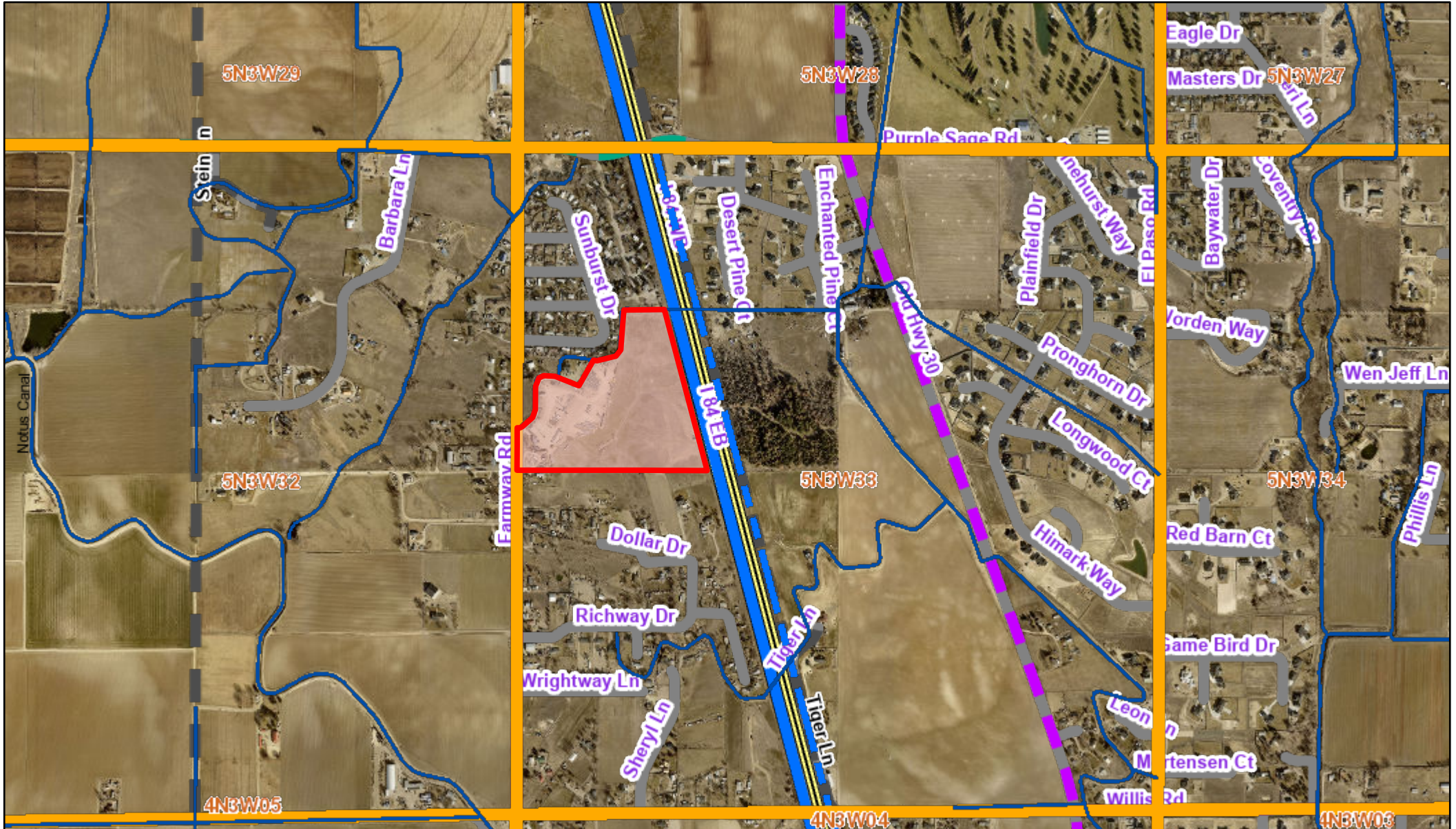
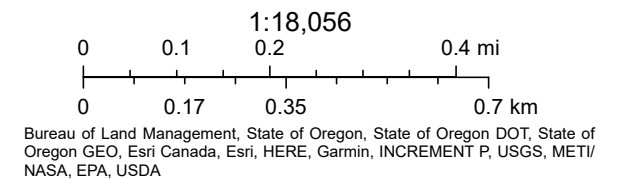


Canyon County, ID Web Map



9/18/2023, 9:03:01 AM

- | | | | |
|-------------------------------------|-------------------|-----------------------------|----------------------------|
| Multiple Parcel Search_Query result | City Limits | Roads | Major Collector |
| Hydro_NHDFlowline | Sections | CC_PrivateRoads | Minor Arterial |
| County Boundary | CanyonCountyRoads | ITDFunctionalClassification | Canyon County Imagery 2022 |
| Current Impact Area | Interstate | Interstate | Red: Band_1 |





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME:	Joshua Martin	
	MAILING ADDRESS:	24574 Farmway Rd. 83607	
	PHONE:	208-813-0078	EMAIL:
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p>			
Signature: <u>[Signature]</u> Date: <u>8/1/2023</u>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Joshua Martin	
	COMPANY NAME:	All Rail Construction LLC	
	MAILING ADDRESS:	24574 Farmway Rd. Caldwell, ID 83607	
	PHONE:	208-813-0078	EMAIL:

