



Planning and Zoning Commission
Hearing Date: May 1, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2023-0012
APPLICANT/PROPERTY OWNER: Kenneth and Alisa Piatt
APPLICATION: Conditional use permit - Staging Area & Contractor Shop
LOCATION: The subject property is located at 8820 Hwy 44, Middleton, ID 83644, also referenced as Parcel R22365508, a portion of the NW quarter of Section 10, T4N, R2W, BM, Canyon County, Idaho.
ANALYST: Madelyn Vander Veen, Associate Planner
REVIEWED BY: Michelle Barron, Principle Planner

REQUEST:

The applicants, Kenneth & Alisa Piatt are requesting a conditional use permit for a staging area and contractor shop for their excavation business. The proposed use of the property includes storage of equipment, vehicles, and semi-trucks for use on job sites as well as storage and screening of dirt. The existing shop is used for occasional vehicle/equipment repairs and an employee restroom. Hours of operation are 7 AM – 7 PM and 5-10 employees are proposed.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	June 23, 2023
JEPA notice sent on:	September 30, 2024
Agency and Full Political notice:	April 1, 2024
Neighbor notification within 600 feet mailed on:	April 1, 2024
Newspaper notice published on:	April 1, 2024
Notice posted on site on:	April 4, 2024

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1. BACKGROUND:

The subject property is Lot 9 of Greenview Acres Subdivision. A complaint was made to the Code Enforcement Division on July 29, 2022, stating that the business had been running since 2017. After

communication with Code Enforcement, the applicant submitted a Conditional Use Permit application which was accepted on June 29, 2023.

2. HEARING BODY ACTION:

Pursuant to Canyon County Ordinance Article 07-07-01 every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve CU2023-0012, Piatt, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that;** *[Cite reasons for approval & insert any additional conditions of approval]*.

Denial of the Application: "I move to deny CU2023-0012, Piatt, finding the application **does not** meet the criteria for approval under Article 07.07.05 of Canyon County Zoning Regulations, **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))]*.

Table the Application: "I move to continue CU2023-0012, Piatt, to *[a date certain or uncertain]*.

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
			07-07-05(1)	Is the proposed use permitted in the zone by conditional use permit;

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	The proposed use is permitted in the zone by conditional use permit, pursuant to County Ordinance 07-10-27. The proposed use consists of a staging area and contractor shop. See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07-07-05(2) Staff Analysis	What is the nature of the request; The nature of the request consists of a conditional use permit for a staging area and contractor shop for their excavation business. The proposed use of the property includes storage of equipment, vehicles, and semi-trucks for use on job sites as well as storage and screening of dirt. The existing shop is used for occasional vehicle/equipment repairs and an employee restroom. Hours of operation are 7 AM – 7 PM and 5-10 employees are proposed. There are 3 dump trucks that are parked on the property every night. Typically, 3 employee vehicles are parked on the property during the day. Trucks typically leave in the morning and return at the end of the day, occasionally hauling dirt back to the property during the day. Dirt is sometimes screened to remove rocks. The applicant states that this process is not very noisy. Backup alarms are only heard in the evening when the trucks are parking for the night. (Exhibit A8)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(3) Staff Analysis	Is the proposed use consistent with the comprehensive plan; The proposed use is consistent with the Comprehensive plan. The property's future land use designation is Residential. South of Highway 44 and in an area about a third of a mile east, the future land use designation is Commercial. The proposal is consistent with the following goals, policies, and actions of the comprehensive plan: <div style="background-color: #d9ead3; padding: 5px; margin: 5px 0;"> P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals. </div> The conditions have been found to be necessary to mitigate potential issues with the proposal and have been reviewed by the applicant. <div style="background-color: #d9ead3; padding: 5px; margin: 5px 0;"> G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. </div> <div style="background-color: #d9ead3; padding: 5px; margin: 5px 0;"> P3.01.01 Direct business development to locations that can provide necessary services and infrastructure. </div> <div style="background-color: #d9ead3; padding: 5px; margin: 5px 0;"> 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. </div> This is a commercial use and is a part of the overall economic stability of Canyon County. <div style="background-color: #d9ead3; padding: 5px; margin: 5px 0;"> P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights. </div>

				<div>A4.01.02a<div>Enact land use ordinances, policies, and fees, and make decisions, including land-use restrictions and conditions of approval that do not violate private property rights.</div></div> <div>P4.04.01<div>Support development in locations where services, utilities, and amenities are or can be provided.</div></div> <div>P4.07.01<div>Plan land uses that are compatible with the surrounding community.</div></div> <div>There has been no public comment to indicate that the business is not in the community's interest, and allowing the business promotes the property rights of the owner. The business is located along a commercial corridor close to the City of Middleton.</div> <div>G5.06.00<div>Encourage downward-facing lighting to improve public safety.</div></div> <div>P5.06.01<div>Lighting design should reduce the negative impacts of light pollution, including sky glow, glare, impacts on public health and safety, disruption of ecosystems, and hazards to wildlife.</div></div> <div>Downward-facing lighting is proposed as a condition of approval.</div> <div>P12.01.02<div>Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.</div></div> <div>The subject property is located within the Middleton Area of City Impact.</div>																	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(4)	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;																	
			Staff Analysis	<div>The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.</div> <div>Adjacent Existing Conditions:<table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Residential</td><td>A</td><td>RR</td></tr><tr><td>S</td><td>RV Storage & Landscape Business</td><td>C1</td><td>A</td></tr><tr><td>E</td><td>Residential</td><td>A</td><td>R2, CR-C2, C1</td></tr><tr><td>W</td><td>Residential</td><td>A</td><td>C1, R1</td></tr></table><div>"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)</div><div>The area is primarily in agricultural zoning with commercial zoning along Highway 44 and some residential zoning generally further away from the highway.</div><div>Surrounding Land Use Cases:<div>A list and map of surrounding land use cases can be found in Exhibit 2.5. There have been several rezones to residential zones and plats for residential subdivisions. There was also one conditional rezone to Service Commercial, a conditional use permit for expansion of an RV storage facility, and a conditional use permit for a small animal facility.</div></div><div>Character of the Area:</div></div>	Direction	Existing Use	Primary Zone	Other Zone	N	Residential	A	RR	S	RV Storage & Landscape Business	C1	A	E	Residential	A	R2, CR-C2, C1	W
Direction	Existing Use	Primary Zone	Other Zone																		
N	Residential	A	RR																		
S	RV Storage & Landscape Business	C1	A																		
E	Residential	A	R2, CR-C2, C1																		
W	Residential	A	C1, R1																		

