

Madelyn Vander Veen

From: Cassie Lamb
Sent: Tuesday, October 1, 2024 2:39 PM
To: Madelyn Vander Veen
Subject: RE: Initial Agency CU2023-0012 Piatt

Dear Maddy,

If the property owner wants to use the shop for office space and/or a place for employees to eat lunch, leave their items and etc., a change of occupancy permit will be required for the shop.

Thanks,



Cassie Lamb
Building Permit Tech Supervisor
Cassie.Lamb@canyoncounty.id.gov

208-454-6627

Office Hours

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

Wednesday 1pm – 5pm

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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, September 30, 2024 2:59 PM
To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted

<Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>
Subject: Initial Agency CU2023-0012 Piatt

Please see the attached agency notice. You are invited to provide written testimony or comments by **October 30, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



Amber Lewter

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

Direct Line: 208-454-6631
Fax: 208-454-6633
Email: amber.lewter@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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



October 23, 2024

Madelyn Vander Veen
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
madelyn.vanderveen@canyoncounty.id.gov

Subject: CR2023-0012 Piatt

Dear Ms. Vander Veen:

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

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

1. AIR QUALITY

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

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

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

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of stormwater or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

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

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

For questions, contact Matthew Pabich, 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



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

▪ Engineering Division ▪

October 10, 2024

Subject: Engineering Review Comments for Case No. CU2023-0012

Applicant(s): Kenneth & Alisa Piatt

Project Location: 8820 Hwy 44, Middleton, ID 83644 (Parcel R22365508)

Proposal: Conditional Use Permit for Excavation Business Staging Area

Dear Madelyn,

We have reviewed the conditional use permit (CUP) application for Case No. CU2023-0012, submitted by Kenneth & Alisa Piatt, for a staging area for their excavation business at the subject location. Below are the key engineering concerns and recommendations related to this application:

1. Traffic Impact & Access

- The proposed use involves the storage and movement of equipment, semi-trucks, and other vehicles, which may increase traffic on Hwy 44. An updated Traffic Impact Study (TIS) is recommended to assess potential effects on local roadways and confirm that access to and from the property complies with Idaho Transportation Department (ITD) standards, given that Hwy 44 is a state highway.

Ensure that ingress and egress points for large vehicles are adequately designed to avoid interference with existing traffic patterns and to provide safe access for employees and delivery trucks. **Recommendation:** Please coordinate with **Highway District 4 and Idaho Transportation Department** to conduct a traffic impact study and ensure that ingress/egress points meet all road safety standards.

2. Drainage and Stormwater Management

- The storage and movement of equipment, dirt, and vehicles may introduce concerns related to site drainage. A Stormwater Pollution Prevention Plan (SWPPP) should be



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

▪ Engineering Division ▪

developed and implemented to manage runoff from the storage area and prevent sediment or contaminants from affecting neighboring properties.

Recommendation: Please coordinate with **Idaho Department of Environmental Quality (DEQ)** to ensure compliance with environmental regulations.

4. Noise & Hours of Operation

- The proposed hours of operation (7 AM – 7 PM) should be evaluated in the context of any potential noise disturbances to neighboring properties. Excavation equipment and semi-truck operations may generate noise levels that require mitigation measures such as buffering or screening to minimize impact on adjacent land uses. **Recommendation:** Please coordinate with the **Idaho Department of Environmental Quality (DEQ)** to ensure compliance with environmental regulations.

5. Environmental Impact

- Screening of dirt and potential environmental effects on surrounding areas (e.g., dust, air quality) should be addressed. Dust management plans and any relevant environmental permits may be required, depending on the volume and type of material stored or processed on-site. **Recommendation:** Please coordinate with the **Idaho Department of Environmental Quality (DEQ)** to ensure compliance with environmental regulations.

Conclusion

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

If you have any questions or require further information, please do not hesitate to contact our office.



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

▪ Engineering Division ▪

Sincerely,
Dalia Alnajjar
Engineering Supervisor

Madelyn Vander Veen

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Monday, September 30, 2024 5:20 PM
To: Madelyn Vander Veen
Cc: Lenny Riccio
Subject: [External] FW: Initial Agency CU2023-0012 Piatt
Attachments: Agency Response Requested Notification Form 2-23.pdf; Agency packet.pdf

Madelyn-

HD4 has no comment on the proposed CUP. Hwy 44 is under jurisdiction of Idaho Transportation Department.

Respectfully,

Chris Hopper, P.E.

District Engineer



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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, September 30, 2024 2:59 PM
To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Chris Hopper <chopper@hwydistrict4.org>; Lenny Riccio <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>
Subject: Initial Agency CU2023-0012 Piatt

Please see the attached agency notice. You are invited to provide written testimony or comments by **October 30, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



Amber Lewter

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

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

October 7, 2024

Madelyn Vander Veen
Canyon County Development Services
111 North 11th Ave., Ste 310
Caldwell, Idaho 83605

VIA EMAIL

Development Application	CU2023-0012
Project Name	Piatt Staging
Project Location	8820 Hwy 44 MP 6.78; Middleton
Project Description	Storage of equipment, vehicles & semi-trucks.
Applicant	Kenneth & Alisa Piatt

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

1. This project abuts the state highway system.
2. Please submit an application for a commercial approach. You may submit an application by clicking [here](#).

The following documents will need to be uploaded while the permit is being filled out. Please have the documents ready and upload them via the online tool to prevent any delay in the processing of the permit. You may upload the documents with the online system.

- ✓ Copy of the latest deed for the parcel. If the parcel has been split, please supply a copy of the latest deed for each parcel.
 - ✓ If the parcel is split or there are multiple parcels, provide a recorded cross-access or access easement documentation for all parcels showing they will be utilizing the requested access point.
 - ✓ Site plan for the full site at buildout.
 - ✓ A Traffic Impact Study may be required if the site will be used for any commercial business or does not meet IDAPA 39.03.42 access requirements.
 - ✓ Civil drawings for the approach showing approach style, radii dimensions, approach width at the back of radii or right-of-way line, and materials typical section.
 - ✓ Photos looking in each direction away from the proposed (or existing) approach as if you were a driver exiting the approach.
 - ✓ 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
-



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

licensed in Idaho. This may be done at any point before beginning any work within the ITD right-of-way.
Without an approved traffic control plan, no work is allowed within the ITD right-of-way.

If you have questions regarding this application, you may contact Niki Benyakhlef at Niki.Benyakhlef@itd.idaho.gov or (208)334-8337.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef
Development Services Coordinator
ITD District 3
Niki.Benyakhlef@itd.idaho.gov

Madelyn Vander Veen

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, October 4, 2024 1:58 PM
To: Madelyn Vander Veen
Subject: [External] RE: Initial Agency CU2023-0012 Piatt

Hi Madelyn,

Per request for comments:

- 1.) Will a Nutrient Pathogen Study be required?
 - a. **A Nutrient Pathogen Study will NOT be required for this project.**
- 2.) Will adequate sanitary systems be provided to accommodate the use?
 - a. **A septic system has NOT been proposed for this project.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city?
 - a. **At this time, there are no concerns about the use for rezoning as the existing septic system is NOT encroaching upon the staging area.**

Let me know if you have any questions.

Thank you,



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

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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, September 30, 2024 2:59 PM
To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com>; 'jreynolds@middletoncity.com' <jreynolds@middletoncity.com>; 'mhobbs@middletoncity.org' <mhobbs@middletoncity.org>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>; 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lrccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>;

'irrigation.mm.mi@gmail.com' <irrigation.mm.mi@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>

Subject: Initial Agency CU2023-0012 Piatt

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

Please see the attached agency notice. You are invited to provide written testimony or comments by **October 30, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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

Madelyn Vander Veen

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, March 24, 2025 7:48 AM
To: Madelyn Vander Veen
Subject: [External] RE: CU2023-0012 Piatt - Conditional use permit for staging area

Hi Madelyn,

If employees use the bathroom in the commercial shop, the septic system should be sized appropriately to accommodate its use.

The applicant can contact me with questions.

Thank you,



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

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

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Friday, March 21, 2025 4:11 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: CU2023-0012 Piatt - Conditional use permit for staging area

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

Hi Anthony,

I have some new information regarding this conditional use permit. You previously commented on this conditional use permit for a staging area and did not have any concerns. The applicant has informed me that employees use the restroom in the shop. They are requesting 5-10 employees. Do you foresee any issues with that?

Thanks,

Madelyn Vander Veen
Associate Planner, [Canyon County Development Services](#)
madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:
Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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

Madelyn Vander Veen

From: Kenny Piatt <kpiatt20@yahoo.com>
Sent: Thursday, March 20, 2025 10:08 AM
To: Madelyn Vander Veen
Subject: [External] Re: Conditional Use Permit - 8820 Hwy 44

Hi Madelyn,

The trucks typically leave in the morning and return at the end of the day. If we are doing a job that is fairly close and we have dirt to haul off sometimes they will haul it back here to our property. In those cases they could be in and out multiple times in a day. That is not normal though. We have 3 dump trucks that park here every night. There are usually 3 employee vehicles parked here during the workday. Most of the dirt that is hauled here is just stored for future use. We do screen some of it if it has a bunch of big rocks in it and we haul it to jobsites. Very rarely has it been sold from this location. I've had friends that stop by and pick up a few yards in their dump trailer just because they know we have it. We have never advertised or want to have this as a location that people pick up dirt. We have a bathroom in the shop and the employees use that when they are here. The screen is not very noisy and when the ground is dry we water it down before we run machines out there. The trucks have backup alarms but the only time of day that would be heard is in the evening when they are back for the day and parking. We have not had any issues with turning on and off the highway except for having to sit and wait because of the non stop traffic early in the mornings and evenings. We will occasionally use the shop to do repairs on the semi trucks and other items that we use for the excavating company. Hopefully this answers all your questions and if it doesn't let us know and we will get you an answer. Can you tell me if, because this process has taken so long, we can change the zoning at this point to commercial, rather than just conditional use? Or would that just start the process over?

Thanks,
Kenny

Kenneth J. Piatt
Piatt Excavating, LLC
(208) 590-3398

On Wednesday, March 19, 2025 at 01:50:18 PM MDT, Madelyn Vander Veen <madelyn.vanderveen@canyoncounty.id.gov> wrote:

Hello Kenneth and Alisa,

I hope you're doing well; it's been a while since our last communication. I am hoping to get some clarification on a few points regarding your conditional use permit application for a staging area. Answers to these questions will help me in writing the staff report and getting you guys scheduled for a hearing.

- How many trips per day to and from the property are there daily, on average?
- How many trucks or other vehicles regularly park on site?
- What do you do with dirt after it's screened? Is it ever sold from that location?
- Does the use require water, sewer, irrigation, or other utility systems?
- Is there a significant amount of dust and/or noise caused by dirt screening, trucks backing up, etc. and if so how are you mitigating that?
- Have there been any issues turning on and off of Highway 44, especially with larger vehicles?
- Is any work done in the shop building or is the use exclusively outdoors?

