Canyon County, ID Web Map

2/16/2024, 9:37:59 AM

Multiple Parcel Search _Query result
Hydro_NHDFlowline
Hydro_NHDFlowline
County Boundary
Current Impact Area
City Limits
Sections

CanyonCountyRoads
Hwy
Roads
CC_PrivateRoads

ITDFunctionalClassification
Major Collector
Other Principal Arterials

Urban_2023
Red: Red

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

MASTER APPLICATION

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

PROPERTY OWNER	OWNER NAME: William & Gina Werhane
	MAILING ADDRESS: 20968 Blossom Heights Ln, Caldwell, Id. 83607
	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: Wm L Werhane *Date:* 25 OCT '22

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME:
	COMPANY NAME: The Werhane Family Living Trust
	MAILING ADDRESS: Same as above
	PHONE: EMAIL:

SITE INFO	STREET ADDRESS: 0 Hwy 55
	PARCEL #: R3359001 2B LOT SIZE/AREA: 7.67
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SE SECTION: 34 TOWNSHIP: 3N RANGE: 4W
	ZONING DISTRICT: FLOODZONE (YES/NO):

HEARING LEVEL APPS	____CONDITIONAL USE __X__COMP PLAN AMENDMENT __X__CONDITIONAL REZONE
	____ZONING AMENDMENT (REZONE) ____DEV. AGREEMENT MODIFICATION ____VARIANCE > 33%
	____MINOR REPLAT ____VACATION ____APPEAL
	____SHORT PLAT SUBDIVISION ____PRELIMINARY PLAT SUBDIVISION ____FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	____ADMINISTRATIVE LAND DIVISION ____EASEMENT REDUCTION ____SIGN PERMIT
	____PROPERTY BOUNDARY ADJUSTMENT ____HOME BUSINESS ____VARIANCE 33% >
	____PRIVATE ROAD NAME ____TEMPORARY USE ____DAY CARE
	____OTHER____

CASE NUMBER: CA2022-0031 [redacted]	DATE RECEIVED: 10-27-22
RECEIVED BY: EAllen	APPLICATION FEE: (CK) MO CC CASH

Revised 3/1/22

28 Oct 2022

Mr. Dan Lister (and entire planning staff, Ms. Elizabeth Allen and Ms. Jenna Petroll)

Canyon County Development Services Department
111 North 11th Ave #310, Caldwell, Idaho 83605

Dear Dan and staff,

I am submitting this letter and application package with much apprehension, realizing the understaffed situation in your department on top of the compounding effects of the revision of the 2020 comprehensive Plan, i.e. 2030 Comprehensive Plan.

I have participated in the development of the 'new' 2030 Plan for +-3 years and have witnessed the professional attitude you and your team have provided to this continuing endeavor. Personally, I have witnessed an almost impossible positive attitude you and 'The Team' have demonstrated. In short, your work has not gone unnoticed!

To assist in the overall completion of this 2030 Plan effort, I am submitting my name to be considered for the panel to hear and advise on further submissions and/or changes to the 2030 Plan. This 'panel' was suggested by one of the commissioners, I believe it was Ms. Van Beek during the 12 Oct. '22 final hearing.

Continuing; any suggestions, concerns or questions you have on this conditional rezone and Comprehensive Plan amendment, I am certainly available.

Sincerely, William L. (Bill) Werhane

Wm L. Werhane

TABLE OF CONTENTS

ATTACHMENTS

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

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

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☑ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ 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. # _____

* as per joint access agreement

6. INTERNAL ROADS:

☐ Public ☑ Private Road User's Maintenance Agreement Inst #_____

7. FENCING ☑ Fencing will be provided (Please show location on site plan)

Type: As per specific design 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)

None at present time

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☑ Commercial 2 ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☑ Water supply source: Marsing City – non potable water source w/in 300' of the Parcel

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: C-2 with development conditions (agreement)

2. DAYS AND HOURS OF OPERATION: – T.B.D.

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☑ Yes If so, how many? TBD ☐ No

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

Height: _____ ft Width: TBD ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING: – T.B.D.

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: None Planned

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION? n.a.

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

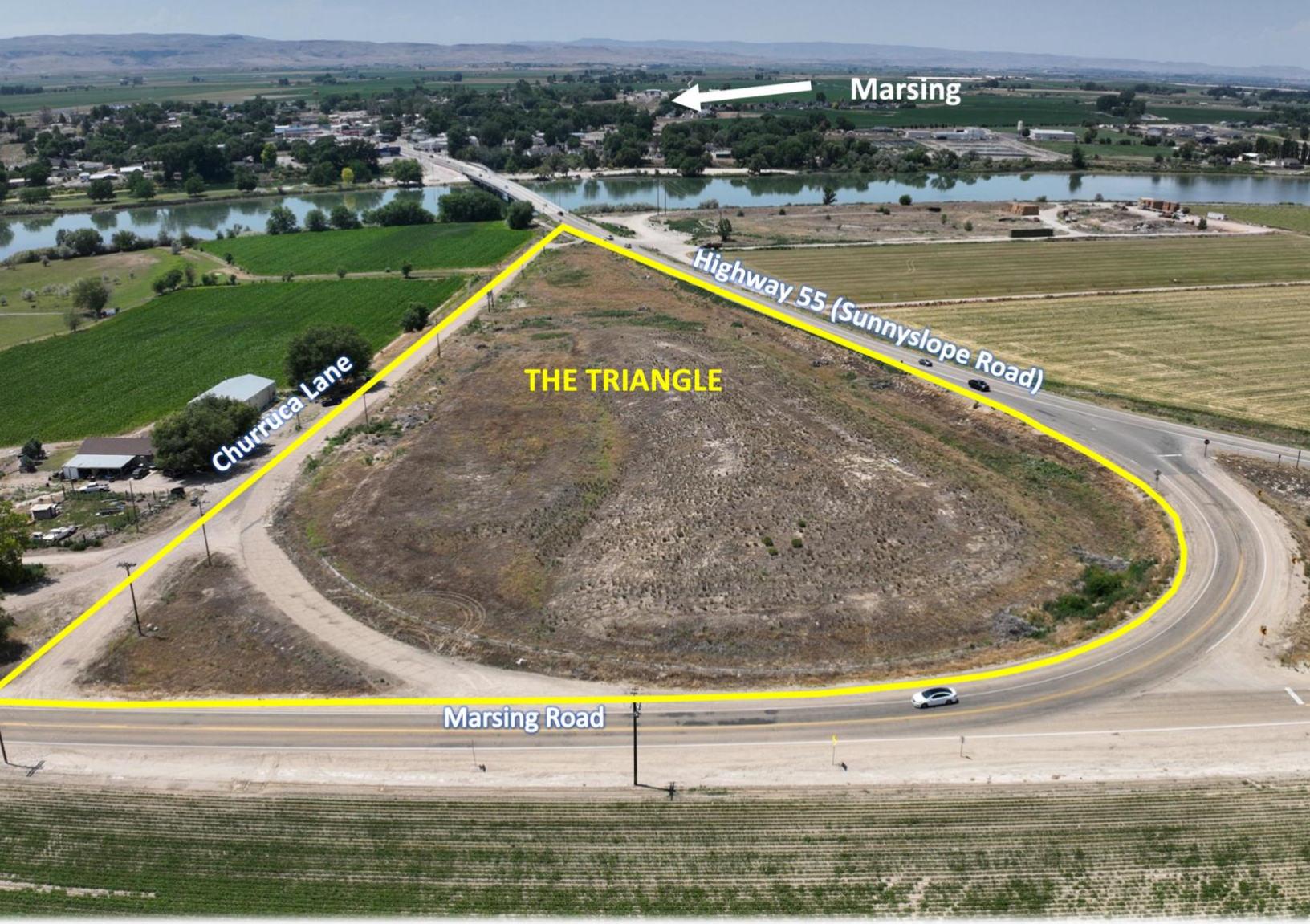
3. HOW DO YOU PROPOSE TO MITIGATE NOISE? n.a.

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL n.a.

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



CR2022-0031

Werhane Conditional Rezone of The Triangle parcel
Supplemental Application Material

Land Uses

Residential, Industrial, Agricultural, and Commercial uses were considered for the subject property. Taking into consideration the impact of the rerouting of Highway 55 and Marsing Road and the abandonment of Churruca Lane in the mid-1950s, the following explores why a Conditional Rezone to C-1 is the most appropriate:

1. Residential? It is not realistic as the location is in between two arterials, and the traffic county as of 2019 for Highway 55 was 7,000 daily. In 2019, the new Marsing Bridge construction was underway. Therefore, the traffic count might not reflect accurate numbers. The frontage of the two arterial roadways is not conducive to residential uses due to the environmental impact the noise would have on residents.
2. Industrial? Possibly, the property has power readily available as per the existing Idaho Power easement and access to roadways, which make it a good location for an industrial user. Due to the small acreage and distance from industrial hubs, industrial users may be limited.
3. Commercial? A realistic and logical option. The parcel is located adjacent to the City of Marsing, Owyhee County's second-largest town with a population of 1,200[1]. There is growth occurring on both sides of the Snake River in the form of small to medium-sized single-family developments. Considering that Homedale, with a population of 2,902,[2] sits adjacent to approximately 15 acres

[1] https://censusreporter.org/profiles/16000US1650950-marsing-id/
[2] https://censusreporter.org/profiles/40000US39646-homedale-id-urban-cluster/

of commercial uses across the Snake River (Hwy 95, Canyon County) with a vehicle traffic county of 8500 daily and at Walter's Ferry (Hwy 45) with approximately 10 acres of commercial zoning in Canyon County with a traffic count of 1850, it would seem logical that the Marsing Crossing would be appropriate for commercial zoning.

Dating back to at least 2006, the property has not been used for agriculture. In 2006 it was sold by Betty L. Kent Family Trust to Standley Land and Investments LLC, then sold to Brockman Ama Lee Trust in 2014, and purchased by Werhane Family Living Trust in 2020.

As evidenced by the Churruca Service Station, although abandoned, is still located on the south side of Churruca Lane, and there is historical usage of commercial. Initial investigation and parcel preparation indicate that the parcel is appropriate for commercial use: Phase I Environmental Site Assessment and Geotechnical Investigation. Discussions with Southwest District Health indicate that with proper design and certification, there would be no negative effect on the environment. Meeting with District 4, ITD, for the design and location for the northbound 'slip/off ramp' is possible and logical for access to the parcel.

Public Outreach

Top 3 Preferred Uses	
Restaurant	45.57%
Microbrewery	27.22%
Animal Hospital	24.05%

Ensuring the development of this property is in the best interest of the community is of utmost importance; in November of 2023, a public outreach regarding the potential uses for the property. A community poll was posted on the Facebook Marsing Community Awareness group, and paper copies were distributed to businesses in Sunnyslope and Marsing. The poll listed 17 potential uses and an "other" use option to learn more about what the community would want to see developed on the property and to help identify concerns. On November 15th and 16th, Mr. Werhane hosted an open house in the Sand Bar Room of Marsing City Hall to discuss the Triangle Parcel. A total of 158 responses were received. The community poll and results are attached. Out of the total responses for preferred uses, shown in the table above, the top three (3) were Restaurant, Microbrewery, and Animal Hospital. The results and comments were factored into the vision for the development of the parcel and added as a supplemental document to this application.

The Vision

Thoughtfully develop the Triangle parcel with a use/s that provides an amenity or service for residents and visitors. The Triangle will be developed in a manner that blends in with the farming character and honors the area's history while ensuring that the use of the property will not become a detriment to public health, safety, and welfare.

As previously mentioned, a development agreement is part of this request with the intent to paint the picture of what the development of the parcel should look like to complement the region. The proposed C-1 designation with conditions of approval would provide a transitional option at the entrance of the unique and identified region of Canyon County. Recognizing that the Comprehensive Plan designates an Agritourism Overlay for the area, a commercial use is suitable for this parcel.

Before the CCZO Section 07-06-03 and 07 are addressed, the following condition is proposed:

- Uses on the subject property will be limited to Restaurant, Microbrewery/Tasting Room, Animal Hospital, Farm Supply Sales, Farm Implement Sales/Service, Financial Institution, and Retail.

In addition to this limited list of uses, the following condition is also proposed to ensure that the development of the site honors the past, present, and future of Marsing and the Sunny Slope community:

- Incorporate a historical theme into their project, to be developed and designed by the developer. The theme can be a specific orientation such as Lizard Butte, Oregon Trail, POW Internment Camp, Snake River Corridor, Agricultural significance of the area (soil, irrigation, seed production, wine production), or an overview of all aspects of the region. To sustain the historical significance, future development would include a specific display or commentary. The display would include an outside plaque or signage pertaining to the subject, along with interior pictures and displays. For example, if a Microbrewery is planned, an obvious IPA could be LIZARD BUTTE IPA with a label designed with a drawing of Lizard Butte and a description of the feature. This would segue into demonstrating the geographical significance of Lizard Butte during the mid-1800s.

The only thrust of this process is to emphasize the uniqueness of this area. The long-time locals and new arrivals recognize these special attributes and wish them to continue. Any new 'business' should emphasize this uniqueness and usher the present community and travelers into this region.

Addressing the CCZO concerns:

CCZO Section 07-06-03
The type of supportive business, as outlined above, will conform with the Comprehensive Plan as a transitional use at the entrance of into the Agritourism Overlay. Historically, this parcel has been recognized as having a commercial use, i.e. Churruca Service Station as a crossroad location. The compatible recognition is enhanced by emphasizing the historical and geographical qualities of the area during the development of the parcel. The development trends are obvious, not only in the Sunny Slope area but in the whole State of Idaho. Services will be developed for the increasing population.

Evaluation of Criteria: Conditional Rezone to C-1

1. Is the proposed conditional rezone generally consistent with the comprehensive plan?

The proposed conditional rezone aligns with the following goals and policies of the Comprehensive Plan.

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

The rezoning will allow the property to develop and provide services or amenities to help meet the needs of the existing population in the area.

- *ECONOMIC DEVELOPMENT G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.*
- *ECONOMIC DEVELOPMENT P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.*
- *ECONOMIC DEVELOPMENT G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.*

The unique location and configuration of the subject property is suitable for commercial land use that is separated from the agricultural uses of the area. The development of this site would be compatible with the adjacent roadways and properties and will benefit the local economy.

- *LAND USE AND COMMUNITY DESIGN G4.01.00 Support livability and high quality of life as the community changes over time.*
- *LAND USE AND COMMUNITY DESIGN P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.*
- *LAND USE AND COMMUNITY DESIGN P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.*
- *LAND USE AND COMMUNITY DESIGN G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.*
- *LAND USE AND COMMUNITY DESIGN P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.*
- *LAND USE AND COMMUNITY DESIGN P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.*

The subject property has been shaped by Churruca Lane and by changes in the design of Highway 55 and Marsing Road; as such, the development of the site will not fragment the existing land use patterns.

- *LAND USE AND COMMUNITY DESIGN G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.*
- *LAND USE AND COMMUNITY DESIGN G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.*
- *LAND USE AND COMMUNITY DESIGN P4.07.01 Plan land uses that are compatible with the surrounding community.*
- *LAND USE AND COMMUNITY DESIGN P4.08.02 Encourage developments to incorporate place-making as part of the design of a site.*
- *SPECIAL AREAS AND SITES G10.01.00 Honor the power of place in Canyon County by preserving our history and landscapes and linking our past to our future.*
- *SPECIAL AREAS AND SITES P10.01.03 Protect the County's history and vistas as a critical component of our sense of place and community character.*

The intent of the property owner is to create a development that fits with the existing farming character through building design and honors the history with an interpretative area to provide education about the history of the site and surrounding area.

- *TRANSPORTATION P8.01.01 Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.*

The subject parcel is surrounded on all three sides by roadways: Highway 55 on the north, Marsing Road on the east, and Churruca Lane on the south and access and mitigation will be provided in accordance with transportation agency requirements.

2. **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

   As previously explained, the subject parcel is a triangle shape that has been shaped by Highway 55, Sunny Slope Road, and Churruca Lane. The size, shape, and surrounding roadways make the property unsuitable for agricultural and residential land uses. The unique configuration and size of the parcel make it more suitable for a commercial designation than an Agricultural designation. It would provide the opportunity for land use as an amenity to residents, farmers, businesses, and visitors. The development of the site provides an opportunity to create a pleasing entry point to Marsing and the Sunnyslope.

3. **Is the proposed conditional rezone compatible with surrounding land uses?**

   The proposed conditional rezone is compatible with the surrounding land uses of agriculture. As explained in Criteria 1, the site is surrounded by three roads that create a separation between uses. The uses proposed to be permitted for the rezone are Restaurant, Microbrewery/Tasting Room, Animal Hospital, Farm Supply Sales, Farm Implement Sales/Service, Financial Institution, and Retail that as conditioned will be developed in a manner that is compatible with the surrounding uses and buffered from farmland via the adjacent roadways.

4. **Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

   The proposal will not negatively affect the character of the area. Through the public outreach conducted, uses have been identified that the community is supportive of. The comments received through this process identified that the small-town farming character of the area is important for the development of the site. A condition is proposed to ensure that the development of the site will blend in and not look out of place. In addition, the historic focus planned for the property will enhance the character of the area by honoring the past and providing education on the unique history of the area.

5. **Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**

   Development of the site will provide adequate facilities and services. Sewer and water will be provided based on the requirements of Southwest District Health and Idaho Department of Environmental Quality.

6. **Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

   Adequate access and public street improvements will be provided at the time that the site develops in accordance with transportation agency requirements. To mitigate traffic impacts, the main access will be restricted to Marsing Road, and access on Highway 55 will be restricted to right-in.

7. **Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and**

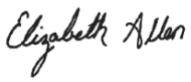
   The subject property has existing access to Marsing Road. When the site develops, the legal access will be changed in accordance with transportation agency requirements.

8. **Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)**

The proposed rezoning will not impact essential public services and facilities. No residential uses are proposed. Therefore, schools in the area will not be impacted. The area is served by Marsing Fire District, 653 Ambulance District, and Canyon County Sheriff.

Thank you for your time and consideration of the proposed conditional rezone request.

Sincerely,



Elizabeth Allen
Principal Planner
Bristlecone Land Use Consulting

B. Detailed Letter

1. Request Description:

This request is to place into the Comprehensive Planning Process a map change from agricultural to commercial. Specifically parcel # R-33590012B, i.e. The Parcel.

As per Canyon County Planners, both applications, i.e. Comprehensive Plan Amendment & Conditional Rezone can be submitted at the same time. Noting that the amendments' checklists are identical and for the same property. Hopefully this effort will increase effectiveness and efficiency. Therefore, please accept this package to conform to the Comprehensive Plan and Zoning Ordinance.

2. Reasoning:

a. History

Prior to the rebuilding of the Marsing Bridge in 1955, Marsing Road /Hwy 55 was the arterial crossing the Snake River into Marsing – Attachment #1-. Just prior to the crossing is a gas/service station, i.e. Churruca Service, now abandoned. An interesting note here is that just behind (South) of Churruca service was the Marsing POW camp. The camp was constructed in 1942 – 1943, held up to 1500 POWs, that worked the sugar beet fields and orchards until WWII was over. Many locals still have personal and interesting stories. Continuing; when the new Marsing Bridge was completed, the highway was rerouted. Hwy 55 was straightened, heading South straight to the new bridge. Marsing Road was connected to Hwy 55 via a radius approx. 2000 feet North of the Bridge -Attachment #2-. Churruca Lane (.452 miles of Marsing Road) was abandoned by ITD -Attachment #3 - and Churruca Service was isolated, lost business and eventually shut down in the early 1970s. The Parcel was also isolated between Hwy 55 and Marsing Road. The only major use in nearly five decades was to deposit excess fill when Hwy 55 (Sunny Slope Road) was again improved to a four Lane with a center lane about 18 years ago. The deteriorated barb wire, fencing and 'T' posts have been removed from the Parcel and the available irrigation line requires extensive improvements to regain useability.

b. Additional Reasoning

Restating, after the rerouting of Hwy 55 and Marsing Road and abandoning Churruca Lane in the mid 1950s The Parcel was cut off. Considering;

1. Residential? Not realistic as the location is between two major arterials and the traffic count as of 2019 for Hwy 55 was 7000 daily. This count is probably low considering that the count was during the 2019 new Marsing Bridge construction.
2. Manufacturing? Possible, however the size is small and water usage maybe limiting. Power is readily available as per Idaho Power easement across The Parcel.
3. Agricultural? The opportunity was there after the 1955 bridge construction but in five decades agricultural use was not seriously attempted. Because of the fill placement from the Sunny Slope Road improvement -Attachments #4- small size, irrigation improvement requirements and increasing traffic counts, future Ag use is not realistic.
4. Commercial? Realistic and the logical alternative.

The Parcel is located adjacent to Marsing, Owhyee County's second largest town, ~1200 population. There is rapid growth on both sides of the Snake River in the form of small to medium single family developments. Considering that Homedale with a population of ~2500 is adjacent to ~15 acres of commercial use across the Snake River (Hwy 95, Canyon County) with a vehicle traffic count of 8500 daily and at Walter's Ferry (Hwy 45) with ~10 acres of commercial zone in Canyon County with a traffic count of 1850, it would seem logical that the Marsing Crossing would be placed into a similar comprehensive mapping plan, i.e commercial -Attachments #5-.

The recognized non-agricultural use was further evident because it was sold in 2006 by Betty L. Kent Family Trust to Standley Land and Investments, LLC, then again sold in 2014 to Brockman Ama Lee Trust and finally to Werhane Family Living Trust in 2020 - Attachments #6-. No attempt was attempted to place the Parcel back into agricultural use.

As evidence from the still existing Churruca Service, now abandoned, there is historical usage as commercial -Attachment #7-.

Initial investigation and parcel preparation indicates that The Parcel is adaptable for commercial use: Phase I Environmental Site Assessment -Attachment #8-, Geotechnical Investigation -Attachment #9.

Conference with SWDH as per water and affluent treatment indicates that with proper design and certification there would be unrestrictive effects to the environment.

Meeting with District 3, IDT for design and location for northbound 'slip/off ramp' is possible and logical for access to The Parcel for north bound traffic -Attachments # 10-.

I.C. Site Plan

The mapping of The Parcel from Agricultural to Commercial would be the only change to the Site Plan.

I.D. Neighborhood Meeting Sign Up Sheet

1. Copy of letter and signup sheets, attached
2. List of property owners that the letter was sent to, attached

I.E. Warranty Deed and Certificate of Trust, attached

I.E. Fees, receipts attached

Bristlecone
LAND USE CONSULTING

Canyon County
Development Services Department
111 N. 11th Avenue #310
Caldwell, ID 83605

December 11, 2023

Re: Supplemental Application Narrative for CR2022-0031

Dear Planning Staff, Planning and Zoning Commission, and Board of County Commissioners,

Bristlecone Land Use Consulting, on behalf of the property owner, Werhane Family Living Trust, is pleased to submit this supplemental application narrative for CR2022-0031. The subject property, as shown in the image on the cover, parcel R33590012B0 and R33590012C0 (referenced as one parcel), is located on the south side of Highway 55 and the north side of Churruca Lane to the west of Marsing Road on the east side of the Snake River.

The request is to conditionally rezone the approximate 8.93-acre property from "A" (Agricultural) to "C-1" (Neighborhood Commercial). The original request included a Comprehensive Plan Map Amendment from Agriculture to Commercial. Per staff recommendation, the Comprehensive Plan Map Amendment has been withdrawn. A Development Agreement is requested as part of this request, and we have identified conditions to ensure that the site develops in a manner that is compatible with the area's character. This application was originally submitted in October of 2022. The information below was carried over from the original narrative, with additional information added, including public outreach and an analysis of the criteria.

History of the Site

The area of the site has a unique history that many are not aware of. Going back to WWII, the Marsing POW Camp was located adjacent to the site, to the south. The camp was constructed between 1942 and 1943 and held up to 1,500 POWs who worked the sugar beet fields and orchards until WWII ended. Many local residents still have personal and interesting stories. Prior to the rebuilding of the Marsing Bridge in 1955 (image to the right), Marsing Road and Highway 55 were the arterial crossing of the Snake River into Marsing. Now abandoned, a gas/service station was operated on Churruca Lane, known as Churruca Service. Continuing; when the new Marsing Bridge was completed, Highway 55 was rerouted and straightened, heading south towards the new bridge. Marsing Road was then connected to Highway 55 via a radius approximately 2000 feet north of the bridge. Churruca Lane (.452 miles of Marsing Road) was abandoned by ITD, isolating Churruca Service, causing a loss of business and eventually shutting down in the early 1970s. After more recent roadway improvements occurred between 2018 and 2020, the only major uses of the property were to deposit and store excess fill that is currently located on the property.

DEVELOPMENT AGREEMENT FOR PARCEL R33590012B

The intent of this development agreement is to paint the picture of what I see would be a compliment to this region, on this +- 7 acres.

The historical use was Ag, commercial and a POW internment camp prior to 1957. After the Sunny Slope Road (Hwy 55) was rerouted, isolating the parcel and dumping excess material there has been no specific use other than a utility corridor to Owyhee County.

The proposed "C-2" classification with stated restrictions and conditions would provide a transitional option at the entrance of this unique and identified region of Canyon County. Recognizing that the Comprehensive Plan is revised to include an Ag/Tourism option, the recognition of this classification is uniquely suited for this Parcel.

Before CCZO sections 07-06-03 and 07 are addressed, the following zoning classifications would ONLY be allowed as per current land use matrix, C-2 zoning, i.e. restrictions:

- Equipment rentals, Farm supply sales, Ministorage and RV storage facility (only with proper screening), RV park with appropriate landscaping, Retail stores, banks, microbrewery and restaurants (to include landscaping and screening), Vehicle fueling station with convenient store.

In addition to this restricted list of uses, the following condition would be mandated in the future development:

Incorporate a historical theme into their project, to be developed and designed by the developer. The 'theme' can be a specific orientation, eg Lizard Butte, POW Internment Camp, Snake River Corridor, Agricultural significance of area (soil, irrigation, wine production), Oregon Trail or an overview of all the aspects of the region. To sustain the historical significance, future development of this relatively small area would include a specific display and commentary. The display would include an outside plaque or signage pertaining to the subject along with interior pictures and displays. For an example, if a microbrewery is planned, an obvious IPA maybe LIZARD BUTTE IPA. This would segue into demonstrating the geographical significance of Lizard Butte during the mid 1800's.

The only thrust of this process is to emphasis the uniqueness of this area. The residences and the new arrivals recognize these special attributes and wish them to continue. Any new 'business' should emphasize this uniqueness and usher the present community and travelers into the region.

Addressing the CCZO concerns:

CCZO Section 07-06-03

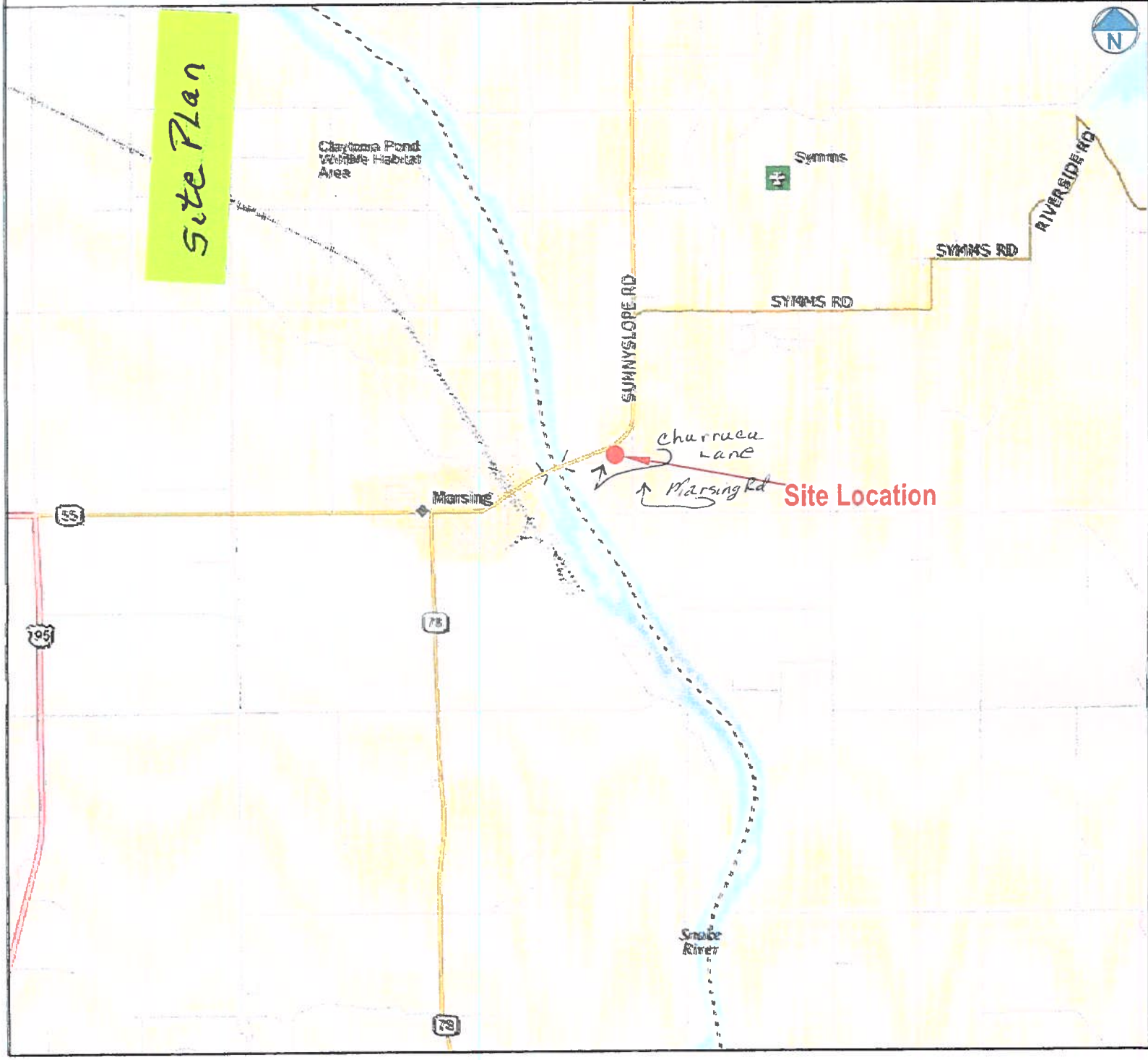
The type of and supportive business, as outlined above will conform with the comprehensive plan as a transitional use at the entrance into the Ag/Tourism classification. Historically this

Parcel was recognized as having a commercial use, i.e. Churruca Garage, a crossroad location. The compatible recognition is enhanced by emphasizing the historical and geographical qualities of the area during the development of the Parcel. The development trends are obvious, not only in the Sunny Slope Area but in the whole State of Idaho. Services will be developed for the increasing population. Is it going to turn into Eagle Road or retain the historical and environmental aspects of years gone by? Public services will be impacted. One obvious impact is traffic flow. With the engineering advancements and options that are available it is only a matter of designing and constructing the right ingress and egress approaches. Anticipating this, a joint access agreement among the property owners will be recorded to enhance the engineering options available. The current use and design of ingress and egress can be observed on Hwy 95 and 45. It is evident that the design of Marsing Road and Hwy 55 merger was lacking. There are traffic issues that need to be addressed, with or without the development of this Parcel. As per the original submission, documentation of environmental (stage 1) issues and initial meeting with District Health addressed mitigation measures with water and disposal concerns. There is enough area to treat waste water and obtain potable water on site. There is an irrigation source at the parcel and will be developed as per a water box prior to actual development.