				<p>The parcel is located within a residential subdivision with lot sizes around 2.25 acres. It also fronts on Highway 44 which has commercial uses, such as the RV storage and landscaping business to the south which was recently approved to be expanded. Therefore, the area is a mix of residential and commercial uses as well as some agricultural uses, especially to the south. The City of Middleton is about half a mile to the northeast and northwest.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(5)	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
			Staff Analysis	<p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.</p> <p>Water: Water is used to keep dust down when necessary (Exhibit A8). There is an existing private well which serves the dwelling (Exhibit A4).</p> <p>Sewer: A bathroom in the shop building is used by employees. Per Southwest District Health, the septic system should be sized appropriately to accommodate that use. If the septic is not sized appropriately already, it will need to be brought up to the appropriate size as determined by Southwest District Health (Exhibit D3.1, Condition 5).</p> <p>Irrigation: Irrigation is not necessary for the use.</p> <p>Drainage and Stormwater drainage facilities: According to the land use worksheet (Exhibit A4), stormwater is retained on site and there is an overflow ditch located near the southern property line along Highway 44.</p> <p>Utility Systems: Other utility systems are not required for the use but are available.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(6)	Does legal access to the subject property for the development exist or will it exist at the time of development;
			Staff Analysis	<p>The subject property does have legal access for the development and it will exist at the time of the development.</p> <p>The property is accessed from Ranchero Drive, a private road which stems from Highway 44. The private road is a part of Greenview Acres Subdivision. If approved, the property owner will need to apply for a commercial approach with ITD for the approach of the private road on to Highway 44 (Exhibit D4, Condition 4).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(7)	Will there be undue interference with existing or future traffic patterns; and
			Staff Analysis	There will not be undue interference with the existing or future traffic patterns.

				<p>The applicant has stated that there are generally three employee cars coming to and from the property once per day and three dump trucks leaving the property and returning once per day and occasionally multiple times (Exhibit A8). That is a total of twelve or more trips per day, six in the morning and six in the evening. However, the applicant also proposed 5-10 employees on the land use worksheet (Exhibit A4).</p> <p>Highway 44 is a busy road. The applicant has “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” (Exhibit A8).</p> <p>Idaho Transportation Department indicated that a TIS is not necessary at this time (Exhibit D4).</p>
			07-07-05(8)	Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>Essential services will be provided to accommodate the use including, but not limited to police and fire protection, and emergency medical services. School and irrigation facilities are not necessary for the use. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: School facilities are not necessary for the use.</p> <p>Police and Fire protection: Police and fire services were noticed and did not comment. The type of use is unlikely to require more police or fire services than the existing residential use on average, given that employees will mainly be off-site.</p> <p>Emergency Medical Services: Emergency medical services were noticed and did not comment. The type of use is unlikely to require more emergency medical services than the existing residential use on average, given that employees will mainly be off-site.</p> <p>Irrigation Facilities: Irrigation is not necessary for the use.</p>

**Table 2. Article 14 Use Standards Criteria Analysis
- Staging Area -**

USE STANDARDS 07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). (Ord. 16-001, 1-8-2016)				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(1)	All work shall be conducted off site.
			Staff Analysis	All work is conducted off site except occasional repair to equipment which is done in the shop and is considered under the contractor shop use standards (Exhibit A8). Dirt is sometimes screened to remove rocks, which consists of unloading it onto a slanted grate.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(2)	Business vehicles shall be operable and parked on site, not on a public or private road.
			Staff Analysis	Condition 11 addresses this standard.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(3)	Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.
			Staff Analysis	The above is allowed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(4)	Employees may meet on the premises to share rides to and from job sites.
			Staff Analysis	The above is allowed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(5)	Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)
			Staff Analysis	Condition 11 addresses this standard.

**Table 3. Article 14 Use Standards Criteria Analysis
- Contractor Shop -**

USE STANDARDS 07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). (Ord. 16-001, 1-8-2016)				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-09(1)	The use shall be contained within a building or behind a sight obscuring fence. (Ord.16-0001, 1-8-1026)
			Staff Analysis	The contractor shop use is contained within a building. The use mainly falls under the definition of "Staging area". However, the shop building is sometimes involved in the business as a site where vehicles and equipment are worked on and also as an employee restroom (Exhibit A8). Those uses are not included in a staging area, and do fall under a contractor shop. Those uses which do not fall under the staging area definition are conducted within a building.

Table 4. Area of City Impact

CCCO 09-09: Middleton				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	09-09-13, 09-09-17, 09-09-11	09-09-13: APPLICABLE ORDINANCES: The Canyon County zoning ordinance ¹ and the Canyon County subdivision ordinance ² shall apply in the Middleton area of city impact. (Ord. 01-006, 7-6-2001) Notes

			<p>1. See chapter 7 of this code.</p> <p>2. See chapter 7, article 17 of this code.</p> <p>09-09-17: APPLICATION PROCEDURES:</p> <p>(1) Processing Applications: The following procedures shall be adhered to in processing applications within the area of city impact:</p> <p>A. Land Use Applications: All land use applications submitted to the county including, but not limited to, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article.</p> <p>...</p> <p>09-09-11: APPLICABLE COMPREHENSIVE PLAN AND POLICIES:</p> <p>(3) Plan Amendment Proposals: All proposals for amendments to the county comprehensive plan which may appertain to the Middleton area of city impact but which do not originate from the city shall be referred to the city at least thirty (30) calendar days prior to any hearing on such matter and a recommendation may be made before or at said public hearing. If a recommendation is received it shall be given great weight by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no response is received the county may proceed without the recommendation of the city. A copy of the final decision issued by the county shall be forwarded to the city. If the city does not agree with the request, because it involves a major change in the county's comprehensive plan, the city may request renegotiation of this article as provided in Idaho Code 67-6526(d). A major change is one that is fundamental to the county's comprehensive plan, as determined by the parties.</p>
		Staff Analysis	<p>Area of City Impact:</p> <p>The City of Middleton was noticed as required by 09-09-17 and did not comment. Per 09-09-11(3), the county may proceed without the recommendation of the city.</p>

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Canyon County Emergency Management Coordinator, Star Fire Protection District, State Fire Marshal, Middleton Mill Ditch/Irrigation, Drainage District 2, Highway District No. 4, Middleton School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department, Canyon County GIS Department, Department of Environmental Quality, Southwest District Health, Greater Middleton Area Recreation, and the City of Middleton were notified of the subject application.