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](#)

madelyn.vanderveen@canyoncounty.id.gov | Direct: 208-455-6035

DSD public office hours:

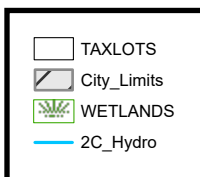
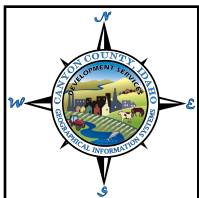
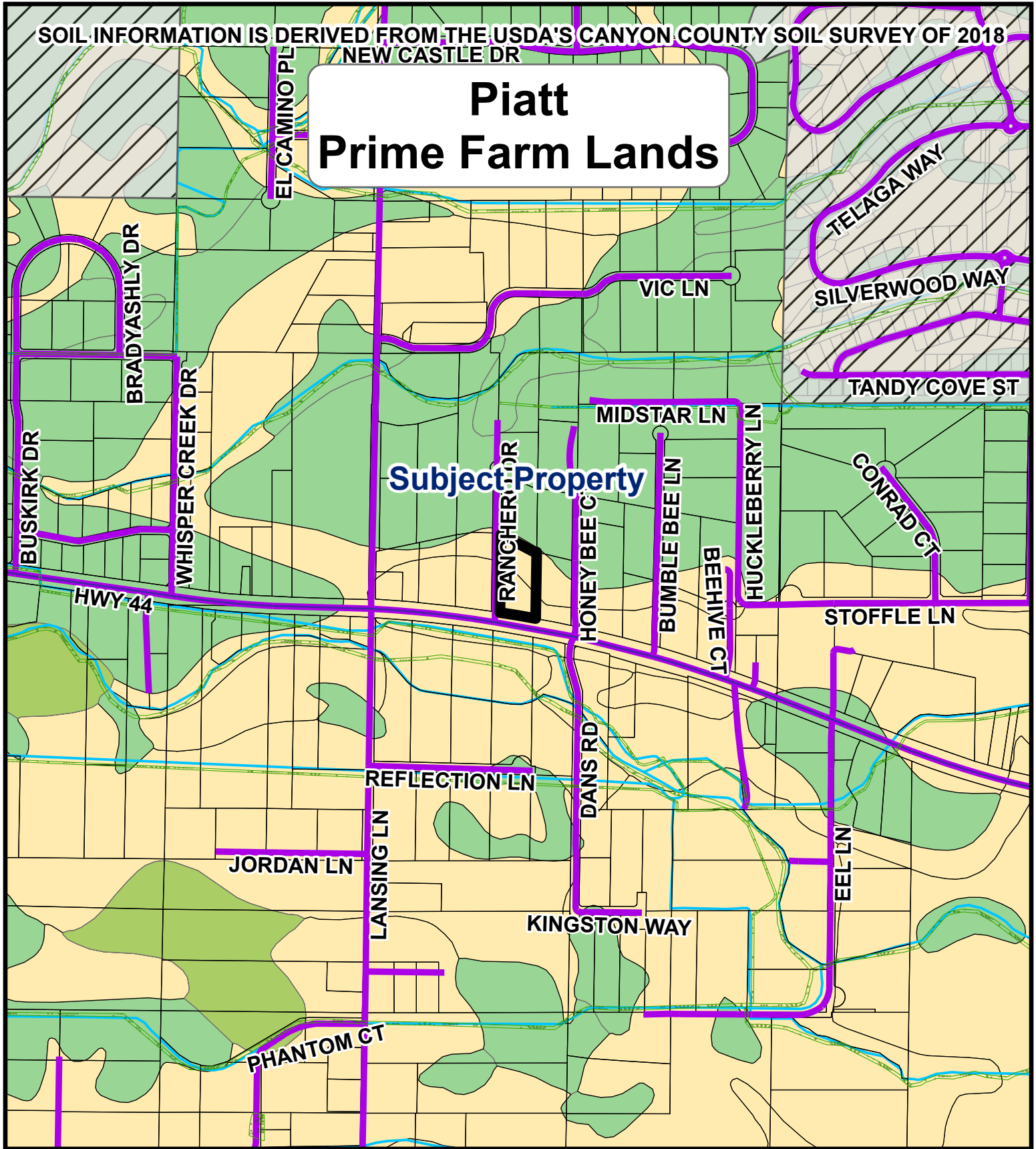
Monday, Tuesday, Thursday and Friday: 8am – 5pm

Wednesday: 1pm – 5pm

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

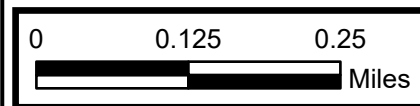
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Piatt Prime Farm Lands



FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	58411.60	1.34	53.98%
4	MODERATELY SUITED SOIL	49791.33	1.14	46.02%
		108202.92	2.48	100%

FARMLAND REPORT

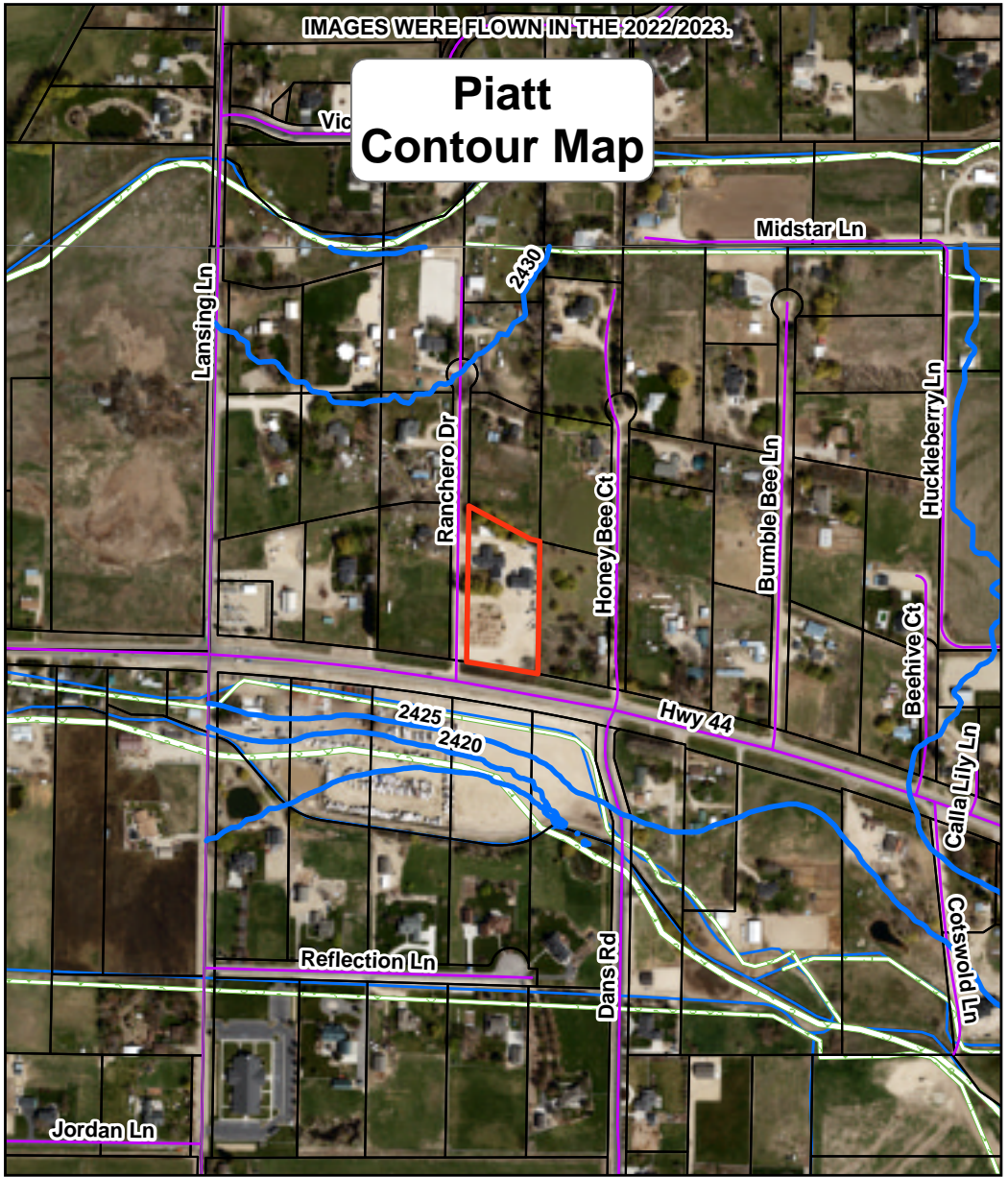
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
MtA	Prime farmland if irrigated and drained	58411.60	1.34	53.98%
MvA	Prime farmland if irrigated and drained	49791.33	1.14	46.02%
		108202.92	2.48	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018





GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

IMAGES WERE FLOWN IN THE 2022/2023.

Piatt Contour Map



Legend

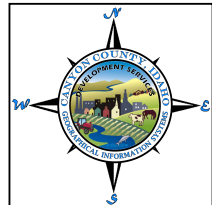
-  SUBJECT_PROPERTY
-  TaxParcels
-  SectionContours
-  Wetlands

0 200 400 600
Feet

Piatt

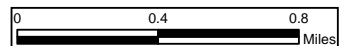
City of Middleton Land Use

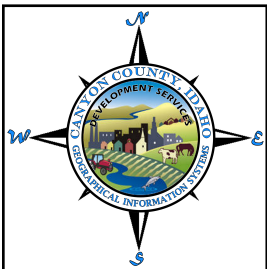
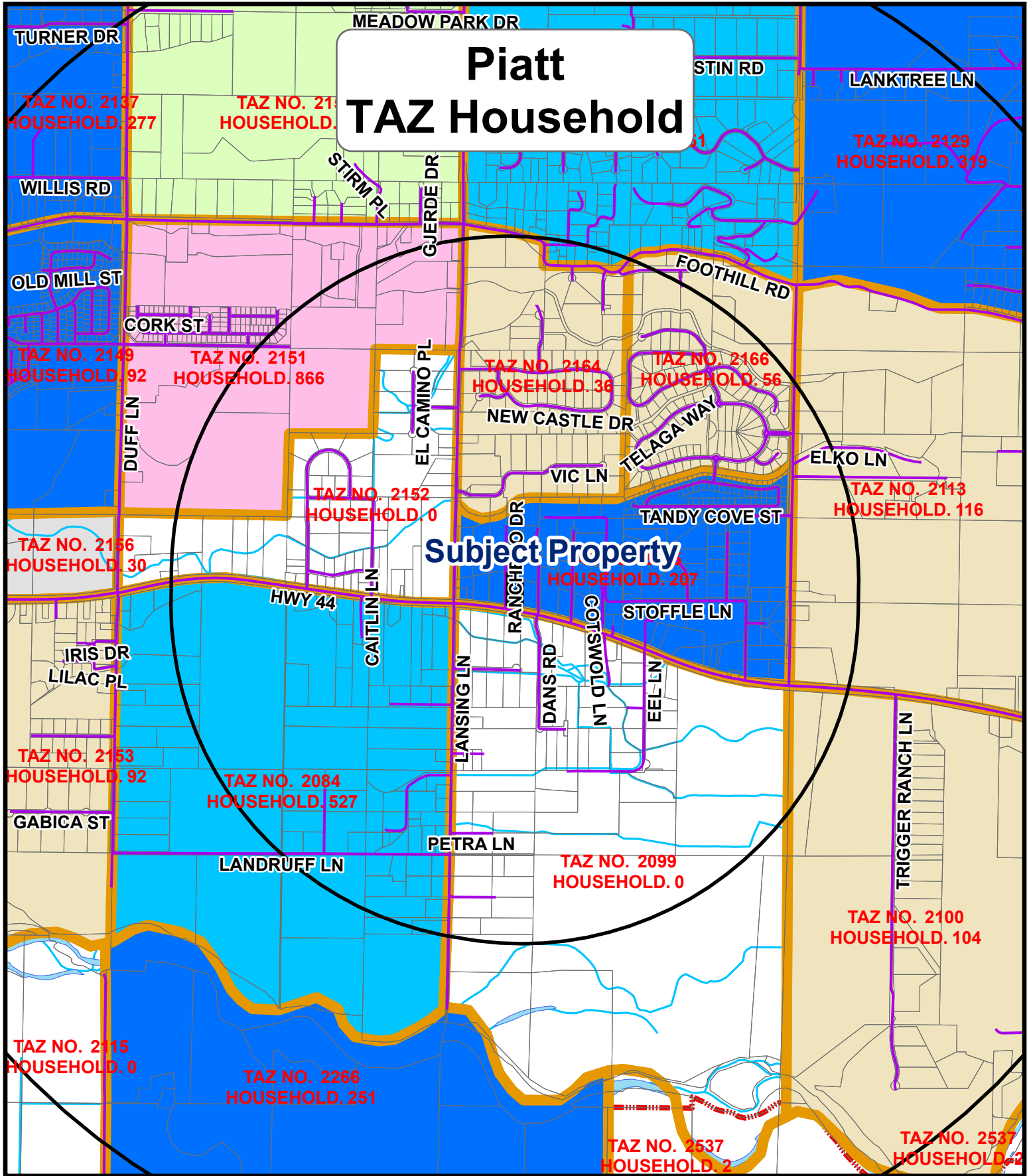
SUBJECT PROPERTY



MiddletonCompPlan

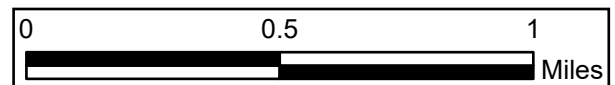
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