I realize that a revised – new comprehensive plan has been developed for this unique area in Idaho and Canyon County. We live and work here and the vision that I attempted to layout is a gateway or transitional opportunity when crossing the Snake River into Canyon County, Idaho's premier agricultural region. The ultimate result is to compliment and contribute to the uniqueness of this region.

Vicinity Map

Figure 1



MAP NOTES:

- Delorme Street Atlas
- Not to Scale

LEGEND

Approximate Site Location

Proposed Commercial Development
SEC of Highway 55 & Churruca Lane
Caldwell, ID

Modified from DeLorme by: JBS
December 21, 2020
Drawing: B202034g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-47[illegible]
Fax: (208) 32[illegible]
Web: [illegible]

Neighborhood Letter

October 4, 2022

Dear Property Owner,

I want to invite you to a meeting to discuss the rezoning and plat of the acreage on the curve of Highway 55 and Marsing Lane. I will have information pertaining to the projects size and proposed layout. We are looking forward to sharing our vision on this project. We are looking forward to seeing you on October 20, 2022 from 4:00 pm – 6:00. Please bring your questions for us. The meeting will be held on site at Churruca Lane AKA the triangle off Marsing Road.

Best Regards,

Bill Werhane

Developer

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #140, Caldwell, ID 83605
www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

Neighborhood Meeting Sign up Sheet

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: 0 (TBD) Hwy 55	Parcel Number: R33590012B	
City: Caldwell	State: Id	ZIP Code: 83607
Notices Mailed Date: 4 OCT '22	Number of Acres: 7.67	Current Zoning: AG

Description of the Request:
Request current of AG to C-2 zoning. Zoning map amendment (rezone)

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: William L. & Gina K. Werhane		
Company Name: Werhane Family Living Trust		
Current address: 20968 Blossom Heights Ln.		
City: Caldwell	State: Id.	ZIP Code: 83607
Phone: n/a.	Cell: [redacted]	Fax: n/a.
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 20 OCT 22	MEETING LOCATION: Hwy 55, Chevreca Ln.
MEETING START TIME: 4:00 pm	MEETING END TIME: 6:00 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Mick Biron		332 N. Broadmore Way, Nampa, ID 83687
2. Jewel Touts		2215 Cari Cir Caldwell ID 83605
3. JENNIFER HILL		3320 MARKET FRONT, MF. 83605
4. Mary Quenzer		" " " "
5.		
6.		
7.		
8.		
9.		

10.
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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):

William L. Werhane

APPLICANT/REPRESENTATIVE (Signature): Wm L. Werhane

DATE: 20 / OCT / 2022

2020-007051
RECORDED
02/07/2020 01:36 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

[redacted]NG MAIL TO:

[redacted]ane Family Living Trust
[redacted] Blossom Heights Ln.
[redacted], ID 83607
20968 Blossom Heights Ln
Caldwell,

ELECTRONICALLY RECORDED - DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUM[redacted]

Warranty Deed

WARRANTY DEED

File No.: 4120-3365761 **(KD)** Date: **December 17, 2019**

For Value Received, **Steve Brockman and Gene D. Lawley, Co-Trustees of The Ama Lee Brockman Trust dated January 30, 2012**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **William L. Werhane and Gina L. Werhane, Co-Trustees of The Werhane Family Living Trust, dated January 30, 2012**, hereinafter referred to as Grantee, whose current address is **20968 Blossom Heights Ln., Caldwell, ID 83607**, the following described premises, situated in **Canyon** County, **Idaho**, to wit:

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

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

APN: **33590012B0**

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

EXHIBIT A

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

A parcel of land being a portion of Government Lot 3 and lying in the Southeast Quarter of Section 34, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, said parcel being more particularly described as follows:

Commencing at a found 5/8" iron pin marking the South 1/16 corner common to said Section 34 and Section 35, Township 3 North, Range 4 West, Boise Meridian, Canyon County, Idaho, said 5/8" iron pin bears
North 00°53'54" East 1,320.26 feet from a found brass cap marking the Southeast corner of said Section 34, said 5/8" iron pin also bears
South 00°54'33" West 1,319.81 feet from a found brass cap marking the East Quarter corner of said Section 34; thence
North 88°54'36" West 1245.68 feet along the South boundary of said Government Lot 3 to a point; thence
North 01°05'23" East 25.00 feet to a set ½" iron pin, said pin marking the Real Point of Beginning; thence
North 56°42'19" West 65.90 feet to a set 1/2" iron pin lying along the Southerly right of way of State Highway 55; thence
North 69°07'08" East 1,103.57 feet along the said Southerly right of way of State Highway 55 to a set 1/2" iron pin, said pin marking a point of curve to the right; thence along said curve to the right a distance of 345.80 feet, said curve having a delta of 113°46'32", a radius of 174.14 feet, tangents of 267.00 feet and a long chord 291.72 feet which bears
South 53°59'36" East to a set 1/2" iron pin marking the Point of Ending of said curve; thence
South 02°53'37" West 21.17 feet to a set 1/2" iron pin, said pin marking a point of curve to the right; thence along said curve to the right a distance of 413.02 feet, said curve having a delta of 88°11'44", a radius of 268.32 feet, tangents of 260.00 feet and a long chord of 373.44 feet which bears
South 46°59'30" West to a set 1/2" iron pin marking the point of ending of said curve; thence
North 88°54'36" West 938.02 feet to the Point of Beginning.

Certification of Trust for the Werhane Family Living Trust dated June 20, 2016

Cert. Creation of Trust

This Certification of Trust is signed by all the currently acting Trustees of the Werhane Family Living Trust dated June 20, 2016, who declare:

1. The Trustmakers are William L. Werhane, also known as Bill Werhane, and Gina L. Werhane, also known as Gina Werhane. The trust is revocable by the Trustmakers, acting jointly and not separately.

2. The Trustees of the trust are William L. Werhane and Gina L. Werhane. The signature of one Trustee is sufficient to exercise the powers of the Trustee.

3. The Trustee Succession provisions are set forth in Article Three of the trust, a true copy of which may be attached to this certification.

4. The tax identification number of the trust is the Social Security number of either William L. Werhane or Gina L. Werhane.

5. Title to assets held in the trust will be titled as:

   William L. Werhane and Gina L. Werhane, Trustees of the Werhane Family Living Trust dated June 20, 2016, and any amendments thereto.

6. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust.

7. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee will be provided upon request. The powers of the Trustees include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.

8. The terms of the trust provide that a third party may rely upon this Certification of Trust as evidence of the existence of the trust and is specifically relieved of any obligation to inquire into the terms of this trust or the authority of my Trustee, or to see to the application that my Trustee makes of funds or other property received by my Trustee.

9. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

June 20, 2016

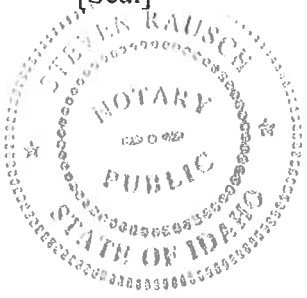
William L. Werhane, Trustee

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this day, June 20, 2016, before me personally appeared William L. Werhane, as Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the foregoing Certification of Trust, and acknowledged that he executed the same as his voluntary act and deed for the purposes therein contained.

Witness my hand and official seal.

[Seal]



Steven Rausch, Notary Public
3023 E. Copper Point Drive, Ste. 106
Meridian, Idaho 83642
My commission expires: 11/07/2018

Gina L. Werhane, Trustee

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this day, June 20, 2016, before me personally appeared Gina L. Werhane, as Trustee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual whose name is subscribed to the foregoing Certification of Trust, and acknowledged that she executed the same as her voluntary act and deed for the purposes therein contained.

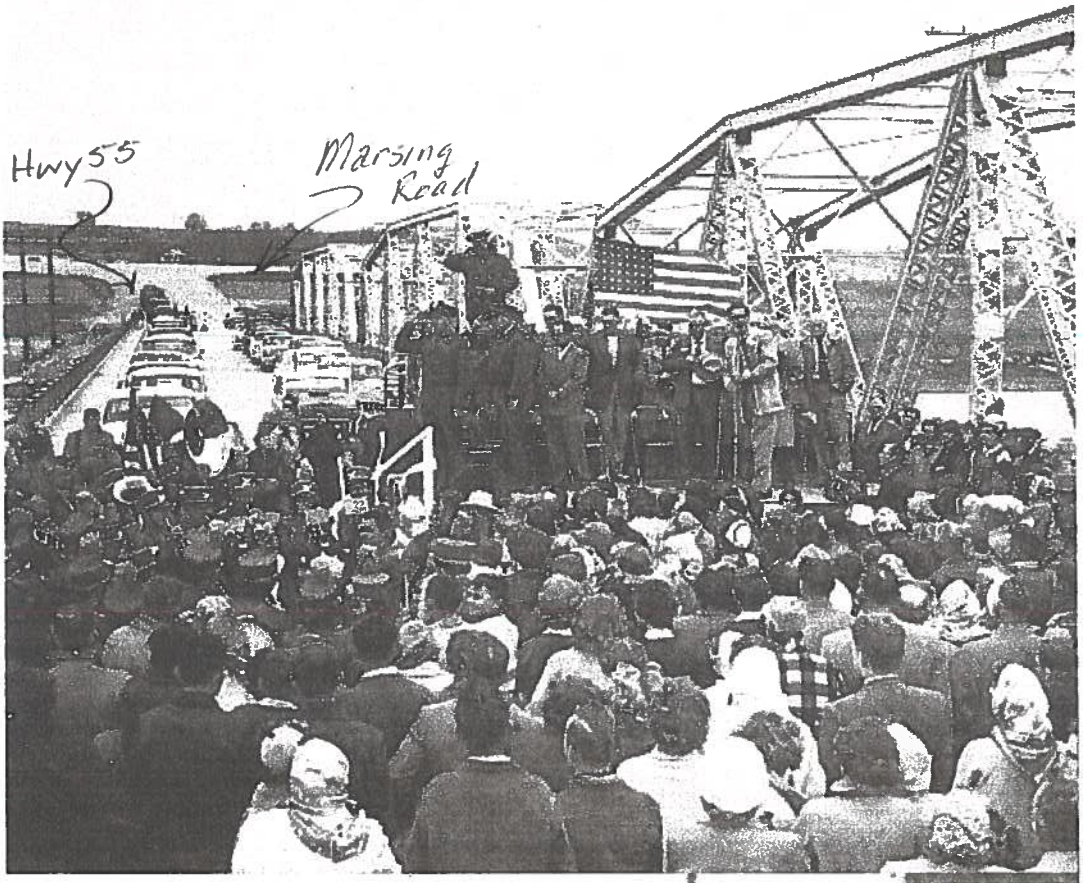
Witness my hand and official seal.

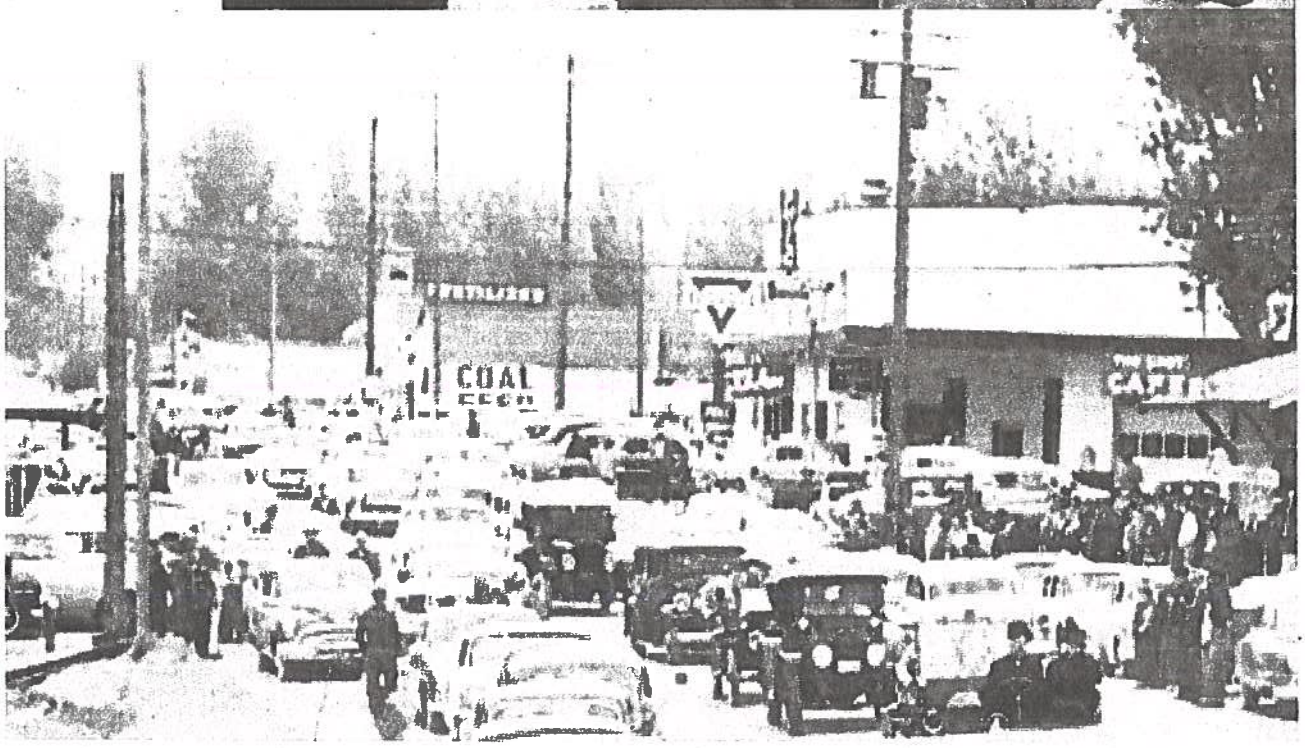
[Seal]

Steven Rausch, Notary Public
3023 E. Copper Point Drive, Ste. 106
Meridian, Idaho 83642
My commission expires: 11/07/2018

#1

Dedication of the new bridge 1955





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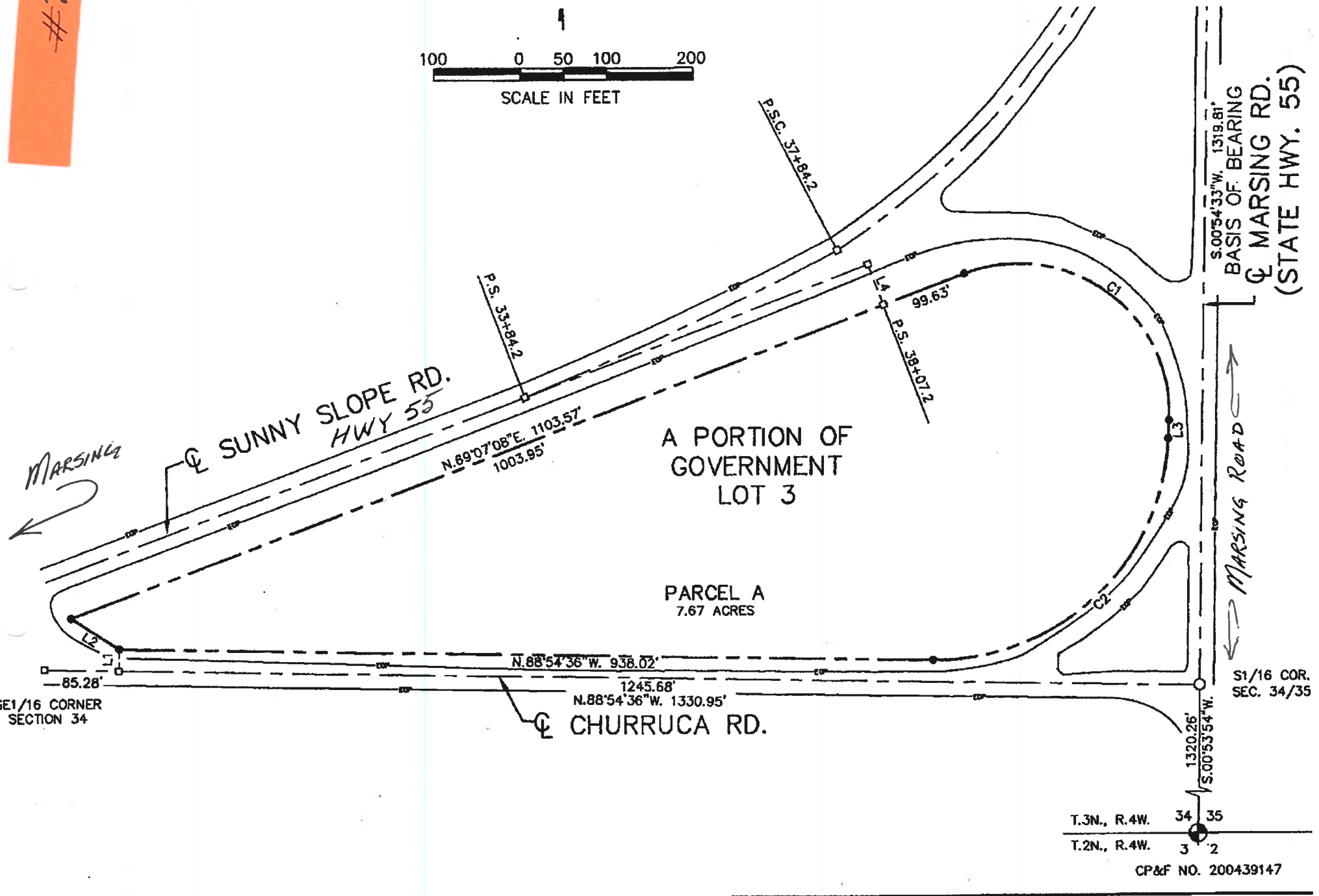

100 0 50 100 200
SCALE IN FEET
P.S.C. 37+84.2
P.S. 33+84.2
P.S. 38+07.2
99.63'
L4
C1
L3
C2
L2
L1
N.69°07'08"E. 1103.57'
1003.95'
℄ SUNNY SLOPE RD.
HWY 55
MARSING
A PORTION OF
GOVERNMENT
LOT 3
PARCEL A
7.67 ACRES
N.88°54'36"W. 938.02'
85.28'
1245.68'
N.88°54'36"W. 1330.95'
SE1/16 CORNER
SECTION 34
℄ CHURRUCA RD.
S.00°54'33"W. 1319.81'
BASIS OF BEARING
℄ MARSING RD.
(STATE HWY. 55)
MARSING ROAD
S1/16 COR.
SEC. 34/35
S.00°53'54"W.
1320.26'
T.3N., R.4W.
T.2N., R.4W.
34
35
3
2
CP&F NO. 200439147

4 9722851

R-136

#3

OFFICIAL MINUTES

WHEREAS, construction of 0.348 mile of State Highway No. 72 on new location beginning at a point in Sec. 34, T. 3 N., R. 4 W., 0.272 mile east of Marsing and ending at a point in Sec. 34, T. 3 N., R. 4 W., 0.620 mile east of Marsing has made continuance of the original road as a portion of the State Highway System no longer essential, all as shown on the sketch map attached hereto.

NOW THEREFORE BE IT RESOLVED, that this portion of the old road, 0.452 mile in length, is hereby removed from the State Highway System, effective this date.

Recommended:

Division Head

BOARD OF HIGHWAY DIRECTORS

Chairman

Vice-Chairman

Approved:

State Highway Engineer

Member

Approved as to Form:

Attorney

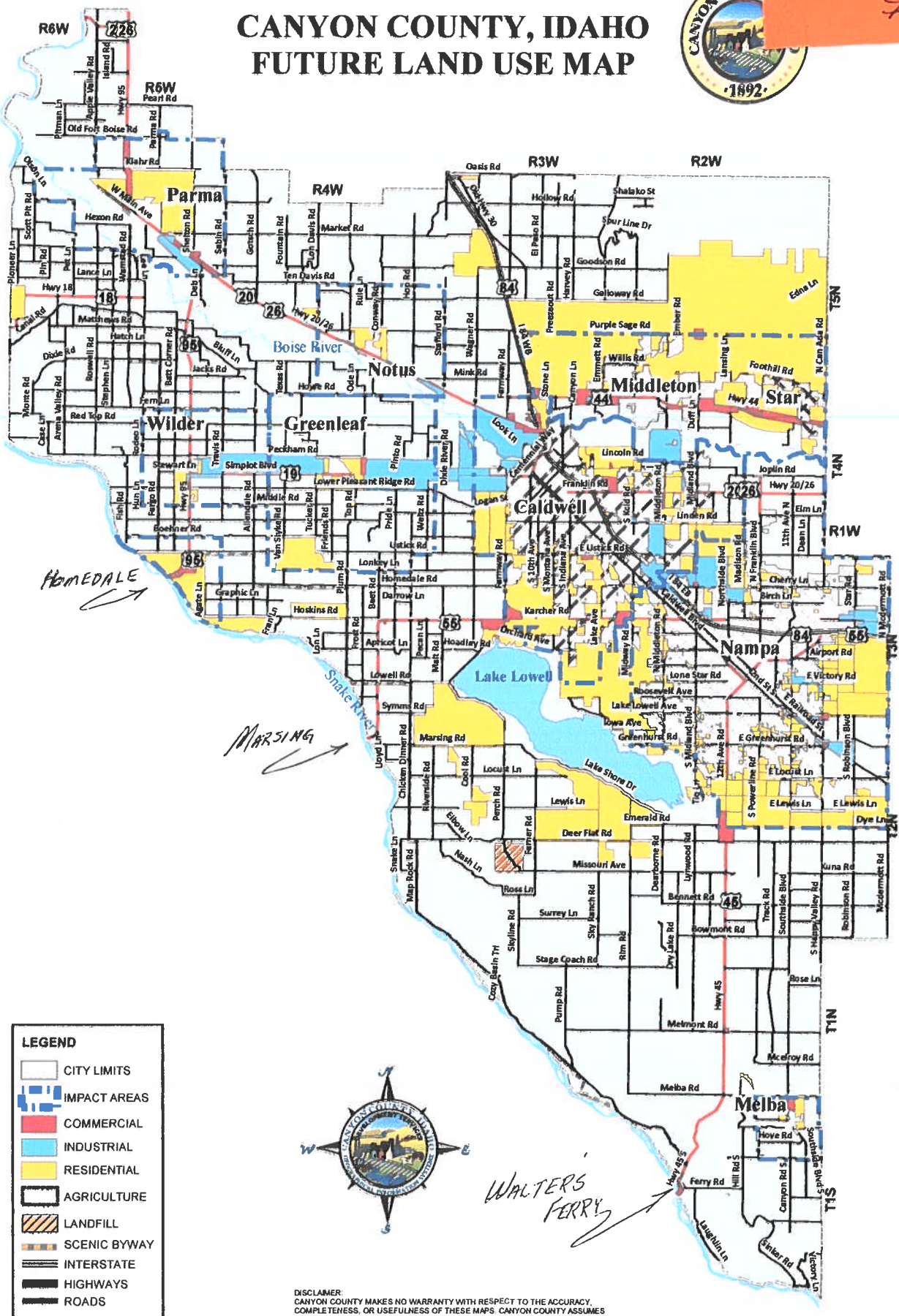
ATTEST:

Secretary

Date April 23, 1957

#4

CANYON COUNTY, IDAHO
FUTURE LAND USE MAP

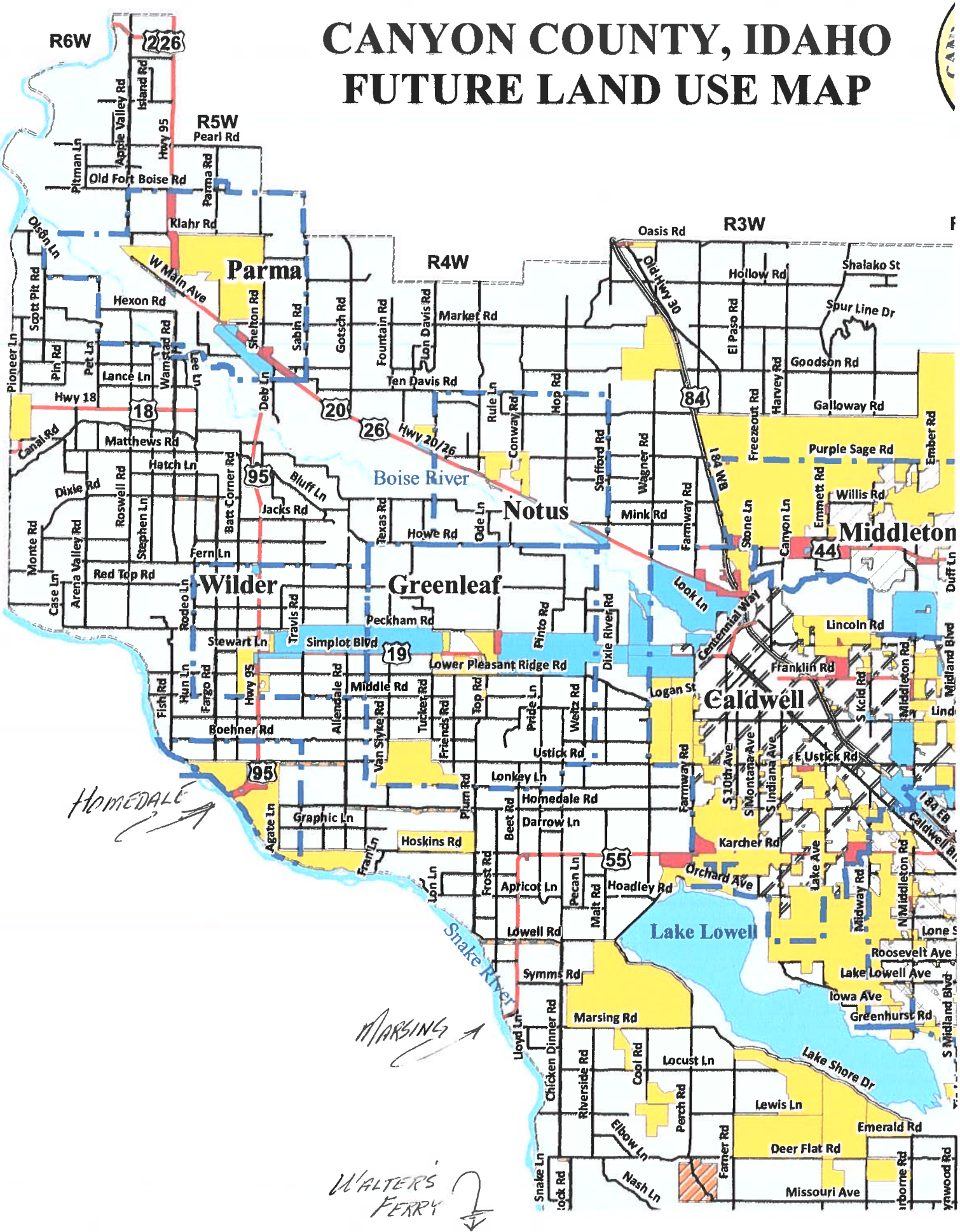


DISCLAIMER:
CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

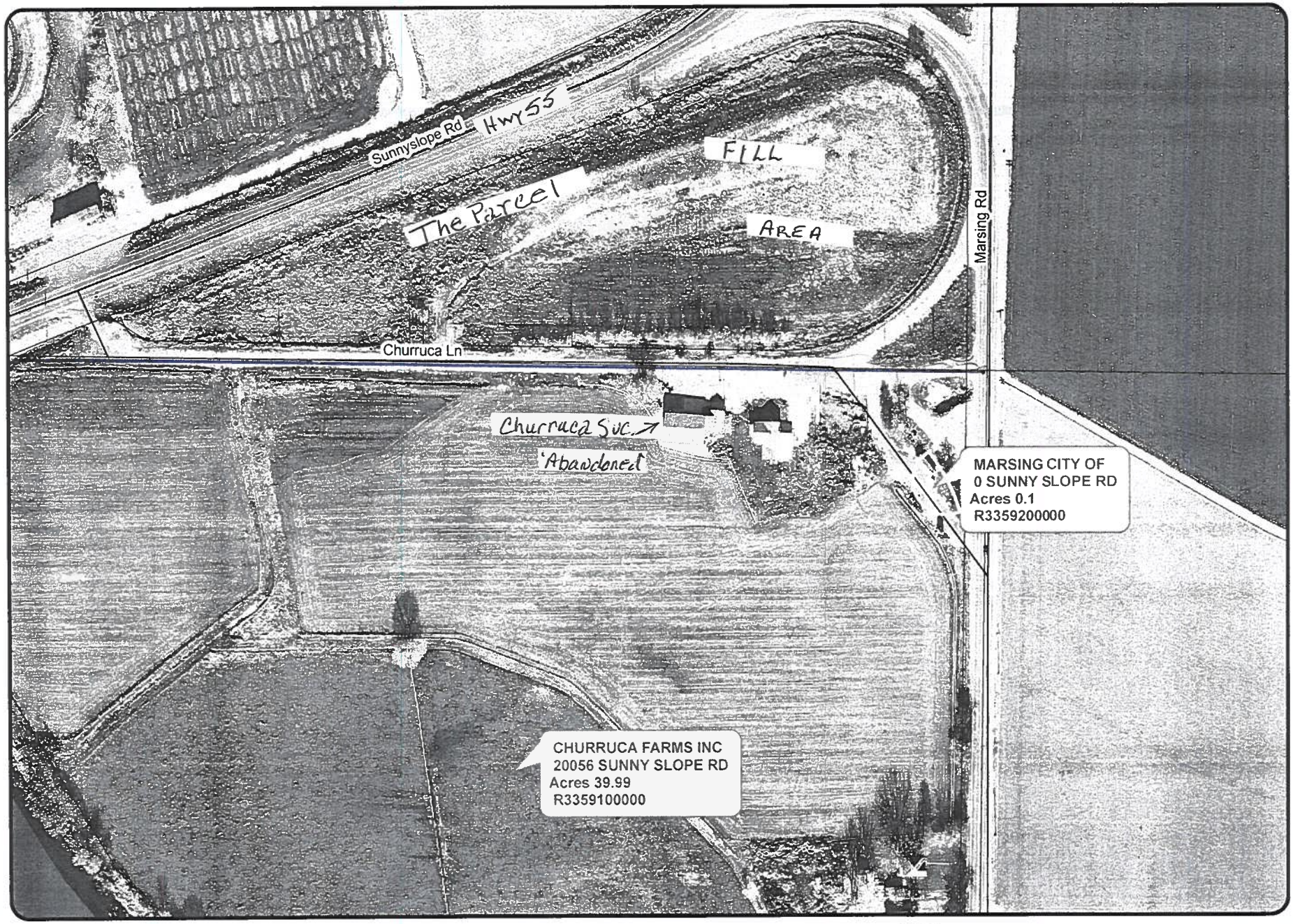
CREATED/REVISED: Date: 6/22/2018 - A.A.A.