SITE INFO	STREET ADDRESS:	24574 Farmway Rd. Caldwell, ID 83607	
	PARCEL NUMBER:	R 38153000 0 05N03W334050	
	PARCEL SIZE:	30.5	
	REQUESTED USE:	Staging Area	
	FLOOD ZONE (YES/NO)	No	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU 2023-0020	DATE RECEIVED:	9/15/23
RECEIVED BY:	Ivan K.	APPLICATION FEE:	\$950
		CK MO	CC CASH

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? _____

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

4. IF IRRIGATED, PROPOSED IRRIGATION:
☐ Pressurized ☒ Gravity

5. ACCESS:
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

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

7. FENCING ☒ Fencing will be provided (Please show location on site plan)
Type: Chain link / Wood Height: 6' / 5'

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)
Black Canyon Irrigation Canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☒ Water supply source: Domestic Well

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Staging and Shop for Construction Company

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 8 AM to 5 PM
☒ Tuesday 8 AM to 5 PM
☒ Wednesday 8 AM to 5 PM
☒ Thursday 8 AM to 5 PM
☒ Friday 8 AM to 5 PM
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 10-20 ☐ No

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

Height: 3 ft Width: 4 ft. Height above ground: 2 ft

What type of sign: _____ Wall _____ Freestanding ☒ Other Fence Mount

5. PARKING AND LOADING:

How many parking spaces? 10-20

Is there is a loading or unloading area? Yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 5

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☒ Kennel ☐ Individual Housing ☒ Other Pasture

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: _____

talked to applicant
4 COWS will be removed that are
currently there
1 dog will be removed as well
application reflects what the
applicant currently has, not
what he is asking for
Ivan K.



CONDITIONAL USE PERMIT PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

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

☐ Mini-storage Facility

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

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

A plan of action to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

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

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

MINISTORAGE FACILITY (07-14-29) - REQUIRED

Applicant

Staff

Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Revised 3/29/23

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

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.	✓	



- LEGEND**
- RIGHT-OF-WAY MONUMENT — FOUND
 - RAIL ROAD SPIKE — SET
 - BRASS CAP MONUMENT — FOUND
 - 5/8" REBAR — FOUND
 - 5/8" x 30" REBAR — SET
 - 1/2" REBAR — FOUND
 - 1/2" x 24" REBAR — SET
 - PK NAIL & BRASS WASHER
 - CALCULATED POINT
 - PROPERTY BOUNDARY LINE
 - FENCE LINE
 - W.C. WITNESS CORNER
 - () DATA OF RECORD

BabcockDesign
Boise
800 W MAIN STREET
SUITE 940
BOISE, ID 83702
208.424.7675
Salt Lake City
52 Exchange Place
Salt Lake City, UT 84111
801.531.1144
babcockdesign.com

sheet information:
revisions:
num. description date
1
2

date: 8.5.2024
project number:
project status: SITE PLAN

The information and content represented herein is considered to be the correct information of service and use the property of Babcock Design. It is provided for the use of the client and is not to be used for any other purpose without the written consent of Babcock Design.
CONSISTENT © 2019 BABCOCK DESIGN

stamp:

project information:
Caldwell IDAHO

24594 FARMWAY ROAD PARCEL
CALDWELL, ID 83607

KEY NOTES

- | | | |
|-------------------------------|--------------------------|------------------------------------|
| 1 DRIVE ENTRY | 5 STORAGE SHED | 9 TRUCK PARKING |
| 2 FENCE ALONG ROAD EDGE | 6 CAR PARKING | 10 NEIGHBOR ACCESS/ EASEMENT DRIVE |
| 3 BUILDING W/ SEPTIC AND WELL | 7 JERSEY BARRIER STORAGE | |
| 4 STORAGE BUILDING | 8 GUARD RAIL STORAGE | |



24574 Farmway Rd, Caldwell, ID 83607 Ph: 208-629-9178

RE: Letter of Intent – CU2023-0040

The “**property**”, located at 24574 Farmway Rd, Caldwell ID 83607 and approximately 30 acres, is collectively owned by a married couple, Joshua & Charmolita Martin, the “**owners**”. The owners also operate a “**company**” registered under All Rail Construction LLC.

The property is currently zoned Ag (agriculture). Historically, the land has been used to cultivate alpha-alpha, as well as a grazing pasture for cattle. The current 2030 and 2040 future land use map contemplate the zoning to remain Ag. There have been instances around this property where Canyon County has reviewed & approved CUP applications to allow use of certain commercial operations in Ag zoned parcels.

The company operated by the owners is a specialty highway construction contractor that works on the improvements to state and local government infrastructure projects. The company provides services related to highway guardrail, concrete barriers, bridge railing, crash cushions and fencing. With the nature of company’s business, there was a need to identify land to store materials that would be used in highway guardrail construction activities, such as guardrail, concrete barriers, flat bed trucks for transportation of such materials, and associated other equipment and material. Upon thorough review of available land parcels in the market, as well as being cognizant of the location that would benefit the business and community, the owners have identified this parcel to purchase, as it already has an Electrical Transmission Corridor, and positioned between Interstate 84 and a low volume collector road. The property was acquired in 2019.

To this effect, the owners are seeking a conditional use permit for a staging yard at the address located at 24574 Farmway Road, Caldwell ID 83607. Included as part of this letter of intent and the CUP application is a site plan that demonstrates the current use of the property and indicates details such as the ingress/egress easements, roads, fencing along property frontage, current location of materials, equipment, employee parking, and structures within the property bounds.