Staff received agency comments from Canyon County Building Department, Department of Environmental Quality, Canyon County Engineering Division, Highway District No. 4, Idaho Transportation Department, and Southwest District Health. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

5. PUBLIC COMMENTS:

Staff received no written public comments by the materials deadline of April 21, 2025.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. A change of occupancy from residential accessory to commercial occupancy, fire district permit and approval for Certificate of Occupancy, and a new address is required for the shop building use for the business. The building permit application shall be submitted within 120 days of approval of this conditional use permit.
3. The applicant shall comply with applicable Star Fire District requirements. The applicant shall obtain a fire district permit to be provided at the time of building permit submittal.
4. The applicant shall comply with applicable Idaho Transportation Department access requirements including applying for a commercial approach (**Exhibit D4**). An approach permit will be required at the time of building permit submittal.
5. If the septic is not sized appropriately already, it will need to be brought up to the appropriate size as determined by Southwest District Health. Southwest District Health approval will be required at the time of building permit submittal (**Exhibit D3.1**).
6. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance.
7. Signage shall meet CCZO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 ft in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
8. The hours of operation shall be 7 a.m. to 7 p.m. Monday through Saturday, as proposed in the applicant's land use worksheet (**Exhibit A4**).

9. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent (**Exhibits A2, A3, and A8**).
10. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances).
11. Employees' vehicles shall be parked on site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
12. This conditional use permit must follow land use time limitation as stated in CCZO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
 - a. Commencement shall be the date a zoning compliance is issued for a change of occupancy for the shop building used for the business.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent and Operation Plan
3. Site Plan(s)
4. Land Use Worksheet
5. Neighborhood Meeting
6. Deed
7. Agency Acknowledgment
8. Additional Information Received: March 20, 2025
9. Additional Information Received: April 21, 2025

B. Supplemental Documents

1. Parcel Tool
2. Cases Maps/Reports
 - 2.1. Aerial
 - 2.2. Floodplain
 - 2.3. Vicinity
 - 2.4. Zoning
 - 2.5. Case Map and Report
 - 2.6. Subdivisions and Lot Report
 - 2.7. Dairy, Feedlot, and Gravel Pit
 - 2.8. Lot Classification
 - 2.9. 2.9 Soil, Prime Farmland Map and Report
 - 2.10. Contour
 - 2.11. Future Land Use
 - 2.12. Middleton Future Land Use

C. Site Visit Photos: December 30, 2024

1. Photo 1
2. Photo 2
3. Photo 3
4. Photo 4
5. Photo 5

6. Photo 6

D. Agency Comments Received by: April 21, 2025

1. HIGHWAY DISTRICT NO. 4; Received: September 30, 2024
2. CANYON COUNTY BUILDING DIVISION; Received: October 1, 2024
 - 2.1. Additional response; Received: April 16, 2025
3. SOUTHWEST DISTRICT HEALTH; Received: October 4, 2024
 - 3.1. Additional response; Received: March 24, 2025
4. IDAHO TRANSPORTATION DEPARTMENT; Received: October 7, 2024
 - 4.1. Additional response; Received: April 1, 2025
5. CANYON COUNTY ENGINEERING DIVISION; Received: October 10, 2024
6. DEPARTMENT OF ENVIRONMENTAL QUALITY; Received: October 23, 2024
 - 6.1. Additional response; Received: April 7, 2025

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2023-0012

Hearing date: May 1, 2025



CONDITIONAL USE PERMIT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Kenneth Piatt and Alisa Piatt</u>	
	MAILING ADDRESS: <u>PO BOX 9 Middleton, ID 83644</u>	
	PHONE: <u>208-590-3398</u>	EMAIL: <u>kpiatt20@yahoo.com</u>
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>Kenneth J Piatt</u> Date: <u>6-28-23</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>8820 Hwy 44</u>	
	PARCEL NUMBER: <u>R22365508</u>	
	PARCEL SIZE: <u>2.483 acres</u>	
	REQUESTED USE: <u>STAGING AREA / CONDITIONAL BUSINESS USE</u>	
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>AG</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2023-0012</u>	DATE RECEIVED:	<u>6/29/23</u>
RECEIVED BY:	<u>Ivan K</u>	APPLICATION FEE:	<u>\$950</u> (CK) MO CC CASH

June 8, 2023

To Whom It May Concern,

This is a letter of intent for a conditional use permit at 8820 Highway 44 in Middleton, Idaho 83644. It is the property where I reside as well as from which I run my business. I would like to continue using this property to park trucks and equipment and occasionally screen dirt. Use of this property as a staging area for a business is permitted by conditional use. I am requesting to use this property for my business as well as my residence. Using this property for business will not be injurious to other properties in the immediate vicinity or change the character of the area. There is already adequate water, sewer, irrigation, drainage facilities, and utility systems provided. The access to the property already exists. The existing traffic will not be changed. No essential services will be negatively impacted.

Thank you for your consideration,

A handwritten signature in black ink that reads "Kenneth J. Piatt". The signature is written in a cursive style with a large, stylized 'K' and 'P'.

Kenneth J. Piatt

Site/Operation Plan of Action

Conditional Use at 8820 Hwy 44, Middleton, ID 83644

Time requirements N/A

Commencement of the operation: ongoing

Hours of operation: 7AM to 7PM

Noise levels: heavy equipment noise while loading and unloading; dump trucks leaving in morning and returning after work and occasionally dumping onsite; screening dirt