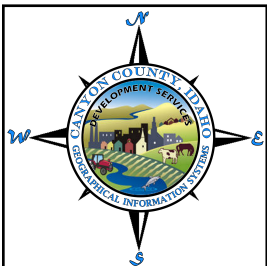
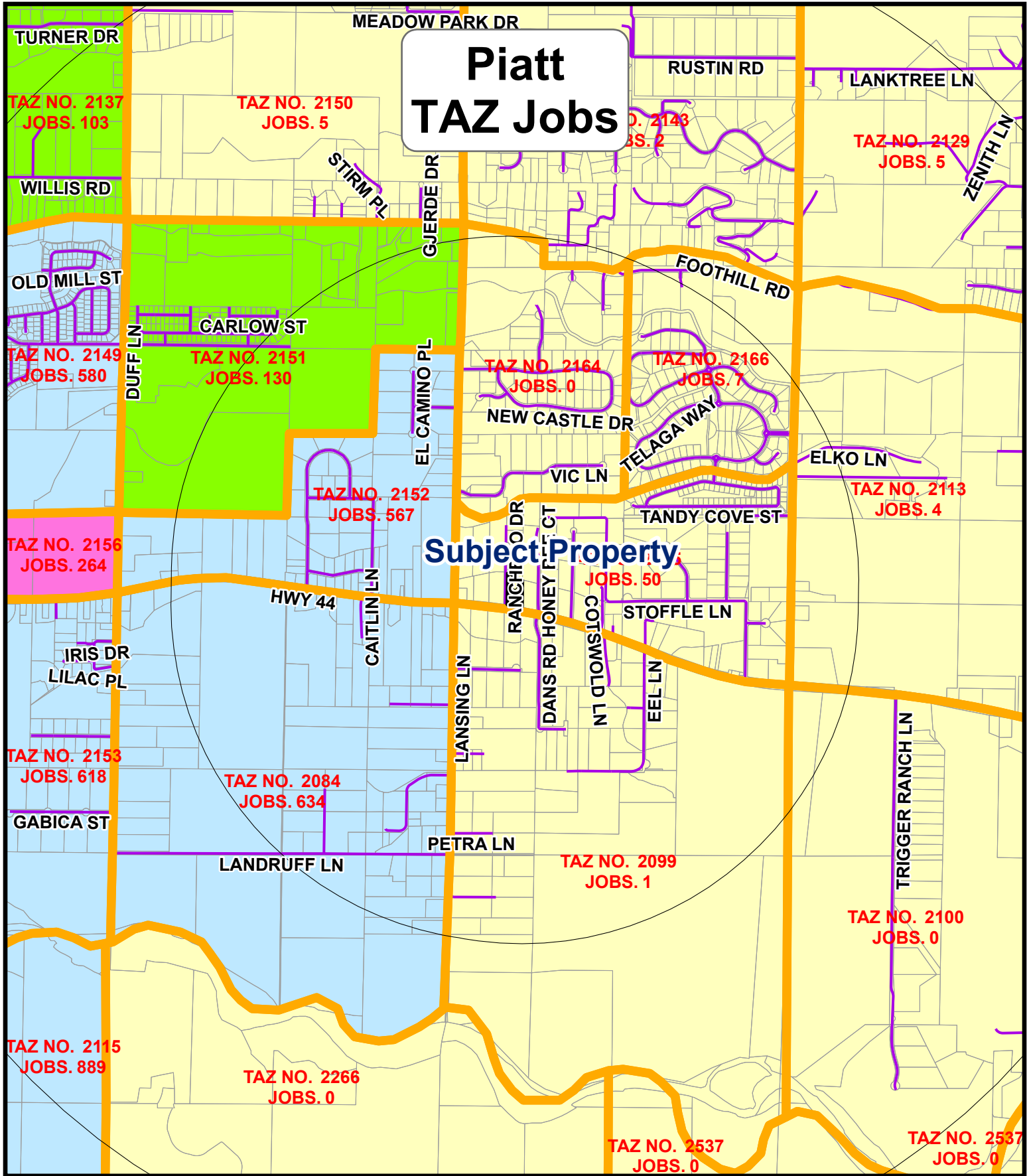




House Hold 2025-2050

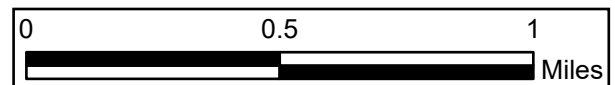
	-4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263





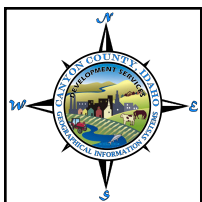
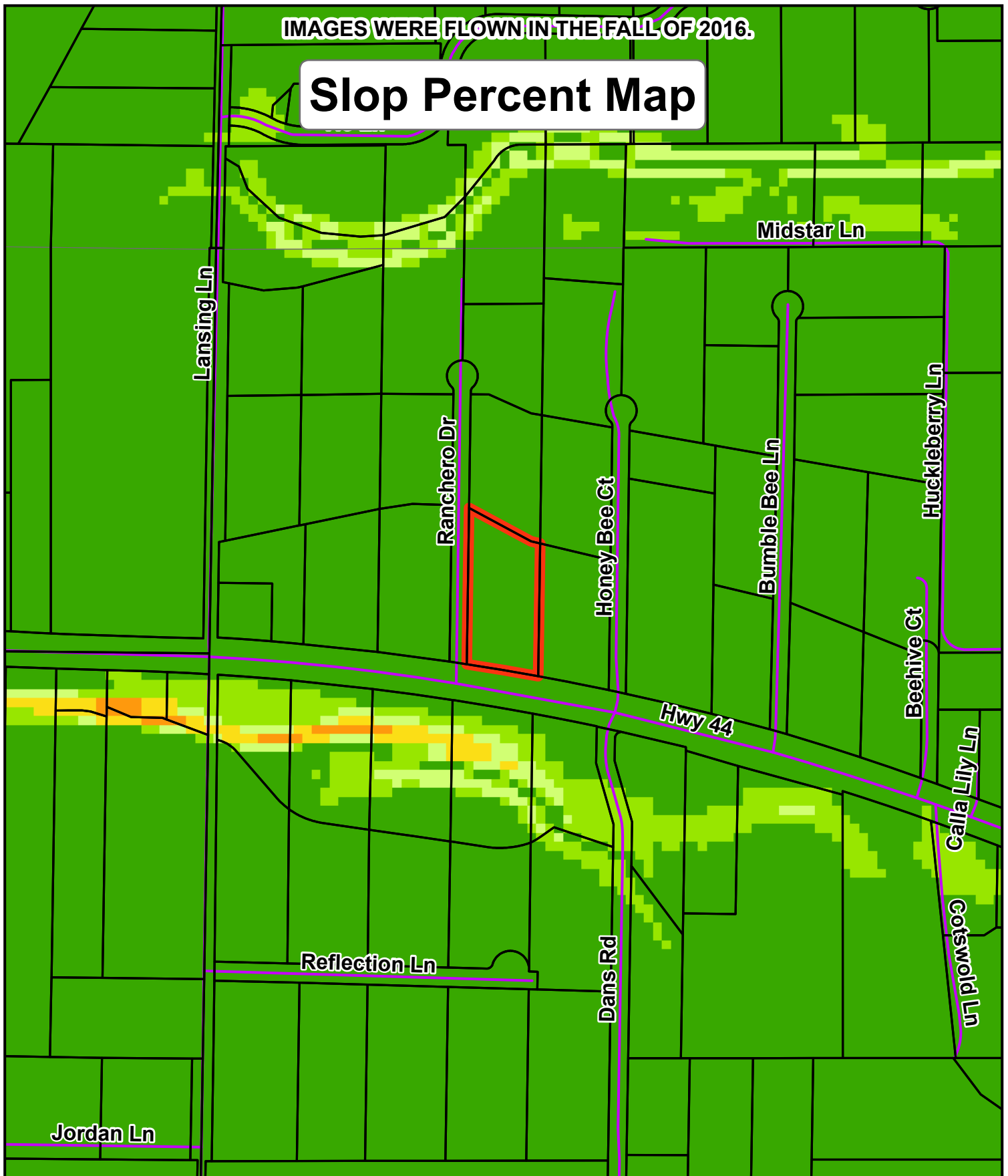
Jobs 2025-2050

-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148



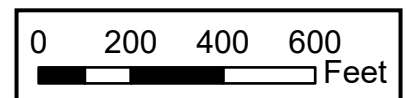
IMAGES WERE FLOWN IN THE FALL OF 2016.

Slop Percent Map

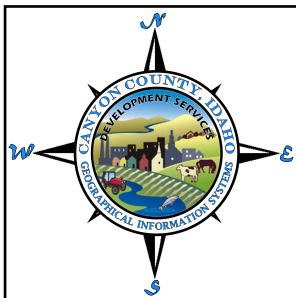
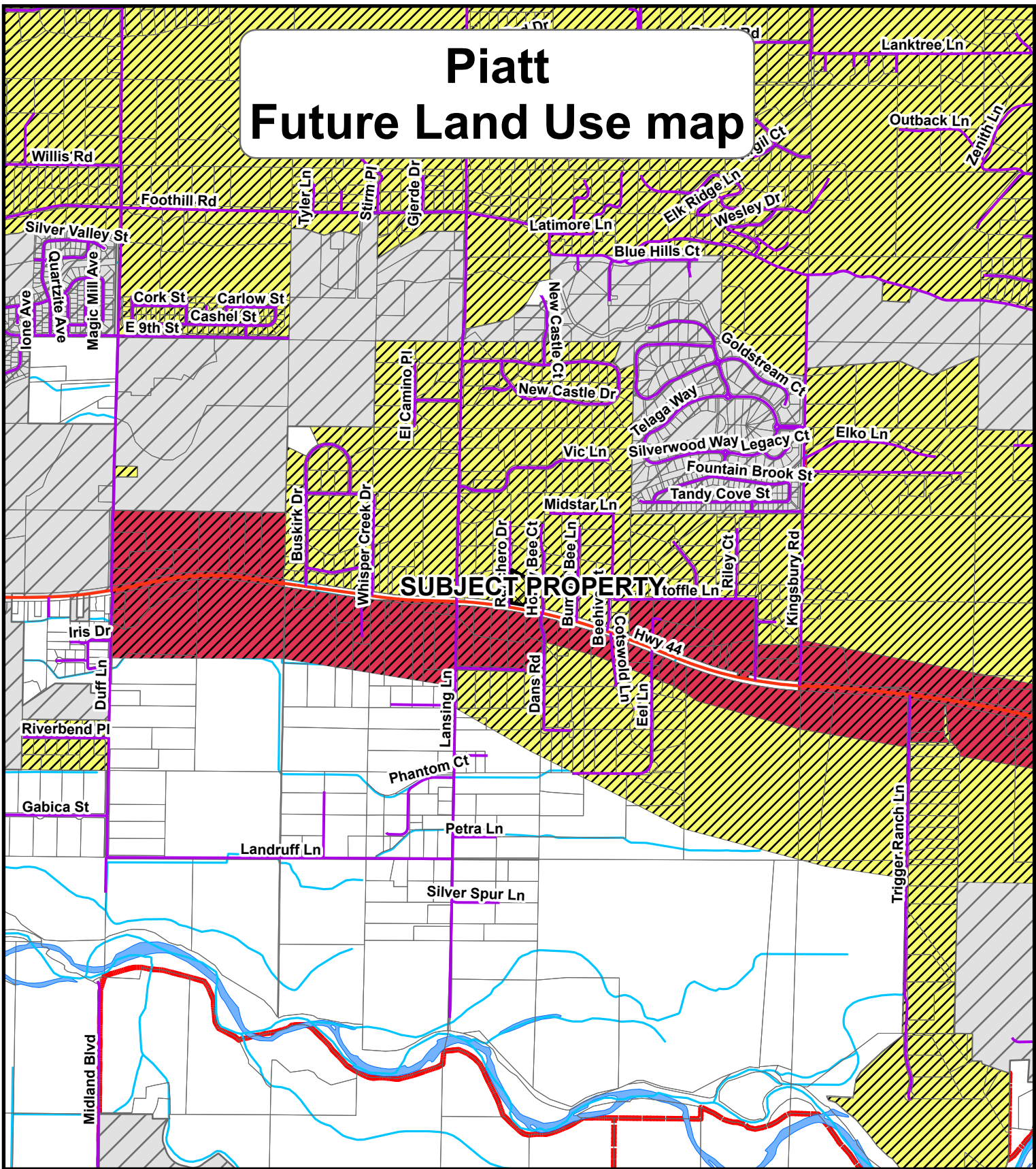