This location provides for easy access to the interstate system and is supported by other businesses situated nearby. Couple of examples for similar land use type businesses, include a pallet manufacturer that is across the street, as well as an automotive repair shop. 2.5 miles further down Farmway Road, there is an industrial park that provides additional supportive services as well as a Sinclair Fuel station.

Based on these preliminary instances, we strongly believe that our intended use would be consistent and more importantly beneficial with regards to the county’s comprehensive plan.

With the intended use of a staging yard, there would be minimal impact to adjoining properties, and would not have a negative impact to the essential character of this area. The use would not



24574 Farmway Rd, Caldwell, ID 83607 Ph: 208-629-9178

generate any more activity than what would be expected from standard and typical hay farming activities in terms of equipment noise and dust levels. Additionally, the owners have installed a sight-obscuring fence along the frontage of the property on Farmway Road as well as the irrigation easement right-of-way.

There is an existing manufacturing home on the property that is being used as an office building, along with providing essential services to employees, workers and delivery drivers such as restrooms, and drinking water. There is onsite well that is being used for providing potable water; an onsite septic tank associated with the manufacturing home to collect sewage from facilities; and irrigation water from the canal. Other essential services such as power, and internet are already existing, and no new services would be required or needed as part of this CUP application. Drainage and stormwater facilities are contained on site as required via the permeable surfaces.

There are legal 28ft ingress/egress easements to the property, that are also identified within the site plan, which already exist and provide access for the intended use. No additional access provisions are planned or needed at this current time.

The section of Farmway Road that is north of the Exit 44 Road, is a low volume road which we will have little impact on due to the nature of our work being remote around the state of Idaho and Oregon. The business anticipates an average of two delivery/shipments coming in and out of the property, which would be considered minimal traffic addition and doesn't necessitate an interference to existing and current traffic patterns or volume. The normal course of operations includes 10 to 20 employees who will load material for a project and will typically be assigned to work offsite from Monday through Friday working on various projects around the state. We are not an "Open to the Public" operation. The only signs are on the approach roads to direct the deliveries of raw materials.

The owners through their company provide employment opportunities to three high-density low-income areas; The Caldwell Housing Authority, Purple Sage Manor, and the Sunbeam Manufactured Home Park. This use will not be impacting essential services or irrigation facilities. All activities are retained within the property and will have no impact on existing public services or utilities.

In summary, the intended use of the CUP request does not necessitate any new facilities or impacts to existing facilities, and fits well within the overall community, and consistent with other businesses and will provide for a beneficial outcome in the long-term comprehensive plan to the county.

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

August 11, 2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) 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 Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 08/23/2023

Time: 3:00 PM

Location: 24574 Farmway Road, Caldwell, Idaho

Property description: Parcel along Farmway Road and I-84. South of Purple Sage and North of SH-44.

The project is summarized below:

Site Location: 24574 Farmway Road, Caldwell, Idaho

Proposed access: Existing driveway on Farmway Road

Total acreage: 20

Proposed lots: 1

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

Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project. If you have any questions prior to the meeting, please contact me at 208-813-0078.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized 'J' or 'K' followed by a large loop.

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: 24574 Farmway Rd	Parcel Number: R 38153000 0	
City: Caldwell	State: Idaho	ZIP Code: 83607
Notices Mailed Date: 8/11/23	Number of Acres: 30.5	Current Zoning: Ag
Description of the Request: Contractors staging area		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Joshua Martin		
Company Name: All Rail Construction LLC		
Current address: 24574 Farmway Rd		
City: Caldwell	State: Idaho	ZIP Code: 83607
Phone: 208-629-9178	Cell: 208-813-0078	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 8/23/23	MEETING LOCATION: 24574 Farmway Rd	
MEETING START TIME: 3:00 PM	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Bryan Clappitt	Bryan Clappitt	24472 Farmway Rd
2. Dale & Paula Nickerson		24683 Farmway Rd.
3. Jeremy Snow	Jeremy A. Snow	24527 Farmway Rd.
4.		
5.		
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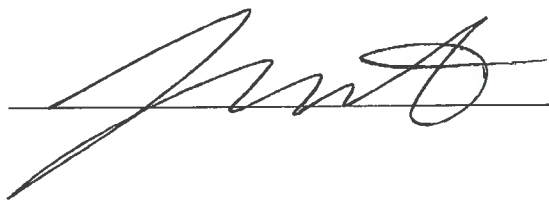
NEIGHBORHOOD MEETING CERTIFICATION:

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):

Joshua Martin

APPLICANT/REPRESENTATIVE (Signature):



DATE: 8 / 23 / 2023



AGENCY ACKNOWLEDGMENT

Date: 8/23/23
Applicant: Joshua Martin
Parcel Number: R 381530000
Site Address: 24574 Farmway Rd, Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 09/13/2023 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.

District: Middleton Rural Fire Dist

Date: 9/13/23 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for official review.

District: _____

Date: 9-6-23 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for official review.

District: Notus-Parma Highway District #2

Date: 9/13/23 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

City: Notus

Date: 9/13/23 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff



RETURN SERVICE ONLY
PO BOX 100104, Duluth, GA 30096-9377



8-834-11699-0000866-001-1-000-000-000-000

JOSHUA C MARTIN
CHARMOLITA MARTIN
24574 FARMWAY RD
CALDWELL ID 83607-8814

Evidence
of
Property Interest

Mortgage Statement

Statement Date: 08/28/2023

Property Address:

24594 FARMWAY RD

CALDWELL, ID 83607

If payment is received after 9/16/23, \$67.37 late fee will be charged.