Dust levels: minimal dust onsite

Air and water quality N/A

Raw material delivery N/A

Finished product and marketing N/A

Site improvements N/A

Public and private facilities: All private facilities

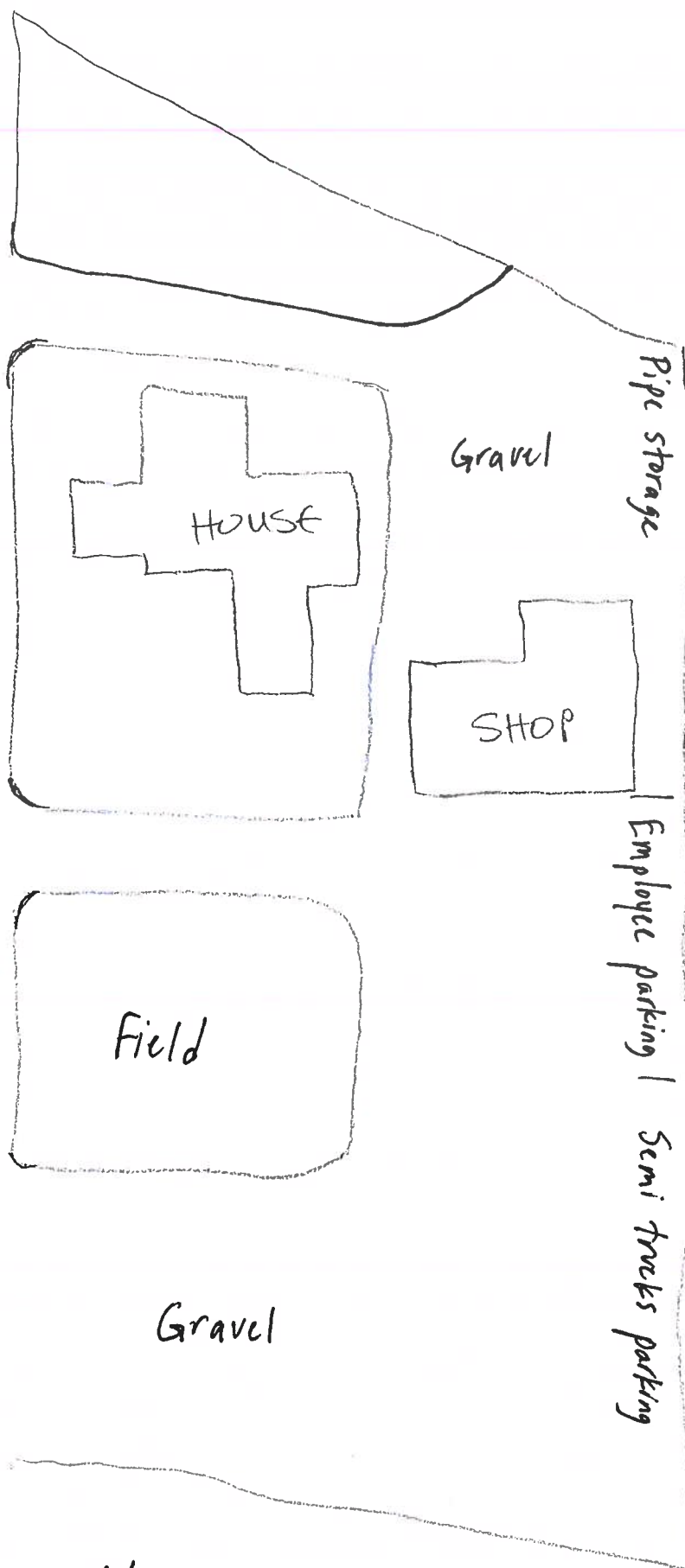
Public amenities N/A

Infrastructure N/A

Staging Area

As an excavating business we are hired to do ground and prep work at other building sites. Employees park their personal vehicles onsite and ride in company trucks to the jobsite. Trucks and equipment are parked onsite when they are not being used on a jobsite.

Ranchero Dr. (Private)



Hwy 44



LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

☒ N/A – Explain why this is not applicable: well already in use

☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system

☒ N/A – Explain why this is not applicable: septic already in use

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None

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

☐ Pressurized ☐ Gravity

5. **ACCESS:** off Hwy 44 onto Ranchero Dr. (private)

☐ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

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

7. **FENCING** none ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☐ Other: _____

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

North side of property irrigation ditch / southside
overflow ditch

RESIDENTIAL USES**1. NUMBER OF LOTS REQUESTED:**

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

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Employee parking / staging area for semis + equipment

2. DAYS AND HOURS OF OPERATION:

☒ Monday 7 AM to 7 PM
☒ Tuesday 7 AM to 7 PM
☒ Wednesday 7 AM to 7 PM
☒ Thursday 7 AM to 7 PM
☒ Friday 7 AM to 7 PM
☒ Saturday 7 AM to 7 PM
☒ Sunday CLOSED to -

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 5-10 ☐ No

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? approx 10-15

Is there is a loading or unloading area? NO

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

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: _____

June 13, 2023

Dear Neighbor,

I am in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to my surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15). You may remember receiving this letter back in November of last year. I apologize for the inconvenience, but my application was lost, and I am now required to redo the process.

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

The Neighborhood Meeting details are as follows:

Date: June 23, 2023

Time: 7 PM

Location: 8820 Hwy 44, Middleton, ID 83644

Property description: From the highway, pull in the first driveway on the right on Ranchero Drive. The meeting will be in the shop.

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

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

If you have any questions prior to the meeting, please contact me at 208-590-3398.

Sincerely,


Kenny Piatt

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 8820 Hwy 44	Parcel Number: R22365508	
City: Middleton	State: ID	ZIP Code: 83644
Notices Mailed Date:	Number of Acres: 2.483	Current Zoning:
Description of the Request: conditional use		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Kenny Piatt		
Company Name: Piatt Excavating		
Current address: 8820 Hwy 44		
City: Middleton	State: ID	ZIP Code: 83644
Phone: 208-590-3398	Cell:	Fax:
Email: kpiatt20@yahoo.com		

MEETING INFORMATION

DATE OF MEETING: 6-23-23	MEETING LOCATION: 8820 Hwy 44
MEETING START TIME: 7AM	MEETING END TIME: 8PM

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jim Moore		22876 Lansing Ln Middleton
2. Waynette Moore		22876 Lansing Ln Middleton
3. DOUG CRAIG		23000 Ranchero Middleton
4. Forest Nolan		22899 Rancher Dr. Middleton
5. Kelley Dick		22911 Hovey Ave Ct Middleton
6. Deanna Weaver		22871 Ranchero Dr Middleton I
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
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):

Kenneth J. Piatt

APPLICANT/REPRESENTATIVE (Signature): Kenneth J Piatt

DATE: 6 / 23 / 23

QUITCLAIM DEED

FOR VALUE RECEIVED, Kenneth J. Piatt, ^{a married man} does hereby convey, release, remise and forever quit claim unto Kenneth J. Piatt and Alisa R. Piatt, a married man and wife whose current address is: PO Box 9 Middleton, ID 83644 the following described premises:

Lot 9, GREENVIEW ACRES, a Planned Unit Development, Canyon County, Idaho, according to the plat filed May 23, 1988 in Book 18 of Plats, Page 50, records of said County, being a Planned Unit Development of Lots 30,31,32,33,34,35 and 36 of LEMP PARK URBAN TRACTS lying on the Southwest Quarter of the Southwest Quarter of Section 3 and in the Northwest Quarter of Section 10, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 7-31-19

By: Kenneth J. Piatt

Kenneth J. Piatt

State of _____, County of _____

This record was acknowledged before me on _____ by _____

Signature of notary public
Commission Expires: _____

2019-035019

RECORDED

07/31/2019 04:39 PM



00455776201900350190020023

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=2 HCRETAL

\$15.00

DEED

KENNETH J PIATT

arp

Exhibit A6

ACKNOWLEDGEMENT

State of Idaho
County of Canyon

On this 31st day of July, 2019, Kenneth J. Piatt
personally appeared before me,
____ who is personally known to me,
X whose identity I verified on the basis of Idaho Driver's License
____ whose identity I verified on the oath/affirmation of _____,
a credible witness,
to be the signer of the foregoing document, and he/she acknowledged that he/she
signed it.