Slop Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718



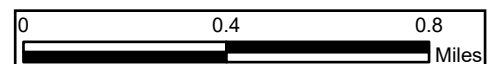
Piatt Future Land Use map

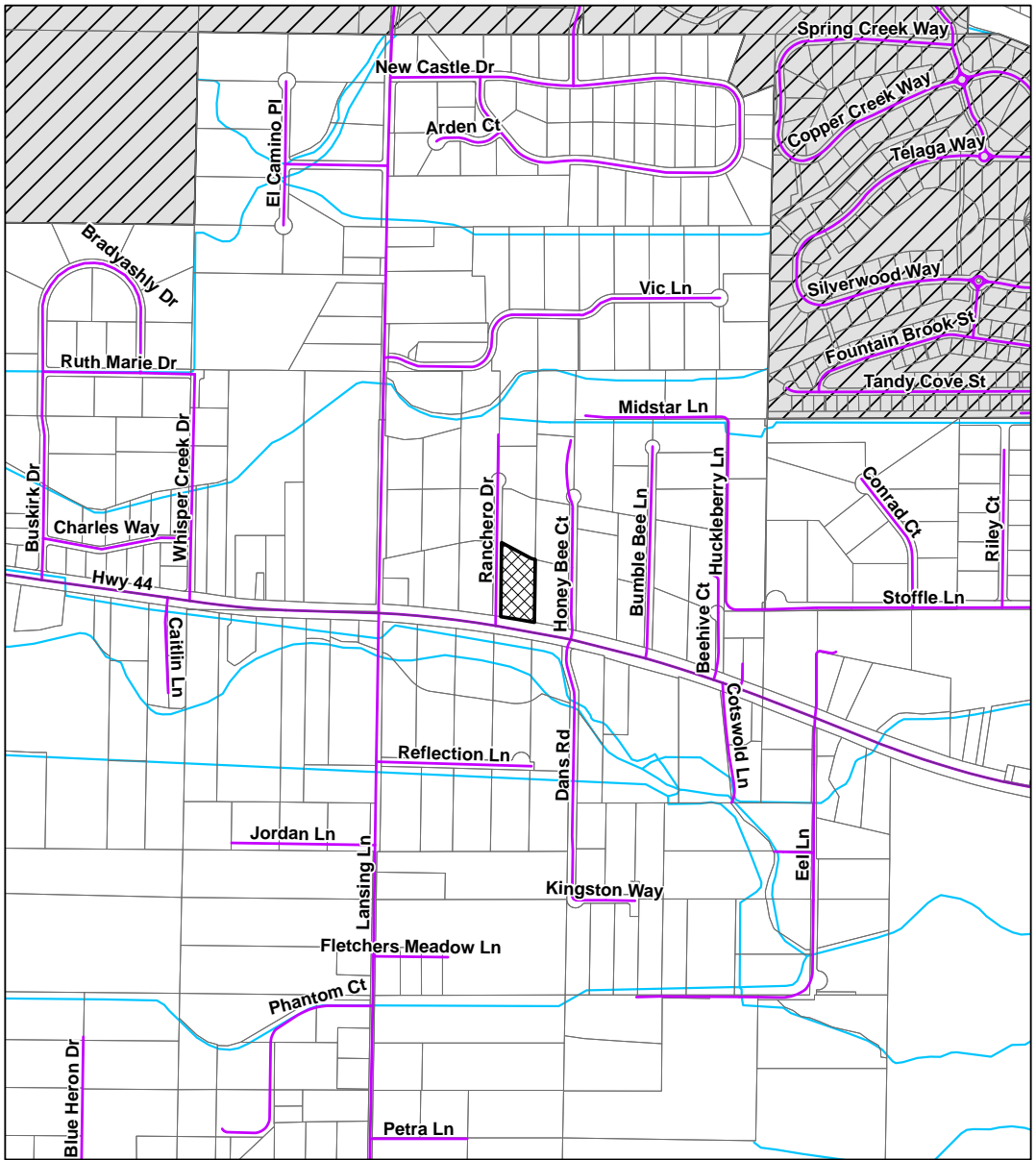


Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

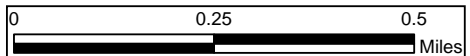




Legend



SUBJECT_PROPERTY



COMMON LEGEND DATA

INTERSTATE

INTERSTATE RAMP

STATE HIGHWAY

RESIDENTIAL ROAD

RAILROAD

MINOR WATERWAYS

COUNTY BOUNDARY

IMPACT AREA

CITY LIMITS

NAVIGABLE WATERWAY

SUBJECT PROPERTY

SUBDIVISIONS

FEMA ZONES

FEMA FLOODWAY

A

AE

AH

AO

X

NITRATE PRIORITY AREA

SUBDIVISION MAP

PLATTED SUBDIVISIONS

SUBDIVISIONS IN PLATTING

MOBILE HOME PARKS

SMALL AERIAL CONTOUR MAP

CONTOUR ELEVATION

*** ZONING CLASSIFICATIONS THAT MAY HAVE LIMITING CONDITIONS ***

ZONING

RR (RUAL RESIDENTIAL)

CR-RR (RURAL RESIDENTIAL - COND REZONE)

R1 (SINGLE FAMILY RESIDENTIAL)

CR-R1 (FAMILY RESIDENTIAL - COND REZONE)

R2 (MEDIUM DENSITY RESIDENTIAL)

C (COMMERCIAL - 1965 ZONING ORD.)

C1 (NEIGHBORHOOD COMMERCIAL)

CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE)

C2 (SERVICE COMMERCIAL)

CR-C2 (SERVICE COMMERCIAL - COND REZONE)

(LIGHT INDUSTRIAL)

CR-M1 (LIGHT INDUSTRIAL - COND REZONE)

M2 (HEAVY INDUSTRIAL)

AG (AGRICULTURAL)

FUNCTIONAL CLASSIFICATION (2035)

Interstate

Expressway

Proposed Expressway

Principal Aterial

Proposed Principal Aterial

Minor Arterial

Proposed Minor Arterial

Collector

Proposed Collector

SOIL CAPABILITY MAP

CLASS I - BEST SUITED

CLASS II - BEST SUITED

CLASS III - MODERATELY SUITED

CLASS IV - MODERATELY SUITED

CLASS V - MODERATELY SUITED

CLASS VI - LEAST SUITED

CLASS VII - LEAST SUITED

CLASS VIII - LEAST SUITED

CURRENT_CUPS

Year

2020

2021

2022

2023

2024

2025

Caldwell City Comp Plan

City Center

Residential Estates

Low Density

Medium Density

High Density

Commercial

Industrial

Public

GRAVEL PITS, DAIREs, NITRATE PRIORITY & WELLS

DAIRY LOTS

FEEDLOTS

GRAVEL PITS

GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

DEQ WELLS

N03_MGL

0.005 - 2.00

2.00 - 5.00

5.00 - 10.00

10.00 - 49.80

Nampa City Com Plan

Ag

LD_Res

MD_Res

HD_Res

Residential Mixed Use

Community Mixed Use

Neighborhood Commercial

Highway Commercial

General Commercial

Business Park

Downtown

Employment Center

Light Industrial

Heavy Industrial

Parks

Public

Airport

Future Land Use 2030

COMMERCIAL

INDUSTRIAL

RESIDENTIAL

FUTURE LAND USE 2011-2022

COMMERCIAL

INDUSTRIAL

RESIDENTIAL

PRIME FARMLANDS MAP

Farmland of statewide importance

Farmland of statewide importance, if irrigated

Farmland of statewide importance, if irrigated and reclaimed

Not prime farmland

Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments

Prime farmland if irrigated

Prime farmland if irrigated and drained

Prime farmland if irrigated and reclaimed

LOT CLASSIFICATION

0.0 - 1.0 Acres

1.0 - 2.0 Acres

2.0 - 3.0 Acres

3.0 - 4.0 Acres

4.0 - 5.0 Acres

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
28	1824.86	663	2.75	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
2	33.08	30	1.10	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
31	2.52	2.36	1.00	5.15
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
BLUE HERON SUB	1	4N2W02	37.19	5	7.44	COUNTY (Canyon)	2002
BLUE MEADOWS SUBDIVISION NO. 1	2	4N2W03	25.81	18	1.43	MIDDLETON	2020
BLUE MEADOWS SUBDIVISION NO. 2	3	4N2W03	54.38	12	4.53	MIDDLETON	2022
CRESCENT LAKES SUBDIVISION	4	4N2W03	32.15	107	0.30	MIDDLETON	2021
DAN'S ACRES SUBDIVISION	5	4N2W10	23.51	10	2.35	COUNTY (Canyon)	2005
NE ESTATES - VACATED with Inst. # 2012	6	4N2W10	10.15	5	2.03	COUNTY (Canyon)	2008
FOUNTAIN SPRINGS SUBDIVISION	7	4N2W03	14.80	17	0.87	MIDDLETON	2023
FOX MEADOWS SUB	8	4N2W10	8.70	6	1.45	COUNTY (Canyon)	2004
FOX MEADOWS SUB #2	9	4N2W10	39.68	13	3.05	COUNTY (Canyon)	2004
GREENVIEW ACRES	10	4N2W10	61.59	20	3.08	COUNTY (Canyon)	1988
HONEY BEE ACRES SUBDIVISION	11	4N2W10	5.25	2	2.63	COUNTY (Canyon)	2018
HUNTER'S RIDGE SUB	12	4N2W03	23.64	16	1.48	COUNTY (Canyon)	1986
LAKES AT TELAGA PHASE 1	13	4N2W03	66.06	149	0.44	0	2006
LANSING LANE SUBDIVISION	14	4N2W03	4.73	3	1.58	COUNTY (Canyon)	2022
LANSING MEADOWS SUB	15	4N2W03	65.02	50	1.30	COUNTY (Canyon)	2002
LEMP PARK URBAN TRACTS	16	4N2W09	916.60	1	916.60	COUNTY (Canyon)	1913
LINFIELD ESTATES SUBDIVISION	17	4N2W10	18.92	13	1.46	COUNTY (Canyon)	2020
MEADOW CREEK SUB	18	4N2W04	43.93	9	4.88	COUNTY (Canyon)	2000
PARKERS ADDITION SUB	19	4N2W04	4.83	2	2.41	COUNTY (Canyon)	2005
PERKEL ACREAGE	20	4N2W10	147.76	39	3.79	COUNTY (Canyon)	1911
RAW PASTURES ESTATES	21	4N2W04	12.52	4	3.13	MIDDLETON	2019
SCHREINER ESTATES	22	4N2W03	49.40	20	2.47	COUNTY (Canyon)	1998
SQUIRES SUB	23	4N2W03	13.02	6	2.17	0	2003
THE LAKES SUBDIVISION PH. 1	24	4N2W03	40.46	36	1.12	MIDDLETON	2015
THE LAKES SUBDIVISION PHASE 2	25	4N2W03	9.78	16	0.61	MIDDLETON	2017
WATERFORD SUBDIVISION NO. 2	26	4N2W04	20.76	65	0.32	MIDDLETON	2024
WHISPER CREEK AMEND	27	4N2W09	18.47	19	0.97	COUNTY (Canyon)	1994
WHISPER CREEK ESTATES PH 2 AND 3	28	4N2W04	55.74	0	#DIV/0!	COUNTY (Canyon)	1995

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Solitude Creek Sub	16.54	15	1.10

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
------------------	--------------	-------	---------------	----------------	------------