Account Information

Current Balance: \$290,217.12

*The principal balance above is not the total amount required to pay your loan in full.

Explanation of Amount Due

Loan Set Up on Automatic Payment/ACH*

YES

*If your account is set up on Automatic Payment/ACH as indicated above, your account will continue to draft as scheduled.

Contact Us

Online: www.myfairwayservicing.com
Mobile App: MyFairwayServicing
By Email: customersupport@myfairwayservicing.com
By Phone: 877-297-5350
Hours of Operation: Monday through Friday 8:30 AM to 5:00 PM CT

Activity since your last statement (08/24/2023 - 08/28/2023)

Date	Due Date	Description	Amount	Principal	Interest	Escrow	Fees	Unapplied	Other
------	----------	-------------	--------	-----------	----------	--------	------	-----------	-------

Past Payment Breakdown

	Paid Last Month	Paid Year to Date
Principal		
Interest		
Escrow		
Fees		
Total		

Ready to refinance? Need a new loan? Let's talk!

Nathan Smith
NMLS ID # 9767
Ph: 208-968-7762
Email: nathans@fairwaymc.com



Important Messages

If you are experiencing a hardship or are impacted by COVID-19 and need assistance, please reach out to us to discuss assistance options at 877-297-5350.

While it's important to make timely payments, if you are experiencing a hardship or having trouble making your mortgage payment on time, assistance options may be available. If you would like mortgage counseling or assistance at no cost to you, or if you need assistance with translation or other language assistance, you can find a list of counselors in your area on the U.S. Department of Housing and Urban Development (HUD) website at www.hud.gov/counseling, by phone at 800-569-4287. You may also be eligible for mortgage assistance from your state's housing finance agency or other state/local agency (See reverse for more information). For additional educational information, including help for servicemembers, you may also visit Fannie Mae's website <https://www.fanniemae.com>, if Fannie Mae is the owner of your mortgage loan or Freddie Mac's website <http://myhome.freddie.com>, if Freddie Mac is the owner of your loan.



August 20, 2024

Doug Exton, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
doug.exton@canyoncounty.id.gov

Subject: Case No. CU2023-0020 / Martin

Dear Ms. Exton:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.

For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Aaron Scheff
Regional Administrator

c:

2021AEK

Carl Anderson

From: Srinivasa Nookala <SNookala@ldkventures.com>
Sent: Wednesday, November 13, 2024 2:42 PM
To: Carl Anderson
Cc: 'joshuamartincm@outlook.com'
Subject: RE: [External] FW: Canyon County Agency Response CU2023-0020 - Joshua Martin
Attachments: Conditional Use Permit Land use_LOI.pdf; Farmway - Site Plan 8-6-2024.pdf; RE: Canyon County Agency Response CU2023-0020 - Joshua Martin

Follow Up Flag: Follow up
Flag Status: Completed

Carl,

After reviewing all the comments, I wanted to provide more clarification, which we have captured within the LOI that we submitted along with the CUP application.

- The rezone we are seeking is to allow for a laydown storage yard, and we are not building any new structures. Majority of the comments with regards to water, waste, etc. wouldn't apply.
- We would like the approval to be conditional where the dust control, IDEA, IDQ, etc. would be applicable for future expansion of the yard, and not for the existing yard that is already operational.
- The ingress/egress easement that the outparcel owner has and uses for their residence is encroaching within the irrigation canal easement but that is not a newly created issue by us and shouldn't be held against us for the purpose of approving the CUP application.
- Pertaining to the comment about ordering a traffic impact study would also be something we need to consider for a future expansion upon new permit, and not for the current use that is already existing. TIS could be conditional for future development on the property.
- The email thread below along with what I have previously shared with the BCID should provide responses to all of their comments.

Please let me know if you see anything differently. Would like to discuss this one more time after you have had a chance to review, so we can finalize to move forward with scheduling the hearing for this application.

Thank you.

From: Carl Anderson <Carl.Anderson@canyoncounty.id.gov>
Sent: Tuesday, November 12, 2024 3:26 PM
To: Srinivasa Nookala <SNookala@ldkventures.com>
Cc: 'joshuamartincm@outlook.com' <joshuamartincm@outlook.com>
Subject: RE: [External] FW: Canyon County Agency Response CU2023-0020 - Joshua Martin

You don't often get email from carl.anderson@canyoncounty.id.gov. [Learn why this is important](#)

Good afternoon Srini,

I am emailing you to follow-up on case CU2023-0020. I wanted to provide you with the agency comments received to date for the subject case. Please advise if you would like time to respond to the comments received thus far prior to moving forward with scheduling of the public hearing.

Thank you,

Carl Anderson, AICP, CNU-A

Planning Supervisor

Canyon County Development Services Department

Email: Carl.Anderson@canyoncounty.id.gov

Phone: 208-454-6607



From: Debbie Root

Sent: Wednesday, September 18, 2024 3:12 PM

To: 'Srinivasa Nookala' <SNookala@ldkventures.com>

Cc: 'joshuamartincm@outlook.com' <joshuamartincm@outlook.com>

Subject: RE: [External] FW: Canyon County Agency Response CU2023-0020 - Joshua Martin

Srini,

Thank you for reaching out. Your case has not yet been reassigned to a planner. When assigned the planner will reach out and let you know that they have taken over the review and processing of your application.