Document Path: D:\GIS Folder\Tricia\Planning Areas Maps\Planning Areas Future Land Use Map.mxd

CANYON COUNTY, IDAHO
FUTURE LAND USE MAP




#5
Hwy 55, Caldwell
55
The Parcel
FILL
AREA
N
Sunny Slope Rd



(1)

#6

PioneerTitleCo.
GOING BEYOND

100 10th Avenue South / Nampa, Idaho
83651 / (208) 466-6100

RECORDED
2006 DEC 1 PM 4 17
CANYON CNTY RECORDER
PIONEER - NAMPA
REQUEST
TYPE Deed FEE 10

200609563 5

200612125

WARRANTY DEED

For Value Received The Betty L. Kent Family Trust

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

K.S. Standley Land and Investments, LLC

hereinafter referred to as Grantee, whose current address is P.O. Box 14, Twin Falls ID 83303-0014

the following described premises, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

Dated: November 14, 2006

The Betty L. Kent Family Trust

By: Patricia L. Kiester Trustee

Patricia L. Kiester, Trustee

Corey D. Kent Trustee

Corey D. Kent, Trustee

State of Idaho
ss.
County of Canyon

On this 15 day of November, 2006, before me, the undersigned, a Notary Public, in and for said State, personally appeared Patricia L Kiester & Corey D. Kent Trustees, known to me, and/or identified to me on the basis of satisfactory evidence, to be the person whose name is subscribed to the within instrument as Trustee and acknowledged to me that he/she/they executed the same as such Trustee.

WITNESS MY HAND AND OFFICIAL SEAL (SEAL)

Notary Public
Residing at:
Commission Expires:

66457DI

2014-042070
RECORDED
11/19/2014 02:50 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 JCRANE $13.00
TYPE: DEED
TITLEFACT, INC.
ELECTRONICALLY RECORDED

TitleFact, Inc.
163 Fourth Avenue North
P.O. Box 486
Twin Falls, Idaho 83303

**** SPACE ABOVE FOR RECORDER ****

335900128

WARRANTY DEED

FOR VALUE RECEIVED **STANDLEY LAND AND INVESTMENTS, L.L.C., an Idaho Limited Liability Company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **THE AMA LEE BROCKMAN TRUST DATEDJANUARY 30, 2012,** hereinafter called Grantee, whose address is: 20 East Frontage Rd. North, Jerome, ID 83338, the following described premises in Canyon County, Idaho; to-wit:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee and the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except as described above; and that Grantor will warrant and defend the same from all lawful claims whatsoever.

Dated: November 19, 2014

STANDLEY LAND AND INVESTMENTS, L.L.C.

BY: _____
KURT STANDLEY, Member

STATE OF IDAHO
County of Twin Falls

On this 19th day of November, 2014, before me, a Notary Public in and for said State, personally appeared **Kurt Standley,** known or identified to me to be member of the limited liability company of **Standley Land and Investments, L.L.C.,** and the member who subscribed said limited liability company name to the foregoing instrument and acknowledged to me that he executed the same in said limited liability company name.

IN WITNESS HEREOF I have hereunto set my hand and official seal the day and year first above written.

_____
Notary Public for Idaho
Residing in Twin Falls
Commission Expires 1-18-2017

STATE OF IDAHO
NOTARY
PUBLIC
DESIREE M. IVERSON

2020-007051
RECORDED
02/07/2020 01:36 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

The Werhane Family Living Trust
20968 Blossom Heights Ln.
Caldwell, ID 83607

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

WARRANTY DEED

File No.: 4120-3365761 **(KD)**

Date: **December 17, 2019**

For Value Received, **Steve Brockman and Gene D. Lawley, Co-Trustees of The Ama Lee Brockman Trust dated January 30, 2012**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **William L. Werhane and Gina L. Werhane, Co-Trustees of The Werhane Family Living Trust, dated January 30, 2012**, hereinafter referred to as Grantee, whose current address is **20968 Blossom Heights Ln., Caldwell, ID 83607**, the following described premises, situated in **Canyon** County, **Idaho**, to wit:

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

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

APN: **33590012B0**

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

#7

MATERIALS TESTING & INSPECTION
AN ATLAS COMPANY

☐ Environmental Services ☐ Geotechnical Engineering ☐ Construction Materials Testing ☐ Special Inspections

#8

PHASE I ENVIRONMENTAL SITE ASSESSMENT
for
Parcel R335900128
Marsing, Idaho

prepared for:

Bill Werhane
20968 Blossom Heights Lane
Caldwell, Idaho 83607

MTI File Number: B200224E
Date: February 20, 2020

2791 S. Victory View Way • Boise, Idaho 83709 • (208) 376-4748 • Fax (208) 322-6515
mti@mti-id.com • www.mti-id.com

INTRODUCTION

General

This report presents the findings and conclusions of the Phase I Environmental Site Assessment (Phase I ESA) conducted for Bill Werhane on Parcel R33590012B, Marsing, Idaho.

Purpose

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to the processes prescribed in ASTM Standard E1527-13, recognized environmental conditions (RECs) in connection with the subject Property. The purpose of ASTM Standard E1527-13 is to define good commercial and customary practice in the United States of America for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and petroleum products. As such, ASTM E1527-13 is intended to permit the user to satisfy one of the requirements to qualify for the innocent landowner defense to CERCLA liability: That is, the practices that constitute "all appropriate inquiries into the previous ownership and uses of the Property consistent with good commercial and customary practice" as defined in 42 USC § 9601(35)(B).

In defining a standard of good commercial and customary practice for conducting an environmental site assessment of a parcel of property, the goal of the processes established by ASTM E1527-13 is to attempt to identify recognized environmental conditions. The term recognized environmental conditions means "the presence or likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*: 1) due to *release* to the *environment*; 2) under conditions indicative of a release to the environment: or 3) under conditions that pose a *material threat* of a future *release* to the environment". The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

The term "presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*" is self-defined. The term "likely presence of any *hazardous substances* or *petroleum products* in, on, or at a *property*" reflects the potential for contamination from the federal and state standard environmental record sources that are required to be reviewed under ASTM E1527. ASTM E1527 requires the review of standard sources with a minimum search distance (radius) realizing that there is potential for contamination from these types of sources to extend to the subject Property.

Scope of Services

The research consisted of obtaining information from sources including governmental agencies, public utilities and where possible, the current property owners. Federal, state, and local government records were reviewed to identify reports of environmental conditions on the subject and adjacent properties that may affect the subject Property. A complete listing of the databases reviewed can be found in the *Records Review* section of this report. A description of these databases can be found in the *Glossary of Terms Used* section in the appendix of this report.

Under ASTM E1527-13, the User has an obligation to report to the preparer of the Phase I ESA any environmental liens encumbering the subject Property or any specialized knowledge or experience of the User that would provide important information about previous ownership or uses of the subject Property that may be material to identifying

recognized environmental conditions (RECs). As a matter of routine, MTI asks the Owner or other individual(s) with *actual knowledge* of the Property to complete our Environmental Questionnaire. *Actual knowledge* is defined by ASTM E1527 as — *the knowledge actually possessed by an individual who is a real person, rather than an entity. Actual knowledge is to be distinguished from constructive knowledge as that knowledge imputed to an individual or entity.* MTI's questionnaire is modeled from the ASTM E 1528 Transaction Screen Process with some additions. An Environmental Questionnaire and Disclosure Statement was emailed to the property owner and/or User of this document to obtain pertinent environmental information regarding the present and past use of the subject Property. This document, completed by Mr. Bill Werhane and dated February 11, 2020, has been received and is discussed herein. Where available, additional information was obtained from interviews with people having *actual knowledge* of the site that might reveal recognized environmental conditions on the Property.

Significant Assumptions
During our site reconnaissance and subsequent research, MTI assumed the following:

1. The land included for assessment, as defined by the client in the form of a site plan, plat map, legal description or other mechanism, coincides with the actual property boundaries recorded at the county assessor's office.
2. Local groundwater flow is similar to regional groundwater gradient.

Limitations and Exceptions of Assessment
The site reconnaissance conducted on February 11, 2020, encountered no interference to the observance of surface conditions or access.

Warranty and Limiting Conditions
The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for a general environmental assessment of the subject Property within the context of ASTM E1527. MTI warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted environmental engineering methods, only for the subject Property described in this report.

These environmental methods are necessarily limited to the conditions observed at the time of the reconnaissance and research. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to MTI following the report, it may, but is not required to, be forwarded to the client in the form received for evaluation by the client. There is a distinct possibility that conditions may exist that could not be identified within the scope of the assessment or that were not apparent during the site reconnaissance. MTI cannot warrant or guarantee that the information provided is complete or accurate. MTI prepared this report for the use of Bill Werhane ("Client"), and the conclusions and recommendations presented in this report are based upon the agreed upon scope of work outlined in the report and the Contract for Professional Services between the Client and MTI ("Consultant"). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither Client nor Consultant makes any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatsoever, known or unknown to Client or Consultant. Neither Client nor Consultant shall have any liability to indemnify or hold harmless third parties for any losses incurred by the actual or purported use or misuse of this report. This report represents the opinion of MTI, and no other warranties are implied or expressed.

Authorization, Special Terms, and Conditions

Authorization to perform this assessment was given in the form of a written notice to proceed from Bill Werhane to Monica Daggett of MTI on February 7, 2020, and is subject to all of the terms, conditions, and limitations described in the Contract/Purchase Order entered into between Bill Werhane and MTI. As per the Client's instructions, MTI did not perform any additional screenings, investigations, surveys, or assessments, such as the following: radon, asbestos-containing material, lead-based paint, lead-in-drinking water, wetland, PCB sampling, regulatory compliance, ecological/natural resources or impacts, endangered species, indoor air quality, cultural and historical resources, industrial hygiene, health and safety, or high-voltage power lines.

User Reliance

The User understands and agrees that the document listed above is a copyrighted document, which MTI is the copyrighted owner, and that unauthorized use or copying this document is strictly prohibited without the express written permission of MTI. The User understands that MTI may withhold such permission at its sole discretion or grant such permission upon such terms and conditions as it deems acceptable, such as the execution of a Hold Harmless Agreement or the payment of a re-use fee. Third parties may obtain a "Letter of Reliance" or "Read and Rely" letter from MTI if agreed to by the User.

This ESA report is prepared for the exclusive use and reliance of Bill Werhane use or reliance by any other party is prohibited without the written authorization of Bill Werhane and MTI.

Reliance on the ESA by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the proposal, ESA report, and MTI's Agreement for Services. The limitation of liability defined in the Agreement for Services is the aggregate limit of MTI's liability to the client and all relying parties.

Continued viability of this report is subject to ASTM E1527-13 Sections 4.6 and 4.8. If the ESA will be used by a different user (third party) than the user for whom the ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-13.

SUBJECT PROPERTY

Subject Property Location and Legal Description

The subject Property was located in the NE¼ Section 34, Township 3 North, Range 4 West of the Boise Meridian and was generally situated at the intersection of Highway 55 and Sunnyslope Road in rural Caldwell at the Marsing border, Canyon County, State of Idaho. Additional information describing the subject Property is included in the appendix of this report.

Subject Property and Vicinity Characteristics

The subject Property comprised a 7.67-acre undeveloped parcel. The Canyon County Assessor provided the following information pertaining to the subject Property:

1) The property owner was Werhane Family Living Trust.
2) The parcel number was R33590012B.
3) Parcel zoning was other non-agricultural land (518).

Vegetation consisted of native and volunteer grasses and shrubs, as well as mature trees along the southern and northeastern Property boundaries. Access to the site was gained by the two-lane, asphalt-paved Churruca Lane, which was located adjacent to the south side of the Property. The subject Property was located within an agricultural area of the Marsing/Caldwell border, and agricultural sites were located within the general vicinity of the subject Property.

Current Uses of the Subject Property

At the time of site reconnaissance, the subject Property was undeveloped.

Descriptions of Structures, Roads, and Other Improvements on the Subject Property

MTI observed dilapidated wood fencing on the northern Property boundary. In addition, irrigation ditches followed the Property boundaries on all sides. A cleared gravel road led from the southern Property boundary north toward the center of the Property. No other structures or improvements were observed or reported.

Current Use of Adjoining Properties

The adjacent site to the north was occupied by Highway 55. The adjacent sites to the east and south were agricultural in nature. In addition, a residence was present on the adjacent site to the south, along with a former gas station. The adjacent site to the west was under development in conjunction with the developments on the Snake River Bridge.

USER PROVIDED INFORMATION

Under the standards as outlined in the ASTM E1527-13 the User of the Phase I ESA has certain responsibilities regarding notification to the preparer of the report. Specifically, the User must notify the preparer of the report of any environmental liens encumbering the subject Property or any specialized knowledge or information about previous ownership or uses of the subject Property that may be material to identifying RECs.

Title Records
The Client did not request nor provide a chain-of-title as part of the scope of this Phase I ESA. MTI determined prior use of the subject Property with the aid of other records sources and interviews.

Environmental Liens or Activity and Use Limitations
No past or current environmental liens, deed restrictions, consent agreements, or government actions were reported by the User.

Specialized Knowledge
The Client/User did not report any specialized knowledge or provide any specialized documentation to MTI for review.

Commonly Known or Reasonably Ascertainable Information
The Client/User reported that a gas station occupied the adjacent property to the south over thirty years prior to the printing of this report. No other documentation was reasonably ascertainable related to this site; however, due to the age of the site and time passed since active use as a gas station, MTI has determined that this information does not constitute a REC for the subject Property. In addition, the subject Property was used for relocation of fill dirt from the construction and improvements of Highway 55, which as of the printing of this report was adjacent to the northern property boundary.

Valuation Reduction for Environmental Issues
No unexpected RECs were discovered by performing this ESA.

Owner, Property Manager, and Occupant Information
Information provided by the property owner, property manager, or occupant did not indicate a REC in connection with the Property.

Reason for Performing the Phase I Environmental Site Assessment
It is MTI's understanding that the Property is being developed by Bill Werhane. This Phase I ESA fulfills one requirement of the innocent landowner defense to CERCLA liability.

RECORDS REVIEW

The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions in connection with the Property.

Standard Environmental Record Sources, Federal, and State

The review of the available federal and state environmental information included those properties or incident reports within an area not smaller than the ASTM 1527-13 minimum search distance (radius). The records review indicates the following summary of state and federal environmental data, which identifies potential environmental problem sites and other activities from the records of the State of Idaho and the United States Environmental Protection Agency (US EPA):

STANDARD ENVIRONMENTAL RECORD SOURCES REVIEWED	APPROXIMATE MINIMUM SEARCH DISTANCE IN MILES (KM)	IDENTIFIED ON PROPERTY
Federal NPL site list	1.0 (1.6)	No
Federal delisted NPL site list	0.5 (0.8)	No
Federal CERCLIS list	0.5 (0.8)	No
Federal CERCLIS NFRAP site list	0.5 (0.8)	No
Federal RCRA CORRACTS facilities list	1.0 (1.6)	No
Federal RCRA non-CORRACTS TSD facilities list	0.5 (0.8)	No
Federal RCRA (small and large-quantity) generators list	Property and adjoining properties	No
Federal institutional/engineering control registries	Property only	No
Federal ERNS list	Property only	No
State or tribal lists of hazardous waste sites identified for investigation or remediation (NPL and CERCLIS equivalents)	NPL equivalent – 1.0 (1.6) CERCLIS equivalent – 0.5 (0.8)	No No
State or tribal landfill and/or solid waste disposal site lists	0.5 (0.8)	No
State or tribal leaking UST lists	0.5 (0.8)	No
State or tribal registered UST lists	Property and adjoining properties	No
State or tribal institutional/engineering control registries	Property only	No
State or tribal voluntary cleanup sites	0.5 (0.8)	No
State or tribal Brownfield sites	0.5 (0.8)	No

I. STATE OF **IDAHO** ASTM DATABASE INFORMATION

1.	State Priority List	State of Idaho uses US EPA CERCLIS List
2.	Leaking Underground Storage Tank Facility List	01 LUST sites within a 0.5 Mile Radius.
3.	Solid Waste Landfill Capacity Inventory	00 SWF sites within a 0.5 Mile Radius.
4.	Underground Storage Tank Facility List	00 UST sites within a 0.25 Mile Radius.
5.	Voluntary Cleanup Sites	00 Voluntary cleanup sites within a 0.5 Mile Radius
6.	Brownfield Sites	00 Brownfield sites within a 0.5 Mile Radius.

II. FEDERAL ASTM DATABASE INFORMATION

1.	National Priorities List (NPL)	00 NPL sites within a 1.0 Mile Radius.
2.	Delisted NPL	00 delisted NPL sites within a 0.5 Mile Radius.
3.	Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) / CERCLIS NFRAP	01 CERCLIS / CERCLIS NFRAP sites within a 0.5 Mile Radius.
4.	Resource Conservation and Recovery Act (RCRA) Corrective Action Report	00 CORRACTS sites within a 1.0 Mile Radius.
5.	RCRA small- and large-quantity generators	00 RCRA facilities within a 0.25 Mile Radius.
6.	RCRA Treatment, Storage, and Disposal (TSD)	00 RCRA-TSD facilities within a 0.5 Mile Radius.

MTI reviewed those sites that were listed within the ASTM 1527-13 minimum search distance and researched only those sites from the report that posed a potential environmental impact to or were located on the subject Property. A copy of the database report, provided by Environmental Risk Information Services (ERIS), is included in the appendix.

ASTM E1527-13 defines the following conditions in connection with the subject Property: Recognized Environmental Conditions (REC), Controlled Recognized Environmental Conditions (CREC), or Historical Recognized Environmental Conditions (HREC). A REC represented a past, current or material threat of release of petroleum products or hazardous substances into the environment. A CREC represented a past release that had been addressed to the satisfaction of the applicable regulatory authority resulting in required controls (e.g. *property use restrictions, activity and use limitations, institutional controls, or engineering controls).* An HREC represented a past release that had been remediated to the satisfaction of the applicable regulatory authority or has met unrestricted use criteria established by a regulatory authority without subjecting the property to any required controls.

All of the sites listed within the ASTM E1527-13 Minimum Search Distance from the Property were located down groundwater gradient and across the Snake River from the subject Property and do not represent an environmental impact to the subject Property. Therefore, based on information obtained from the database report, no sites were found that represent an environmental impact to the subject Property.

Additional Environmental Records Sources
MTI inquired with the Marsing Rural Fire District regarding any environmental records associated with the subject Property, such as USTs. The Marsing Rural Fire District does not have a record keeping system, but according to MTI's phone interview with Fire Chief Brian Showalter, no environmental incidents have occurred on the subject Property. MTI determined that the review of the above standard environmental record sources was sufficient, and it is MTI's opinion that this data gap does not impact MTI's ability to recognize a REC in connection with the subject Property.

Physical Setting and Source(s)
The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. Pleistocene Lake Bonneville occupied much of northeast Utah until about 14,000 years ago when it drained in a catastrophic flood that modified much of the landscape near the Snake River of southwestern Idaho. The project site is underlain by "Gravel of the Bonneville Flood-scoured Whitney Terrace" as mapped by Othberg and Stanford (1993). This deposit consists of sandy pebble gravel remnants of the Whitney terrace scoured by late stages of the Bonneville Flood and includes abandoned flood channels. As a result of flood activity loess that once covered these gravels have been mostly removed. Local remnants of duripans developed in these gravels are similar to those on the older Whitney terrace.

Two soil types were identified on the subject Property. The western-most third of the subject Property consisted of Garbutt silt loam, formed from silty alluvium. The rest of the subject Property consisted of some variation of Cencove fine sandy loam, formed from mixed alluvium. Both soil types were considered to be moderately deep and well-drained.

The subject Property was located in the Boise River Valley roughly one-quarter mile east of the Snake River. Based on regional groundwater gradient, topography, and local surface water flow, the overall groundwater gradient in this area is west.

The subject Property and vicinity were characterized in part through the use of the following literature resources:

- Idaho Department of Water-Resources draft map, Treasure Valley Ground Water Elevations Spring, 1998, dated September 1998.
- U. S. Department of Agriculture, Natural Resources Conservation Service. Web Soil Survey Database, http://websoilsurvey.sc.egov.usda.gov.

Historical Use Information
The objective of consulting historical sources is to develop a history of the previous uses or occupancies of the Property and surrounding area in order to identify those uses or occupancies that are likely to have led to recognized environmental conditions in connection with the Property. During our research, MTI reviewed as many of the ASTM listed record sources that were reasonably ascertainable and likely to be useful that include the following: (1) aerial photographs, (2) fire insurance maps, (3) property tax files, (4) recorded land title records, (5) USGS topographic maps, (6) local street directories, (7) building department records, and (8) zoning / land use records.

Aerial Photographs
MTI reviewed aerial photographs for the subject Property and surrounding area from ERIS. Copies of the aerial photographs are included in the appendix of this report. The Property was visible primarily as irrigated agricultural land until Highway 55 was developed to the north in 1971. A structure was visible on the subject Property only in the 1954 photograph. In 2006, it appeared that the subject Property was cleared and used for vehicle parking and fill dirt related to improvements on Highway 55. No significant changes were depicted on the subject Property between 2009 and 2019. No RECs were indicated by our review of the aerial photographs.

Fire Insurance Maps
The fire insurance maps did not provide coverage for the subject Property.

Property Tax Files
MTI did not review property tax files as a part of this assessment.

Recorded Land Title Records
The Client did not request nor provide a chain-of-title to include as part of the scope of this Phase I ESA. MTI determined prior use of the subject Property with the aid of other historical records sources and interviews.

USGS Topographic Map(s)

The 1971 USGS 7.5 Minute Quadrangle depicted the subject Property in a rural area of Marsing. Two structures were depicted on the adjacent property to the south. The map depicted Highway 55 immediately north of the subject Property. The Snake River was depicted as approximately one-quarter mile to the west of the subject Property. A copy of the topographic map is included in the appendix of this report. No RECs were indicated by our review of the topographic maps.

Local Street Directories

MTI reviewed the Historical Directory Report for the subject Property and surrounding properties from ERIS. The directories provided coverage from 2000 through 2018, and the subject Property was not listed. The surrounding properties listed in the directories were entirely agricultural in nature, and no listing provided for the adjacent properties were a concern. A copy of this ERIS report is included in the appendix of this report.

Building Department Records

MTI did not review building department records as part of this assessment.

Zoning and Land Use Records

During our research, MTI consulted various record sources such as the Canyon County Assessor's office and the 1940 Metsker's Atlas. The Canyon County Assessor's website indicated that the subject Property consisted of 7.67-acre parcel, which was zoned as other non-agricultural land (518). The 1940 Metsker's Atlas identified the subject Property as owned by C.M. Munsey.

Historical Use Information on the Property

The Property was historically used for pasture. No RECs were noted during the historical records review.

Historical Use Information on Adjoining Properties

Historical land use of surrounding sites from the subject Property included agricultural and undeveloped land prior to 1939. In 1954, a residence was depicted on the property adjacent to the south, and the owner reported in the questionnaire that this residence had an associated operating gas station until the 1980s. In 1971, Highway 55 was developed along the northern property boundary.

SITE RECONNAISSANCE

The objective of site reconnaissance is to obtain information indicating the likelihood of identifying RECs in connection with the Property.

Methodology and Limiting Conditions
Visual reconnaissance was conducted February 11, 2020, in general accordance with MTI's standard environmental assessment procedures. This reconnaissance consisted of systematically walking the Property to provide an overlapping field of view and noting recognized environmental conditions as encountered. Photographic documentation of pertinent recognized environmental conditions, improvements, and adjacent properties was made and has been included in the appendix of this report. The reconnaissance of the adjacent properties was performed by walking the perimeter of the subject Property, by observing and photographing the readily accessible and visible areas bordering or adjacent to the subject Property, and by noting potential environmental conditions. At the time of the reconnaissance, all required areas were accessible. The scope of work did not include sampling of items such as soil, groundwater, surface water, drum contents, tanks, other containers, etc., for chemical laboratory analysis.

General Site Setting
At the time of site reconnaissance, the subject Property was undeveloped. Vegetation consisted of native and volunteer grasses and shrubs, as well as mature trees along the southern and northeastern property boundaries. MTI observed dilapidated wooden fencing on the northern Property boundary. In addition, irrigation ditched followed the Property boundaries on all sides. A cleared gravel road led from the southern property boundary up toward the center of the subject Property. No other structures or improvements were observed or reported.

Hazardous Substances and Petroleum Products
No hazardous substances were observed during the site reconnaissance.

Unidentified Substances
No unidentified substances were observed during the site reconnaissance.

Storage Tanks
No evidence of storage tanks was observed during the site reconnaissance.

Odors
No odors were discovered during the site reconnaissance.

Pools of Liquid
No pools of liquid were observed during the site reconnaissance.

Drums
No drums were observed during the site reconnaissance.

Staining
No staining was observed during the site reconnaissance.

ASTs
No evidence of aboveground storage tanks was observed during the site reconnaissance.

Lack of Secondary Containment
Since no evidence of aboveground storage tanks was observed during the site reconnaissance, secondary containment is not applicable to the subject Property.

USTs
No evidence of underground storage tanks was observed during the site reconnaissance.

PCBs
Three pole-mounted transformers, owned and operated by Idaho Power Company, were located at the southern edge of the subject Property and displayed blue-NonPCB sticker. To the east along the southern Property boundary, two other pole-mounted transformers without blue Non-PCB stickers were also observed. All five of the transformers appeared to be in good condition and did not show any signs of leakage. Power companies are allowed to place Non-PCB containing stickers on transformers and other electrical equipment that contains less than or equal to 50 parts per million (PPM) PCBs.

Solid Waste Disposal
There was no evidence found of waste disposal on the subject Property.

Surface Water Observations
No surface water was observed on the Property at the time of the site reconnaissance. The lot is graded such that it is not likely to receive offsite drainage. Storm water accumulating on the Property infiltrates surface soils.

Exterior Observations
The following subsections list the observations noted during the site reconnaissance specific to the accessed exterior spaces on the subject Property.