Neighborhood Notification Map

Parcel No. R22365508

Buffer Distance 600 Feet

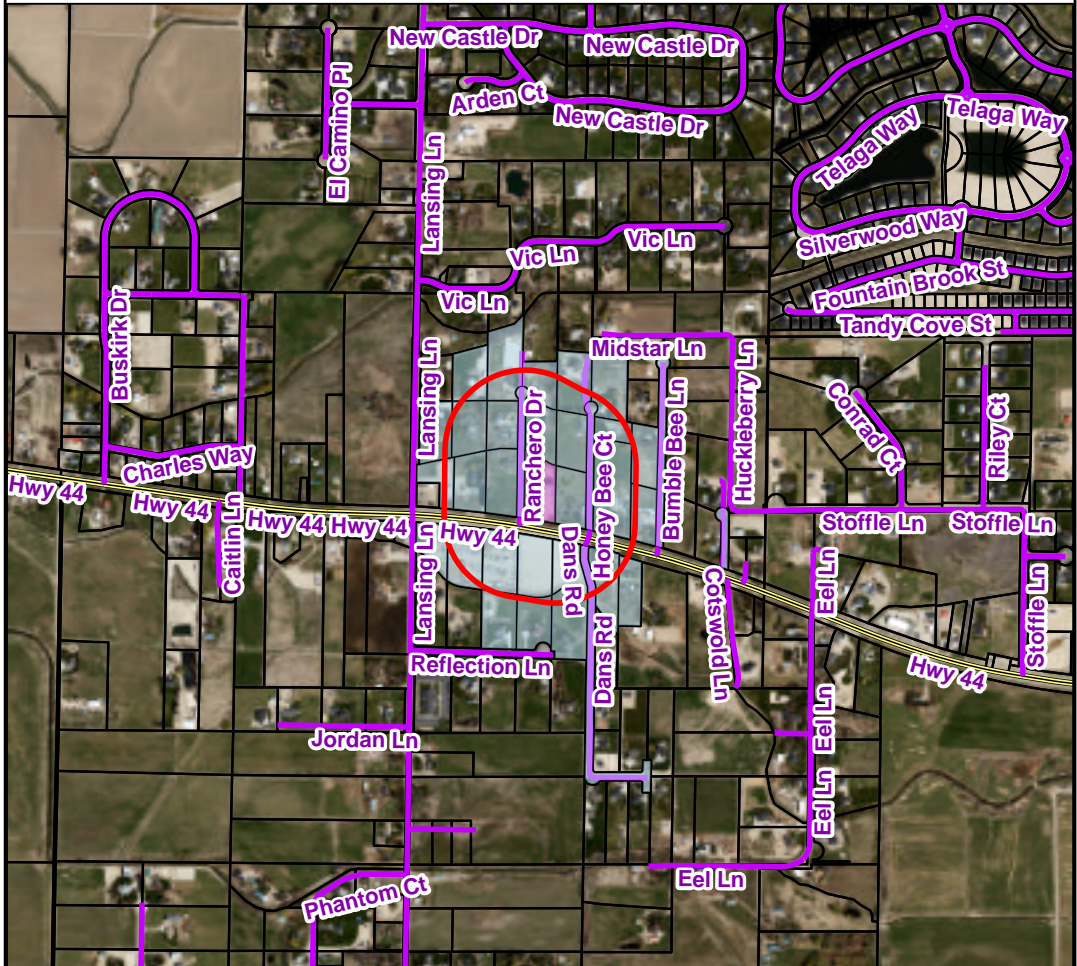
Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605










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

Date: 3/13/2025

By: SHuggins



Legend

-  NOTIFICATION BUFFER
-  SUBJECT_PROPERTY
-  NOTIFIED PARCELS
-  TAX PARCELS
-  Highway
-  Interstate
-  Local Road

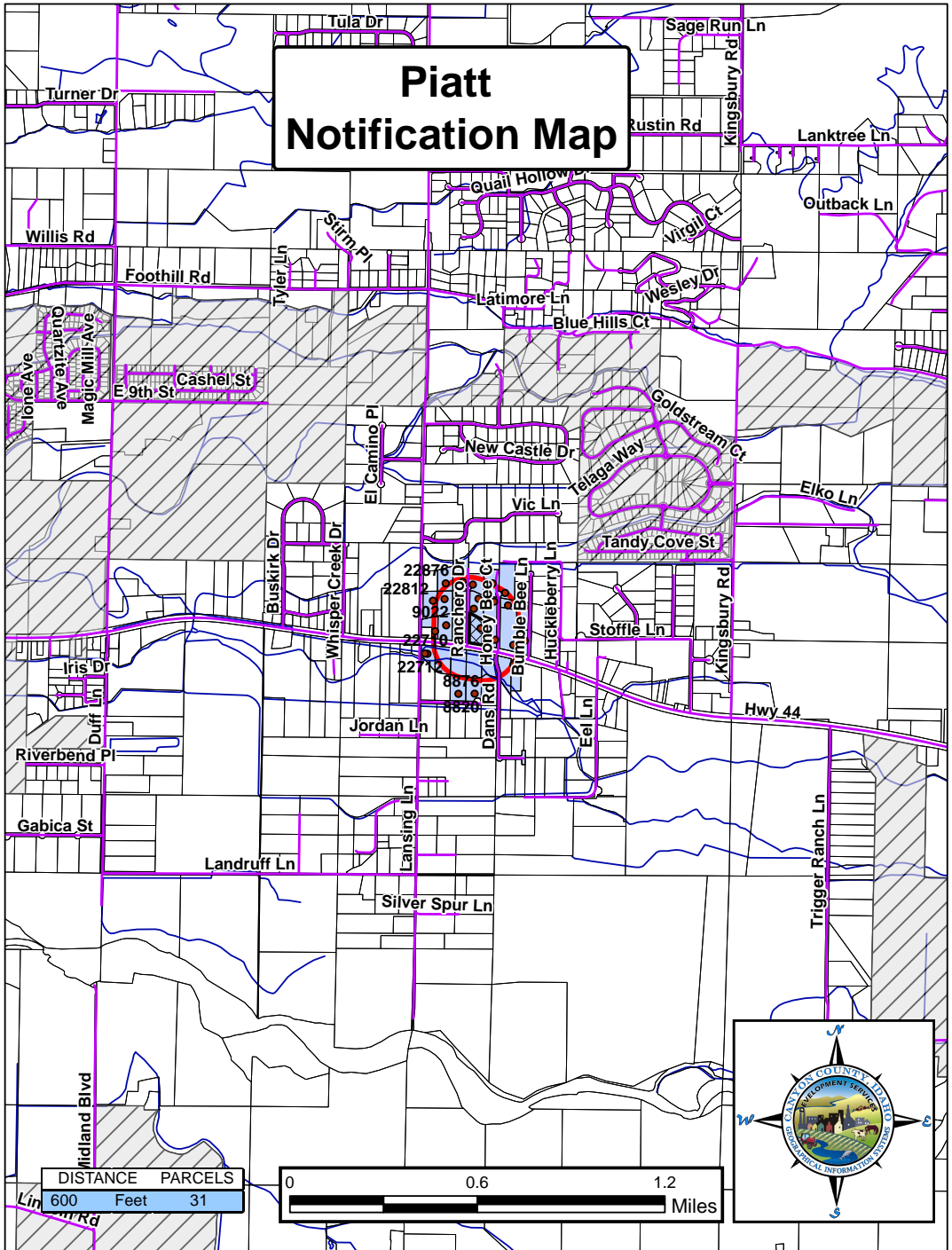
SCALE

1:12,000

1:12,000

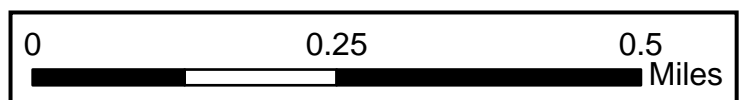
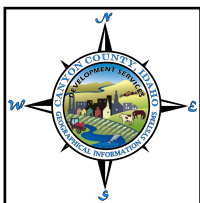
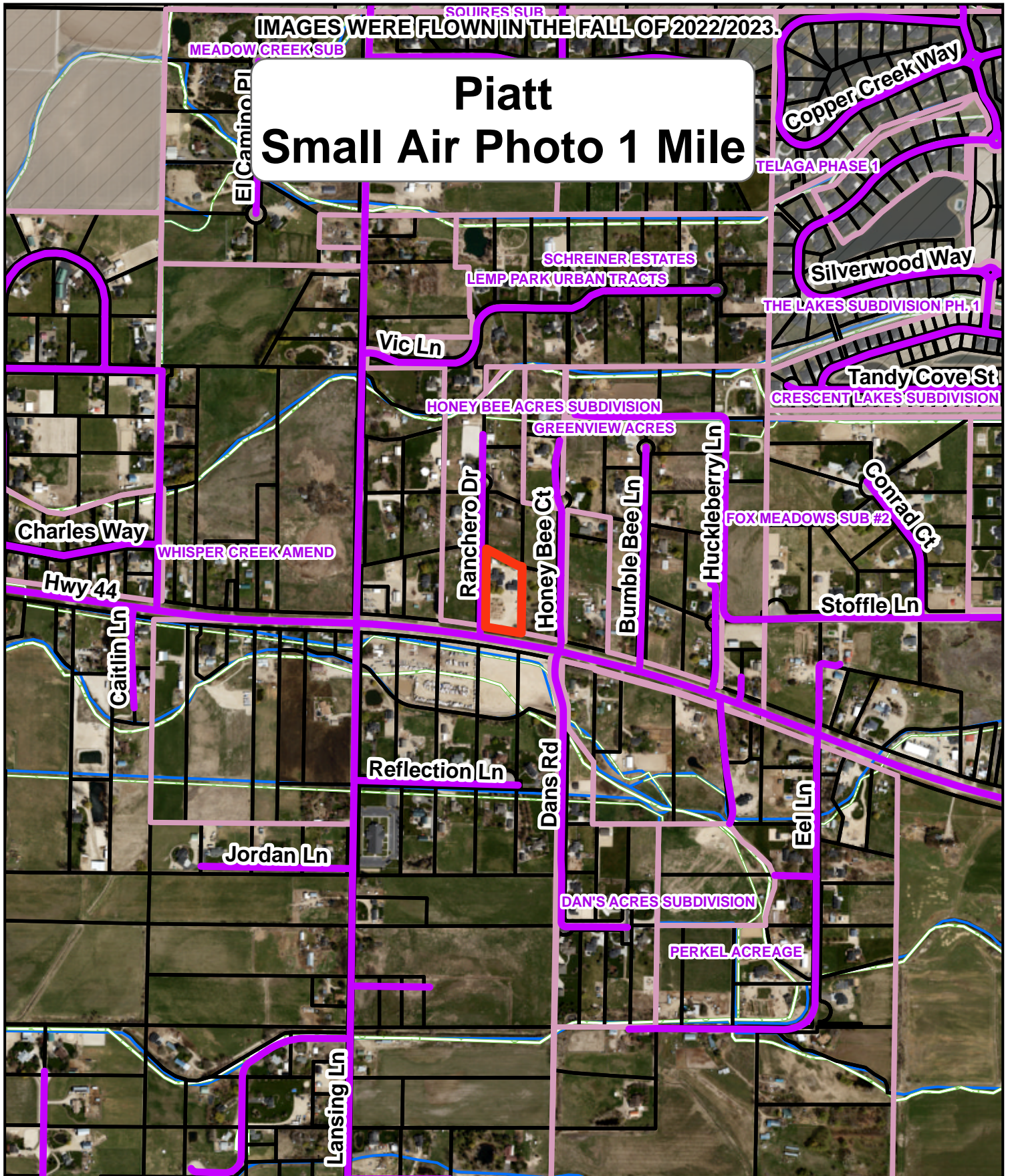
The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County,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

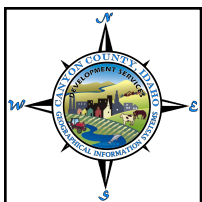
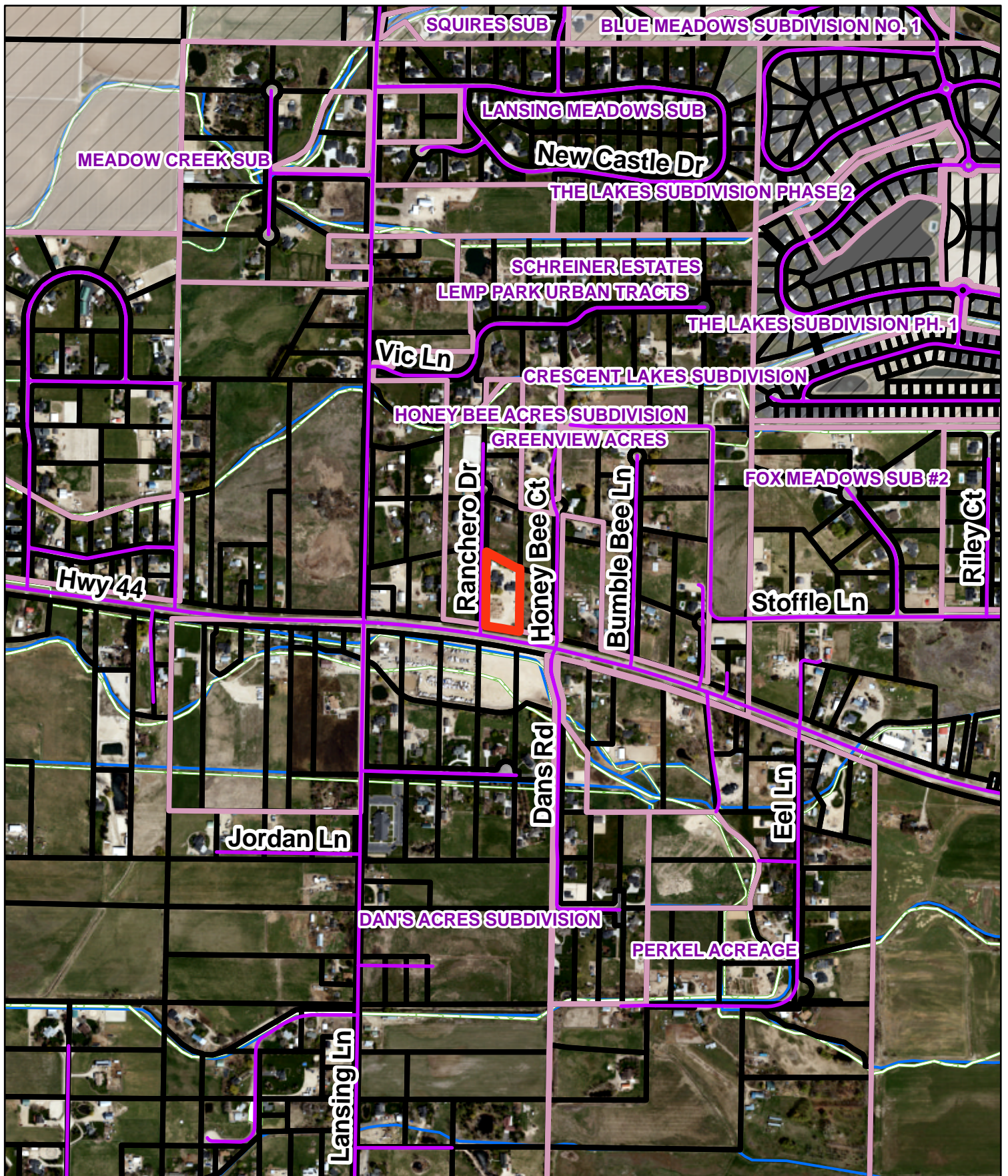
Piatt Notification Map



IMAGES WERE FLOWN IN THE FALL OF 2022/2023.