Respectfully,

Deb Root, MBA

Canyon County Development Services

debbie.root@canyoncounty.id.gov

208-455-6034

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

From: Srinivasa Nookala <SNookala@ldkventures.com>

Sent: Wednesday, September 18, 2024 2:45 PM

To: Canyon County Zoning Info <ZoningInfo@canyoncounty.id.gov>

Cc: joshuamartincm@outlook.com

Subject: [External] FW: Canyon County Agency Response CU2023-0020 - Joshua Martin

Hello.

We were assigned Doug Exton as the planner responsible for reviewing our CUP application. Can you please advise which planner has assumed this application considering Doug has left his role with the county?

Thank you.
Srini

Srinivasa Nookala, PE, MBA
VP, Development, **LDK Ventures, LLC**
Managing Member, **DN Capital, LLC**
c: (208) 369-6620
snookala@ldkventures.com
nsbshyam@gmail.com

From: Srinivasa Nookala
Sent: Wednesday, September 18, 2024 2:43 PM
To: Derick Corell <dcorell@rh2.com>
Cc: joshuamartincm@outlook.com; dpopoff@rh2.com; tyler@blackcanyonirrigation.com; mikem@blackcanyonirrigation.com
Subject: RE: Canyon County Agency Response CU2023-0020 - Joshua Martin

Hello Derick.

Following up to see if you had a chance to discuss what can be done with the existing access to the home/parcel encroaching within the lateral easement?

From: Srinivasa Nookala
Sent: Thursday, September 12, 2024 1:34 PM
To: Derick Corell <dcorell@rh2.com>
Cc: joshuamartincm@outlook.com; dpopoff@rh2.com; tyler@blackcanyonirrigation.com; mikem@blackcanyonirrigation.com
Subject: RE: Canyon County Agency Response CU2023-0020 - Joshua Martin

Attached is ROS for reference as well.

From: Srinivasa Nookala <SNookala@ldkventures.com>
Sent: Thursday, September 12, 2024 1:33 PM
To: Derick Corell <dcorell@rh2.com>
Cc: joshuamartincm@outlook.com; dpopoff@rh2.com; tyler@blackcanyonirrigation.com; mikem@blackcanyonirrigation.com
Subject: RE: Canyon County Agency Response CU2023-0020 - Joshua Martin

Derick,

Thank you for your time earlier today to go over the attached comments from your team. I am a development consultant that Joshua hired to help him get through this process, and responding on his behalf.

Firstly, do you know who the county has assigned this CUP application to since Doug left?

Secondly, attached is the new project application form for CUP. We will follow up with a check payment of \$300 to the address noted in the application.

Lastly, below are our responses to the comments within the letter –

1. Application – completed and attached.
2. The current use and intended use of storage/staging yard will not bear any impacts to the irrigation laterals, and wouldn't affect any downstream users, as the development doesn't tap into the irrigation system beyond what has historically been used.
 - a. The existing historical drainage in the middle of the property that we discussed, after talking to the owner, Joshua Martin, it was noted that it was a ditch dug by the previous owner to siphon water from the irrigation canal to collect water for cattle to drink, and is in fact not a historical drainage facility. All runoff and drainage for any new yard that would be built on the undeveloped area of the property will still have drainage through the permeable surface.
3. I understand there is a 40ft prescriptive easement, but the ROS issued by the title company during the land purchase indicated a 25ft lateral easement, along with a 28ft access easement to the 1-acre parcel that it serves. We do note that this access easement is currently encroaching into the lateral easement, but this is a road that we do not use and is solely for the benefit of the homeowner. We are willing to prepare a legal description for the lateral easement, access easement, meets & bounds, and associated exhibits and prepare the easement agreements to get them formally recorded. We are hoping BCID considers allowing the existing access to remain within the easement for the purpose of accessing the homeowner. We can limit this easement via the language in the agreement if needed.
4. Considering we are not developing anything new, or vertically, we haven't anticipated preparing any civil construction drawings. We will remove any existing material from within the easement, as discussed during our conversation.
5. Once we receive direction on what BCID is willing to do for the existing access easement, we will proceed with drafting the legal descriptions and exhibits necessary and record.
6. We are not installing any fencing along the irrigation lateral easement so this comment should apply. The existing fence is along the frontage of the property.

I am attaching the site plan in high resolution so you can see the legend and details better.