Hope Cretal

Notary Public

HOPE CRETAL
COMMISSION #20170184
NOTARY PUBLIC
STATE OF IDAHO

My Commission Expires: July 18, 2023
Residing in Nampa, ID

Attribution Clause: this Certificate is prepared for, and exclusively belongs to, the accompanying document entitled
Quitclaim Deed, which consists of 2 page(s) and is dated 7-31-2019.
If this Certificate is appropriated to any document other than the one described herein, it shall be deemed null and void.

Copyright 2001 by the Notary Law Institute. Unauthorized reproduction of any kind of this form is strictly prohibited.



AGENCY ACKNOWLEDGMENT

Date: 6-30-23
Applicant: Kenny Piatt
Parcel Number: R22365508
Site Address: 8820 Hwy 44 Middleton, ID 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 07/05/2023 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: SWDH

☐ Applicant submitted/met for informal review.

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

Highway District:

District: _____

☐ Applicant submitted/met for informal review.

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

Irrigation District:

District: _____

☐ Applicant submitted/met for informal review.

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

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

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

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

Exhibit A7



AGENCY ACKNOWLEDGMENT

Date: 6-30-23
Applicant: Kenny Piatt
Parcel Number: R22365508
Site Address: 8820 Hwy 44 Middleton, ID 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

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

Fire District:

☒ Applicant submitted/met for informal review.

Date: 6/30/23 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for informal review.

Date: 7/5/23 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

NO HIGHWAY ACCESS TO CHOT ROADS

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: 7-4-2023 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

☐ Applicant submitted/met for informal review.

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

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



AGENCY ACKNOWLEDGMENT

Date: 6-30-23
Applicant: Kenny Piatt
Parcel Number: R22365508
Site Address: 8820 Hwy 44 Middleton, ID 83644

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Irrigation District:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact

☒ Applicant submitted/met for informal review.

Date: 7/1/23 Signed: [Signature]

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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

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.

Testimony for Conditional Use Permit Public Hearing

May 1, 2025

Hello and thank you for the opportunity to speak today. My name is Kenny Piatt. I live at 8820 Highway 44 in Middleton. Since we moved here in 2016, this property has been both my family's home and the base of operations for our business, Piatt Excavating.

We are applying for a Conditional Use Permit to continue running our excavating business from our home. Specifically we use the property for:

- Parking equipment and dump trucks
- Employee parking
- An area for storing and processing dirt and job materials

We take pride in maintaining a clean and organized property. We do our best to minimize dust. Equipment is stored in a tidy and safe manner. We operate during reasonable business hours and make every effort to minimize noise and traffic impact on our neighbors.

Our use of the property has been consistent since we moved here. We believe our operation is compatible with the rural nature of the area and that it contributes positively to the local economy through employment and service.

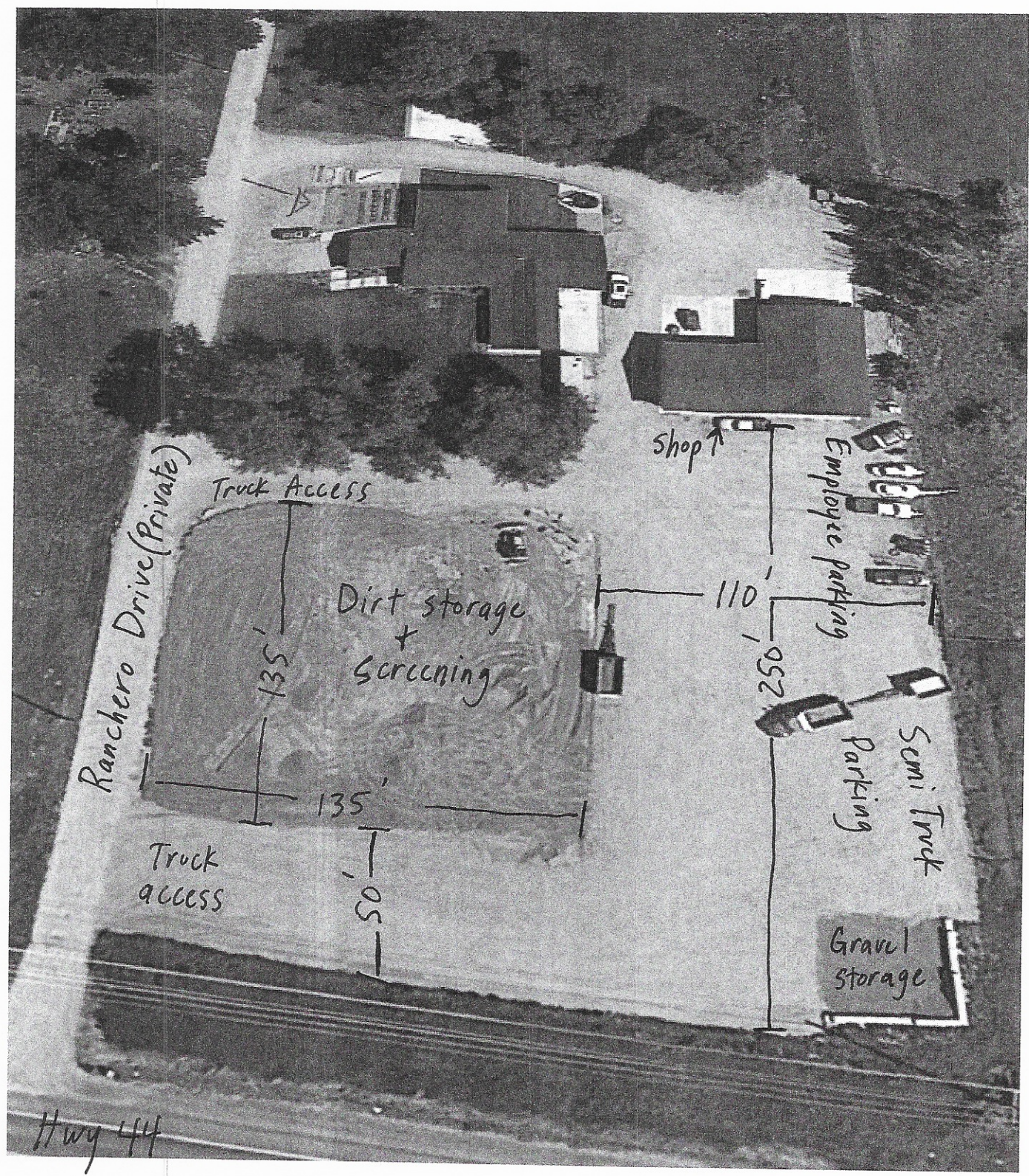
We are committed to being good neighbors and responsible stewards of our land. Approval of this permit will allow us to remain in compliance with local regulations and continue supporting our small business and employees.