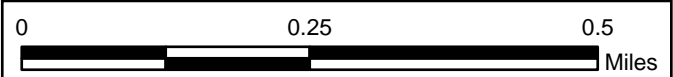
Piatt Small Air Photo 1 Mile





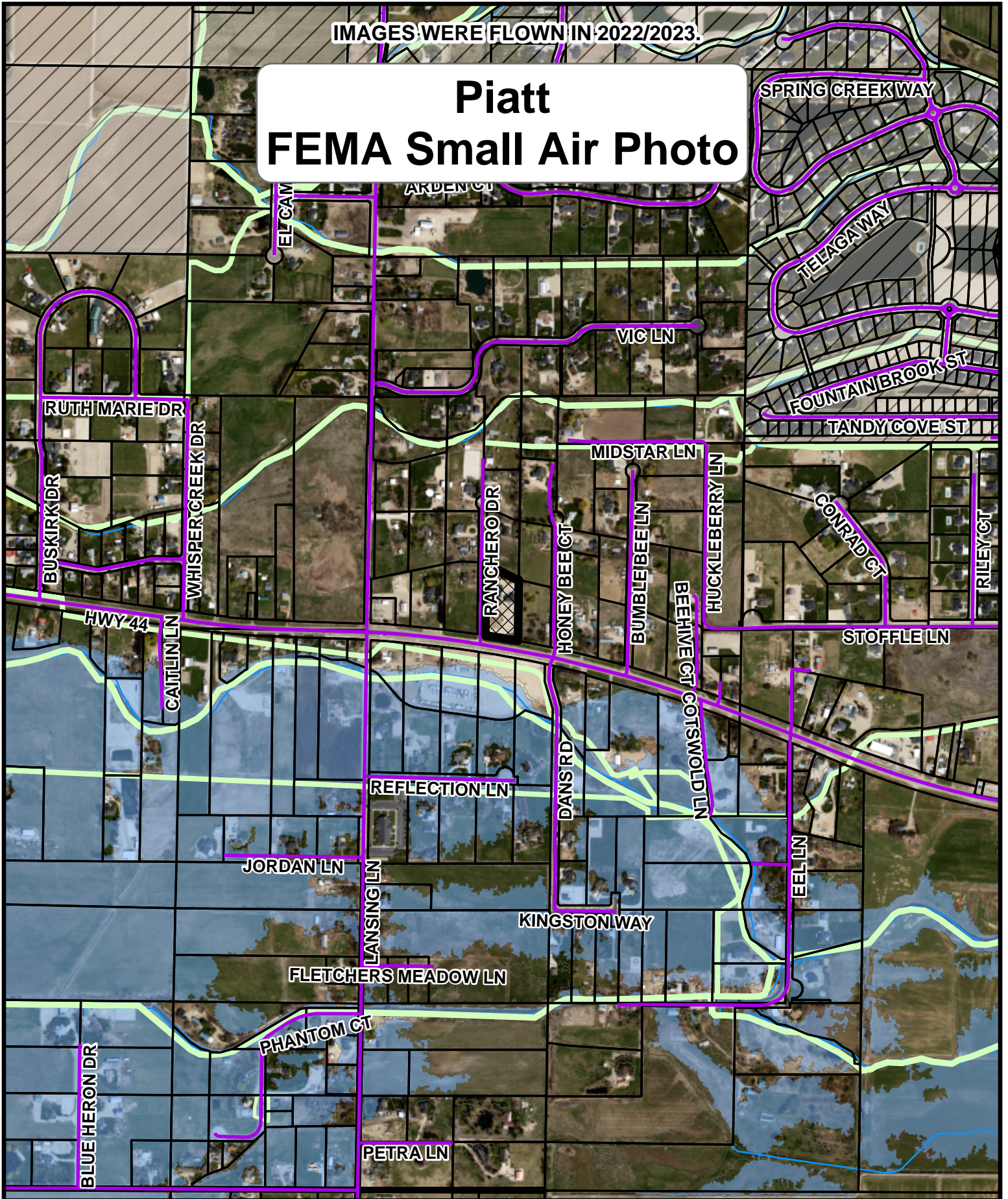
Legend

-  Wetlands
-  City_Limits



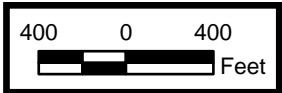
IMAGES WERE FLOWN IN 2022/2023.

Piatt FEMA Small Air Photo

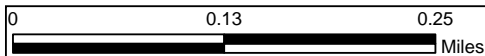
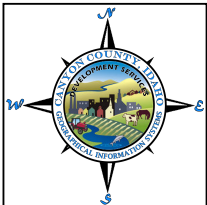
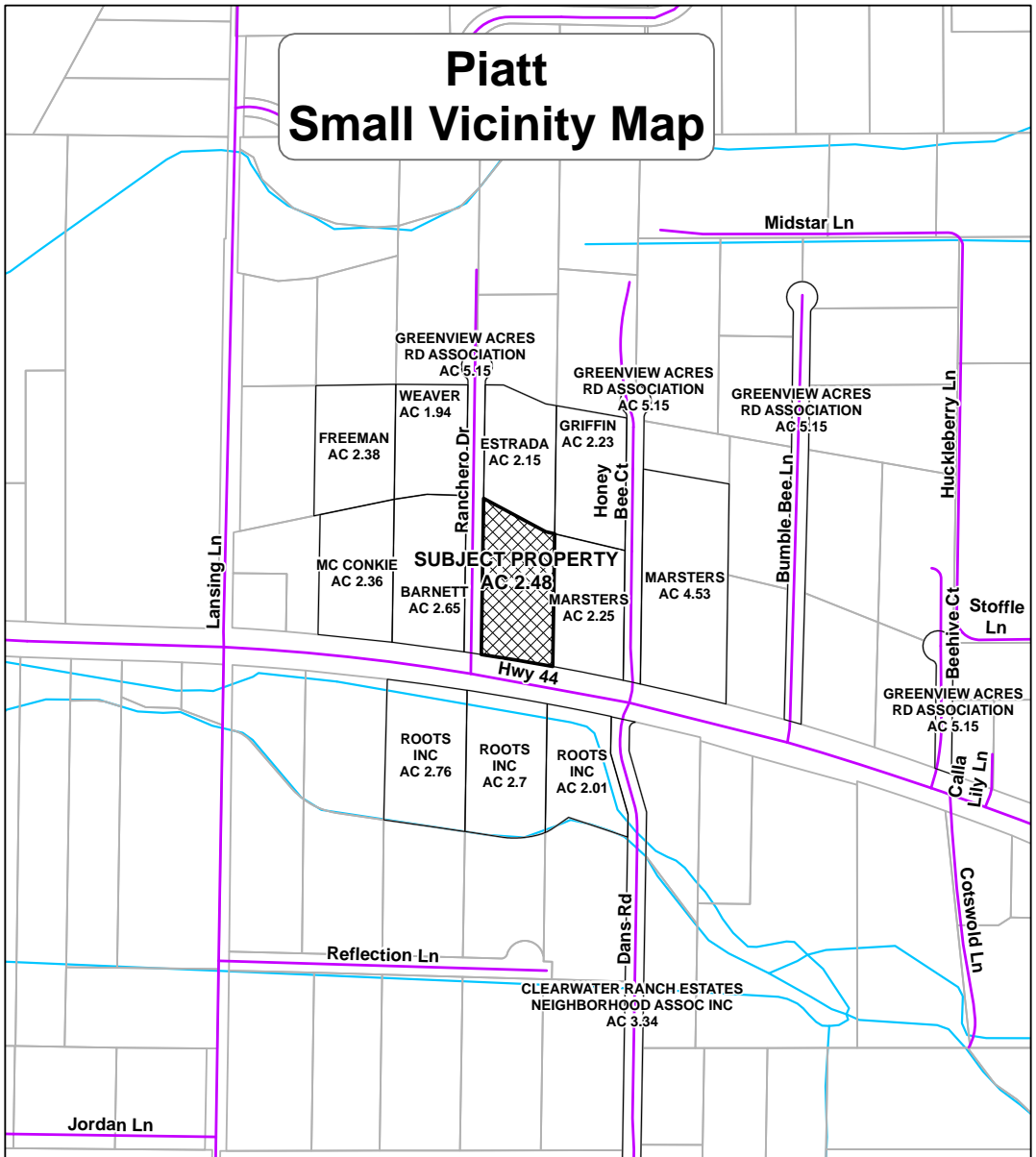


Legend

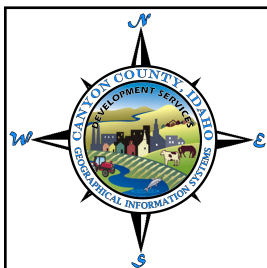
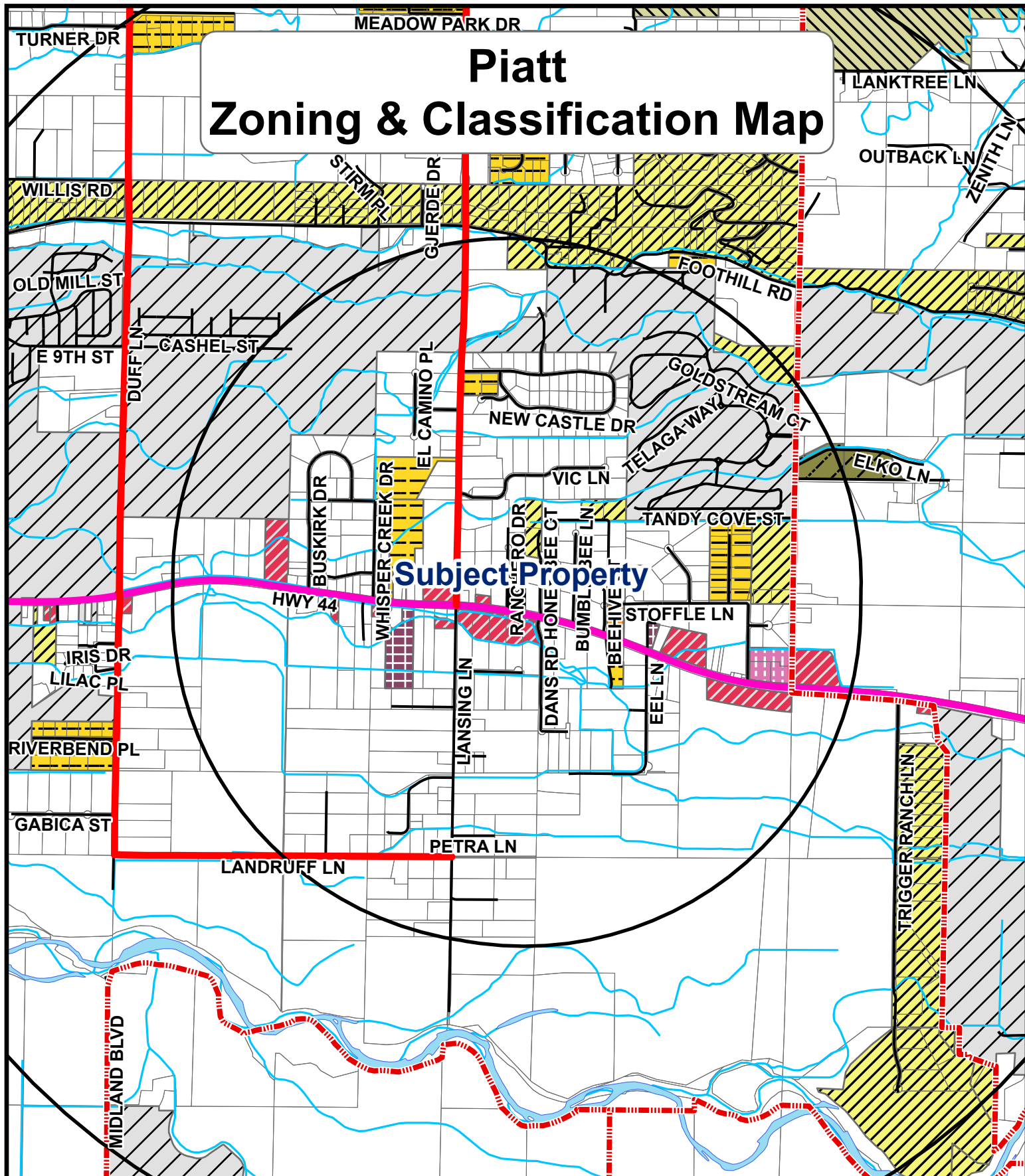
SUBJECT_PROPERTY	Fema Zones A
TAXLOTS	AE
WETLANDS	X