Stressed Vegetation
De minimis stressed vegetation was observed at the southwest corner of the subject Property.

Pits, Ponds, and Lagoons
No pits, ponds, or lagoons were found on the subject Property.

Wells
No wells were found on the subject Property. If any wells or well structures that are not to remain in use are discovered during the development of the Property, they should be abandoned in accordance with the Administrative Rules of the Idaho Water Resource Board Well Construction Standards Rules IDAPA 37, Title 03, Chapter 09, Rule 25.

Septic Systems
No treatment plants or septic systems were observed on the subject Property. If during future development any existing tanks are discovered and are to be abandoned, they should be properly closed or removed. The Idaho DEQ recommends the following procedures for septic tank abandonment: 1) disconnect the inlet and outlet

piping; 2) pump the scum and septage with approved disposal; 3) fill the septic tank with earthen material or physically destroy the septic tank or remove the septic tank from the ground.

Discharge Features
No drains, catch basins, or oil/water separator vaults were observed on the subject Property.

Soil Contamination
No evidence of soil contamination was observed on the subject Property during the site reconnaissance, and no indication of soil contamination was reported by the Idaho DEQ.

Groundwater Contamination
No evidence of groundwater contamination was found on the subject Property during the site reconnaissance, and no indication of groundwater contamination was reported by the Idaho DEQ.

Use of Pesticides
No evidence of pesticide usage was observed on the subject Property. As of the printing of this report, there was no evidence that past usage of pesticides, herbicides, or other agricultural chemicals were mixed, formulated, or disposed of at the Property.

Vapor Intrusion
Migrating contaminated groundwater is not a concern up groundwater gradient from the subject Property, and vapor intrusion is not likely to occur from the subject Property.

Interior Observations
Since the subject Property lacked buildings or structures, no interior observations were noted.

INFORMATION FROM INTERVIEWS

Interview with Owner/Site Manager
The property owner, Mr. Bill Werhane, was interviewed using the standard MTI Questionnaire, which is modeled after the Transaction Screening Questionnaire from ASTM E 1528-14. A copy of the completed questionnaire is included in the appendix of this report. No RECs were reported or identified in connection with the subject Property from the completed questionnaire. Specific information reported to MTI from this questionnaire is summarized below:

- A gas station was present on the adjacent property to the south over thirty years prior to the printing of this report.
- The site was used for relocation of fill dirt from the construction and improvements of Highway 55, which as of the printing of this report was adjacent to the northern property boundary.

Interview with Local Government Officials
MTI submitted a public records request to the Marsing Rural Fire Department and the DEQ. No RECs were identified during these public records requests.

MTI discussed the subject Property in a telephone interview with Mr. Brian Showalter of the Marsing Rural Fire Department on February 12, 2020, and no records were available for the subject Property.

Interview with Others
No other persons were interviewed during this assessment.

DATA GAPS

MTI attempted to identify all obvious uses of the subject Property since the first developed use, or back to 1940, whichever was earlier. Despite good faith efforts to determine historical use of the subject Property, an aerial photograph from 1939 was the earliest date that MTI obtained information regarding property use. Historical data prior to 1939 was not reasonably ascertainable; therefore, a data failure exists for the subject Property. It is MTI's opinion that this does not represent a significant data gap, and therefore, does not impact MTI's ability to recognize a REC in connection with the subject Property.

DEVIATIONS

During our performance of this Phase I ESA, MTI did not deviate from ASTM E1527-13.

NON-SCOPE CONSIDERATIONS

There may be additional environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527. Some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties that are not included in the CERCLA definition of hazardous substances (42 USC § 9601 (14)) or that do not otherwise present potential CERCLA liability. As per the Client's instructions, MTI did not perform any additional screenings, investigations, surveys, or assessments for the subject Property, such as the following:

radon, asbestos-containing material, lead-based paint, lead-in-drinking water, wetland, PCB sampling, regulatory compliance, ecological/natural resources or impacts, endangered species, indoor air quality, cultural and historical resources, industrial hygiene, health and safety, or high-voltage power lines.

FINDINGS

As noted in the warranty section, this report is limited to the information available or known to MTI as of the date of the report, and if any additional information becomes available, it will be forwarded to you for your evaluation.

The following known or suspect RECs, CRECs, HRECs, or *de minimis* conditions were identified on the subject Property:

- D*e minimis* stressed vegetation was observed at the southwest corner of the subject Property.
- The owner reported that a gas station occupied the adjacent property to the south over thirty years prior to the printing of this report.
- The subject Property was used for relocation of fill dirt from the construction and improvements of Highway 55 in 2006.

OPINION

Although *de minimis* stressed vegetation was observed at the southwest corner of the subject Property, MTI determined that the cause was likely oversaturation of the soil due the slope and the proximity of the Snake River. As a result, it is MTI's opinion that this does not constitute a REC for the subject Property.

Although the owner reported that a gas station occupied the adjacent property to the south over thirty years prior to the printing of this report, due to the age of the site and time passed since active use as a gas station, MTI has determined that this information does not constitute a REC for the subject Property.

Although the subject Property was used for relocation of fill dirt from the construction and improvements of Highway 55 directly adjacent to the north of the subject Property, the health of the vegetation at the time of site reconnaissance indicates that soil contamination is unlikely. As such, MTI has determined that the presence of fill dirt on the subject Property does not constitute a REC for the subject Property.

CONCLUSIONS

MTI has conducted a Phase I ESA in conformance with the scope and limitations of ASTM International, E1527-13 of Parcel R33590012B, Marsing, Idaho, the subject Property. Any exception to, or deletions from, this practice are described in the Limitations and Exceptions of Assessment section of this report. This assessment has revealed no evidence of a REC in connection with the subject Property, and MTI recommends no additional investigation based on our findings.

GEOTECHNICAL INVESTIGATION

PROPOSED COMMERCIAL DEVELOPMENT

SEC of Highway 55 & Churruca Lane

Caldwell, ID

PREPARED FOR:

Mr. Bill Werhane
20968 Blossom Heights Lane
Caldwell, ID 83607

PREPARED BY:

Atlas Technical Consultants, LLC
2791 South Victory View Way
Boise, ID 83709

December 22, 2020
B202034g

ATLAS

December 22, 2020

Atlas No. B202034g

Mr. Bill Werhane
20968 Blossom Heights Lane
Caldwell, ID 83607

Subject: Geotechnical Investigation
Proposed Commercial Development
SEC of Highway 55 & Churruca Lane
Caldwell, ID

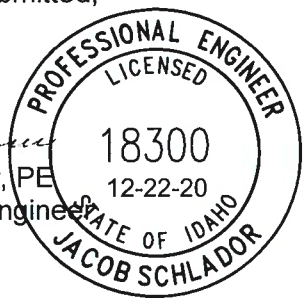
Dear Mr. Werhane:

In compliance with your instructions, Atlas has conducted a soils exploration and foundation evaluation for the above referenced development. Fieldwork for this investigation was conducted on 10 December, 2020. Data have been analyzed to evaluate pertinent geotechnical conditions. Results of this investigation, together with our recommendations, are to be found in the following report. We have provided a PDF copy for your review and distribution.

Often, questions arise concerning soil conditions because of design and construction details that occur on a project. Atlas would be pleased to continue our role as geotechnical engineers during project implementation.

If you have any questions, please call us at (208) 376-4748.

Respectfully submitted,



Jacob Schlador, PE
Geotechnical Engineer

Elizabeth Brown, PE
Geotechnical Services Manager

ATLAS

CONTENTS

TABLES

APPENDICES

1. INTRODUCTION

This report presents results of a geotechnical investigation and analysis in support of data utilized in design of structures as defined in the 2015 International Building Code (IBC). Information in support of groundwater and stormwater issues pertinent to the practice of Civil Engineering is included. Observations and recommendations relevant to the earthwork phase of the project are also presented. Revisions in plans or drawings for the proposed development from those enumerated in this report should be brought to the attention of the soils engineer to determine whether changes in the provided recommendations are required. Deviations from noted subsurface conditions, if encountered during construction, should also be brought to the attention of the soils engineer.

1.1 Project Description

The proposed development is southwest of the City of Caldwell, Canyon County, ID, and occupies a portion of the NE¼SE¼ of Section 34, Township 3 North, Range 4 West, Boise Meridian. This project will consist of construction of a commercial development with an unknown number of structures. The site to be developed is approximately 7.67 acres. Total settlements are limited to 1 inch. Loads of up to 4,000 pounds per lineal foot for wall footings, and column loads of up to 50,000 pounds were assumed for settlement calculations. Additionally, assumptions have been made for traffic loading of pavements. Retaining walls are not anticipated as part of the project. Atlas has not been informed of the proposed grading plan; however, Atlas was informed that the eastern portion of the site will consist of some cut to level of the project site.

1.2 Authorization

Authorization to perform this exploration and analysis was given in the form of a written authorization to proceed from Mr. Bill Werhane to Monica Saculles of Atlas Technical Consultants (Atlas), on December 2, 2020. Said authorization is subject to terms, conditions, and limitations described in the Professional Services Contract entered into between and Atlas. Our scope of services for the proposed development has been provided in our proposal dated April 10, 2020 and repeated below.

1.3 Scope of Investigation

The scope of this investigation included review of geologic literature and existing available geotechnical studies of the area, visual site reconnaissance of the immediate site, subsurface exploration of the site, field and laboratory testing of materials collected, and engineering analysis and evaluation of foundation materials.

2. SITE DESCRIPTION

2.1 Site Access

Access to the site may be gained via Interstate 84 to the Karcher Road exit. Proceed west on Karcher Road/Highway 55 for approximately 9.5 miles where Highway 55 turns south. Continue south on Highway 55 for about 3.5 miles to its intersection with Sunny Slope Road. The site occupies the southwest corner of this intersection. The location is depicted on site maps included in the **Appendix**.

2.2 Regional Geology

The project site is located within the western Snake River Plain of southwestern Idaho and eastern Oregon. The plain is a northwest trending rift basin, about 45 miles wide and 200 miles long, that developed about 14 million years ago (Ma) and has since been occupied sporadically by large inland lakes. Geologic materials found within and along the plain's margins reflect volcanic and fluvial/lacustrine sedimentary processes that have led to an accumulation of approximately 1 to 2 km of interbedded volcanic and sedimentary deposits within the plain. Along the margins of the plain, streams that drained the highlands to the north and south provided coarse to fine-grained sediments eroded from granitic and volcanic rocks, respectively. About 2 million years ago the last of the lakes was drained and since that time fluvial erosion and deposition has dominated the evolution of the landscape. Pleistocene Lake Bonneville occupied much of northeast Utah until about 14,000 years ago when it drained in a catastrophic flood that modified much of the landscape near the Snake River of southwestern Idaho. The project site is underlain by "Gravel of the Bonneville Flood-scoured Whitney Terrace" as mapped by Othberg and Stanford (1993). This deposit consists of sandy pebble gravel remnants of the Whitney terrace scoured by late stages of the Bonneville Flood and includes abandoned flood channels. As a result of flood activity loess that once covered these gravels have been mostly removed. Local remnants of duripans developed in these gravels are similar to those on the older Whitney terrace.

2.3 General Site Characteristics

The site to be developed is approximately 7.67 acres in size. The site currently exists as an undeveloped property. Through a verbal conversation with the Mr. Bill Werhane, Atlas was informed that excess roadway materials had been placed in the eastern portion of the project site. Atlas also reviewed aerial photographs of the site and noted that earth working operations appeared to occur on the project site between 2005 and 2006. To the east, north, and south of the site are agricultural fields. To the west of the site are the Snake River and the City of Melba.

Vegetation on the site consists primarily of bunchgrass and other native weeds and grasses. The eastern two thirds of the site tended to gradually slope downward from east to west at approximately 10 feet horizontal to 1 foot vertical. The western third of the site was relatively flat and level. Highway 55 was also noted to be higher in elevation than the project site on the western half of the project site.

Regional drainage is west toward the Snake River. Regional drainage is north and west toward the Boise River. Stormwater drainage for the site is achieved by both sheet runoff and percolation through surficial soils. Runoff predominates for the steeper slopes while percolation prevails across the gently sloping and near level areas. From the north and west, intermittent off-site stormwater may drain onto the project site. Stormwater drainage collection and retention systems are not in place on the project site and were not noted within the vicinity of the project site.

2.4 Regional Site Climatology and Geochemistry

According to the Western Regional Climate Center, the average precipitation for the Treasure Valley is on the order of 10 to 12 inches per year, with an annual snowfall of approximately 20 inches and a range from 3 to 49 inches. The monthly mean daily temperatures range from 21°F to 95°F, with daily extremes ranging from roughly -25°F to 111°F. Winds are generally from the northwest or southeast with an annual average wind speed of approximately 9 miles per hour (mph) and a maximum of 62 mph. Soils and sediments in the area are primarily derived from siliceous materials and exhibit low electro-chemical potential for corrosion of metals or concretes. Local aggregates are generally appropriate for Portland cement and lime cement mixtures. Surface water, groundwater, and soils in the region typically have pH levels ranging from 7.2 to 8.2.

3. SEISMIC SITE EVALUATION

3.1 Geoseismic Setting

Soil on site are classed as Site Class D in accordance with Chapter 20 of the American Society of Civil Engineers (ASCE) publication ASCE/SEI 7-10. Structures constructed on this site should be designed per IBC requirements for such a seismic classification. Our investigation did not reveal hazards resulting from potential earthquake motions including: slope instability, liquefaction, and surface rupture caused by faulting or lateral spreading. Incidence and anticipated acceleration of seismic activity in the area is low.

3.2 Seismic Design Parameter Values

The United States Geological Survey National Seismic Hazard Maps (2008), includes a peak ground acceleration map. The map for 2% probability of exceedance in 50 years in the Western United States in standard gravity (g) indicates that a peak ground acceleration of 0.171 is appropriate for the project site based on a Site Class D.

The following section provides an assessment of the earthquake-induced earthquake loads for the site based on the Risk-Targeted Maximum Considered Earthquake (MCE_R). The MCE_R spectral response acceleration for short periods, S_{MS}, and at 1-second period, S_{M1}, are adjusted for site class effects as required by the 2015 IBC. Design spectral response acceleration parameters as presented in the 2015 IBC are defined as a 5% damped design spectral response acceleration at short periods, S_{DS}, and at 1-second period, S_{D1}.

The USGS National Seismic Hazards Mapping Project includes a program that provides values for ground motion at a selected site based on the same data that were used to prepare the USGS ground motion maps. The maps were developed using attenuation relationships for soft rock sites; the source model, assumptions, and empirical relationships used in preparation of the maps are described in Petersen and others (1996).

Table 1 – Seismic Design Values

Seismic Design Parameter	Design Value
Site Class	D "Stiff Soil"
S_s	0.269 (g)
S_1	0.098 (g)
F_a	1.585
F_v	2.400
S_{MS}	0.426
S_{M1}	0.235
S_{DS}	0.284
S_{D1}	0.157

4. SOILS EXPLORATION

4.1 Exploration and Sampling Procedures

Field exploration conducted to determine engineering characteristics of subsurface materials included a reconnaissance of the project site and investigation by test pit. Test pit sites were located in the field by means of a Global Positioning System (GPS) device and are reportedly accurate to within ten feet. Upon completion of investigation, each test pit was backfilled with loose excavated materials. Re-excavation and compaction of these test pit areas are required prior to construction of overlying structures.

In addition, samples were obtained from representative soil strata encountered. Samples obtained have been visually classified in the field by professional staff, identified according to test pit number and depth, placed in sealed containers, and transported to our laboratory for additional testing. Subsurface materials have been described in detail on logs provided in the **Appendix**. Results of field and laboratory tests are also presented in the **Appendix**. Atlas recommends that these logs **not** be used to estimate fill material quantities.

4.2 Laboratory Testing Program

Along with our field investigation, a supplemental laboratory testing program was conducted to determine additional pertinent engineering characteristics of subsurface materials necessary in an analysis of anticipated behavior of the proposed structures. Laboratory tests were conducted in accordance with current applicable American Society for Testing and Materials (ASTM) specifications, and results of these tests are to be found in the **Appendix**. The laboratory testing program for this report included: Atterberg Limits Testing – ASTM D4318 and Grain Size Analysis – ASTM C117/C136.

4.3 Soil and Sediment Profile

The profile below represents a generalized interpretation for the project site. Note that on site soils strata, encountered between test pit locations, may vary from the individual soil profiles presented in the logs, which can be found in the **Appendix**.

At ground surface within test pit 1 were silt with sand soils. Silts with sand were brown to light brown, dry, and stiff to very stiff, with fine-grained sand. Throughout test pits 2 and 3 were silty sand with gravel fill materials. These fill materials were brown to light brown, dry, medium dense to dense, and contained fine to coarse-grained sand, fine to coarse gravel, intermittent cementation debris, and two to three foot boulders. Underlying the surficial silt soils in test pit 1 and throughout test pit 4 were silty sand sediments. Silty sands were brown to light brown, dry to moist, medium dense to dense, and contained fine to medium-grained sand. Organic materials were encountered to depths up to 1.3 feet bgs.

Competency of test pit sidewalls varied little across the site. In general, fine grained soils remained stable while more granular sediments and fill materials readily sloughed. However, moisture contents will also affect wall competency with saturated soils having a tendency to readily slough when under load and unsupported.

4.4 Volatile Organic Scan

No environmental concerns were identified prior to commencement of the investigation. Therefore, soils obtained during on-site activities were not assessed for volatile organic compounds by portable photoionization detector. Samples obtained during our exploration activities exhibited no odors or discoloration typically associated with this type of contamination. No groundwater was encountered.

5. SITE HYDROLOGY

Existing surface drainage conditions are defined in the **General Site Characteristics** section. Information provided in this section is limited to observations made at the time of the investigation. Either regional or local ordinances may require information beyond the scope of this report.

5.1 Groundwater

During this field investigation, groundwater was not encountered in test pits advanced to a maximum depth of 10.4 feet bgs. Soil moistures in the test pits were generally dry to moist throughout. In the vicinity of the project site, groundwater levels are controlled in large part by agricultural and residential irrigation activity and leakage from nearby canals. Maximum groundwater elevations likely occur during the later portion of the irrigation season. Furthermore, according to Idaho Department of Water Resources (IDWR) monitoring well data within approximately ½-mile of the project site, groundwater was measured at depths ranging between 14 and 60 feet bgs.

Based on evidence of this investigation and background knowledge of the area, Atlas estimates groundwater depths to remain greater than approximately 11 feet bgs throughout the year in the lower portions of the site.

5.2 Soil Infiltration Rates

Soil permeability, which is a measure of the ability of a soil to transmit a fluid, was not tested in the field. Given the absence of direct measurements, for this report an estimation of infiltration is presented using generally recognized values for each soil type and gradation. Infiltration rates through fill materials can be highly variable based on level of compaction and type of soil matrix. It is typically undesirable to direct storm water drainage to fill materials, as the addition of water into uncontrolled fill material can promote void spaces and settlement. Of soils comprising the generalized soil profile for this study, silt soils generally offer little permeability, with typical hydraulic infiltration rates of less than 2 inches per hour. Silty sand sediments usually display rates of 4 to 8 inches per hour.

It is recommended that infiltration facilities constructed on the site be extended into native silty sand sediments. Excavation depths of approximately 2.9 to greater than 10.1 feet bgs should be anticipated to expose these silty sand sediments. Because of the high soil permeability, ASTM C33 filter sand, or equivalent, should be incorporated into design of infiltration facilities. An infiltration rate of 2 inches per hour should be used in design. Actual infiltration rates should be confirmed at the time of construction.

6. SLOPES AND SETBACKS

Native slopes on the site were roughly 10 feet horizontal to 1 foot vertical (10:1). Therefore, slope setback requirements as outlined in the 2015 IBC are not applicable. Our investigation did not reveal any potential slope instabilities.

7. PRELIMINARY FOUNDATION AND SLAB DISCUSSION AND RECOMMENDATIONS

Various foundation types have been considered for support of the proposed development. Two requirements must be met in the design of foundations. First, the applied bearing stress must be less than the ultimate bearing capacity of foundation soils to maintain stability. Second, total and differential settlement must not exceed an amount that will produce an adverse behavior of the superstructure. Allowable settlement is usually exceeded before bearing capacity considerations become important; thus, allowable bearing pressure is normally controlled by settlement considerations.

Considering subsurface conditions and the proposed construction, it is recommended that the development be founded upon conventional spread footings and continuous wall footings. However, due to the presence of deep fill zones within portions of the project site a deep foundation option may be considered. These options include, but are not limited to, micropiles, h-piles, concrete caissons, and rammed earth aggregate piers. Atlas is available to provide further recommendations upon request. Total settlements should not exceed 1 inch if the following design and construction recommendations are observed.

Presently, there are an unknown number of structures proposed for the project site. Due to the presence of various fill depths and changes of general grading on the project site, Atlas recommends that structure specific subsurface investigations be conducted. The following recommendations are not specific to the individual structures, but rather should be viewed as guidelines for the subdivision-wide development.

7.1 Preliminary Foundation Design Recommendations

Based on data obtained from the site and test results from various laboratory tests performed, Atlas recommends the following guidelines for the net allowable soil bearing capacity:

Table 2 – Soil Bearing Capacity

Footing Depth	ASTM D1557 Subgrade Compaction	Net Allowable Soil Bearing Capacity
Footings must bear on competent, undisturbed, native silty sand sediments or compacted structural fill. Existing silt with sand soils, organic materials, and fill materials must be completely removed from below foundation elements.[1] Excavation depths ranging from roughly 1.2 to greater than 10.1 feet bgs should be anticipated to expose proper bearing soils.[2]	Not Required for Native Soil 95% for Structural Fill	2,000 lbs/ft^2 A ⅓ increase is allowable for short-term loading, which is defined by seismic events or designed wind speeds.

[1]It will be required for Atlas personnel to verify the bearing soil suitability for each structure at the time of construction.
[2]Depending on the time of year construction takes place, the subgrade soils may be unstable because of high moisture contents. If unstable conditions are encountered, over-excavation and replacement with granular structural fill and/or use of geotextiles may be required.

The following sliding frictional coefficient values should be used: 1) 0.35 for footings bearing on native silty sand sediments and 2) 0.45 for footings bearing on granular structural fill. A passive lateral earth pressure of 354 pounds per square foot per foot (psf/ft) should be used for silty sand sediments. For compacted sandy gravel fill, a passive lateral earth pressure of 496 psf/ft should be used.

Footings should be proportioned to meet either the stated soil bearing capacity or the 2015 IBC minimum requirements. Total settlement should be limited to approximately 1 inch, and differential settlement should be limited to approximately ½ inch. Objectionable soil types encountered at the bottom of footing excavations should be removed and replaced with structural fill. Excessively loose or soft areas that are encountered in the footings subgrade will require over-excavation and backfilling with structural fill. To minimize the effects of slight differential movement that may occur because of variations in the character of supporting soils and seasonal moisture content, Atlas recommends continuous footings be suitably reinforced to make them as rigid as possible. For frost protection, the bottom of external footings should be 30 inches below finished grade. Based on the soil types encountered onsite, foundation drains are not needed.

7.2 Preliminary Floor Slab-on-Grade

Uncontrolled fill was encountered in portions of the site. Atlas recommends that these fill materials be removed to a depth of at least 4 feet below existing grade. If fill materials remain after excavation, the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D1557. The excavated fill materials can be replaced in accordance with the **Structural Fill** section provided that all organic material and/or debris is completely removed. Once final grades have been determined, Atlas is available to provide additional recommendations.

It should be noted that uncontrolled fill materials will remain below the improved 4 foot zone (specified above). If water or increased moisture conditions occur within these fill materials, settlement or vertical movement may occur. This risk must be recognized and accepted by the project owner. Otherwise, complete removal of the fill zone will be required.

Organic, loose, or obviously compressive materials must be removed prior to placement of concrete floors or floor-supporting fill. In addition, the remaining subgrade should be treated in accordance with guidelines presented in the **Earthwork** section. Areas of excessive yielding should be excavated and backfilled with structural fill. Fill used to increase the elevation of the floor slab should meet requirements detailed in the **Structural Fill** section. Fill materials must be compacted to a minimum 95 percent of the maximum dry density as determined by ASTM D1557.

A free-draining granular mat should be provided below slabs-on-grade to provide drainage and a uniform and stable bearing surface. This should be a minimum of 4 inches in thickness and properly compacted. The mat should consist of a sand and gravel mixture, complying with Idaho Standards for Public Works Construction (ISPWC) specifications for ¾-inch (Type 1) crushed aggregate. The granular mat should be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D1557. A moisture-retarder should be placed beneath floor slabs to minimize potential ground moisture effects on moisture-sensitive floor coverings. The moisture-retarder should be at least 15-mil in thickness and have a permeance of less than 0.01 US perms as determined by ASTM E96. Placement of the moisture-retarder will require special consideration with regard to effects on the slab-on-grade and should adhere to recommendations outlined in the ACI 302.1R and ASTM E1745 publications. Upon request, Atlas can provide further consultation regarding installation.

8. PAVEMENT DISCUSSION AND RECOMMENDATIONS

Atlas has made assumptions for traffic loading variables based on the character of the proposed construction. The Client shall review and understand these assumptions to make sure they reflect intended use and loading of pavements both now and in the future. Based on experience with soils in the region, a subgrade California Bearing Ratio (CBR) value of 5 has been assumed for near-surface silt soils and recompacted existing fill materials on site. The following are minimum thickness requirements for assured pavement function. Depending on site conditions, additional work, e.g. soil preparation, may be required to support construction equipment. These have been listed within the **Soft Subgrade Soils** section.

8.1 Flexible Pavement Sections

The American Association of State Highway and Transportation Officials (AASHTO) design method has been used to calculate the following pavement sections. Calculation sheets provided in the **Appendix** indicate the soils constant, traffic loading, traffic projections, and material constants used to calculate the pavement sections. Atlas recommends that materials used in the construction of asphaltic concrete pavements meet requirements of the ISPWC Standard Specification for Highway Construction. Construction of the pavement section should be in accordance with these specifications and should adhere to guidelines recommended in the section on **Construction Considerations**.

Table 3 – AASHTO Flexible Pavement Specifications

Pavement Section Component	Driveways and Parking Light Duty	Driveways and Parking Heavy Duty
Asphaltic Concrete	2.5 Inches	3.0 Inches
Crushed Aggregate Base	4.0 Inches	4.0 Inches
Structural Subbase	8.0 Inches	10.0 Inches
Compacted Subgrade	See **Pavement Subgrade Preparation** Section	See **Pavement Subgrade Preparation** Section

[1]**It will be required for Atlas personnel to verify subgrade competency at the time of construction.**

- Asphaltic Concrete: Asphalt mix design shall meet the requirements of ISPWC, Section 810 Class III plant mix. Materials shall be placed in accordance with ISPWC Standard Specifications for Highway Construction.
- Aggregate Base: Material complying with ISPWC Standards for Crushed Aggregate Materials.
- Structural Subbase: Granular structural fill material complying with the requirements detailed in the **Structural Fill** section of this report except that the maximum material diameter is no more than $^{2}/_{3}$ the component thickness. Gradation and suitability requirements shall be per ISPWC Section 801, Table 1.

8.2 Pavement Subgrade Preparation

Uncontrolled fill was encountered in portions of the site. Atlas recommends that these fill materials be removed to a depth of at least 4 feet below existing grade. If fill materials remain after excavation, the exposed subgrade must be compacted to at least 95 percent of the maximum dry density as determined by ASTM D698. The excavated fill materials can be replaced in accordance with the **Structural Fill** section provided that all organic material and/or debris is completely removed. Once final grades have been determined, Atlas is available to provide additional recommendations.

It should be noted that uncontrolled fill materials will remain below the improved 4 foot zone (specified above). If water or increased moisture conditions occur within these fill materials, settlement or vertical movement may occur. This risk must be recognized and accepted by the project owner. Otherwise, complete removal of the fill zone will be required.

8.3 Common Pavement Section Construction Issues

The subgrade upon which above pavement sections are to be constructed must be properly stripped, compacted (if indicated), inspected, and proof-rolled. Proof rolling of subgrade soils should be accomplished using a heavy rubber-tired, fully loaded, tandem-axle dump truck or equivalent. Verification of subgrade competence by Atlas personnel at the time of construction is required. Fill materials on the site must demonstrate the indicated compaction prior to placing material in support of the pavement section. Atlas anticipated that pavement areas will be subjected to moderate traffic. Atlas does not anticipate pumping material to become evident during compaction, but subgrade clays and silts near and above optimum moisture contents may tend to pump. Pumping or soft areas must be removed and replaced with structural fill.

Fill material and aggregates in support of the pavement section must be compacted to no less than 95 percent of the maximum dry density as determined by ASTM D698 for flexible pavements and by ASTM D1557 for rigid pavements. If a material placed as a pavement section component cannot be tested by usual compaction testing methods, then compaction of that material must be approved by observed proof rolling. Minor deflections from proof rolling for flexible pavements are allowable. Deflections from proof rolling of rigid pavement support courses should not be visually detectable.

Atlas recommends that rigid concrete pavement be provided for heavy garbage receptacles. This will eliminate damage caused by the considerable loading transferred through the small steel wheels onto asphaltic concrete. Rigid concrete pavement should consist of Portland Cement Concrete Pavement (PCCP) generally adhering to ITD specifications for Urban Concrete. PCCP should be 6 inches thick on a 4-inch drainage fill course (see **Floor Slab-on-Grade** section), and should be reinforced with welded wire fabric. Control joints must be on 12-foot centers or less.