Regards
Srini

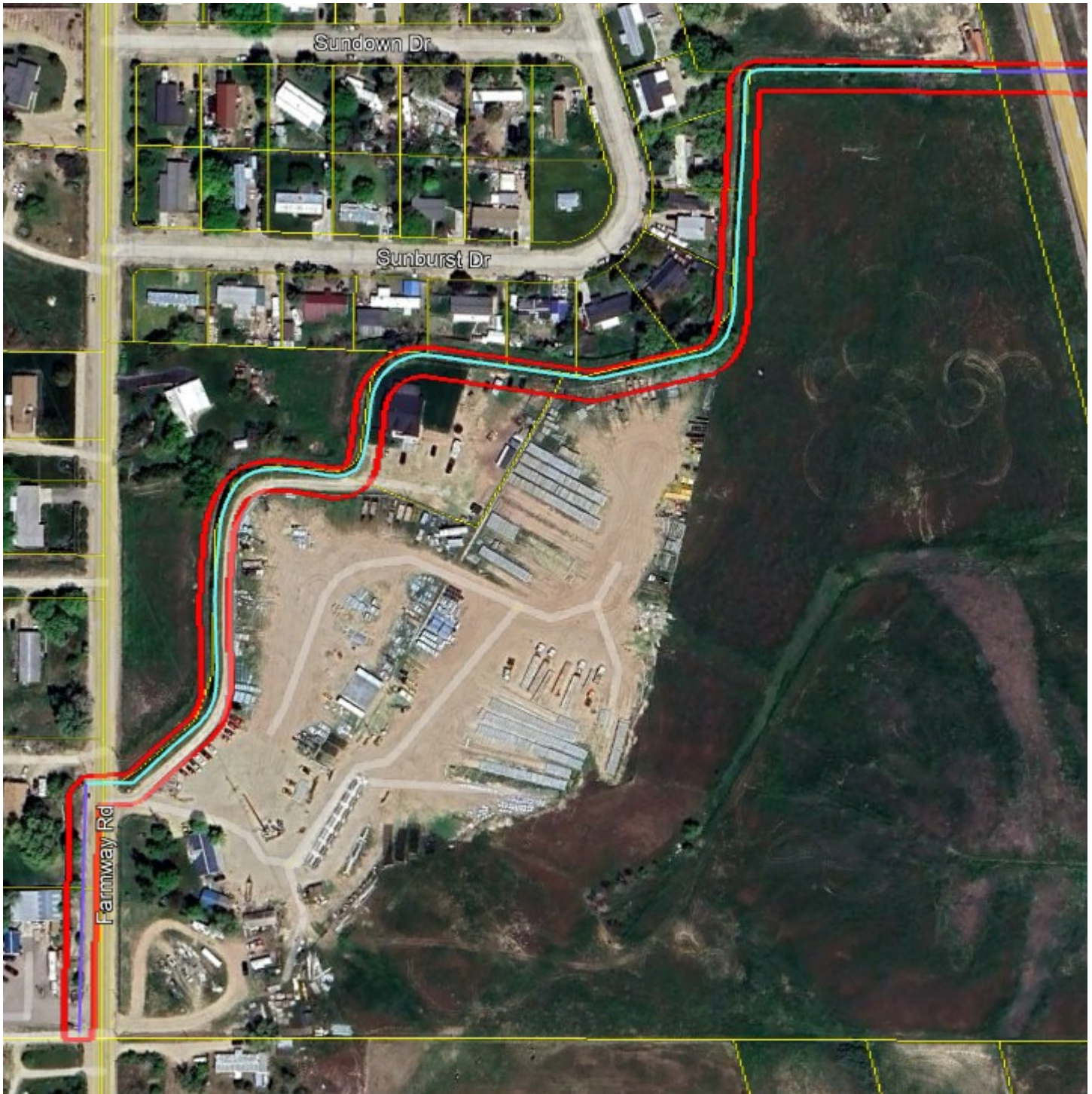
Srinivasa Nookala, PE, MBA
VP, Development, **LDK Ventures, LLC**
Managing Member, **DN Capital, LLC**
c: (208) 369-6620
snookala@ldkventures.com
nsbshyam@gmail.com

From: Derick Corell <dcorell@rh2.com>

Sent: Thursday, September 12, 2024 11:49 AM

To: Srinivasa Nookala <SNookala@ldkventures.com>

Subject: RE: Canyon County Agency Response CU2023-0020 - Joshua Martin



From: Srinivasa Nookala <SNookala@ldkventures.com>

Sent: Thursday, September 12, 2024 11:42 AM

To: Derick Corell <dcorell@rh2.com>

Subject: RE: Canyon County Agency Response CU2023-0020 - Joshua Martin

From: Srinivasa Nookala

Sent: Thursday, September 12, 2024 11:29 AM

To: dcorell@rh2.com

Subject: RE: Canyon County Agency Response CU2023-0020 - Joshua Martin

You can send me a teams meeting.

Srinivasa Nookala, PE, MBA

VP, Development, **LDK Ventures, LLC**

Managing Member, **DN Capital, LLC**

c: (208) 369-6620

snookala@ldkventures.com

nsbshyam@gmail.com

From: Srinivasa Nookala

Sent: Thursday, September 12, 2024 11:28 AM

To: 'dcorell@rh2.com' <dcorell@rh2.com>

Subject: RE: Canyon County Agency Response CU2023-0020 - Joshua Martin

From: Joshua Martin <joshua@bccsgroup.com>

Sent: Thursday, September 12, 2024 11:21 AM

To: Srinivasa Nookala <snookala@ldkventures.com>

Subject: Fwd: Canyon County Agency Response CU2023-0020 - Joshua Martin

Get [Outlook for iOS](#)

From: Derick Corell <dcorell@rh2.com>

Sent: Wednesday, September 11, 2024 3:52:33 PM

To: Doug Exton <Doug.Exton@canyoncounty.id.gov>

Cc: Mike Meyers <mikem@blackcanyonirrigation.com>; tyler@blackcanyonirrigation.com

<tyler@blackcanyonirrigation.com>; Don Popoff <dpopoff@rh2.com>; Joshua Martin

<joshua@bccsgroup.com>

Subject: Canyon County Agency Response CU2023-0020 - Joshua Martin

Doug –

Please see the attached Black Canyon Irrigation District response to the CU2023-0020 Agency Notification.
I have included to applicant for ease of communication.

Thanks,
Derick



Derick Corell EIT

Civil Staff Engineer 3 | RH2 Engineering, Inc.

