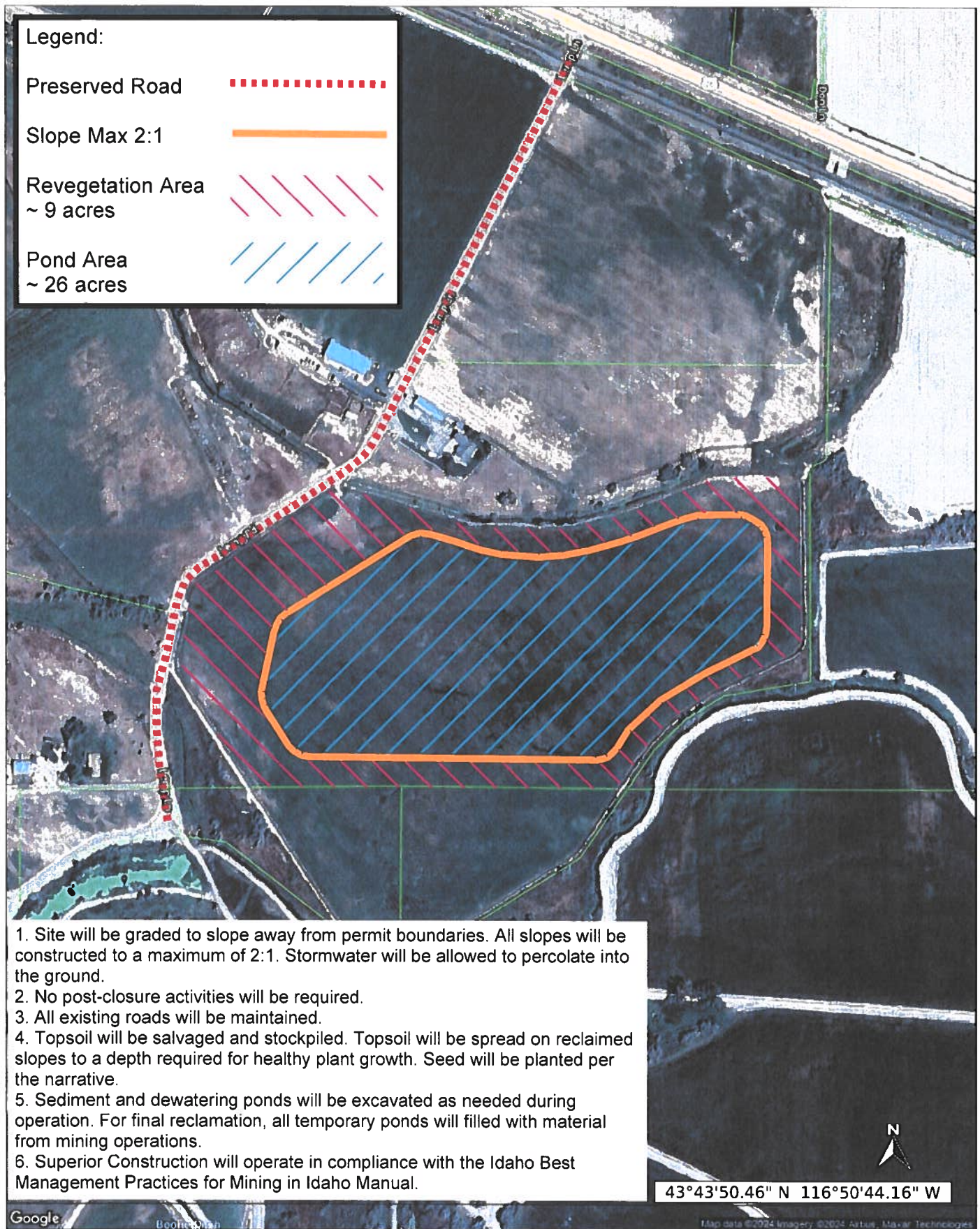




# Final Activities & Revegetation Map

Riverbend - Parma Gravel Pit

Exhibit 9





Opinion of Probable Cost for:

**Riverbend-Parma Gravel Pit Reclamation**

April 25, 2024

No.	Description	Amount	Unit	Unit \$	Total \$
1	Mobilization	1	LS	12,000	\$ 12,000
2	Minor Grading/Earthwork	1	LS	18,000	\$ 18,000
3	Placement of stockpiled overburden	9	Acres	2,500	\$ 22,500
4	Tractor with seed spreader	9	Acres	200	\$ 1,800
5	Seed & Fertilizer Application	9	Acres	150	\$ 1,350
			Construction Subtotal =	\$	55,650
			Subtotal =	\$	55,650
			25% Profit, Overhead, Bonding, etc. =	\$	13,913
			<b>Total Preliminary Estimate =</b>	<b>\$</b>	<b>69,563</b>

Page 1 of 1



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: [westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Mathew Weaver

August 06, 2024

ROBERT BURNETT  
1125 W TWO RIVERS LN  
EAGLE ID 83616-7129

RE: Permit No. 63-35547

**Permit Approval Notice**

Dear Permit Holder(s):

The Department of Water Resources ("Department") has issued the enclosed permit authorizing you to establish a new water right. Please be sure to thoroughly review all the conditions of approval listed on your permit. The conditions include requirements that you must accomplish, such as timely submittal of proof of beneficial use or installation of a measuring device, as well as information about how your water use may be administered, such as regulation by a watermaster in a water district. Failure to comply with the conditions of approval may result in your permit lapsing or being canceled.

The permit is a PRELIMINARY ORDER issued pursuant to Rule 730 of the Department's Rules of Procedure (IDAPA 37.01.01.730). It can and will become a final order without further action by the Department unless a party petitions for reconsideration, files exceptions, or requests a hearing as described in the enclosed information sheet.

The final step in the water right process is issuance of a water right license. To receive a water right license, you must divert and use water to the full extent intended and submit a *Statement of Completion for Submitting Proof of Beneficial Use* by the date shown in condition no. 1 of your permit. The Department will send you a *Proof Due Notice* approximately 60 days prior to the date listed in condition no. 1 of your permit.

You may also require approvals from other Department programs, such as Ground Water Protection, Safety of Dams, or Stream Channel Protection, to accomplish your proposed development. Please call or visit any Department office or see the Department's website at [idwr.idaho.gov](http://idwr.idaho.gov) for more information about these programs.



Please be advised that Idaho Code § 42-248, requires you or the owner of this water permit to maintain current ownership and address records on file with the Department. Forms to file an assignment of permit and/or a change in the address of the permit owner are available from any Department office or at the Department's website at [www.idwr.idaho.gov](http://www.idwr.idaho.gov).

If you have any questions concerning the enclosed information, please contact me at 208-605-4629.

Sincerely,

*Marina Bozdog*

Marina Bozdog

for Cody Parker  
Water Rights Supervisor

Enclosure(s)

## CERTIFICATE OF SERVICE

I hereby certify that on August 06, 2024, I served a true and correct copy of Permit to Appropriate Water No. 63-35547 by U.S. Mail, postage prepaid, to the following:

ROBERT BURNETT (Current Owner)  
1125 W TWO RIVERS LN  
EAGLE ID 83616-7129

MARY WALL (Representative)  
5636 N PORTSMOUTH AVE  
BOISE ID 83714-1560

*Marina Bozdog*

---

Marina Bozdog  
Technical Records Specialist 1

State of Idaho  
Department of Water Resources  
**Permit to Appropriate Water**  
No. 63-35547

Priority: May 21, 2024

Maximum Diversion Volume: 638 AF

This is to certify that

ROBERT BURNETT 1125 W TWO RIVERS LN EAGLE ID 83616-7129

has applied for a permit to appropriate water from:

Source : GROUND WATER

and a permit is APPROVED for development of water as follows:

<u>Beneficial Use</u>	<u>Period of Use</u>	<u>Annual Volume</u>
AESTHETIC STORAGE	01/01 to 12/31	638 AF

**Location of Point(s) of Diversion**

GROUND WATER SW¼ SW¼, Sec. 29, Twp 05N, Rge 04W, B.M. CANYON County

**Place of Use: AESTHETIC STORAGE**

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	04W	30																X	
05N	04W	29									X	X	X	X				L1	

**Conditions of Approval**


1. Proof of application of water to beneficial use shall be submitted on or before **August 01, 2029**.
2. Subject to all prior water rights.
3. This right authorizes a total annual storage volume of 638 acre-feet, 585 acre-feet to be used for the *initial filling or carryover storage of the pond* and 53 acre-feet for the replacement of losses caused by evaporation.
4. The pond established by the storage of water under this right shall not exceed a total capacity of 585 acre-feet or a total surface area of 26 acre(s).
5. Water stored under this right is subject to fluctuations of the water table caused by changes in the flow of local streams and by diversions under prior ground water rights. This right does not guarantee the maintenance of any particular ground water level.

State of Idaho  
Department of Water Resources  
**Permit to Appropriate Water**  
No. 63-35547

6. The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.
7. This right does not grant any right-of-way or easement across the land of another.

This permit is issued pursuant to the provisions of Idaho Code § 42-204.

Signed this 31<sup>st</sup> day of JULY, 2024.







  
\_\_\_\_\_  
CODY PARKER  
Water Rights Supervisor

State of Idaho  
Department of Water Resources  
**Attachment to Permit to Appropriate Water**  
63-35547

This map depicts the AESTHETIC STORAGE place of use boundary for this water right at the time of this approval and is attached to the approval document solely for illustrative purposes.



0 0.05 0.1 0.2 Miles

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





## **EXPLANATORY INFORMATION TO ACCOMPANY A PRELIMINARY ORDER**

(To be used in connection with actions when a hearing was **not** held)

(Required by Rule of Procedure 730.02)

The accompanying order or approved document is a "Preliminary Order" issued by the department pursuant to section 67-5243, Idaho Code. **It can and will become a final order without further action of the Department of Water Resources ("department") unless a party petitions for reconsideration, files an exception and brief, or requests a hearing as further described below:**

### **PETITION FOR RECONSIDERATION**

Any party may file a petition for reconsideration of a preliminary order with the department within fourteen (14) days of the service date of this order. **Note: the petition must be received by the department within this fourteen (14) day period.** The department will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Section 67-5243(3) Idaho Code.

### **EXCEPTIONS AND BRIEFS**

Within fourteen (14) days after: (a) the service date of a preliminary order, (b) the service date of a denial of a petition for reconsideration from this preliminary order, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration from this preliminary order, any party may in writing support or take exceptions to any part of a preliminary order and may file briefs in support of the party's position on any issue in the proceeding with the Director. Otherwise, this preliminary order will become a final order of the agency.

### **REQUEST FOR HEARING**

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Director and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

### **ORAL ARGUMENT**

If the Director grants a petition to review the preliminary order, the Director shall allow all parties an opportunity to file briefs in support of or taking exceptions to the preliminary order and may schedule oral argument in the matter before issuing a final order. If oral arguments are to be heard, the Director will within a reasonable time period notify each party of the place, date and hour for the argument of the case. Unless the Director orders otherwise, all oral arguments will be heard in Boise, Idaho.



### **CERTIFICATE OF SERVICE**

All exceptions, briefs, requests for oral argument and any other matters filed with the Director in connection with the preliminary order shall be served on all other parties to the proceedings in accordance with IDAPA Rules 37.01.01302 and 37.01.01303 (Rules of Procedure 302 and 303).