9. CONSTRUCTION CONSIDERATIONS

Recommendations in this report are based upon structural elements of the project being founded on competent, native silty sand sediments or compacted structural fill. Structural areas should be stripped to an elevation that exposes these soil types.

9.1 Earthwork

Excessively organic soils, deleterious materials, or disturbed soils generally undergo high volume changes when subjected to loads, which is detrimental to subgrade behavior in the area of pavements, floor slabs, structural fills, and foundations. Brush and thick grasses with associated root systems were noted at the time of our investigation. It is recommended that organic or disturbed soils, if encountered, be removed to depths of 1 foot (minimum), and wasted or stockpiled for later use. Stripping depths should be adjusted in the field to assure that the entire root zone or disturbed zone or topsoil are removed prior to placement and compaction of structural fill materials. Exact removal depths should be determined during grading operations by Atlas personnel, and should be based upon subgrade soil type, composition, and firmness or soil stability.

If underground storage tanks, underground utilities, wells, or septic systems are discovered during construction activities, they must be decommissioned then removed or abandoned in accordance with governing Federal, State, and local agencies. Excavations developed as the result of such removal must be backfilled with structural fill materials as defined in the **Structural Fill** section.

Atlas should oversee subgrade conditions (i.e., moisture content) as well as placement and compaction of new fill (if required) after native soils are excavated to design grade. Recommendations for structural fill presented in this report can be used to minimize volume changes and differential settlements that are detrimental to the behavior of footings, pavements, and floor slabs. Sufficient density tests should be performed to properly monitor compaction. For structural fill beneath building structures, one in-place density test per lift for every 5,000 square feet is recommended. In parking and driveway areas, this can be decreased to one test per lift for every 10,000 square feet.

9.2 Dry Weather

If construction is to be conducted during dry seasonal conditions, many problems associated with soft soils may be avoided. However, some rutting of subgrade soils may be induced by shallow groundwater conditions related to springtime runoff or irrigation activities during late summer through early fall. Solutions to problems associated with soft subgrade soils are outlined in the **Soft Subgrade Soils** section. Problems may also arise because of lack of moisture in native and fill soils at time of placement. This will require the addition of water to achieve near-optimum moisture levels. Low-cohesion soils exposed in excavations may become friable, increasing chances of sloughing or caving. Measures to control excessive dust should be considered as part of the overall health and safety management plan.

9.3 Wet Weather

If construction is to be conducted during wet seasonal conditions (commonly from mid-November through May), problems associated with soft soils must be considered as part of the construction plan. During this time of year, fine-grained soils such as silts and clays will become unstable with increased moisture content, and eventually deform or rut. Additionally, constant low temperatures reduce the possibility of drying soils to near optimum conditions.

9.4 Soft Subgrade Soils

Shallow fine-grained subgrade soils that are high in moisture content should be expected to pump and rut under construction traffic. During periods of wet weather, construction may become very difficult if not impossible. The following recommendations and options have been included for dealing with soft subgrade conditions:

- Track-mounted vehicles should be used to strip the subgrade of root matter and other deleterious debris. Heavy rubber-tired equipment should be prohibited from operating directly on the native subgrade and areas in which structural fill materials have been placed. Construction traffic should be restricted to designated roadways that do not cross, or cross on a limited basis, proposed roadway or parking areas.

- Soft areas can be over-excavated and replaced with granular structural fill.
- Construction roadways on soft subgrade soils should consist of a minimum 2-foot thickness of large cobbles of 4 to 6 inches in diameter with sufficient sand and fines to fill voids. Construction entrances should consist of a 6-inch thickness of clean, 2-inch minimum, angular drain-rock and must be a minimum of 10 feet wide and 30 to 50 feet long. During the construction process, top dressing of the entrance may be required for maintenance.
- Scarification and aeration of subgrade soils can be employed to reduce the moisture content of wet subgrade soils. After stripping is complete, the exposed subgrade should be ripped or disked to a depth of 1½ feet and allowed to air dry for 2 to 4 weeks. Further disking should be performed on a weekly basis to aid the aeration process.
- Alternative soil stabilization methods include use of geotextiles, lime, and cement stabilization. Atlas is available to provide recommendations and guidelines at your request.

9.5 Frozen Subgrade Soils

Prior to placement of structural fill materials or foundation elements, frozen subgrade soils must either be allowed to thaw or be stripped to depths that expose non-frozen soils and wasted or stockpiled for later use. Stockpiled materials must be allowed to thaw and return to near-optimal conditions prior to use as structural fill.

The onsite, shallow silty soils are susceptible to frost heave during freezing temperatures. For exterior flatwork and other structural elements, adequate drainage away from subgrades is critical. Compaction and use of structural fill will also help to mitigate the potential for frost heave. Complete removal of frost susceptible soils for the full frost depth, followed by replacement with a non-frost susceptible structural fill, can also be used to mitigate the potential for frost heave. Atlas is available to provide further guidance/assistance upon request.

9.6 Structural Fill

Soils recommended for use as structural fill are those classified as GW, GP, SW, and SP in accordance with the Unified Soil Classification System (USCS) (ASTM D2487). Use of silty soils (USCS designation of GM, SM, and ML) as structural fill may be acceptable. However, use of silty soils (GM, SM, and ML) as structural fill below footings is prohibited. These materials require very high moisture contents for compaction and require a long time to dry out if natural moisture contents are too high and may also be susceptible to frost heave under certain conditions. Therefore, these materials can be quite difficult to work with as moisture content, lift thickness, and compactive effort becomes difficult to control. If silty soil is used for structural fill, lift thicknesses should not exceed 6 inches (loose), and fill material moisture must be closely monitored at both the working elevation and the elevations of materials already placed. Following placement, silty soils must be protected from degradation resulting from construction traffic or subsequent construction.

Recommended granular structural fill materials, those classified as GW, GP, SW, and SP, should consist of a 6-inch minus select, clean, granular soil with no more than 50 percent oversize (greater than ¾-inch) material and no more than 12 percent fines (passing No. 200 sieve). These fill materials should be placed in layers not to exceed 12 inches in loose thickness. Prior to placement of structural fill materials, surfaces must be prepared as outlined in the **Construction Considerations** section. Structural fill material should be moisture-conditioned to achieve optimum moisture content prior to compaction. For structural fill below footings, areas of compacted backfill must extend outside the perimeter of the footings for a distance equal to the thickness of fill between the bottom of foundation and underlying soils, or 5 feet, whichever is less. All fill materials must be monitored during placement and tested to confirm compaction requirements, outlined below, have been achieved.

Each layer of structural fill must be compacted, as outlined below:

- Below Structures and Rigid Pavements: A minimum of 95 percent of the maximum dry density as determined by ASTM D1557.
- Below Flexible Pavements: A minimum of 92 percent of the maximum dry density as determined by ASTM D1557 or 95 percent of the maximum dry density as determined by ASTM D698.

The ASTM D1557 test method must be used for samples containing up to 40 percent oversize (greater than ¾-inch) particles. If material contains more than 40 percent but less than 50 percent oversize particles, compaction of fill must be confirmed by proof rolling each lift with a 10-ton vibratory roller (or equivalent) until the maximum density has been achieved. Density testing must be performed after each proof rolling pass until the in-place density test results indicate a drop (or no increase) in the dry density, defined as maximum density or "break over" point. The number of required passes should be used as the requirements on the remainder of fill placement. Material should contain sufficient fines to fill void spaces, and must not contain more than 50 percent oversize particles.

9.7 Backfill of Walls

Backfill materials must conform to the requirements of structural fill, as defined in this report. For wall heights greater than 2.5 feet, the maximum material size should not exceed 4 inches in diameter. Placing oversized material against rigid surfaces interferes with proper compaction, and can induce excessive point loads on walls. Backfill shall not commence until the wall has gained sufficient strength to resist placement and compaction forces. Further, retaining walls above 2.5 feet in height shall be backfilled in a manner that will limit the potential for damage from compaction methods and/or equipment. It is recommended that only small hand-operated compaction equipment be used for compaction of backfill within a horizontal distance equal to the height of the wall, measured from the back face of the wall.

Backfill should be compacted in accordance with the specifications for structural fill, except in those areas where it is determined that future settlement is not a concern, such as planter areas. In nonstructural areas, backfill must be compacted to a firm and unyielding condition.

9.8 Excavations

Shallow excavations that do not exceed 4 feet in depth may be constructed with side slopes approaching vertical. Below this depth, it is recommended that slopes be constructed in accordance with Occupational Safety and Health Administration (OSHA) regulations, Section 1926, Subpart P. Based on these regulations, on-site soils are classified as type "C" soil, and as such, excavations within these soils should be constructed at a maximum slope of 1½ feet horizontal to 1 foot vertical (1½:1) for excavations up to 20 feet in height. Excavations in excess of 20 feet will require additional analysis. Note that these slope angles are considered stable for short-term conditions only, and will not be stable for long-term conditions.

During the subsurface exploration, test pit sidewalls generally exhibited little indication of collapse. For deep excavations, native granular sediments and fill materials cannot be expected to remain in position. These materials are prone to failure and may collapse, thereby undermining upper soil layers. This is especially true when excavations approach depths near the water table. Care must be taken to ensure that excavations are properly backfilled in accordance with procedures outlined in this report.

9.9 Groundwater Control

Groundwater was not encountered during the investigation but is anticipated to be below the depth of most construction. Excavations below the water table will require a dewatering program. Dewatering will be required prior to placement of fill materials. Placement of concrete can be accomplished through water by the use of a treme. It may be possible to discharge dewatering effluent to remote portions of the site, to a sump, or to a pit. This will essentially recycle effluent, thus eliminating the need to enter into agreements with local drainage authorities. Should the scope of the proposed project change, Atlas should be contacted to provide more detailed groundwater control measures.

Special precautions may be required for control of surface runoff and subsurface seepage. It is recommended that runoff be directed away from open excavations. Silty soils may become soft and pump if subjected to excessive traffic during time of surface runoff. Ponded water in construction areas should be drained through methods such as trenching, sloping, crowning grades, nightly smooth drum rolling, or installing a French drain system. Additionally, temporary or permanent driveway sections should be constructed if extended wet weather is forecasted.

10. GENERAL COMMENTS

Based on the subsurface conditions encountered during this investigation and available information regarding the proposed development, the site is adequate for the planned construction. When plans and specifications are complete, and if significant changes are made in the character or location of the proposed structure, consultation with Atlas must be arranged as supplementary recommendations may be required. Suitability of subgrade soils and compaction of structural fill materials must be verified by Atlas personnel prior to placement of structural elements. Additionally, monitoring and testing should be performed to verify that suitable materials are used for structural fill and that proper placement and compaction techniques are utilized.

11. REFERENCES

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Appendix I WARRANTY AND LIMITING CONDITIONS

Atlas warrants that findings and conclusions contained herein have been formulated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology only for the site and project described in this report. These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the site within the scope cited above and are necessarily limited to conditions observed at the time of the site visit and research. Field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above.

Limitations

Test pit depths were limited to a maximum depth of 10.4 feet bgs because of equipment limitations.

Exclusive Use

This report was prepared for exclusive use of the property owner(s), at the time of the report, and their retained design consultants ("Client"). Conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in this report together with the Contract for Professional Services between the Client and Materials Testing and Inspection ("Consultant"). Use or misuse of this report, or reliance upon findings hereof, by parties other than the Client is at their own risk. Neither Client nor Consultant make representation of warranty to such other parties as to accuracy or completeness of this report or suitability of its use by such other parties for purposes whatsoever, known or unknown, to Client or Consultant. Neither Client nor Consultant shall have liability to indemnify or hold harmless third parties for losses incurred by actual or purported use or misuse of this report. No other warranties are implied or expressed.

Report Recommendations are Limited and Subject to Misinterpretation

There is a distinct possibility that conditions may exist that could not be identified within the scope of the investigation or that were not apparent during our site investigation. Findings of this report are limited to data collected from noted explorations advanced and do not account for unidentified fill zones, unsuitable soil types or conditions, and variability in soil moisture and groundwater conditions. To avoid possible misinterpretations of findings, conclusions, and implications of this report, Atlas should be retained to explain the report contents to other design professionals as well as construction professionals.

Since actual subsurface conditions on the site can only be verified by earthwork, note that construction recommendations are based on general assumptions from selective observations and selective field exploratory sampling. Upon commencement of construction, such conditions may be identified that require corrective actions, and these required corrective actions may impact the project budget. Therefore, construction recommendations in this report should be considered

preliminary, and Atlas should be retained to observe actual subsurface conditions during earthwork construction activities to provide additional construction recommendations as needed.

Since geotechnical reports are subject to misinterpretation, **do not** separate the soil logs from the report. Rather, provide a copy of, or authorize for their use, the complete report to other design professionals or contractors. Locations of exploratory sites referenced within this report should be considered approximate locations only. For more accurate locations, services of a professional land surveyor are recommended.

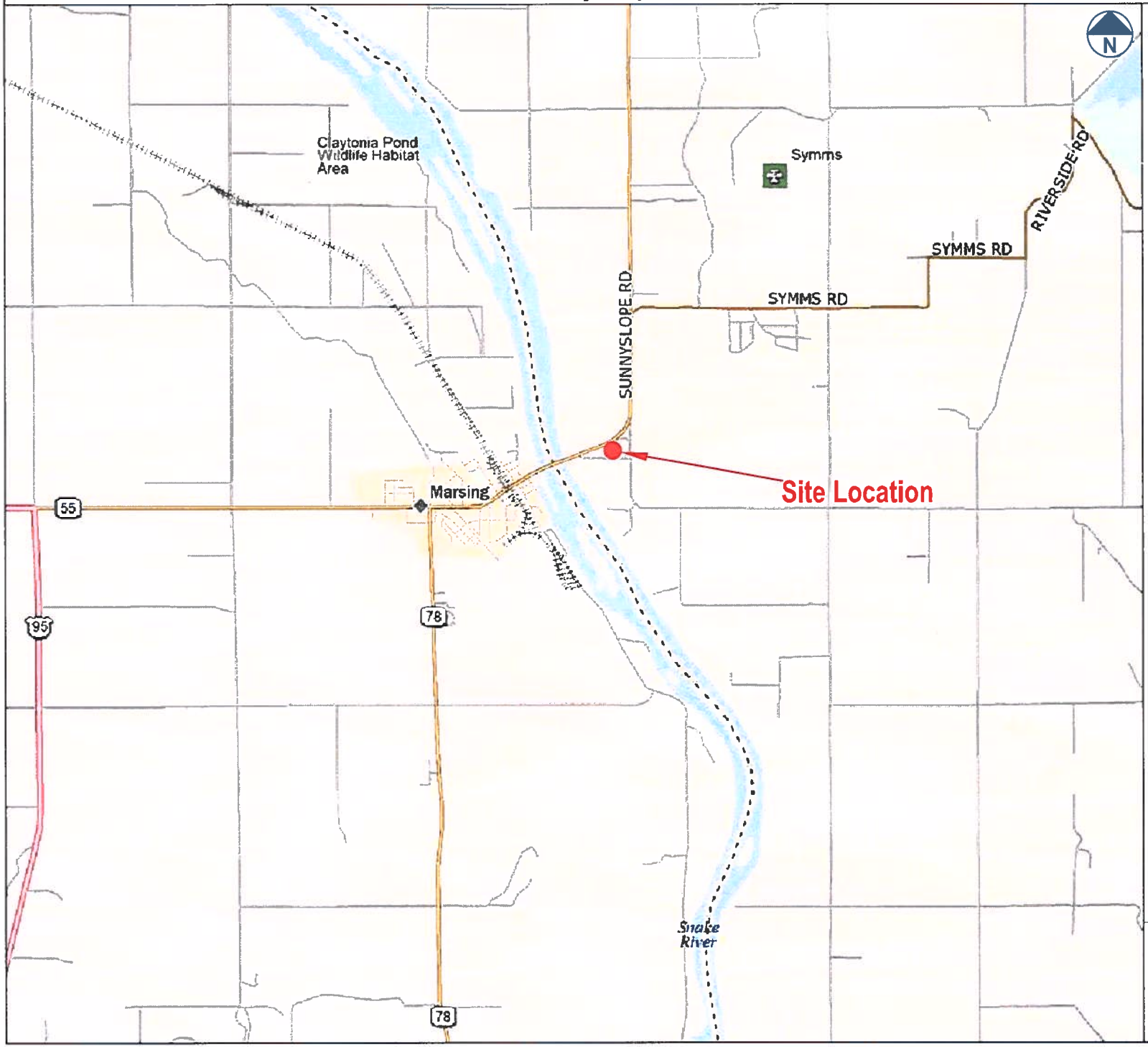
This report is also limited to information available at the time it was prepared. In the event additional information is provided to Atlas following publication of our report, it will be forwarded to the client for evaluation in the form received.

Environmental Concerns

Comments in this report concerning either onsite conditions or observations, including soil appearances and odors, are provided as general information. These comments are not intended to describe, quantify, or evaluate environmental concerns or situations. Since personnel, skills, procedures, standards, and equipment differ, a geotechnical investigation report is not intended to substitute for a geoenvironmental investigation or a Phase II/III Environmental Site Assessment. If environmental services are needed, Atlas can provide, via a separate contract, those personnel who are trained to investigate and delineate soil and water contamination.

Vicinity Map

Figure 1



MAP NOTES:

- Delorme Street Atlas
- Not to Scale

LEGEND

Approximate Site Location

Proposed Commercial Development

SEC of Highway 55 & Churruca Lane
Caldwell, ID

Modified from DeLorme by: JBS
December 21, 2020
Drawing: B202034g

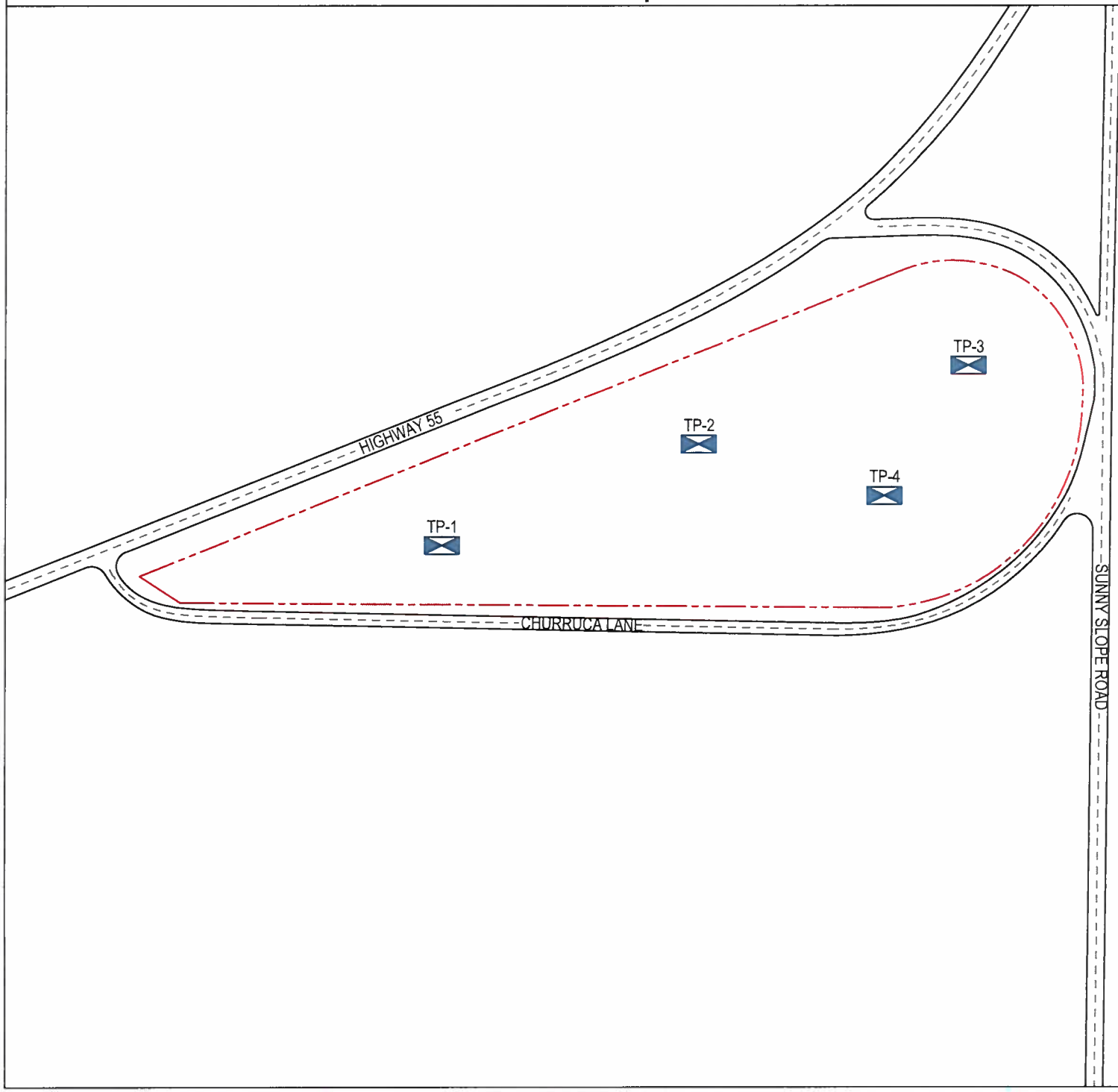
ATLAS

2791 S. Victory View Way
Boise, ID 83709

Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Site Map

Figure 2



NOTES:

- Not to Scale

LEGEND

Approximate Site Boundary

Approximate Atlas Test Pit Location

Proposed Commercial Development
SEC of Highway 55 & Churruca Lane
Caldwell, ID

Drawn by: JBS
December 21, 2020
Drawing: B202034g

ATLAS
2791 S. Victory View Way
Boise, ID 83709
Phone: (208) 376-4748
Fax: (208) 322-6515
Web: oneatlas.com

Appendix IV GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-1
Date Advanced: December 10, 2020
Excavated by: Client Supplied Excavator
Logged by: Jacob Schlador, PE

Latitude: 43.54911
Longitude: -116.79555
Depth to Water Table: Not Encountered
Total Depth: 10.4 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-2.9	Silt with Sand (ML): Brown to light brown, dry, stiff to very stiff, with fine-grained sand. --Organics to a depth of 1.3 feet bgs.			1.5-2.5	
2.9-10.4	Silty Sand (SM): Light brown, dry to moist, medium dense, with fine to medium-grained sand.	GS	3.0-3.5		A

Notes: See Site Map for test pit location.

Lab Test ID	Moisture (%)	LL	PI	Sieve Analysis (% Passing)				
				#4	#10	#40	#100	#200
A	9.7	NP	NP	100	100	99	77	41.2

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-2
Date Advanced: December 10, 2020
Excavated by: Client Supplied Excavator
Logged by: Jacob Schlador, PE

Latitude: 43.54952
Longitude: -116.79472
Depth to Water Table: Not Encountered
Total Depth: 10.1 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-10.1	Silty Sand with Gravel Fill (SM-FILL): Brown to light brown, dry, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and intermittent cementation debris. --Organics to a depth of 1.1 feet bgs.				

Notes: See Site Map for test pit location.

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GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-3
Date Advanced: December 10, 2020
Excavated by: Client Supplied Excavator
Logged by: Jacob Schlador, PE

Latitude: 43.54979
Longitude: -116.79314
Depth to Water Table: Not Encountered
Total Depth: 9.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-9.9	Silty Sand with Gravel Fill (SM-FILL): Brown to light brown, dry, medium dense to dense, with fine to coarse-grained sand, fine to coarse gravel, and intermittent 2 to 3 foot boulders. --Organics to a depth of 0.8 foot bgs.				

Notes: See Site Map for test pit location.

GEOTECHNICAL INVESTIGATION TEST PIT LOG

Test Pit Log #: TP-4
Date Advanced: December 10, 2020
Excavated by: Client Supplied Excavator
Logged by: Jacob Schlador, PE

Latitude: 43.54936
Longitude: -116.79239
Depth to Water Table: Not Encountered
Total Depth: 8.9 feet bgs

Depth (feet bgs)	Field Description and USCS Soil and Sediment Classification	Sample Type	Sample Depth (feet bgs)	Qp	Lab Test ID
0.0-8.9	Silty Sand (SM): Brown to light brown, dry, medium dense to dense, with fine to medium-grained sand. --Organics to a depth of 1.2 feet bgs. --Increase in sand content at a depth of 6.3 feet bgs.				

Notes: See Site Map for test pit location.

ATLAS

Appendix V GEOTECHNICAL GENERAL NOTES

Unified Soil Classification System			
Major Divisions		**Symbol**	**Soil Descriptions**
Coarse-Grained Soils < 50% passes No.200 sieve	Gravel & Gravelly Soils < 50% coarse	GW	Well-graded gravels; gravel/sand mixtures with little or no fines
		GP	Poorly-graded gravels; gravel/sand mixtures with little or no fines
		GM	Silty gravels; poorly-graded gravel/sand/silt mixtures
		GC	Clayey gravels; poorly-graded gravel/sand/clay mixtures
	Sand & Sandy Soils > 50% coarse fraction	SW	Well-graded sands; gravelly sands with little or no fines
		SP	Poorly-graded sands; gravelly sands with little or no fines
		SM	Silty sands; poorly-graded sand/gravel/silt mixtures
		SC	Clayey sands; poorly-graded sand/gravel/clay mixtures
Fine-Grained Soils > 50% passes No.200 sieve	Silts & Clays LL < 50	ML	Inorganic silts; sandy, gravelly or clayey silts
		CL	Lean clays; inorganic, gravelly, sandy, or silty, low to medium-plasticity clays
		OL	Organic, low-plasticity clays and silts
	Silts & Clays LL > 50	MH	Inorganic, elastic silts; sandy, gravelly or clayey elastic silts
		CH	Fat clays; high-plasticity, inorganic clays
		OH	Organic, medium to high-plasticity clays and silts
Highly Organic Soils		PT	Peat, humus, hydric soils with high organic content

Relative Density and Consistency Classification	
Coarse-Grained Soils	**SPT Blow Counts (N)**
Very Loose:	< 4
Loose:	4-10
Medium Dense:	10-30
Dense:	30-50
Very Dense:	> 50
Fine-Grained Soils	**SPT Blow Counts (N)**
Very Soft:	< 2
Soft:	2-4
Medium Stiff:	4-8
Stiff:	8-15
Very Stiff:	15-30
Hard:	> 30

Moisture Content and Cementation Classification	
Description	**Field Test**
Dry	Absence of moisture, dry to touch
Slightly Moist	Damp, but no visible moisture
Moist	Visible moisture
Wet	Visible free water
Saturated	Soil is usually below water table
Description	**Field Test**
Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

Particle Size	
Boulders:	> 12 in.
Cobbles:	12 to 3 in.
Gravel:	3 in. to 5 mm
Coarse-Grained Sand:	5 to 0.6 mm
Medium-Grained Sand:	0.6 to 0.2 mm
Fine-Grained Sand:	0.2 to 0.075 mm
Silts:	0.075 to 0.005 mm
Clays:	< 0.005 mm

Acronym List	
GS	grab sample
LL	Liquid Limit
M	moisture content
NP	non-plastic
PI	Plasticity Index
Q_p	penetrometer value, unconfined compressive strength, tsf
V	vane value, ultimate shearing strength, tsf

Appendix VI AASHTO PAVEMENT DESIGN

Pavement Section Design Location: Proposed Commercial Development, Light Duty

Average Daily Traffic Count:	300	All Lanes & Both Directions
Design Life:	20	Years
Percent of Traffic in Design Lane:	50%	
Terminal Seviceability Index (Pt):	2.5	
Level of Reliability:	95	
Subgrade CBR Value:	5	**Subgrade Mr:** 7,500

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	80	2.0%	0.0008	568
Buses:	0	2.0%	0.6806	0
Panel & Pickup Trucks:	64	2.0%	0.0122	6,925
2-Axle, 6-Tire Trucks:	5	2.0%	0.1890	8,381
Emergency Vehicles:	1.0	2.0%	4.4800	39,731
Dump Trucks:	0	2.0%	3.6300	0
Tractor Semi Trailer Trucks:	0	2.0%	2.3719	0
Double Trailer Trucks	0	2.0%	2.3187	0
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	150			

Total Design Life 18-kip ESALs:	55,604
Actual Log (ESALs):	4.745
Trial SN:	2.30
Trial Log (ESALs):	4.757
Pavement Section Design SN:	2.41

	Design Depth Inches	Structural Coefficient	Drainage Coefficient
Asphaltic Concrete:	2.50	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	8.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

AASHTO PAVEMENT DESIGN

Pavement Section Design Location: Proposed Commercial Development, Heavy Duty

Average Daily Traffic Count:	300	All Lanes & Both Directions		
Design Life:	20	Years		
Percent of Traffic in Design Lane:	50%			
Terminal Seviceability Index (Pt):	2.5			
Level of Reliability:	95			
Subgrade CBR Value:	5		**Subgrade Mr:**	7,500

Calculation of Design-18 kip ESALs

	Daily Traffic	Growth Rate	Load Factors	Design ESALs
Passenger Cars:	75	2.0%	0.0008	532
Buses:	1	2.0%	0.6806	6,036
Panel & Pickup Trucks:	55	2.0%	0.0122	5,951
2-Axle, 6-Tire Trucks:	15	2.0%	0.1890	25,142
Emergency Vehicles:	1.0	2.0%	4.4800	39,731
Dump Trucks:	1	2.0%	3.6300	32,193
Tractor Semi Trailer Trucks:	1	2.0%	2.3719	21,035
Double Trailer Trucks	1	2.0%	2.3187	20,563
Heavy Tractor Trailer Combo Trucks:	0	2.0%	2.9760	0
Average Daily Traffic in Design Lane:	150			

Total Design Life 18-kip ESALs:	151,184
Actual Log (ESALs):	5.180
Trial SN:	2.71
Trial Log (ESALs):	5.185
Pavement Section Design SN:	2.82

	Design Depth Inches	Structural Coefficient	Drainage Coefficient
Asphaltic Concrete:	3.00	0.42	n/a
Asphalt-Treated Base:	0.00	0.25	n/a
Cement-Treated Base:	0.00	0.17	n/a
Crushed Aggregate Base:	4.00	0.14	1.0
Subbase:	10.00	0.10	1.0
Special Aggregate Subgrade:	0.00	0.09	0.9

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

The Geoprofessional Business Association (GBA) has prepared this advisory to help you – assumedly a client representative – interpret and apply this geotechnical-engineering report as effectively as possible. In that way, you can benefit from a lowered exposure to problems associated with subsurface conditions at project sites and development of them that, for decades, have been a principal cause of construction delays, cost overruns, claims, and disputes. If you have questions or want more information about any of the issues discussed herein, contact your GBA-member geotechnical engineer. Active engagement in GBA exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project.