16150 N. High Desert Street, Suite 201

Nampa, Idaho 83687

C: 986.777.0464

O: 208.907.0520

dcorell@rh2.com

www.rh2.com

Carl Anderson

From: Srinivasa Nookala <SNookala@ldkventures.com>
Sent: Wednesday, November 27, 2024 4:43 PM
To: Carl Anderson
Cc: Joshua Martin
Subject: [External] Fwd: CU2023-0040 Documents Needed

Follow Up Flag: Follow up
Flag Status: Completed

Carl - see email below for Josh's approval for me to act as their representative.
Let me know if this suffices.

Begin forwarded message:

From: Joshua Martin <joshuamartincm@outlook.com>
Date: August 5, 2024 at 12:11:09 PM MDT
To: Joshua Martin <joshua@bccsgroup.com>, Doug Exton <Doug.Exton@canyoncounty.id.gov>
Cc: Srinivasa Nookala <SNookala@ldkventures.com>
Subject: Re: CU2023-0040 Documents Needed

Additionally,
You can speak to Srini Nookala on behalf of myself for this CUP as well.

Joshua Martin

From: Joshua Martin <joshua@bccsgroup.com>
Sent: Monday, August 5, 2024 12:09:12 PM
To: Doug Exton <Doug.Exton@canyoncounty.id.gov>
Cc: 'joshuamartincm@outlook.com' <joshuamartincm@outlook.com>; snookala@ldkventures.com <snookala@ldkventures.com>
Subject: Re: CU2023-0040 Documents Needed

Doug,
Can I get a couple more weeks on the response?
I have engaged the help of a professional as this is not my areas of expertise.
Does this CUP require a meeting in front of the commissioners or will this be a staff level review?

Joshua Martin
208-813-0078

Get [Outlook for iOS](#)

From: Doug Exton <Doug.Exton@canyoncounty.id.gov>
Sent: Thursday, July 25, 2024 2:52 PM
To: Joshua Martin <joshua@bccsgroup.com>

Cc: 'joshuamartincm@outlook.com' <joshuamartincm@outlook.com>

Subject: RE: CU2023-0040 Documents Needed

Hello Joshua,

I wanted to follow up with you on this.

Upon review of the letter of intent, I still need more information in it to write my analysis, and for the Planning and Zoning Commission to make their findings. I have included the eight criteria the commission will use to come to a decision regarding your CUP. The burden of proof is on the applicant to provide evidence related to these criteria. An answer of "yes" or "no" is not enough detail to fully address the criteria.

CCZO 07-07-05 The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

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

Furthermore, I will still need the updated site plan to meet our standards and the operations plan.

If you can get those to me by the end of the day on August 7th, that would be wonderful. If not, I will proceed with the documents already included in the application.

Let me know if you have any questions,

Doug Exton

Associate Planner,

[Canyon County Development Services](#)

doug.exton@canyoncounty.id.gov | Direct: 208-614-5030



DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8 am – 5 pm

Wednesday: 1 pm – 5 pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Doug Exton

Sent: Monday, July 15, 2024 12:56 PM

To: 'joshua@bccsgroup.com' <joshua@bccsgroup.com>

Subject: CU2023-0040 Documents Needed

Hello Joshua,

I am the planner attached to your Conditional use permit case. In reviewing your application, I will need an updated letter of intent, operations plan, and site plan that meet the standards (attached).

Let me know if you have any questions.

Doug Exton
Associate Planner,
[Canyon County Development Services](#)
doug.exton@canyoncounty.id.gov | Direct: 208-614-5030

<image002.png>

DSD public office hours:

Monday, Tuesday, Thursday and Friday: 8 am – 5 pm

Wednesday: 1 pm – 5 pm

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

September 11, 2024

Canyon County Development Services Department
111 North 11th Avenue Suite 310
Caldwell, ID 83605
(208) 454-7458

RE: Construction Staging Area Parcel R38153
Case Number: CU2023-0020
Applicant: Joshua Martin
24574 Farmway Rd, Caldwell, ID
Planner: Doug Exton

This project is located on Parcel R38153 at 24574 Farmway Road, Caldwell, ID. The Black Canyon Irrigation District (District) has the following initial comments regarding the project.

*****Prior to District concurrence of the conditional use permit:**

1. Based on our records, the District has not received a New Project Application Form for the conditional use permit for the development of a staging area and shops for the Applicant's construction company on Parcel R38153. The District requests the Applicant to complete the form found on the District's website (<https://blackcanyonirrigation.com/development>).
2. According to existing records, the parcel receives irrigation water from the District. The turnout is located along the C.G. 6.1 lateral. Due to the presence of irrigation water at the property, the applicant must provide proper runoff and drainage facilities from the proposed land development to ensure downstream users are not adversely affected by the land use change.
3. District mapping indicates that the C.G. 6.1 lateral has a historical 40-foot easement. It appears that the applicant currently encroaches on the District's easement with private roads and current construction staging areas. As part of this review the Applicant will need to rectify the various encroachments along the District's C.G. 6.1 Lateral.
4. The applicant will need to provide civil construction drawings that demonstrate none of the proposed development will further encroach the historical easement along the C.G. 6.1 Lateral.
5. The Applicant will need to prepare and provide to the District a legal description and exhibit for the easement along the C.G. 6.1 Lateral. All documents must be stamped and signed by a licensed land surveyor in the State of Idaho.

BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

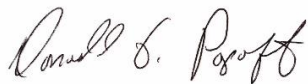
6. The Applicant's application indicates that the proposed development will provide fencing (6-foot chain link and 5-foot wood). The District will not allow any fencing inside the C.G. 6.1 historical easement. The provided site map is illegible, and the fencing location will need to be further reviewed once the applicant has entered the development process with the District.