Thank you for your time and consideration. I'm happy to answer any questions you may have.

N

N

E



S

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CU2023-0012

Hearing date: May 1, 2025

R22365508 PARCEL INFORMATION REPORT

4/17/2025 10:28:12 AM

PARCEL NUMBER: **R22365508**

OWNER NAME: **PIATT ALISA R**

CO-OWNER: **PIATT KENNETH J**

MAILING ADDRESS: **PO BOX 9 MIDDLETON ID 83644**

SITE ADDRESS: **8820 HWY 44**

TAX CODE: **1090000**

TWP: **4N** RNG: **2W** SEC: **10** QUARTER: **NW**

ACRES: **2.48**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **DD2**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **HIGHWAY DISTRICT #4**

FIRE DISTRICT: **STAR FIRE**

SCHOOL DISTRICT: **MIDDLETON SCHOOL DIST #134**

IMPACT AREA: **MIDDLETON**

FUTURE LAND USE 2011-2022 : **Res**

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **Res**

IRRIGATION DISTRICT: **MIDDLETON IRRIGATION ASSN INC \ MIDDLETON MILL DITCH
CO**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In** FLOODWAY FIRM PANEL: **16027C0254F**

WETLAND: **NOT In** WETLAND

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **PRINCIPAL ARTERIAL**

INSTRUMENT NO. : **2020064467**

SCENIC BYWAY: **NOT In** Scenic Byway

LEGAL DESCRIPTION: **10-4N-2W NW GREENVIEW ACRES LT 9**

PLATTED SUBDIVISION: **GREENVIEW ACRES**

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

Exhibit B1

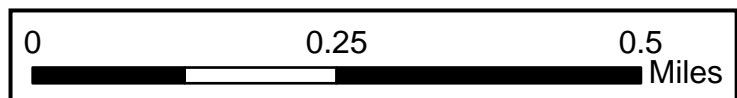
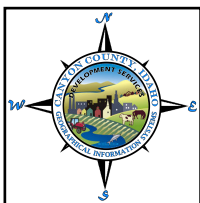
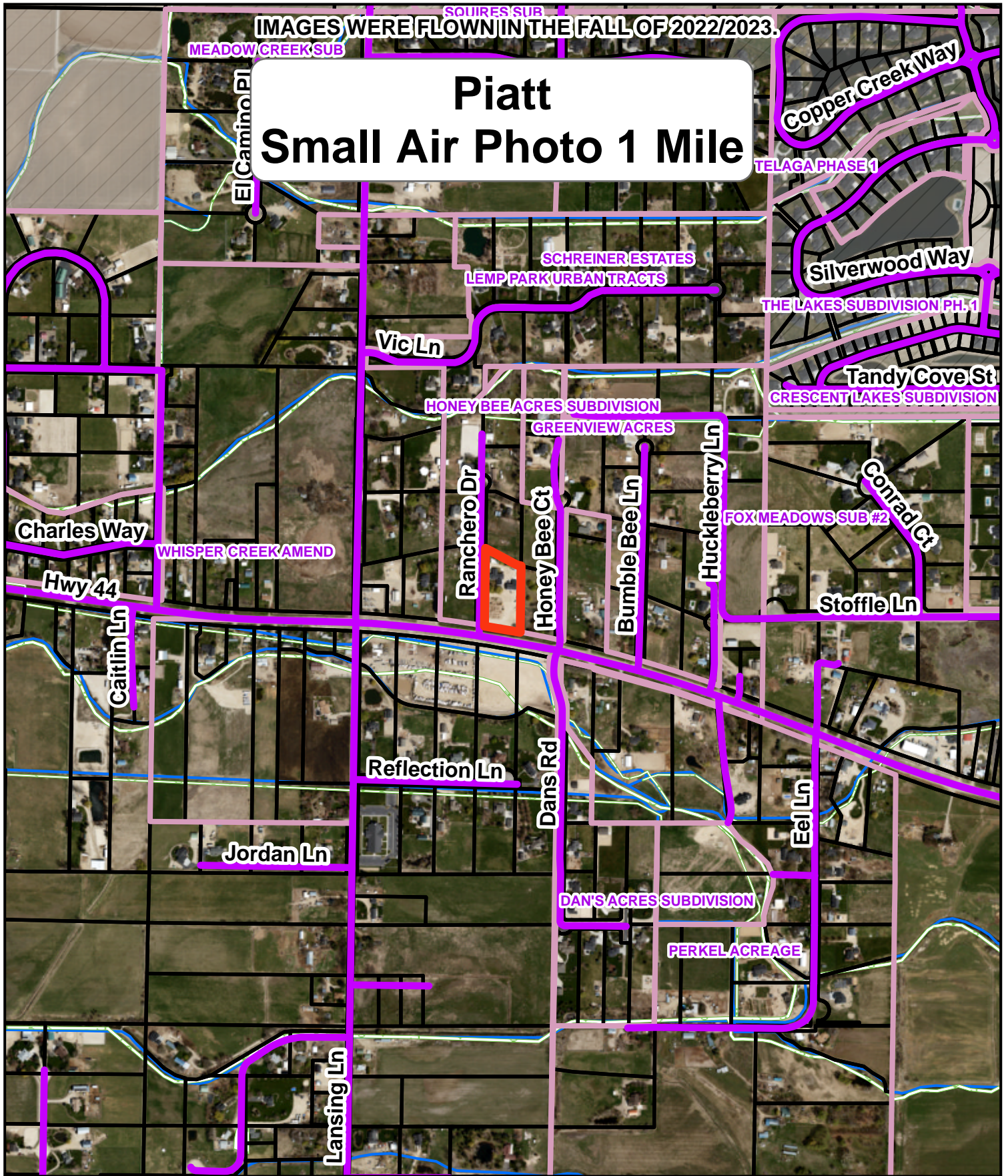
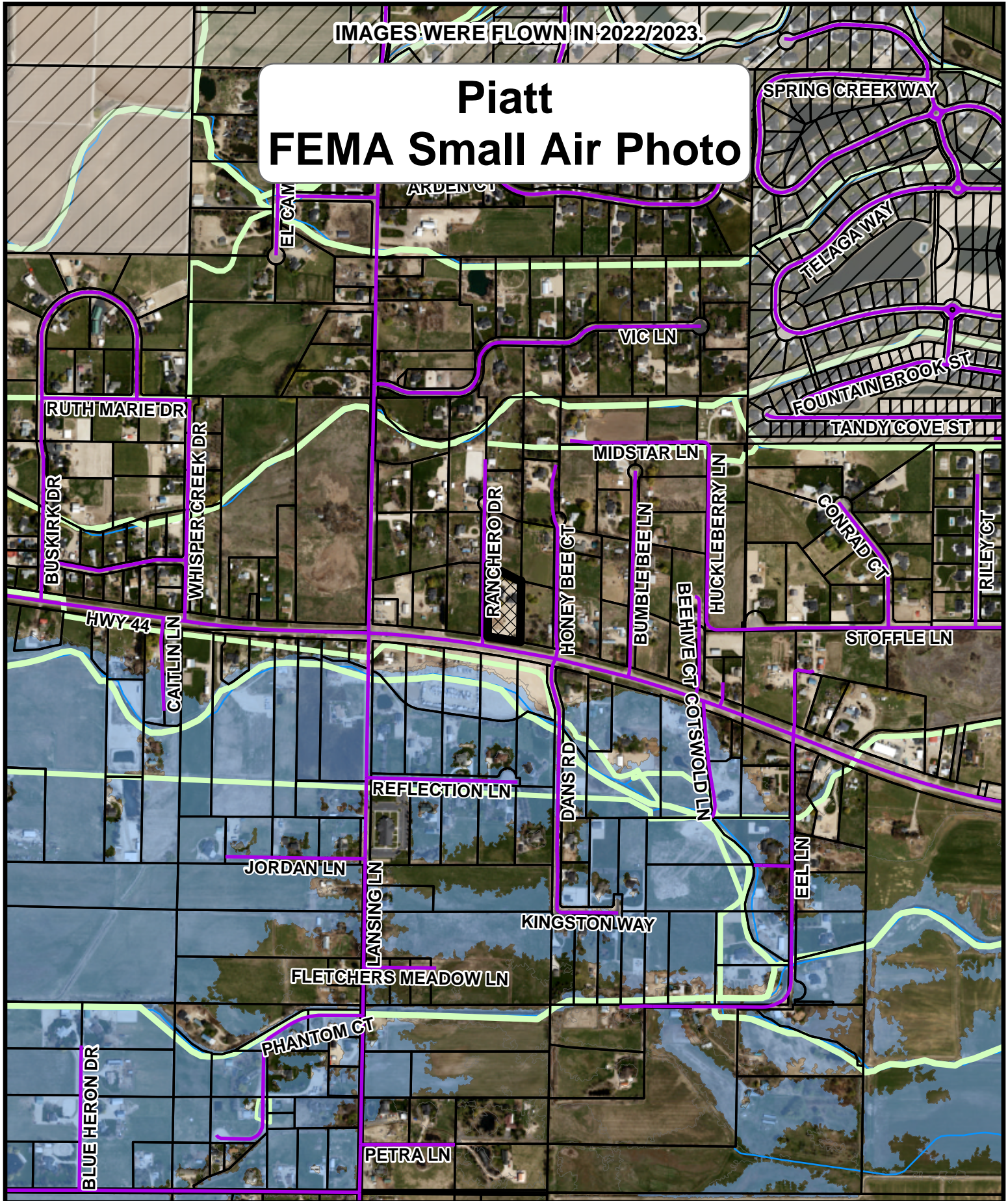


Exhibit B2.1

IMAGES WERE FLOWN IN 2022/2023.