Understand the Geotechnical-Engineering Services Provided for this Report

Geotechnical-engineering services typically include the planning, collection, interpretation, and analysis of exploratory data from widely spaced borings and/or test pits. Field data are combined with results from laboratory tests of soil and rock samples obtained from field exploration (if applicable), observations made during site reconnaissance, and historical information to form one or more models of the expected subsurface conditions beneath the site. Local geology and alterations of the site surface and subsurface by previous and proposed construction are also important considerations. Geotechnical engineers apply their engineering training, experience, and judgment to adapt the requirements of the prospective project to the subsurface model(s). Estimates are made of the subsurface conditions that will likely be exposed during construction as well as the expected performance of foundations and other structures being planned and/or affected by construction activities.

The culmination of these geotechnical-engineering services is typically a geotechnical-engineering report providing the data obtained, a discussion of the subsurface model(s), the engineering and geologic engineering assessments and analyses made, and the recommendations developed to satisfy the given requirements of the project. These reports may be titled investigations, explorations, studies, assessments, or evaluations. Regardless of the title used, the geotechnical-engineering report is an engineering interpretation of the subsurface conditions within the context of the project and does not represent a close examination, systematic inquiry, or thorough investigation of all site and subsurface conditions.

Geotechnical-Engineering Services are Performed for Specific Purposes, Persons, and Projects, and At Specific Times

Geotechnical engineers structure their services to meet the specific needs, goals, and risk management preferences of their clients. A geotechnical-engineering study conducted for a given civil engineer will not likely meet the needs of a civil-works constructor or even a different civil engineer. Because each geotechnical-engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client.

Likewise, geotechnical-engineering services are performed for a specific project and purpose. For example, it is unlikely that a geotechnical-engineering study for a refrigerated warehouse will be the same as one prepared for a parking garage; and a few borings drilled during a preliminary study to evaluate site feasibility will not be adequate to develop geotechnical design recommendations for the project.

Do not rely on this report if your geotechnical engineer prepared it:

- for a different client;
- for a different project or purpose;
- for a different site (that may or may not include all or a portion of the original site); or
- before important events occurred at the site or adjacent to it; e.g., man-made events like construction or environmental remediation, or natural events like floods, droughts, earthquakes, or groundwater fluctuations.

Note, too, the reliability of a geotechnical-engineering report can be affected by the passage of time, because of factors like changed subsurface conditions; new or modified codes, standards, or regulations; or new techniques or tools. *If you are the least bit uncertain* about the continued reliability of this report, contact your geotechnical engineer before applying the recommendations in it. A minor amount of additional testing or analysis after the passage of time – if any is required at all – could prevent major problems.

Read this Report in Full

Costly problems have occurred because those relying on a geotechnical-engineering report did not read the report in its entirety. Do not rely on an executive summary. Do not read selective elements only. *Read and refer to the report in full.*

You Need to Inform Your Geotechnical Engineer About Change

Your geotechnical engineer considered unique, project-specific factors when developing the scope of study behind this report and developing the confirmation-dependent recommendations the report conveys. Typical changes that could erode the reliability of this report include those that affect:

- the site's size or shape;
- the elevation, configuration, location, orientation, function or weight of the proposed structure and the desired performance criteria;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project or site changes – even minor ones – and request an assessment of their impact. *The geotechnical engineer who prepared this report cannot accept*

responsibility or liability for problems that arise because the geotechnical engineer was not informed about developments the engineer otherwise would have considered.

Most of the "Findings" Related in This Report Are Professional Opinions

Before construction begins, geotechnical engineers explore a site's subsurface using various sampling and testing procedures. *Geotechnical engineers can observe actual subsurface conditions only at those specific locations where sampling and testing is performed.* The data derived from that sampling and testing were reviewed by your geotechnical engineer, who then applied professional judgement to form opinions about subsurface conditions throughout the site. Actual sitewide-subsurface conditions may differ – maybe significantly – from those indicated in this report. Confront that risk by retaining your geotechnical engineer to serve on the design team through project completion to obtain informed guidance quickly, whenever needed.

This Report's Recommendations Are Confirmation-Dependent

The recommendations included in this report – including any options or alternatives – are confirmation-dependent. In other words, they are <u>not</u> final, because the geotechnical engineer who developed them relied heavily on judgement and opinion to do so. Your geotechnical engineer can finalize the recommendations *only after observing actual subsurface conditions* exposed during construction. If through observation your geotechnical engineer confirms that the conditions assumed to exist actually do exist, the recommendations can be relied upon, assuming no other changes have occurred. *The geotechnical engineer who prepared this report cannot assume responsibility or liability for confirmation-dependent recommendations if you fail to retain that engineer to perform construction observation.*

This Report Could Be Misinterpreted

Other design professionals' misinterpretation of geotechnical-engineering reports has resulted in costly problems. Confront that risk by having your geotechnical engineer serve as a continuing member of the design team, to:

- confer with other design-team members;
- help develop specifications;
- review pertinent elements of other design professionals' plans and specifications; and
- be available whenever geotechnical-engineering guidance is needed.

You should also confront the risk of constructors misinterpreting this report. Do so by retaining your geotechnical engineer to participate in prebid and preconstruction conferences and to perform construction-phase observations.

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can shift unanticipated-subsurface-conditions liability to constructors by limiting the information they provide for bid preparation. To help prevent the costly, contentious problems this practice has caused, include the complete geotechnical-engineering report, along with any attachments or appendices, with your contract documents, *but be certain to note conspicuously that you've included the material for information purposes only.* To avoid misunderstanding, you may also want to note that "informational purposes" means constructors have no right to rely on the interpretations, opinions, conclusions, or recommendations in the report. Be certain that constructors know they may learn about specific project requirements, including options selected from the report, *only* from the design drawings and specifications. Remind constructors that they may perform their own studies if they want to, and *be sure to allow enough time* to permit them to do so. Only then might you be in a position to give constructors the information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions. Conducting prebid and preconstruction conferences can also be valuable in this respect.

Read Responsibility Provisions Closely

Some client representatives, design professionals, and constructors do not realize that geotechnical engineering is far less exact than other engineering disciplines. This happens in part because soil and rock on project sites are typically heterogeneous and not manufactured materials with well-defined engineering properties like steel and concrete. That lack of understanding has nurtured unrealistic expectations that have resulted in disappointments, delays, cost overruns, claims, and disputes. To confront that risk, geotechnical engineers commonly include explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Geoenvironmental Concerns Are <u>Not</u> Covered

The personnel, equipment, and techniques used to perform an environmental study – e.g., a "phase-one" or "phase-two" environmental site assessment – differ significantly from those used to perform a geotechnical-engineering study. For that reason, a geotechnical-engineering report does not usually provide environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated subsurface environmental problems have led to project failures.* If you have not obtained your own environmental information about the project site, ask your geotechnical consultant for a recommendation on how to find environmental risk-management guidance.

Obtain Professional Assistance to Deal with Moisture Infiltration and Mold

While your geotechnical engineer may have addressed groundwater, water infiltration, or similar issues in this report, the engineer's services were not designed, conducted, or intended to prevent migration of moisture – including water vapor – from the soil through building slabs and walls and into the building interior, where it can cause mold growth and material-performance deficiencies. Accordingly, ***proper implementation of the geotechnical engineer's recommendations will <u>not</u> of itself be sufficient to prevent moisture infiltration. Confront the risk of moisture infiltration*** by including building-envelope or mold specialists on the design team. ***Geotechnical engineers are <u>not</u> building-envelope or mold specialists.***

GEOPROFESSIONAL BUSINESS ASSOCIATION

Telephone: 301/565-2733
e-mail: info@geoprofessional.org www.geoprofessional.org

From: Ken Couch
Sent: Tuesday, June 2, 2020 5:21 PM
To: William Werhane
Cc: Erika Bowen; Sarah Arjona
Subject: RE: [EXTERNAL] Off ramp to parcel R33590012b

#10

Hi Bill!

I have attached a Snip-it of the parcels to verify I am looking at the correct site. I have also attached a copy of the permit application, a copy of the ITD standard drawing for approaches, a copy of the excavation and paving requirements, and a list of requirements for the Traffic Control Plan. Once the application is completed the property owner or their authorized representative will need to sign the application it and submit it along with the following:

1. Copy of the latest deed for the parcel.
2. If parcel is split you will need to provide a recorded cross access or access easement documentation for all parcels showing they will be utilizing the requested access point.
3. Site plan for the full site.
4. Civil drawings for the approach.
5. Photos looking each direction away from the proposed approach as if you were a driver exiting the approach.
6. $100 non-refundable application fee (Payable by phone at 208-332-7187 between 8 am and 3 pm Monday through Friday, $1.50 electronic payment fee).
7. Traffic Impact Study (TIS) to include a turn lane warrant. Please contact ITD for scope of work for the TIS.
8. You will need to submit a Traffic Control Plan designed by a certified Traffic Control Supervisor (must include signature, certification number, and contact information) or designed and stamped by an Engineer licensed in Idaho. This may be done at any point prior to beginning any work within the ITD right-of-way. No work is allowed within the ITD right-of-way without an approved traffic control plan.

The proposed uses will generate enough trip to require the installation of a right turn lane. Total length of the right turn lane will be 385' and must be completely within the parcel limits. Property dedication may also be required.

All documents may be submitted electronically.

Once the application is completed and signed by the property owner it can then be submitted by email.

It will likely take about 30 days to process your application once we have all the correct documents. Please make sure the application is signed by the property owner or an authorized

representative. If it is signed by an authorized representative we will need a legal document from the owner certifying that the individual has the right to represent the owner.

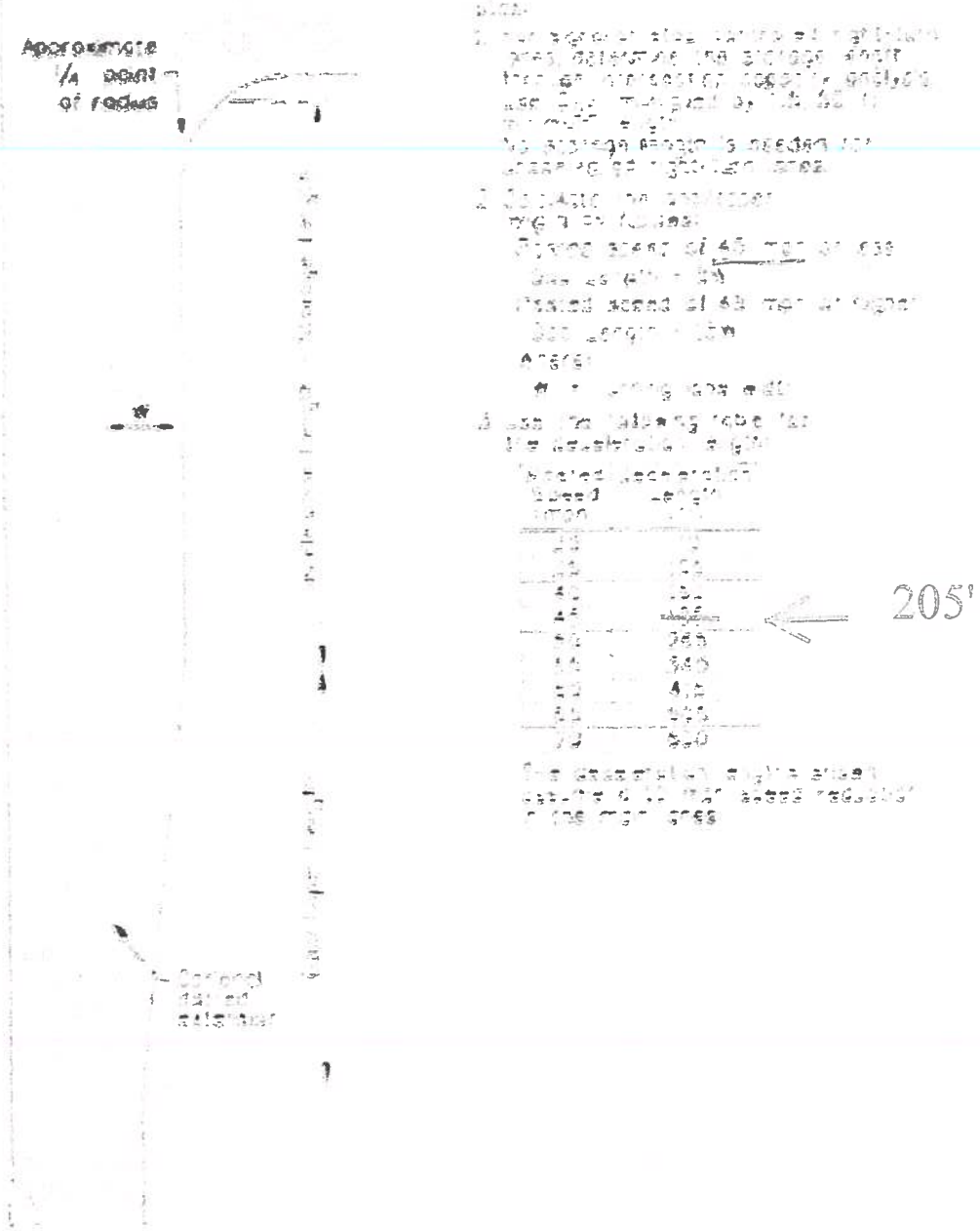
Please be sure that all work within the Right-of Way is designed and constructed to meet current ITD Standards and Specifications.

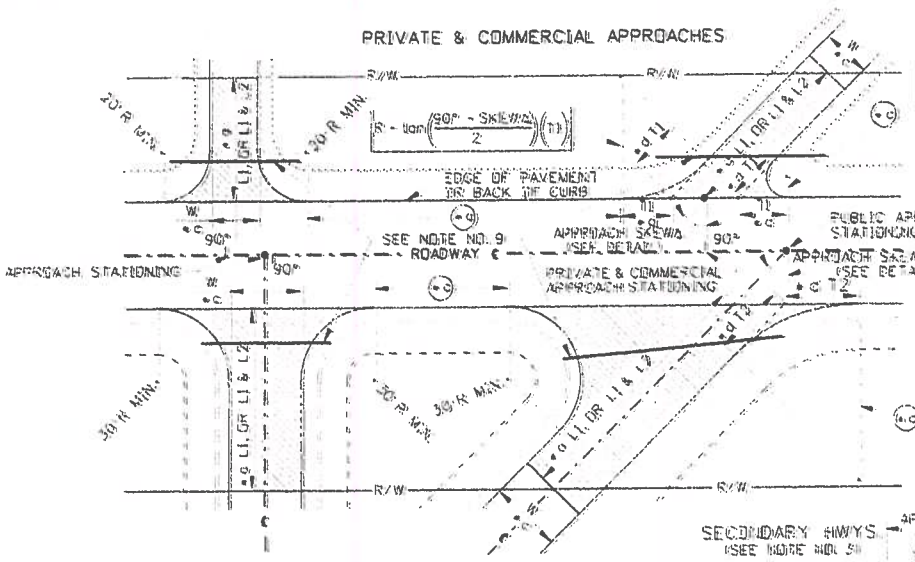
If you have any questions please feel free to contact me.

Thanks!
Ken Couch
Permits Coordinator
Idaho Transportation Department
District 3
208-332-7190 Office
Ken.Couch@itd.idaho.gov

From: William Werhane [redacted]
Sent: Monday, June 1, 2020 3:01 PM
To: Ken Couch <Ken.Couch@itd.idaho.gov>
Subject: [EXTERNAL] Off ramp to parcel R33590012b

Figure 3B-4. Example Right-Turn Lane Markings





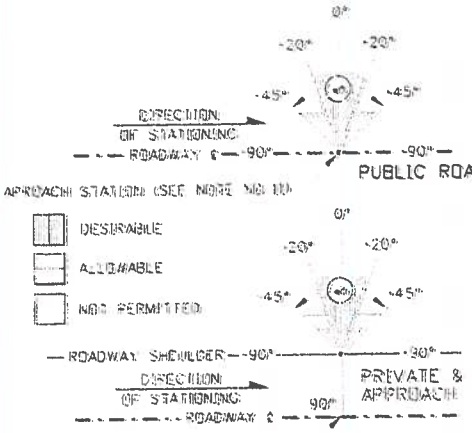
APPROACH PLAN TYPICALS

APPROACH TYPICAL - CLEARZONE SLOPES

(PUBLIC & PRIVATE)

APPROACH PLAN LEGEND & APPROACH NOMENCLATURE

CUT	
FILL	
PROPOSED DITCH	
PROPOSED CULVERT	
SKEW ∆	SEE NOTE NO. 10
R	RADIUS OF SHLD. CURVE
T1 & T2	TANGENT OF SHLD. CURVE
W	APPROACH WIDTH
G1 & G2	APPR. GRADES 1 & 2 (%)
C	CHANGE IN GRADE (%)
L1 & L2	HORZ. LENGTH OF GRADE



APPROACH SKEW ANGLE

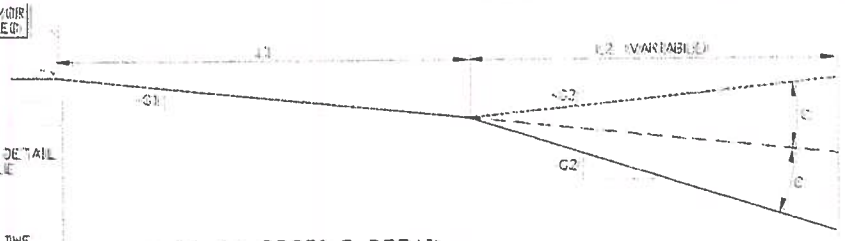
(SEE NOTE NO. 10)

APPROACH GRADE TABLE

TRAFFIC TYPE	GRADE PARAMETER: G1 (RANGE)	G2 (MAX.)	MAX. CHANGE IN GRADE C (•4)	MINIMUM LENGTH L1
HIGH VOLUME (COMMERCIAL, INDUSTRIAL)	-2% TO -3%	+5%	+3%	40'
LOW VOLUME (COMMERCIAL, INDUSTRIAL)	-2% TO -5%	+8%	+6%	40'
SINGLE RESIDENTIAL, FARM/RANCH, FIELD	-2% TO -8%	+15% • (6)	VEHICLE CLEARANCE	10'
MULTIPLE RESIDENTIAL	-2% TO -8%	+15% • (6)	+6%	20'
PUBLIC ROAD	-2%	• (7)	+2%	20'

(•9) STANDARD APPROACH WIDTH TABLE

APPR. TYPE	POSTED SPEED (mph)	≤35		>35	
	MIN./MAX. WIDTH	MIN.	MAX.	MIN.	MAX.
	MULTIPLE RESIDENTIAL	28'	40'	28'	40'
	SINGLE RES./RESIDENTIAL, FARM/RANCH, FIELD	22'	40'	20'	40'
	COMMERCIAL (ONE-WAY)	25'	50'	20'	50'
	COMMERCIAL (TWO-WAY)	25'	40'	25'	40'
	PUBLIC ROAD	28'	N/A	28'	N/A



APPROACH PROFILE DETAIL

SUB-NOTES:

- • 6: (SEE NOTE NO. 2)
- • 7: SEE NOTE NO. 1 & APPROACH PROFILE DETAIL
- • 8: SEE STANDARD APPROACH WIDTH TABLE
- • 9: T1 = 20' MINIMUM, T2 = 30' MINIMUM
- • 10: (SEE NOTE NO. 4)
- • 11: (SEE NOTE NO. 5)
- • 12: (SEE NOTE NO. 6)
- • 13: THE APPROACH ∆ IS TO FALL WITHIN THE ALLOWABLE OR DESIRABLE LIMITS. THE DESIRABLE LIMIT IS CONSIDERED THE "SAFEST" OPTION."

NOTES

1. RURAL PRIVATE, COMMERCIAL, AND PUBLIC APPROACHES SHALL BE PAVED TO THE RIGHT-OF-WAY LINE OR TO THE BACK OF THE SHOULDER CURVE (APPROACH RADIUS). FARM/RANCH AND FIELD APPROACHES THAT ARE OCCASIONALLY USED MAY BE PAVED A MINIMUM OF 5' FROM THE SHOULDER LINE. APPROACHES ON EXISTING UNPAVED HIGHWAYS ARE EXEMPT.
2. REFER TO THE ITD ADMINISTRATIVE POLICY (A-02-01) FOR ADDITIONAL INFORMATION ON LOCATION OF APPROACHES.
3. WITHIN THE CLEARZONE, THE SIDE SLOPES OF APPROACHES SHALL BE A MINIMUM OF 6:1 ON SECONDARY HIGHWAYS AND A MINIMUM OF 10:1 ON PRIMARY HIGHWAYS.
4. WHEN THE "MAXIMUM CHANGE IN GRADE" (APPROACH GRADE TABLE "C") IS EXCEEDED, A MINIMUM 10' VERTICAL CURVE SHALL BE USED IN THE APPROACH PROFILE.
5. THE 2 GRADE OF "G2" SHALL BE A MAXIMUM OF 7% FOR FLAT TERRAIN, 11% FOR ROLLING TERRAIN, OR 15% FOR MOUNTAINOUS.
6. APPROACH GRADES EXCEEDING 10% ARE NOT RECOMMENDED BECAUSE EMERGENCY VEHICLES MAY BE IMPEDED.
7. THE BALLAST REQUIREMENTS OF RURAL APPROACHES SHALL BE AS SHOWN ON THE PLANS.
8. WHEN A MAILBOX TURNOUT IS INSTALLED WITH A RURAL APPROACH, STD. DWG. 405-2 IS REQUIRED.
9. ALL RURAL PRIVATE AND COMMERCIAL APPROACHES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT THE APPROACH DRAINAGE IS INDEPENDENT AND DOES NOT CONTRIBUTE TO EXISTING HIGHWAY DRAINAGE. ALL RURAL PUBLIC APPROACHES SHALL BE DESIGNED AND CONSTRUCTED TO ADDRESS BOTH THE MAIN HIGHWAY AND APPROACH DRAINAGE.
10. THE APPROACH SKEW ANGLE IS THE DEFLECTION ANGLE BETWEEN A LINE PERPENDICULAR TO THE HIGHWAY CENTERLINE AND THE APPROACH CENTERLINE.
11. RURAL PRIVATE AND COMMERCIAL APPROACHES ARE REFERENCED LEFT OR RIGHT OF THE HIGHWAY CENTERLINE STATION TO THE CENTER OF THE APPROACH OPENING, WHICH IS AT THE EDGE OF PAVEMENT OR BACK OF CURB. A PUBLIC APPROACH STATION OCCURS WHERE THE PUBLIC APPROACH CENTERLINE INTERSECTS THE HIGHWAY CENTERLINE.
12. NOT TO SCALE.

REVISIONS								
NO.	DATE	BY	NO.	DATE	BY	NO.	DATE	BY

SCALES SHOWN ARE FOR 22" X 17" PRINTS ONLY.

CADD FILE NAME: 405-1_LOG01.dgn

DRAWING DATE: SEPTEMBER, 1993

IDAHO TRANSPORTATION DEPARTMENT

BOISE IDAHO

STANDARD DRAWING

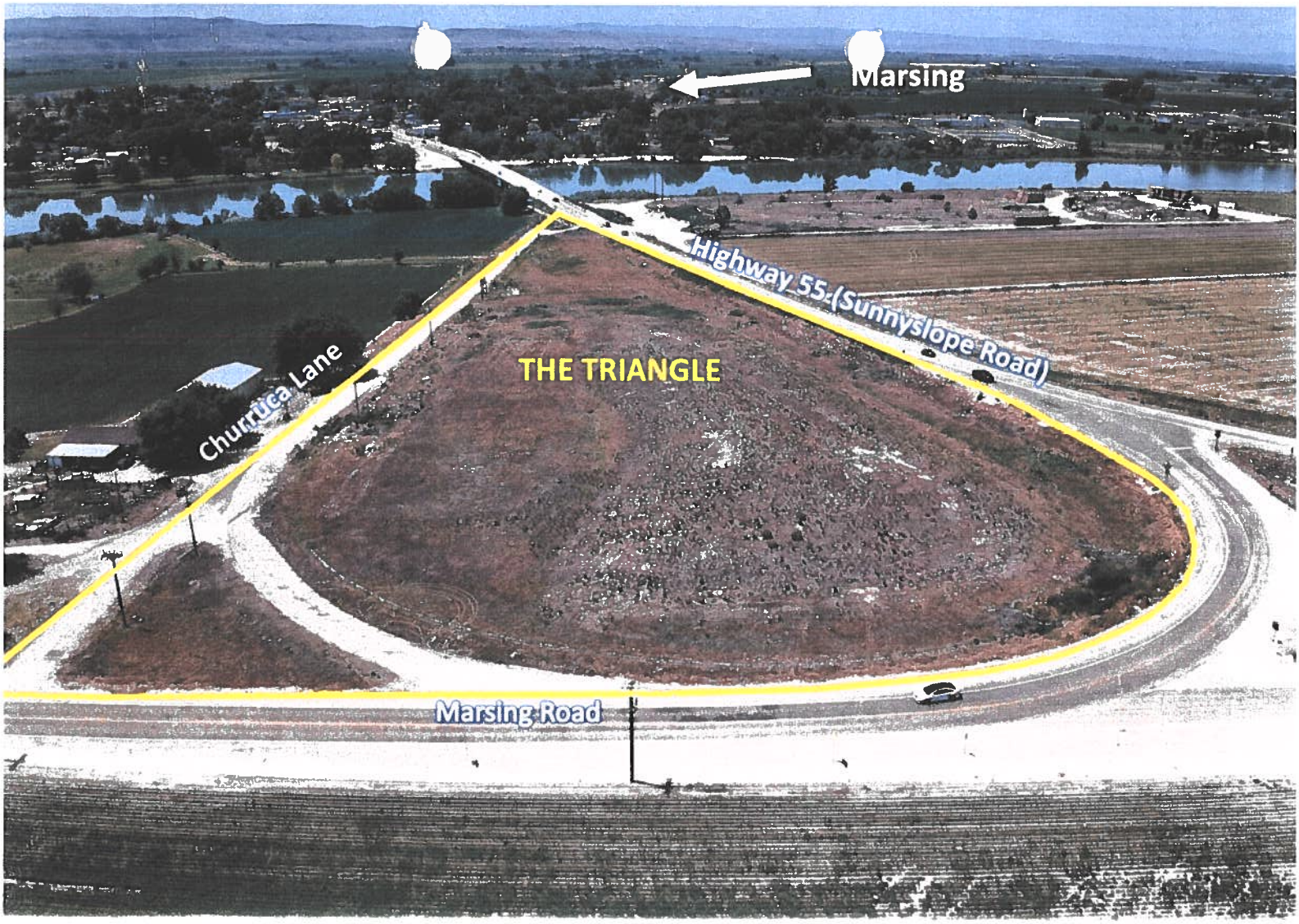
RURAL APPROACHES

English

STANDARD DRAWING NO. 405-1

SHEET 1 OF 1

PROFESSIONAL ENGINEER • LAND SURVEYOR REGISTERED 2240 STATE OF IDAHO MILFORD MILLER



CR2022-0031

Werhane Conditional Rezone of The Triangle parcel
Supplemental Application Material

Bristlecone
LAND USE CONSULTING

Canyon County
Development Services Department
111 N. 11th Avenue #310
Caldwell, ID 83605

December 11, 2023

Re: Supplemental Application Narrative for CR2022-0031

Dear Planning Staff, Planning and Zoning Commission, and Board of County Commissioners,

Bristlecone Land Use Consulting, on behalf of the property owner, Werhane Family Living Trust, is pleased to submit this supplemental application narrative for CR2022-0031. The subject property, as shown in the image on the cover, parcel R33590012B0 and R33590012C0 (referenced as one parcel), is located on the south side of Highway 55 and the north side of Churruca Lane to the west of Marsing Road on the east side of the Snake River.

The request is to rezone the approximate 8.93-acre property from "A" (Agricultural) to "C-2" (Service Commercial. The original request included a Comprehensive Plan Map Amendment from Agriculture to Commercial. Per recommendation by staff the Comprehensive Plan Map Amendment has been withdrawn. A Development Agreement is requested as part of this request, and we have identified conditions to ensure that the site develops in a manner that is compatible with the character of the area. This application was originally submitted in October of 2022. The information below was carried over from the original narrative with additional information added, including public outreach and an analysis of the criteria.