General Comments:

- All maintenance road rights-of way, lateral rights-of way, and drainage rights-of way will need to be protected (including the restriction of all encroachments). Any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of Reclamation (Bureau) once approved by the District, to cross over or under any existing lateral, pipe any lateral, or encroach in any way the rights-of way of the District or the Bureau.

All of the above requirements need to be met, including any others that arise during future review. The District's website has additional information on the Development review process, the District's design standards, and resolutions.

Thank You,



Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District



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

▪ Engineering Division ▪

September 9, 2024

24574 Farmway Rd, Caldwell, ID 83607

RE: Engineering Review of CU2023-0020 Application for Staging Yard at 24574 Farmway Rd, Caldwell, ID 83607

Dear Mr. Doug,

The Canyon County Engineering Department has reviewed your Conditional Use Permit (CUP) application for the proposed staging yard at 24574 Farmway Road. Based on our evaluation of the proposed use, we have the following comments and recommendations:

1. Traffic Impact:

The site's proximity to Interstate 84 provides convenient transportation access; however, the anticipated impact on Farmway Road and surrounding areas needs further evaluation. The ingress and egress points must be designed to safely accommodate the anticipated traffic, particularly heavy vehicles such as flatbed trucks.

Recommendation: Please coordinate with **Highway District 4** to conduct a traffic impact study and ensure that ingress/egress points meet all road safety standards.

2. Drainage and Stormwater Management:

Proper stormwater management is essential, especially considering the materials and equipment to be stored on-site. Adequate drainage systems must be in place to prevent runoff from affecting neighboring properties.

Recommendation: Please coordinate with the **Black Canyon Irrigation District** to confirm that stormwater runoff from the site will not impact nearby irrigation canals or agricultural land.

3. Water Resources:

Compliance with state water regulations is necessary, particularly concerning water use and groundwater impact.

Recommendation: Contact the **Idaho Department of Water Resources (IDWR)** to confirm



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

▪ Engineering Division ▪

that all water uses and groundwater impacts on the property comply with state regulations. Provide any necessary permits or documentation related to water usage.

4. Noise, Dust, and Environmental Concerns:

The nature of the operations may generate noise, dust, and other environmental impacts that must be addressed.

Recommendation: Please coordinate with the **Idaho Department of Environmental Quality (DEQ)** to ensure compliance with environmental regulations, including dust control, noise mitigation, and hazardous materials management.

We appreciate your attention to these matters. Please provide the required documentation and coordinate with the respective agencies to address the above considerations.

Sincerely,



Dalia Alnajjar
Engineering Supervisor
Canyon County Development Services
P(208) 454-7459
F(208) 454-6633
E: dalia.alnajjar@canyoncounty.id.gov



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

▪ Engineering Division ▪

Carl Anderson

From: Sabrina Minshall
Sent: Wednesday, September 25, 2024 2:43 PM
To: Carl Anderson
Subject: FW: FW: [External] RE: Initial Notice CU2023-0020 Martin



Sabrina C. Minshall, AICP

Director

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6634

Fax: 208-454-6633

Email: Sabrina.Minshall@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, September 4, 2024 12:35 PM
To: Doug Exton <Doug.Exton@canyoncounty.id.gov>
Subject: FW: [External] RE: Initial Notice CU2023-0020 Martin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, September 4, 2024 12:31 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] RE: Initial Notice CU2023-0020 Martin

Hello,

After careful review of the transmittal submitted to ITD on August 13, 2024 regarding CU2023-0020 Martin, the ITD has no objections as long as there is no encroachment of any property into ITD ROW.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Tuesday, August 13, 2024 1:09 PM

To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>

Subject: Initial Notice CU2023-0020 Martin

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.

Please see the attached agency notice. You are invited to provide written testimony or comments by **September 12, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Doug Exton** at doug.exton@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**We will not be closed during lunch hour **

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Carl Anderson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, August 14, 2024 10:32 AM
To: Doug Exton
Subject: [External] RE: Initial Notice CU2023-0020 Martin

Hi Doug

Per request for comment:

Will a Nutrient Pathogen Study be required? A Nutrient Pathogen Study is not required.

Will adequate sanitary systems be provided to accommodate the use? No septic systems have been proposed for this project.

Let me know if you have any questions.

Thank you,



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

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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, August 13, 2024 1:09 PM
To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov'

<BRO.Admin@deq.idaho.gov>

Subject: Initial Notice CU2023-0020 Martin

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Please direct your comments or questions to Planner **Doug Exton** at doug.exton@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

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Carl Anderson

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, October 10, 2024 5:55 AM
To: Dan Lister
Cc: Amber Lewter
Subject: [External] RE: Initial Agency RZ2023-0003 Jagers

After careful review of the transmittal submitted to ITD on October 9, 2024, regarding RZ2023-0003 Jagers, the Department has no comments or concerns to make at this time.

Thank you,



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: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, October 9, 2024 3:26 PM
To: 'snickel@staridaho.org' <snickel@staridaho.org>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lrccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'Richard Sims' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'john.graves@fema.dhs.gov' <john.graves@fema.dhs.gov>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'idahoooo@gmail.com' <idahoooo@gmail.com>; 'peter.Jackson@idwr.idaho.gov' <peter.Jackson@idwr.idaho.gov>; 'maureen.oshea@idwr.idaho.gov' <maureen.oshea@idwr.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>
Subject: Initial Agency RZ2023-0003 Jagers

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Please direct your comments or questions to Planner **Dan Lister** at daniel.lister@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

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