### **FINAL ORDER**

The Director will issue a final order within fifty-six (56) days of receipt of the written briefs, oral argument or response to briefs, whichever is later, unless waived by the parties or for good cause shown. The Director may remand the matter for further evidentiary hearings if further factual development of the record is necessary before issuing a final order. The department will serve a copy of the final order on all parties of record.

Section 67-5246(5), Idaho Code, provides as follows:

Unless a different date is stated in a final order, the order is effective fourteen (14) days after its service date if a party has not filed a petition for reconsideration. If a party has filed a petition for reconsideration with the agency head, the final order becomes effective when:

- (a) The petition for reconsideration is disposed of; or
- (b) The petition is deemed denied because the agency head did not dispose of the petition within twenty-one (21) days.

### **APPEAL OF FINAL ORDER TO DISTRICT COURT**

Pursuant to sections 67-5270 and 67-5272, Idaho Code, if this preliminary order becomes final, any party aggrieved by the final order or orders previously issued in this case may appeal the final order and all previously issued orders in this case to district court by filing a petition in the district court of the county in which:

- i. A hearing was held,
- ii. The final agency action was taken,
- iii. The party seeking review of the order resides, or
- iv. The real property or personal property that was the subject of the agency action is located.

The appeal must be filed within twenty-eight (28) days of this preliminary order becoming final. See section 67-5273, Idaho Code. The filing of an appeal to district court does not itself stay the effectiveness or enforcement of the order under appeal.

Register

Search

Company

Tools

Help

# Business Search

Searching starts with your entered keyword.

Drake

Advanced Search Options

Results: 1

Form Info

Status

Drake Investments, LLC (3479479)  
1125 W TWO RIVERS LANE  
EAGLE, ID 83616-7129

Active-Existing

Filing Type

Limited Liability Company (D)

Status

Active-Existing

Formed In

IDAHO

Term of Duration

Perpetual

Principal Address

1026 W TWO RIVERS LANE  
EAGLE, ID 83616

Mailing Address

1125 W TWO RIVERS LN  
EAGLE, ID 83616-7129

Initial Filing Date

04/16/2019

AR Due Date

04/30/2025

Registered Agent

Noncommercial  
0186752  
Brian Burnett  
1125 W TWO RIVERS LANE  
EAGLE, ID 83616



Request Certificate



View History



**PROFESSIONAL  
ENGINEERING  
SERVICES**

Document Submittal Summary for:

**Riverbend-Parma Gravel Pit  
Conditional Use Permit**

September 30, 2024

No.	Enclosure
1	Master Application
2	Conditional Use Permit (CUP) Checklist
3	Conditional Use Permit Application
3A	CUP Credit Card Authorization Form
4	CUP Letter of Intent
5	Site/Operation Plan
6	CUP Land Use Worksheet
7	Neighborhood Meeting Documentation
8	Proof of Application/Communication with other required Agencies
9	Property Deed
10	Department of Lands Reclamation Plan S603013 w/Approval Letter
11	Water Rights Permit Approval
12	Flood Plain Development Permit Application
13	Flood Plain Development Permit Credit Card Authorization Form
14	Flood Plain Development Permit Detailed Letter
15	Drake Investments, LLC-showing Robert Brian Burnett as registered Agent

**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:** 83896

**Date:** 10/18/2024

**Date Created:** 10/18/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Robert Brian Burnett

**Comments:** Two cases: CU2024-0023 and CU2024-0024

**Site Address:** 25192 LEMP LN, Parma ID 83660 / Parcel Number: 38505000 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	CU2024-0023	\$950.00	\$0.00	\$0.00
Planning - Conditional Use Permit	CU2024-0024	\$950.00	\$0.00	\$0.00

**Sub Total:** \$1,900.00

**Sales Tax:** \$0.00

**Total Charges:** \$1,900.00

**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	164516627	\$1,900.00

**Total Payments:** \$1,900.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** pdilbeck