History of the Site

The area of the site has a unique history that many are not aware of. Going back to WWII, the Marsing POW Camp was located adjacent to the site, to the south. The camp was constructed between 1942 and 1943 and held up to 1,500 POWs who worked the sugar beet fields and orchards until WWII ended. Many local residents still have personal and interesting stories. Prior to the rebuilding of the Marsing Bridge in 1955 (image to the right), Marsing Road and Highway 55 were the arterial crossing of the Snake River into Marsing. Now abandoned, a gas/service station was operated on Churruca Lane, known as Churruca Service. Continuing; when the new Marsing Bridge was completed, Highway 55 was rerouted and straightened, heading south towards the new bridge. Marsing Road was then connected to Highway 55 via a radius approximately 2000 feet north of the bridge. Churruca Lane (.452 miles of Marsing Road) was abandoned by ITD, isolating Churruca Service, causing a loss of business and eventually shutting down in the early 1970s. After more recent roadway improvements occurred between 2018 and 2020, the only major uses of the property were to deposit and store excess fill that is currently located on the property.

Land Uses

Residential, Industrial, Agricultural, and Commercial uses were taken into consideration for the subject property. Taking into consideration the impact of the rerouting of Highway 55 and Marsing Road and the abandonment of Churruca Lane in the mid-1950s, the following explores why a Conditional Rezone to C-2 is the most appropriate:

1. Residential? It is not realistic as the location is in between two arterials, and the traffic count as of 2019 for Highway 55 was 7,000 daily. In 2019, the new Marsing Bridge construction was underway. Therefore, the traffic count might not reflect accurate numbers. The frontage of the two arterial roadways is not conducive to residential uses due to the environmental impact the noise would have on residents.
2. Industrial? Possibly, the property has power readily available as per the existing Idaho Power easement and access to roadways, which make it a good location for an industrial user. Due to the small acreage and distance from industrial hubs, industrial users may be limited.
3. Commercial? A realistic and logical option. The parcel is located adjacent to the City of Marsing, Owyhee County's second-largest town with a population of 1,200[1]. There is growth occurring on both sides of the Snake River in the form of small to medium-sized single-family developments. Considering that Homedale, with a population of 2,902,[2] sits adjacent to approximately 15 acres

[1] https://censusreporter.org/profiles/16000US1650950-marsing-id/
[2] https://censusreporter.org/profiles/40000US39646-homedale-id-urban-cluster/

of commercial uses across the Snake River (Hwy 95, Canyon County) with a vehicle traffic county of 8500 daily and at Walter's Ferry (Hwy 45) with approximately 10 acres of commercial zoning in Canyon County with a traffic count of 1850, it would seem logical that the Marsing Crossing would be appropriate for commercial zoning.

Dating back to at least 2006, the property has not been used for agriculture. In 2006 it was sold by Betty L. Kent Family Trust to Standley Land and Investments LLC, then sold to Brockman Ama Lee Trust in 2014, and purchased by Werhane Family Living Trust in 2020.

As evidenced by the Churruca Service Station, although abandoned, is still located on the south side of Churruca Lane, and there is historical usage of commercial. Initial investigation and parcel preparation indicate that the parcel is appropriate for commercial use: Phase I Environmental Site Assessment and Geotechnical Investigation. Discussions with Southwest District Health indicate that with proper design and certification, there would be no negative effect on the environment. Meeting with District 4, ITD, for the design and location for the northbound 'slip/off ramp' is possible and logical for access to the parcel.

Public Outreach

Top 3 Preferred Uses	
Restaurant	45.57%
Microbrewery	27.22%
Animal Hospital	24.05%

Ensuring the development of this property is in the best interest of the community is of utmost importance; in November of 2023, a public outreach regarding the potential uses for the property. A community poll was posted on the Facebook Marsing Community Awareness group, and paper copies were distributed to businesses in Sunnyslope and Marsing. The poll listed 17 potential uses and an "other" use option to learn more about what the community would want to see developed on the property and to help identify concerns. On November 15th and 16th, Mr. Werhane hosted an open house in the Sand Bar Room of Marsing City Hall to discuss the Triangle Parcel. A total of 158 responses were received. The community poll and results are attached. Out of the total responses for preferred uses, shown in the table above, the top three (3) were Restaurant, Microbrewery, and Animal Hospital. The results and comments were factored into the vision for the development of the parcel and added as a supplemental document to this application.

The Vision

Thoughtfully develop the Triangle parcel with a use/s that provides an amenity or service for residents and visitors. The Triangle will be developed in a manner that blends in with the farming character and honors the area's history while ensuring that the use of the property will not become a detriment to public health, safety, and welfare.

As previously mentioned, a development agreement is part of this request with the intent to paint the picture of what the development of the parcel should look like to complement the region. The proposed C-2 designation with conditions of approval would provide a transitional option at the entrance of the unique and identified region of Canyon County. Recognizing that the Comprehensive Plan designates an Agritourism Overlay for the area, a commercial use is suitable for this parcel.

Before the CCZO Section 07-06-03 and 07 are addressed, the following condition is proposed:

- Uses on the subject property will be limited to Restaurant, Microbrewery/Tasting Room, Animal Hospital, Farm Supply Sales, Farm Implement Sales/Service, Financial Institution, and Retail.

In addition to this limited list of uses, the following condition is also proposed to ensure that the development of the site honors the past, present, and future of Marsing and the Sunny Slope community:

- Incorporate a historical theme into their project, to be developed and designed by the developer. The theme can be a specific orientation such as Lizard Butte, Oregon Trail, POW Internment Camp, Snake River Corridor, Agricultural significance of the area (soil, irrigation, seed production, wine production), or an overview of all aspects of the region. To sustain the historical significance, future development would include a specific display or commentary. The display would include an outside plaque or signage pertaining to the subject, along with interior pictures and displays. For example, if a Microbrewery is planned, an obvious IPA could be LIZARD BUTTE IPA with a label designed with a drawing of Lizard Butte and a description of the feature. This would segue into demonstrating the geographical significance of Lizard Butte during the mid-1800s.

The only thrust of this process is to emphasize the uniqueness of this area. The long-time locals and new arrivals recognize these special attributes and wish them to continue. Any new 'business' should emphasize this uniqueness and usher the present community and travelers into this region.

Addressing the CCZO concerns:

CCZO Section 07-06-03
The type of supportive business, as outlined above, will conform with the Comprehensive Plan as a transitional use at the entrance of into the Agritourism Overlay. Historically, this parcel has been recognized as having a commercial use, i.e. Churruca Service Station as a crossroad location. The compatible recognition is enhanced by emphasizing the historical and geographical qualities of the area during the development of the parcel. The development trends are obvious, not only in the Sunny Slope area but in the whole State of Idaho. Services will be developed for the increasing population.

Evaluation of Criteria: Conditional Rezone to C-2

1. **Is the proposed conditional rezone generally consistent with the comprehensive plan?**

The proposed conditional rezone aligns with the following goals and policies of the Comprehensive Plan.

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

The rezoning will allow the property to develop and provide services or amenities to help meet the needs of the existing population in the area.

- *ECONOMIC DEVELOPMENT G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.*
- *ECONOMIC DEVELOPMENT P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.*
- *ECONOMIC DEVELOPMENT G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.*

The unique location and configuration of the subject property is suitable for commercial land use that is separated from the agricultural uses of the area. The development of this site would be compatible with the adjacent roadways and properties and will benefit the local economy.

- *LAND USE AND COMMUNITY DESIGN G4.01.00 Support livability and high quality of life as the community changes over time.*
- *LAND USE AND COMMUNITY DESIGN P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.*
- *LAND USE AND COMMUNITY DESIGN P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.*
- *LAND USE AND COMMUNITY DESIGN G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.*
- *LAND USE AND COMMUNITY DESIGN P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.*
- *LAND USE AND COMMUNITY DESIGN P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.*

The subject property has been shaped by Churruca Lane and by changes in the design of Highway 55 and Marsing Road; as such, the development of the site will not fragment the existing land use patterns.

- *LAND USE AND COMMUNITY DESIGN G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.*
- *LAND USE AND COMMUNITY DESIGN G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.*
- *LAND USE AND COMMUNITY DESIGN P4.07.01 Plan land uses that are compatible with the surrounding community.*
- *LAND USE AND COMMUNITY DESIGN P4.08.02 Encourage developments to incorporate place-making as part of the design of a site.*
- *SPECIAL AREAS AND SITES G10.01.00 Honor the power of place in Canyon County by preserving our history and landscapes and linking our past to our future.*
- *SPECIAL AREAS AND SITES P10.01.03 Protect the County's history and vistas as a critical component of our sense of place and community character.*

The intent of the property owner is to create a development that fits with the existing farming character through building design and honors the history with an interpretative area to provide education about the history of the site and surrounding area.

- *TRANSPORTATION P8.01.01 Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.*

The subject parcel is surrounded on all three sides by roadways: Highway 55 on the north, Marsing Road on the east, and Churruca Lane on the south and access and mitigation will be provided in accordance with transportation agency requirements.

2. **When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?**

   As previously explained, the subject parcel is a triangle shape that has been shaped by Highway 55, Sunny Slope Road, and Churruca Lane. The size, shape, and surrounding roadways make the property unsuitable for agricultural and residential land uses. The unique configuration and size of the parcel make it more suitable for a commercial designation than an Agricultural designation. It would provide the opportunity for land use as an amenity to residents, farmers, businesses, and visitors. The development of the site provides an opportunity to create a pleasing entry point to Marsing and the Sunnyslope.

3. **Is the proposed conditional rezone compatible with surrounding land uses?**

   The proposed conditional rezone is compatible with the surrounding land uses of agriculture. As explained in Criteria 1, the site is surrounded by three roads that create a separation between uses. The uses proposed to be permitted for the rezone are Restaurant, Microbrewery/Tasting Room, Animal Hospital, Farm Supply Sales, Farm Implement Sales/Service, Financial Institution, and Retail that as conditioned will be developed in a manner that is compatible with the surrounding uses and buffered from farmland via the adjacent roadways.

4. **Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

   The proposal will not negatively affect the character of the area. Through the public outreach conducted, uses have been identified that the community is supportive of. The comments received through this process identified that the small-town farming character of the area is important for the development of the site. A condition is proposed to ensure that the development of the site will blend in and not look out of place. In addition, the historic focus planned for the property will enhance the character of the area by honoring the past and providing education on the unique history of the area.

5. **Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone?**

   Development of the site will provide adequate facilities and services. Sewer and water will be provided based on the requirements of Southwest District Health and Idaho Department of Environmental Quality.

6. **Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

   Adequate access and public street improvements will be provided at the time that the site develops in accordance with transportation agency requirements. To mitigate traffic impacts, the main access will be restricted to Marsing Road, and access on Highway 55 will be restricted to right-in.

7. **Does legal access to the subject property for the conditional rezone exist or will it exist at time of development; and**

   The subject property has existing access to Marsing Road. When the site develops, the legal access will be changed in accordance with transportation agency requirements.

8. **Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)**

The proposed rezoning will not impact essential public services and facilities. No residential uses are proposed. Therefore, schools in the area will not be impacted. The area is served by Marsing Fire District, 653 Ambulance District, and Canyon County Sheriff.

Thank you for your time and consideration of the proposed conditional rezone request.

Sincerely,

Elizabeth Allen

Elizabeth Allen
Principal Planner
Bristlecone Land Use Consulting

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

TEL: (208) 344-1141
FAX: (208) 344-1437

13 February 2023

Canyon County Development Services
111 North 11th Ave., Ste. 140
Caldwell, Idaho 83605

RE: Werhane Family Living Trust — **OR2022-0010/CR2022-0031**
Hwy 55 and Churruca Ln. intersection
Caldwell, Idaho
Wilder Irrigation District — W-485-0-2
Sunnyslope #2 Lateral 72+50
Sec.34, T3N, R4W, BM.

Jenna Petrol, Planner II:

The United States' Munsey Drain and Gray Drain lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these drains. We assert the federal easement of 25 feet from center both directions of the drain's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve of landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface.

Fencing/pathways (as may be required) must be constructed just off the drain easement, to ensure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and Bureau of Reclamation and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a full-size hard copy of the plans to include all irrigation and drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

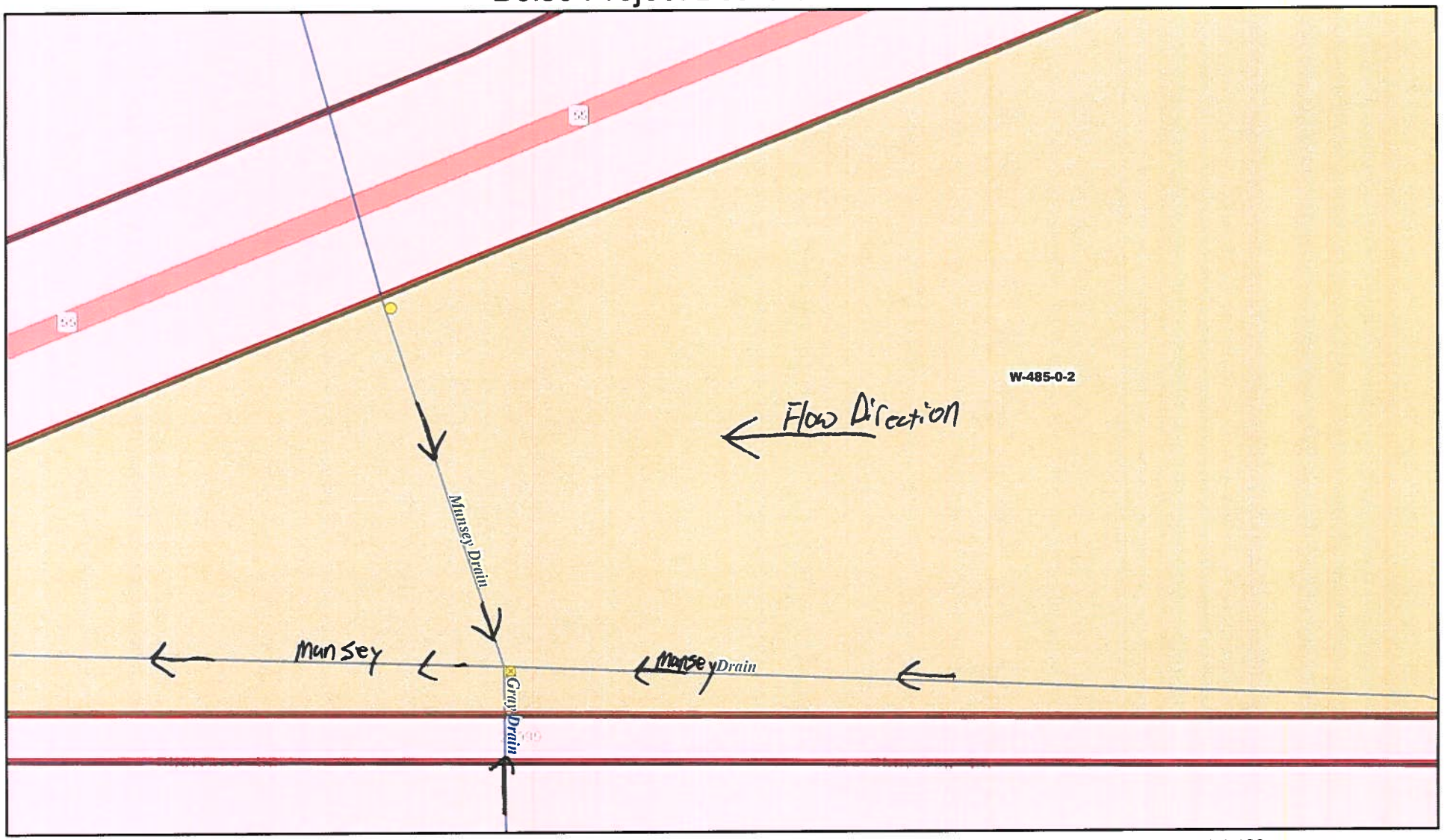
If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

Thomas Ritthaler
Assistant Project Manager, BPBC

Tbr/tr
cc: Tony Averman — Watermaster, Div.; 4 BPBC
Lisa Sweet — Secretary – Treasurer, WID
File

Boise Project Board of Control



2/13/2023, 8:49:50 AM

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0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Bureau of Land Management, State of Oregon GEO, State of Oregon, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, U.S. Forest Service

Hydro - Canals, Laterals

Boise Project Accounts _Query result

Facility Point Features

Cleanout Box

Generic Point

County Parcel Data

Boise Project Accounts

Boise Project Accounts

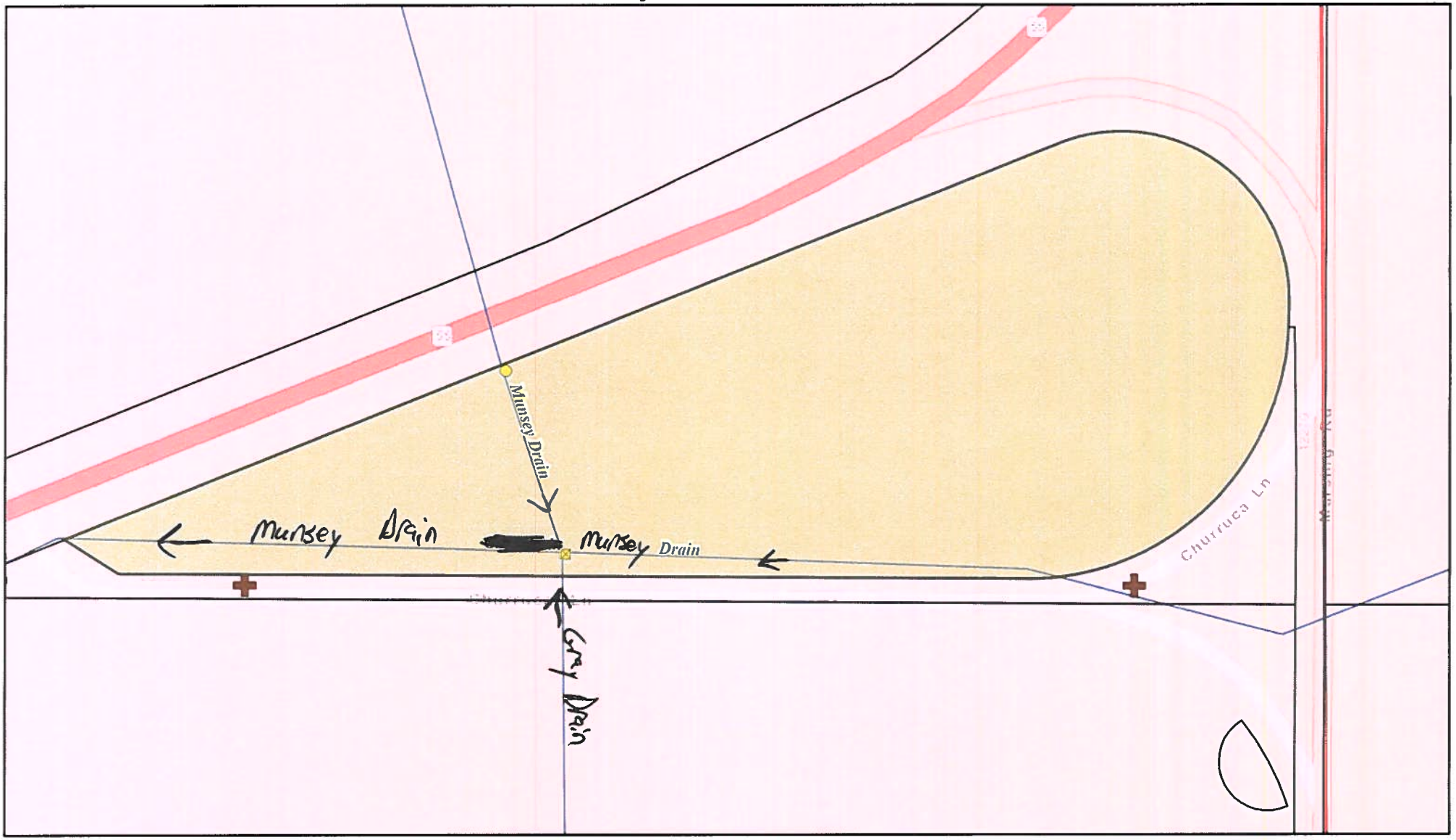
Irrigation Districts

WILDER IRRIGATION DISTRICT

Township, Range, Section

GIS Mapping

Boise Project Board of Control



2/13/2023, 8:53:13 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Bureau of Land Management, State of Oregon GEO, State of Oregon, Esri, HERE, Garmin, INCREMENT P, NGA, USGS, U.S. Forest Service

- Hydro - Canals, Laterals
- Boise Project Accounts _Query result
- Facility Point Features
  - Cleanout Box
  - Crossing
  - Generic Point
  - County Parcel Data
- Irrigation Districts
  - WILDER IRRIGATION DISTRICT
  - Township, Range, Section

GIS Mapping

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

February 15, 2023

Jenna Petroll, Case Planner
Canyon County
111 N. 11th Ave ROOM 310
Caldwell, ID 83605
jenna.petroll@canyoncounty.id.gov

Subject: OR2022-0010/CR2022-0031 Werhane

Dear Ms. Petroll:

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 Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.

- 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 Conservations 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

Your Safety • Your Mobility
Your Economic Opportunity

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

March 6, 2023

Jenna Petroll
Planner II
Canyon County Development Services Department
111 North 11th Ave., Ste. 140
Caldwell, ID 83605

VIA EMAIL

Development Application	**OR2022-0010/CR2022-0031**
Project Name	**Werhane Family Trust**
Project Location	S side of SH-55 MP 2.8 at Churruca Ln
Project Description	Conditional Rezone w/potential commercial agreements
Applicant	William & Gena Werhane

The Idaho Transportation Department (ITD) reviewed the referenced applications and has the following comments:

1. This parcel abuts the State Highway system.
2. Traffic generation numbers were not provided with this application. ITD needs more information to determine how this proposed use will impact the State Highway system. A Traffic Impact Study (TIS) may be required. Any necessary mitigation for traffic impacts identified by the TIS shall be the responsibility of the applicant to install.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
4. The Idaho Administrative Procedure Act (IDAPA) 39.03.60 governs advertising along the State Highway system. The applicant may contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208)334-8832 for more information.
5. ITD does not object to the proposed application as presented at this time, however when conceptual development plans are available, ITD would like the opportunity to review and provide further comments.

If you have any questions, you may contact me at (208)334-8337.

Sincerely,

Niki Benyakhlef
Development Services Coordinator
Niki.Benyakhlef@itd.idaho.gov

CANYON SOIL CONSERVATION DISTRICT

2208 E. Chicago, Suite A
Caldwell, ID 83605
Phone 208-779-3443
Fax 1-877-504-6752

March 13, 2023

To: Dan Lister Planner of Record
Canyon County Development Services

From: Canyon Soil Conservation District (Canyon SCD)

Subject: Notification to Canyon pursuant to the local use Planning Act

Thank you for sending Canyon Soil Conservation District (SCD) several zoning requests.

They are: CR2023-0003/Pruett, CR2022-0027 &SD2022-0043/Dave Hess, CR2022-0029/Gross Trust, RZ2021-0056 & SD2021-0059/Ardurra, CR2022-0025/ Molenaar-Schram, CR2022-0003/LWD Development Inc. , CR2021-0006 & SD2021-0032/Dembi EStates Subdivision, CR2022-0032/Virgil Iovu, OR2022-0010 & CR2022-0031/Werhane

Comments from Canyon County SCD:
The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.

CR2023-0003/Pruett- 100% of the soils are class III. Class III have moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

CR2022-0027 &SD2022-0043/Dave Hess- Appropriate aerial photography was not provided with the zoning request. In order for Soil Conservation District to perform our responsibility it is your responsibility to provide the aerial photography. If you provide the map we will respond with our recommendation.

CR2022-0029/Gross Trust- 81% of the soils are class II and 12% are class III and 4% are class IV. Class II are best suited productive soils in Canyon County with few limitations. Class III have moderate limitations and

CANYON SOIL CONSERVATION DISTRICT

2208 E. Chicago, Suite A
Caldwell, ID 83605
Phone 208-779-3443
Fax 1-877-504-6752

appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

RZ2021-0056 & SD2021-0059/Ardurra-54% of the soils are Class III, 31% are Class IV and 13% are Class VI and 2% water. Class III have moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

CR2022-0025/ Molenaar-Schram-80% are Class III soils, 10% class IV soils, 2% Class VI and 8% with no Classification. Class III have moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

CR2022-0003/LWD Development Inc.-Soil Conservation District has no comments.

CR2021-0006 & SD2021-0032/Dembi Estates Subdivision-35% are Class II soils and 65% are Class III. Class II are best suited productive soils in Canyon County with few limitations. Class III have moderate limitations and appropriate management practices can make any irrigated soil productive. We do NOT recommend a land use change.

CR2022-0032/Virgil Iovu-Soil Conservation District has no comments.

OR2022-0010 & CR2022-0031/Werhane-Soil Conservation District has no comments.

Continued Partnership and Conservation.