Piatt Small Vicinity Map



Piatt Zoning & Classification Map

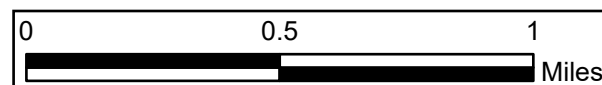


Current Zoning

- RR (Residential Rural): Yellow background with black diagonal lines.
- CR-RR (Community Residential Rural): Yellow background with black diagonal lines and a black border.
- R1 (Single-Family Residential): Yellow background with black horizontal lines.
- CR-R1 (Community Residential Single-Family Residential): Yellow background with black horizontal lines and a black border.
- R2 (Single-Family Residential): Orange background with black horizontal lines.
- C (Community Center): Red background with black horizontal lines.
- C1 (Community Center): Red background with black diagonal lines.
- CR-C1 (Community Residential Community Center): Red background with black diagonal lines and a black border.
- C2 (Community Center): Pink background with black horizontal lines.
- CR-C2 (Community Residential Community Center): Pink background with black horizontal lines and a black border.
- M1 (Medium Density Residential): Light blue background with black horizontal lines.
- CR-M1 (Community Residential Medium Density Residential): Dark blue background with black horizontal lines and a black border.
- M2 (Medium Density Residential): Dark blue background with black diagonal lines.

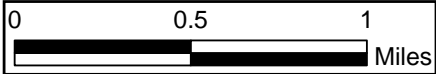
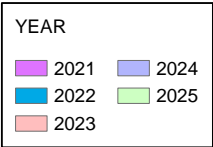
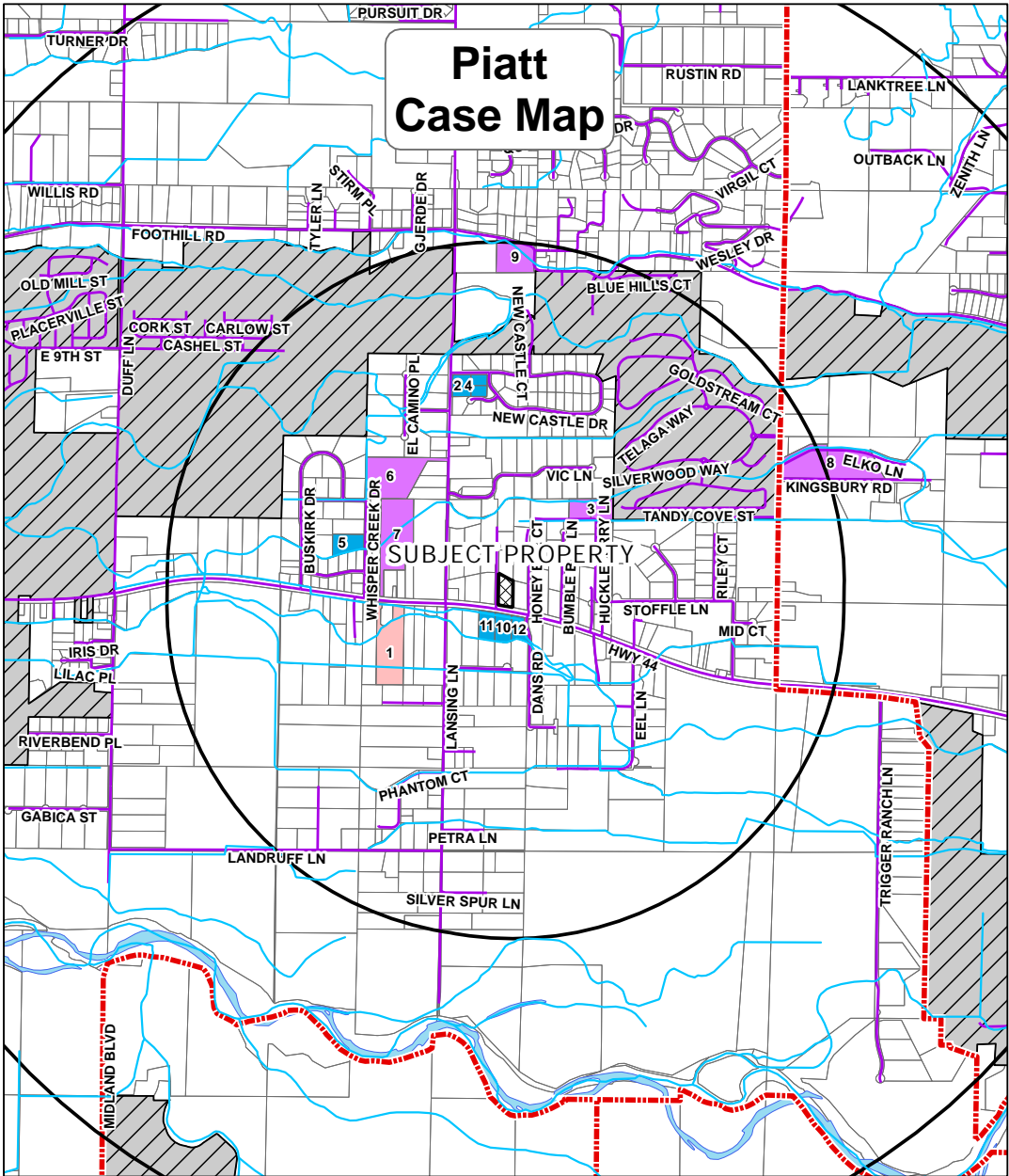
ITD Functional Classification

- AG (Arterial General): White background with black border.
- Interstate: Blue line.
- Major Collector: Red line.
- Minor Arterial: Green line.
- Minor Collector: Green square.
- Other Principal Arterials: Pink line.



Piatt Case Map

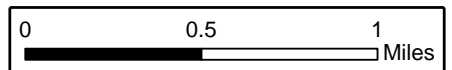
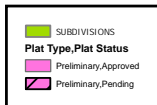
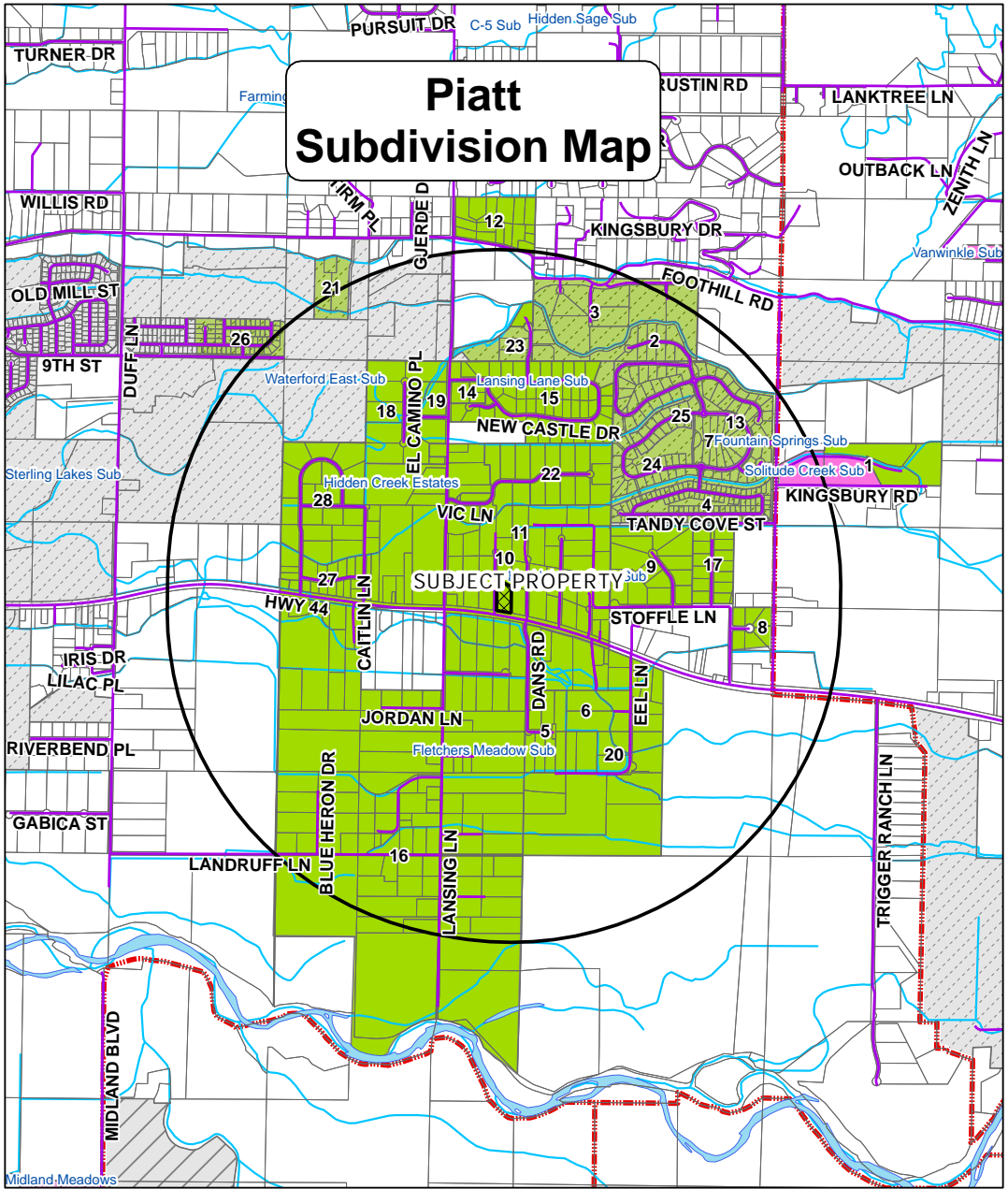
SUBJECT PROPERTY