Sincerely,

Rich Sims acting for

Mike Swartz, Canyon SCD Chairman

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

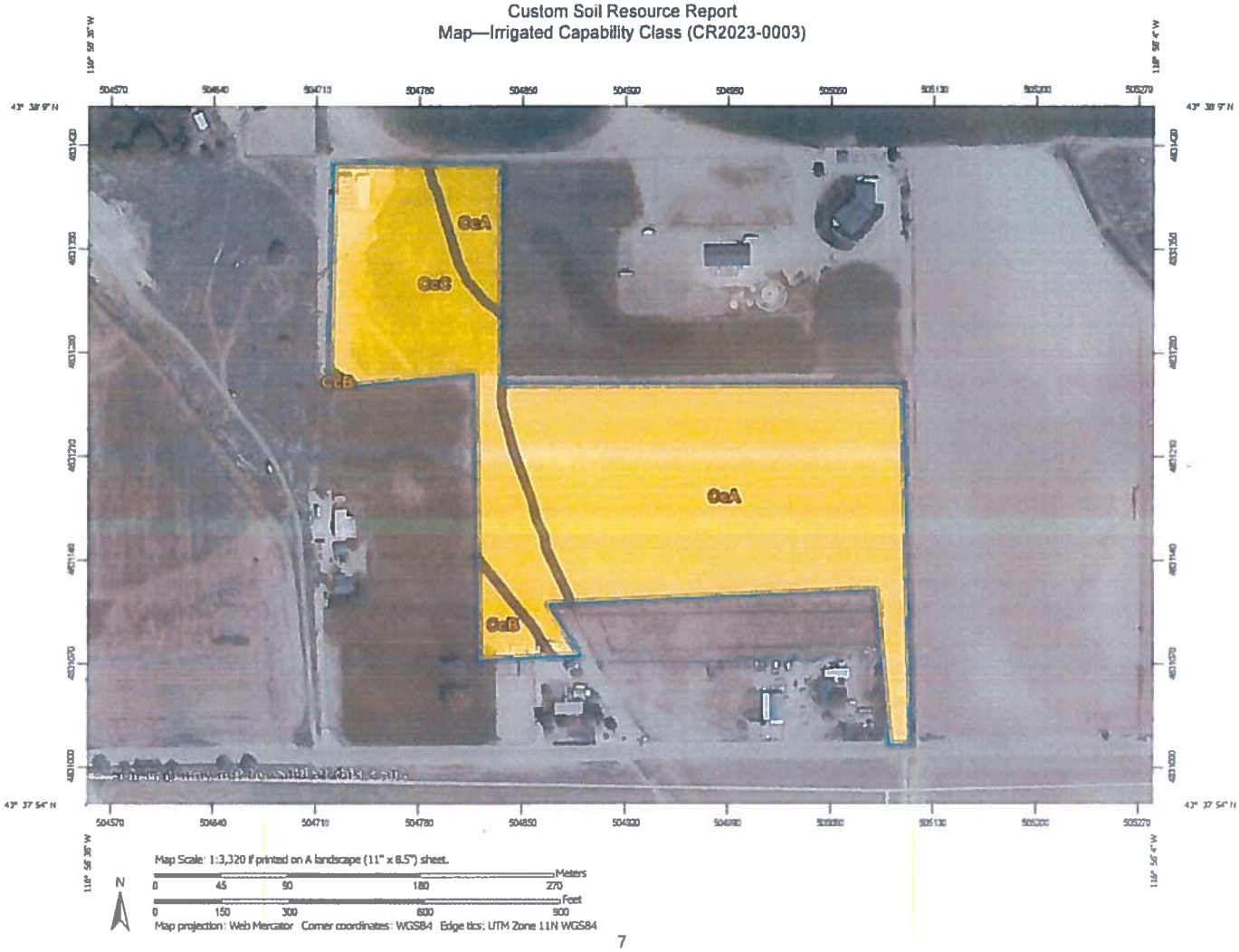
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

CR2023-0003 Michelle Pruett

March 8, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2023-0003)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 19, Sep 2, 2022

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

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

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

Table—Irrigated Capability Class (CR2023-0003)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CcA	Cencove fine sandy loam, 0 to 1 percent slopes	3	10.4	66.3%
CcB	Cencove fine sandy loam, 1 to 3 percent slopes	3	0.5	3.1%
CcC	Cencove fine sandy loam, 3 to 7 percent slopes	3	4.8	30.7%
Totals for Area of Interest			**15.8**	**100.0%**

Rating Options—Irrigated Capability Class (CR2023-0003)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Irrigated Capability Class (CR2023-0003 Micheal Pruett)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

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

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

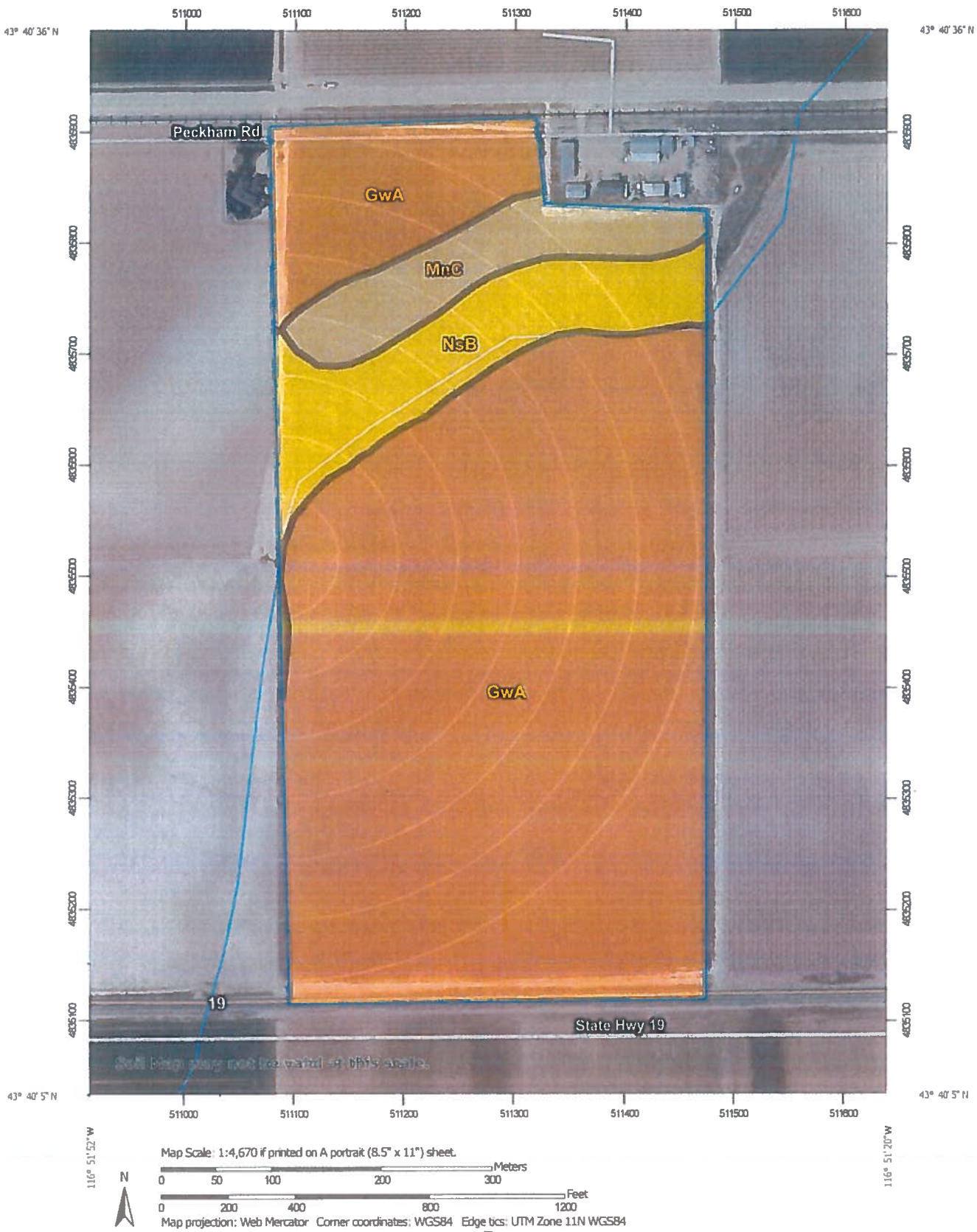
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

CR2022-0029 Gross

March 8, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2022-0029 Gross)



Map Scale: 1:4,670 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

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

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points
- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

Warning Soil Map may not be valid at this scale

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

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

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

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

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

Soil Survey Area Canyon Area Idaho
Survey Area Data Version 19 Sep 2 2022

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

Date(s) aerial images were photographed Apr 19 2021—Apr 21, 2021

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

Table—Irrigated Capability Class (CR2022-0029 Gross)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
GwA	Greenleaf-Owyhee silt loams, 0 to 1 percent slopes	2	59.7	81.3%
MnC	Minidoka-Scism silt loams, 3 to 7 percent slopes	4	5.3	7.2%
NsB	Nyssaton silt loam, 1 to 3 percent slopes	3	8.4	11.5%
Totals for Area of Interest			**73.4**	**100.0%**

Rating Options—Irrigated Capability Class (CR2022-0029 Gross)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

United States Department of Agriculture

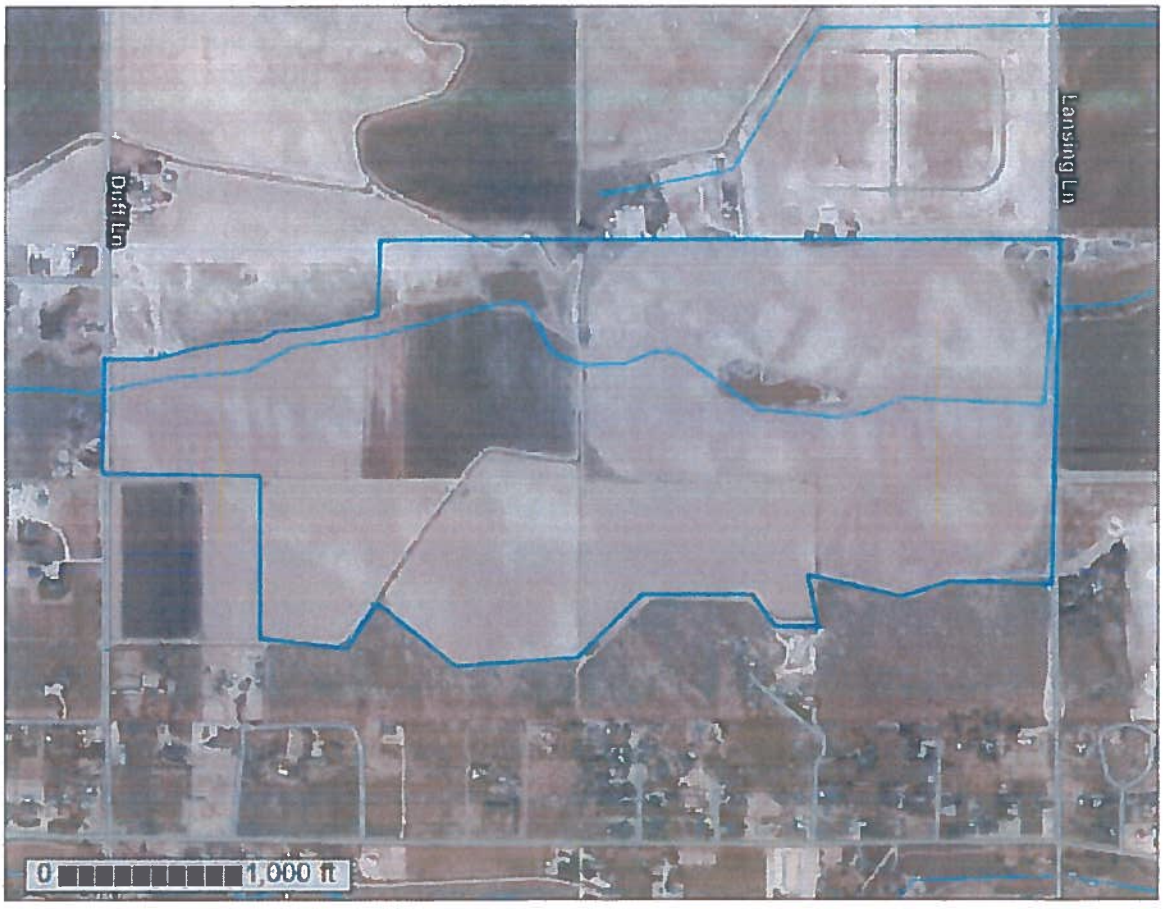
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

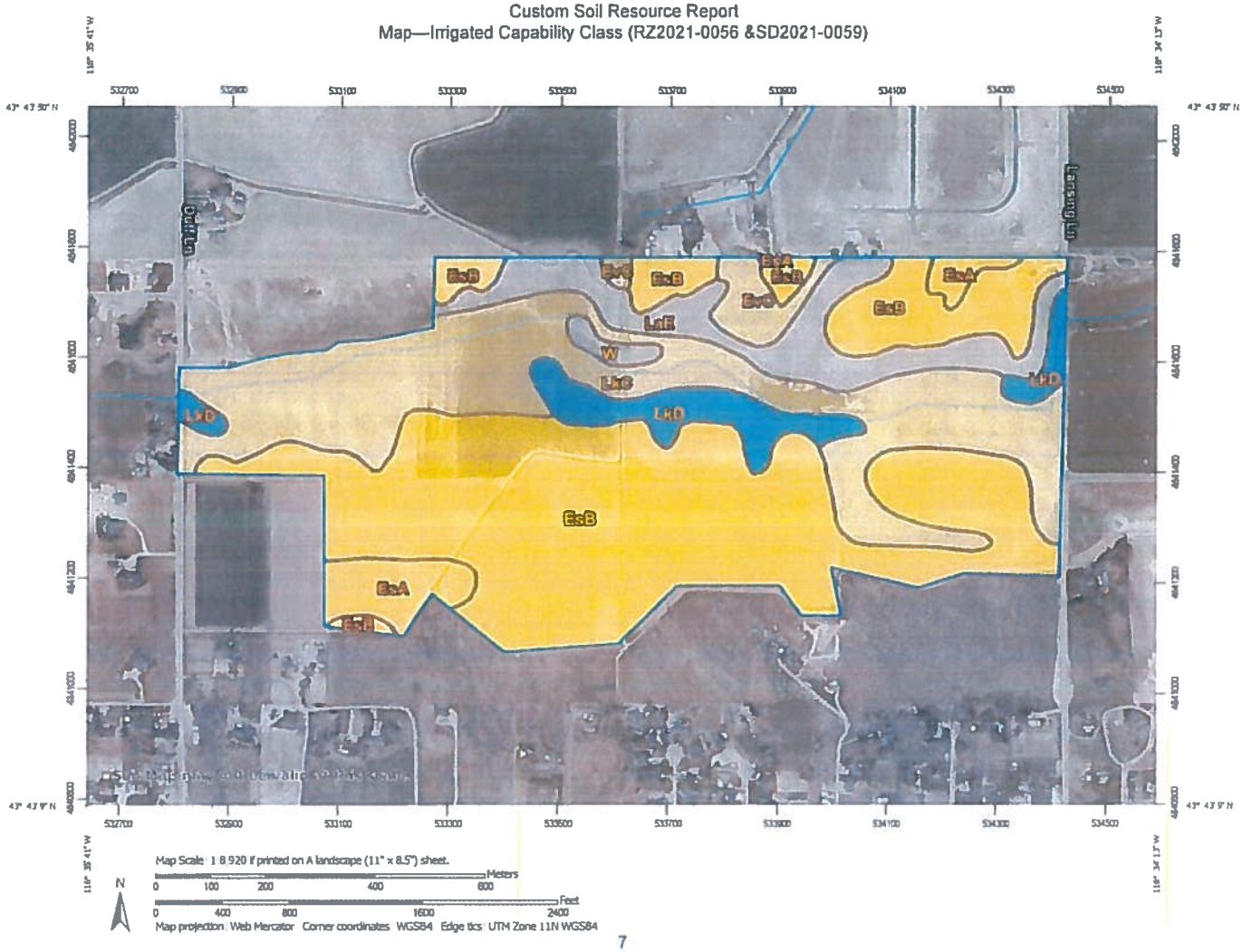
Custom Soil Resource Report for Canyon Area, Idaho

RZ2021-0056 &SD2021-0059 Ardurra



March 8, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (RZ2021-0056 &SD2021-0059)



Table—Irrigated Capability Class (RZ2021-0056 &SD2021-0059)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsA	Elijah-Chilcott silt loams, 0 to 1 percent slopes	3	8.7	4.0%
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	108.6	49.8%
EvC	Elijah-Vickery silt loams, 3 to 7 percent slopes	4	5.3	2.4%
LaE	Lankbush sandy loam, 12 to 30 percent slopes		20.4	9.3%
LkC	Lankbush-Elijah-Vickery silt loams, 3 to 7 percent slopes	4	60.4	27.7%
LkD	Lankbush-Elijah-Vickery silt loams, 7 to 12 percent slopes	6	12.8	5.9%
W	Water		1.8	0.8%
Totals for Area of Interest			**217.9**	**100.0%**

Rating Options—Irrigated Capability Class (RZ2021-0056 &SD2021-0059)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

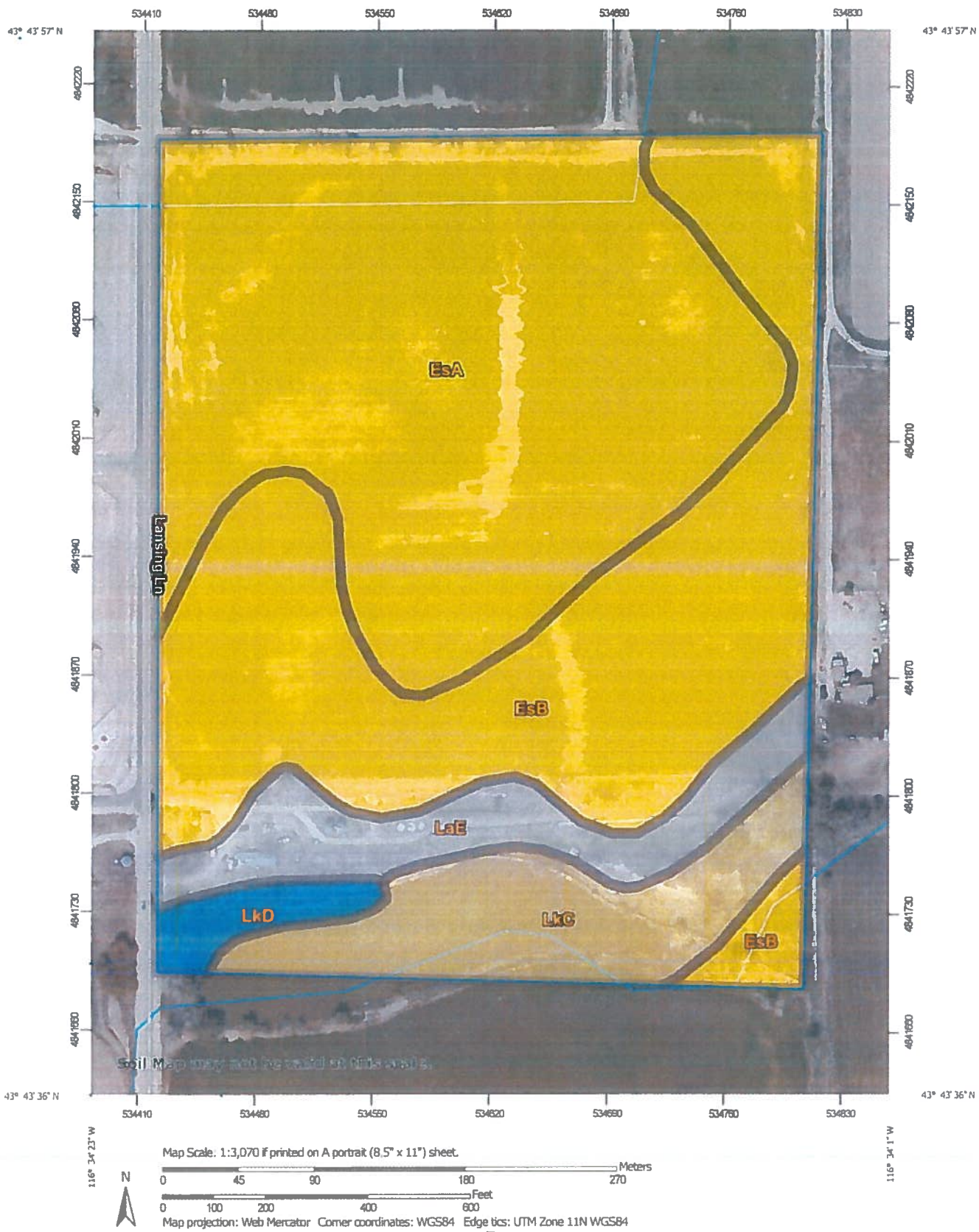
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

CR2022-0025 Molenarr-Schram

March 8, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2022-0025Molenaar-Schram)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Rating Polygons
  - Capability Class - I
  - Capability Class - II
  - Capability Class - III
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  - Capability Class - VI
  - Capability Class - VII
  - Capability Class - VIII
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  - Capability Class - I
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  - Capability Class - III
  - Capability Class - IV
  - Capability Class - V
  - Capability Class - VI
  - Capability Class - VII
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  - Capability Class - I
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Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

Warning Soil Map may not be valid at this scale

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

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

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

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

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Soil Survey Area Canyon Area Idaho
Survey Area Data Version 19 Sep 2 2022

Soil map un ts are labeled (as space allows) for map scales 1 50,000 or larger

Date(s) aerial images were photographed Apr 19 2021—Apr 21, 2021

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

Table—Irrigated Capability Class (CR2022-0025Molenaar-Schram)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsA	Elijah-Chilcott silt loams, 0 to 1 percent slopes	3	22.1	45.5%
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	16.7	34.4%
LaE	Lankbush sandy loam, 12 to 30 percent slopes		3.8	7.9%
LkC	Lankbush-Elijah-Vickery silt loams, 3 to 7 percent slopes	4	4.9	10.1%
LkD	Lankbush-Elijah-Vickery silt loams, 7 to 12 percent slopes	6	1.0	2.1%
Totals for Area of Interest			**48.5**	**100.0%**

Rating Options—Irrigated Capability Class (CR2022-0025Molenaar-Schram)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Irrigated Capability Class (CR2022-0025Molenaar-Schram)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

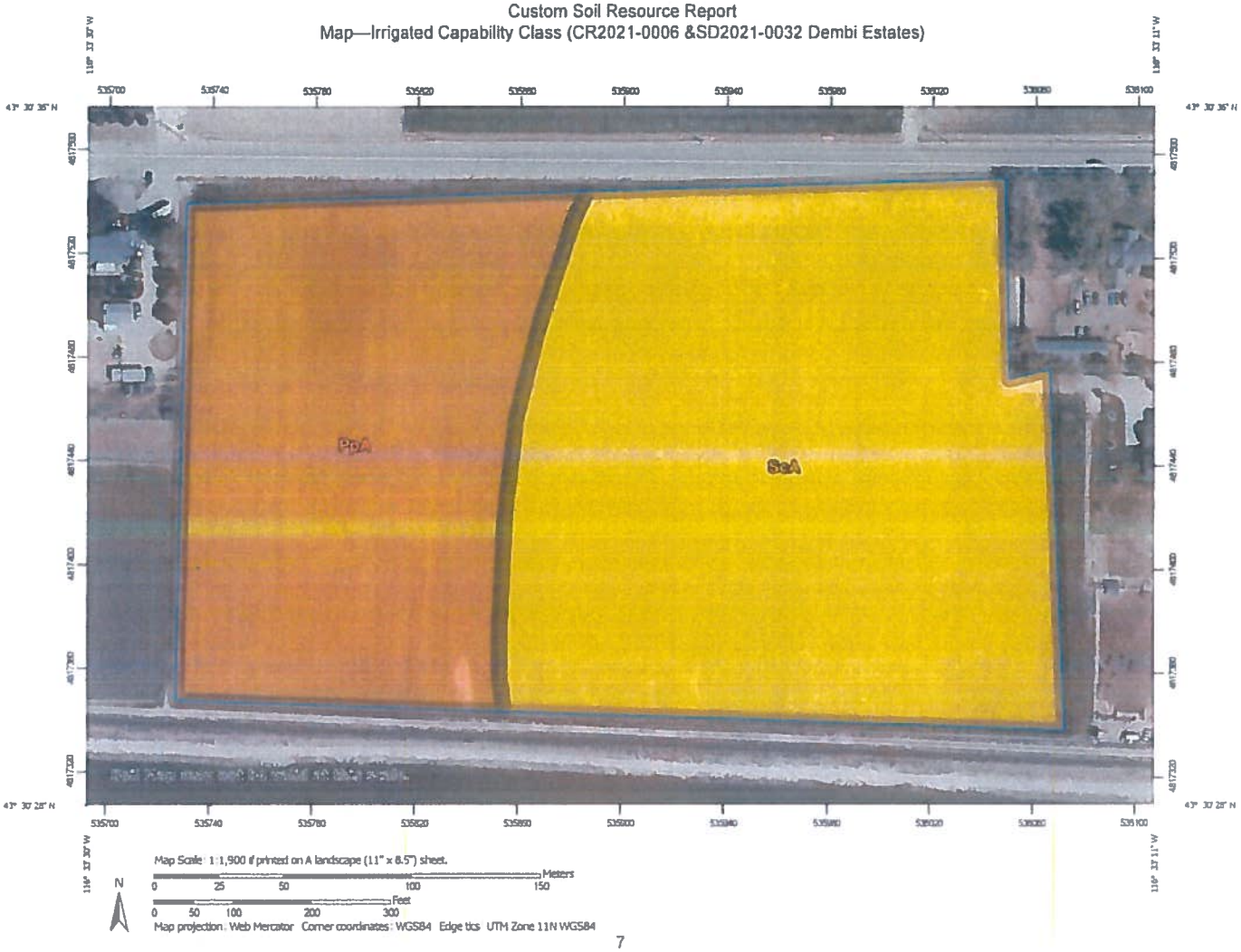
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

CR2021-0006 & SD2021-0032 Dembi Estates

March 12, 2023

Custom Soil Resource Report
Map—Irrigated Capability Class (CR2021-0006 &SD2021-0032 Dembi Estates)



MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Rating Polygons
  - Capability Class - I
  - Capability Class - II
  - Capability Class - III
  - Capability Class - IV
  - Capability Class - V
  - Capability Class - VI
  - Capability Class - VII
  - Capability Class - VIII
  - Not rated or not available
- Soil Rating Lines
  - Capability Class - I
  - Capability Class - II
  - Capability Class - III
  - Capability Class - IV
  - Capability Class - V
  - Capability Class - VI
  - Capability Class - VII
  - Capability Class - VIII
  - Not rated or not available
- Soil Rating Points
  - Capability Class - I
  - Capability Class - II
  - Capability Class - III
  - Capability Class - IV
  - Capability Class - V
  - Capability Class - VI
  - Capability Class - VII
  - Capability Class - VIII
  - Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 19, Sep 2, 2022

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

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

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

Table—Irrigated Capability Class (CR2021-0006 &SD2021-0032 Dembi Estates)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	2	6.4	38.6%
ScA	Scism silt loam, 0 to 1 percent slopes	3	10.3	61.4%
Totals for Area of Interest			**16.7**	**100.0%**

Rating Options—Irrigated Capability Class (CR2021-0006 &SD2021-0032 Dembi Estates)

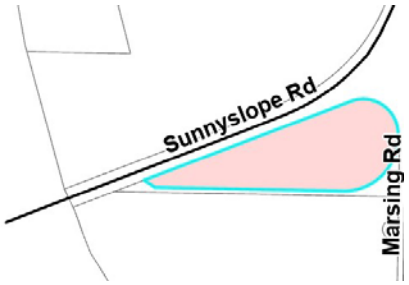
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Communities in Motion (CIM) Development Review Checklist

Development Name:	OR2022-0010/CR2022-0031
CIM Vision Category:	Rural
Consistent with CIM Vision?	NO
New Households:	0
New Jobs:	±90



Safety
How safe and comfortable is the nearest major road (minor arterial or above) for bicyclists and pedestrians? Analysis is limited to existing roadway conditions.

State Highway 55 (Sunny Slope Road)

Pedestrian level of stress	✗
Bicycle level of stress	✗

Economic Vitality
To what extent does the project enable people, government, and businesses to prosper?

Economic Activity Center Access	✓
Impact on Existing Surrounding Farmland	✓
Net Fiscal Impact	✓

Convenience
What services are available within 0.5 miles (green) or 1 mile (yellow) of the project?

Nearest bus stop	✗
Nearest public school	✓
Nearest public park	✓

Quality of Life
Checked boxes indicate that additional information is attached.

Active Transportation	✓
Automobile Transportation	✓
Public Transportation	
Roadway Projects	

✓ **Improves performance** ✓ **Does not improve or reduce performance** ✗ **Reduces performance**

Comments:
The project proposes commercial development near the City of Marsing's downtown. The estimated number of jobs exceeds growth forecasted for this area which may affect transportation facilities in the area. The *COMPASS Complete Network Policy* identifies State Highway 55 (Sunny Slope Road) as a primary freight corridor. When developing the site plan consider how to accommodate freight movement and encourage walking/biking in the area (see Complete Network Appendix for more information).

Who we are: *The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization for Ada and Canyon Counties. This review evaluates whether land developments are consistent with Communities in Motion, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document. Past checklists are available online. See the* ***Development Review User Guide*** for more information on the red, yellow, and green checklist thresholds.

Sent: 3/20/23

www.compassidaho.org
info@compassidaho.org
COMPASS COMMUNITY PLANNING ASSOCIATION of Southwest Idaho

Complete Network Appendix

Checkmarks (✓) below indicate suggested changes to a site plan, based on the COMPASS Complete Network Policy (No. 2022-01). Both the Complete Network Policy and site-specific suggestions are intended to better align land use with identified transportation uses in the corridor. Please see the Complete Network map for primary and secondary uses for roadways (minor arterial and above) in Ada and Canyon Counties.

Corridor Name:	Sunny Slope Road (State Highway 55)
Primary Use:	Freight
Secondary Use:	None

Access Management

✓ Provide cross or shared access to reduce the need for excessive access on major roads

✓ Ensure access points are designed with a turning radius that accommodates freight access where appropriate

More information is available in the *COMPASS Access Management Toolkit* and the *COMPASS Access Management Business Guide*.

Parking Management

✓ Improve walking and cycling infrastructure to make them feasible alternatives to driving and parking

Fiscal Impact Analysis

Below are the expected revenues and costs to local governments from this project. The purpose of this analysis is to help the public, stakeholders, and the decision-makers better manage growth.

Capital and operating expenditures are determined based on service and infrastructure needs, including persons per household, student generation rates, lot sizes, street frontages, vehicle trip and trip adjustment factors, average trip lengths, construction values, income, discretionary spending, and employment densities.

Net Fiscal Impact by Agency

N/A City	✓ County
✓ Highway District	N/A School District

Breakeven point across all agencies: 1 year

Additional Information:

- Fiscal Impact Analysis was run using a mix of retail (shops or restaurant) as well as a storage type use. Retail alone was estimated to reduce County gross revenue with the largest County expense being the Sheriff's Office.

Disclaimer*: This tool only looks out 20 years and does not include replacement costs for infrastructure, public utilities, or unfunded transportation needs in the project area. More information about the COMPASS Fiscal Impact Tool is available at:* *www.compassidaho.org/prodserv/fiscalimpact.htm*

Michelle Barron

From: Chris Hopper <CHopper@canyonhd4.org>
Sent: Wednesday, May 3, 2023 3:59 PM
To: Jenna Petroll; 'Bob Watkins'
Subject: [External] RE: Werhane Rezone

Jenna-
The access shown on the exhibit is not what we discussed with the applicant, and is not acceptable. We can approve an access to Marsing Rd at the south boundary of the parcel, where existing Charruca Lane is located. Applicant indicated he was securing a road maint agreement with the property to the south, this would function as a shared approach.
We do not recommend a TIS as part of the rezone. Commercial uses vary widely in traffic demand, and we can't make accurate requirements for traffic mitigation until the specific use and facility size is known. We can under our standards require a TIS at the time of access permitting if one is needed.

Respectfully,

Chris Hopper, P.E.
District Engineer

Canyon Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135

From: Jenna Petroll <Jenna.Petroll@canyoncounty.id.gov>
Sent: Wednesday, May 3, 2023 10:56 AM
To: 'Bob Watkins' <bobw@gghd3.org>
Cc: Chris Hopper <CHopper@canyonhd4.org>
Subject: Werhane Rezone

Good Morning,

I am reaching out regarding the conditional rezone application on parcel R33590012B on the corner of Hwy 55 and Charruca Ln. The applicant has purchased the parcel Charruca Ln is located in and is proposing access from there. I have attached a snippet of where he is proposing access and what the flow of traffic would look like. Would this access be acceptable?

Also, would you recommend a traffic impact study prior to going to hearing? This is the finding we have to make in order to approve the rezone: "**Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?"** If we don't get the TIS done before the hearing we would only be able to say the applicant will comply with Highway District standards and requirements. If they got the TIS done with your review completed and traffic mitigation measures identified then we would be able to add those to our findings. I have also attached your original comment to see if this changes any of those items stated in your comment.

Thank you,

Jenna Petroll

Planner II
Planning and Zoning Division
Canyon County Development Services
jenna.petroll@canyoncounty.id.gov
208-454-6632

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 ***