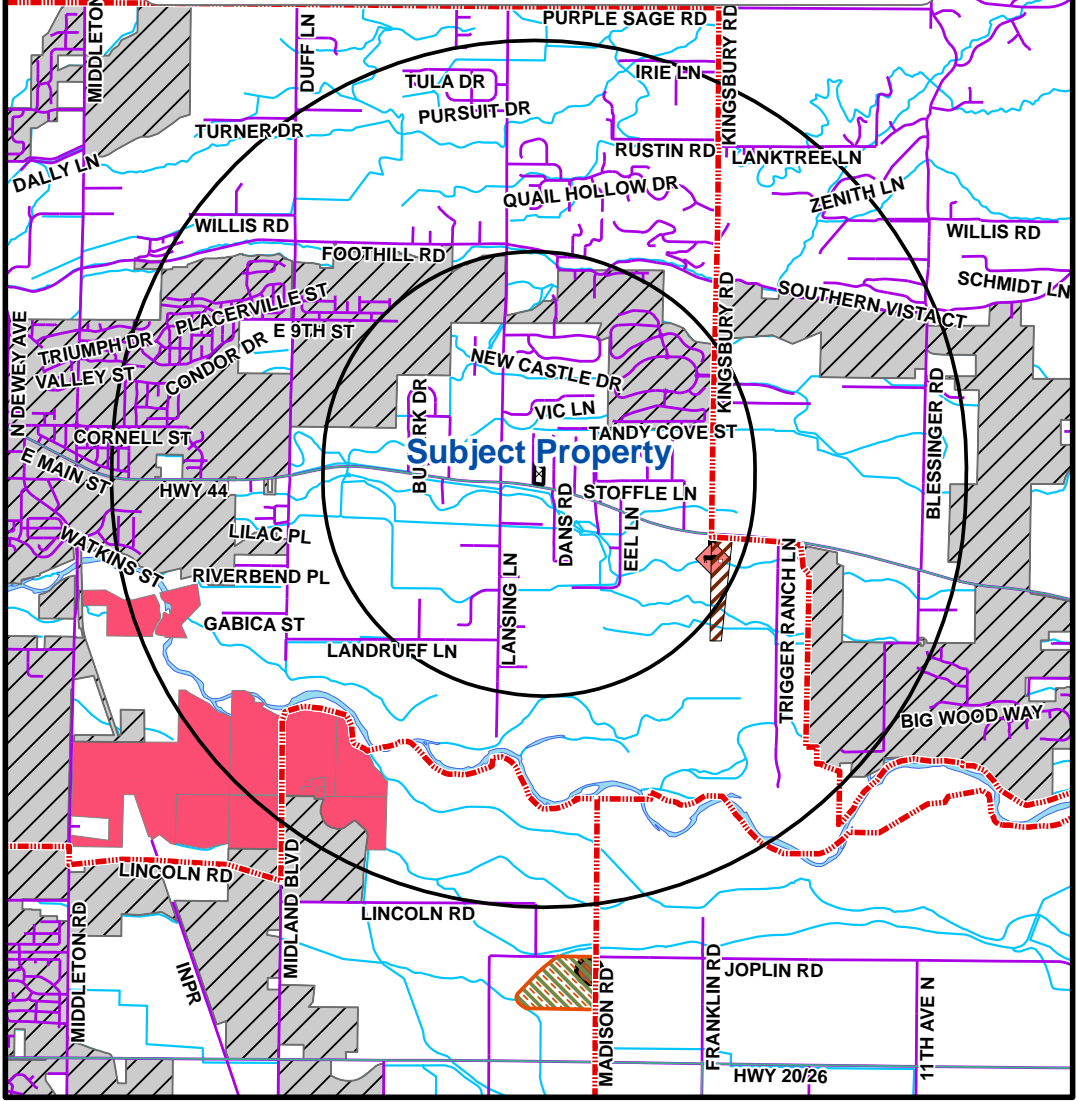
CASE SUMMARY




ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0061	AG to CR-C2	AG Development LLC	APPROVED
2	RZ2020-0014	Rezone AG to R1	Biggins	APPROVED
3	RZ2020-0016	Rezone AG to RR	Jensen	APPROVED
4	SD2021-0046	Short Plat 3 Res Lots - Lansing Lane Sub	Lansing Lane Sub	APPROVED
5	CU2022-0039	Small Animal Facility	May Calins Slaughter	APPROVED
6	RZ2020-0027	Rezone AG to R1	Schatzel	APPROVED
8	SD2020-0016	Preliminary Plat	Solitude Creek Sub	Approved
9	RZ2021-0017	Rezone AG to RR	Terry Bruce	APPROVED
10	CU2022-0028	Expand RV Storage	Wyatt Legacy LLC	APPROVED

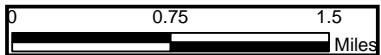
Piatt Subdivision Map



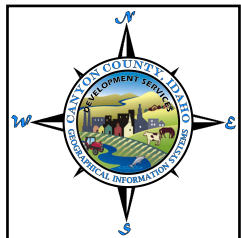
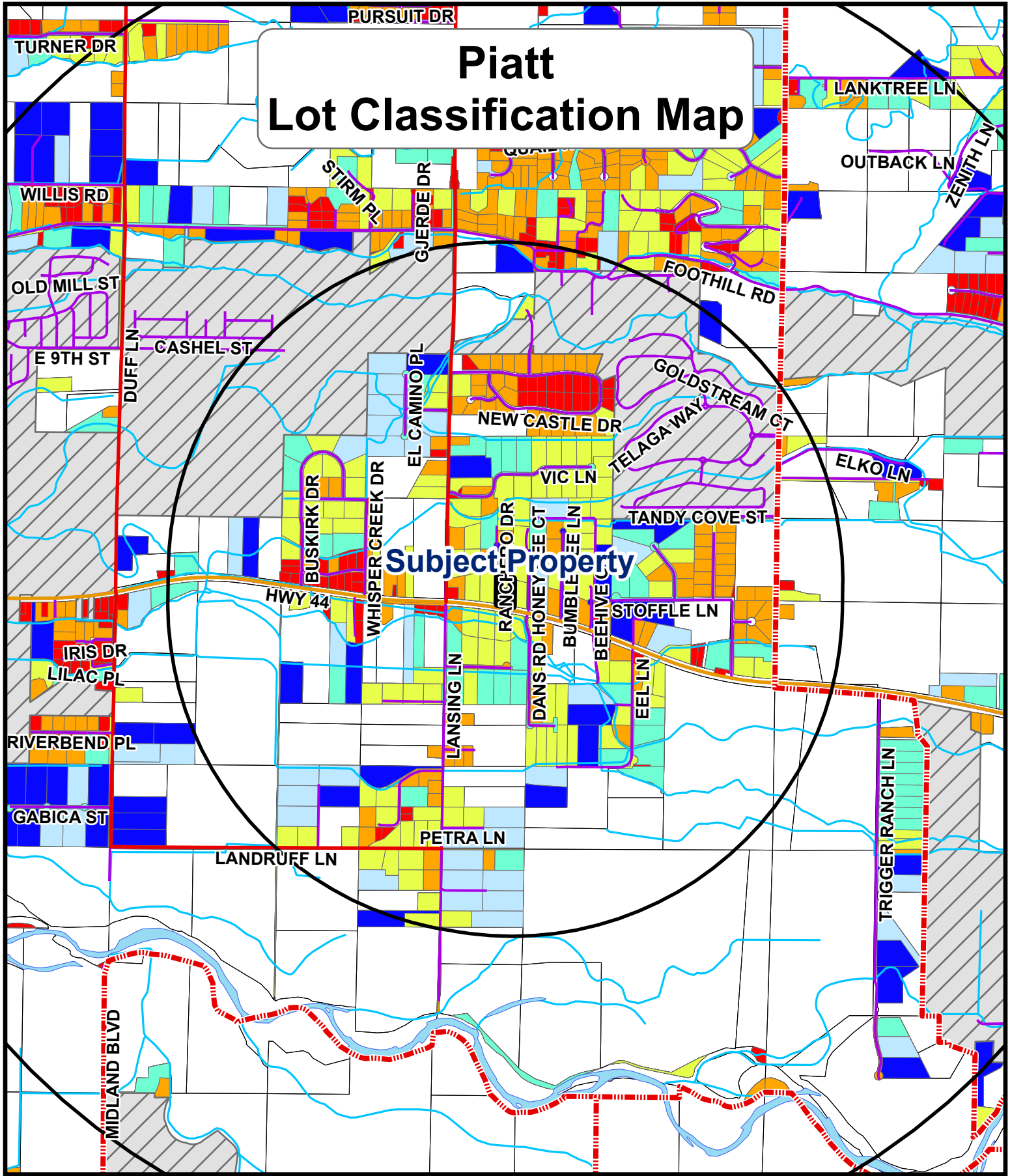
Piatt Dairy, Feedlot, and Gravel Pit Map



-  FEEDLOTS
-  DAIRIES
-  GRAVELPITS

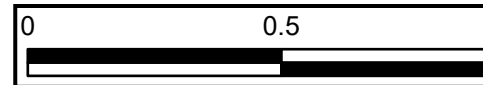


Piatt Lot Classification Map



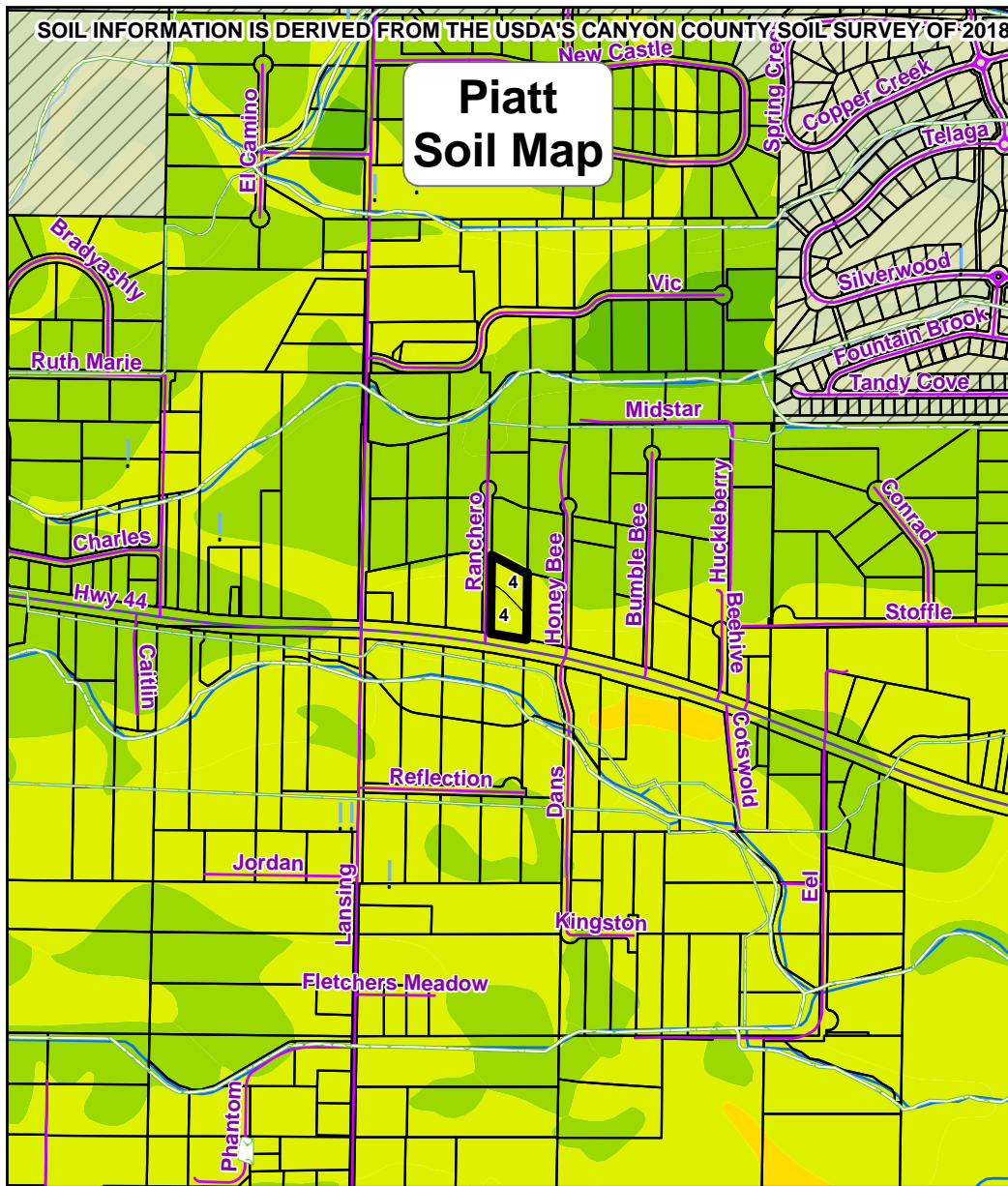
Legend	
0.0 - 1.0	1.1 - 2.0
2.1 - 3.0	3.1 - 4.0
4.1 - 5.0	5.1 - 6.0

ITD Functional Classification	
Interstate	Minor Arterial
Major Collector	Minor Collector
Other Principal Arterials	

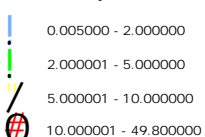


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Piatt Soil Map



Nitrate Priority Wells



IDWR_2C_Geothermal_



Wetlands