Piatt FEMA Small Air Photo



Legend

SUBJECT_PROPERTY	Fema Zones A
TAXLOTS	AE
WETLANDS	X

Exhibit B2.2

400 0 400
Feet

Piatt Small Vicinity Map

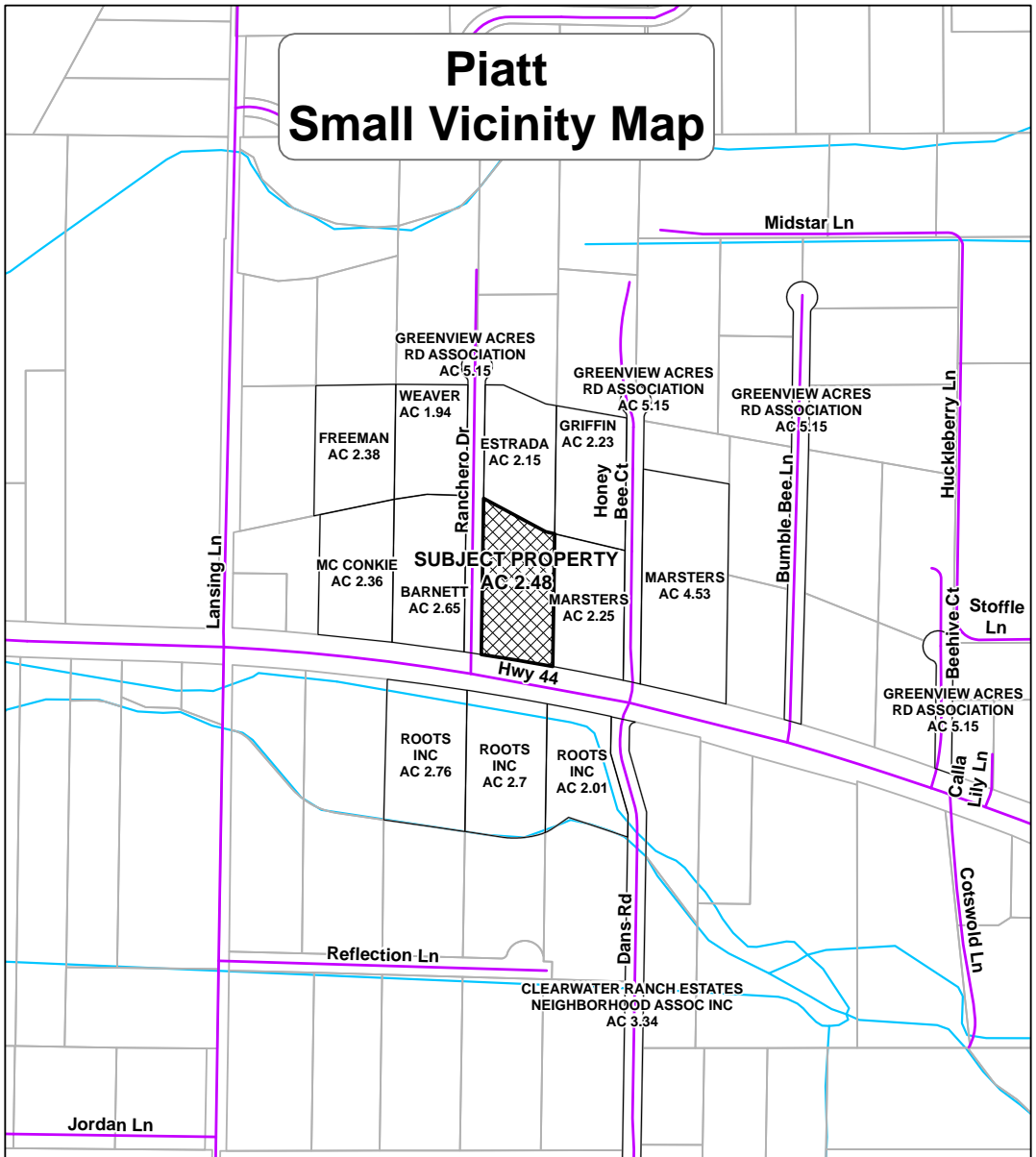
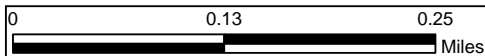
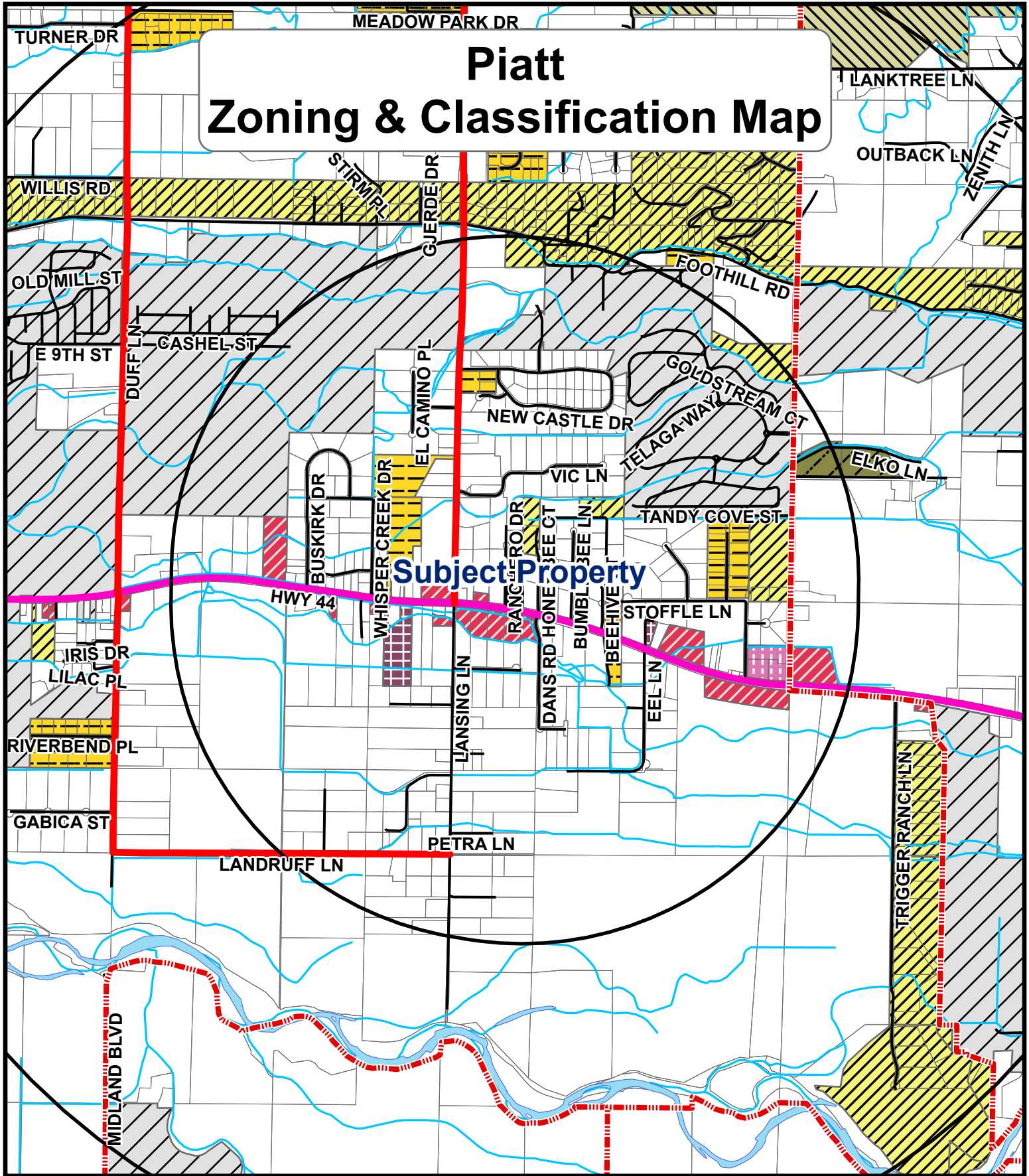


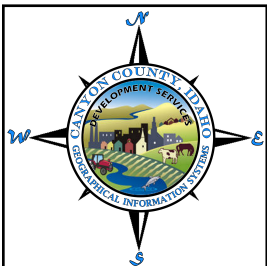
Exhibit B2.3



Piatt Zoning & Classification Map



Subject Property



Current Zoning

- RR
- CR-RR
- R1
- CR-R1
- R2
- C

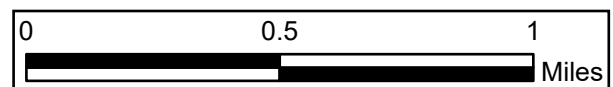
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2

AG

ITD Functional Classification

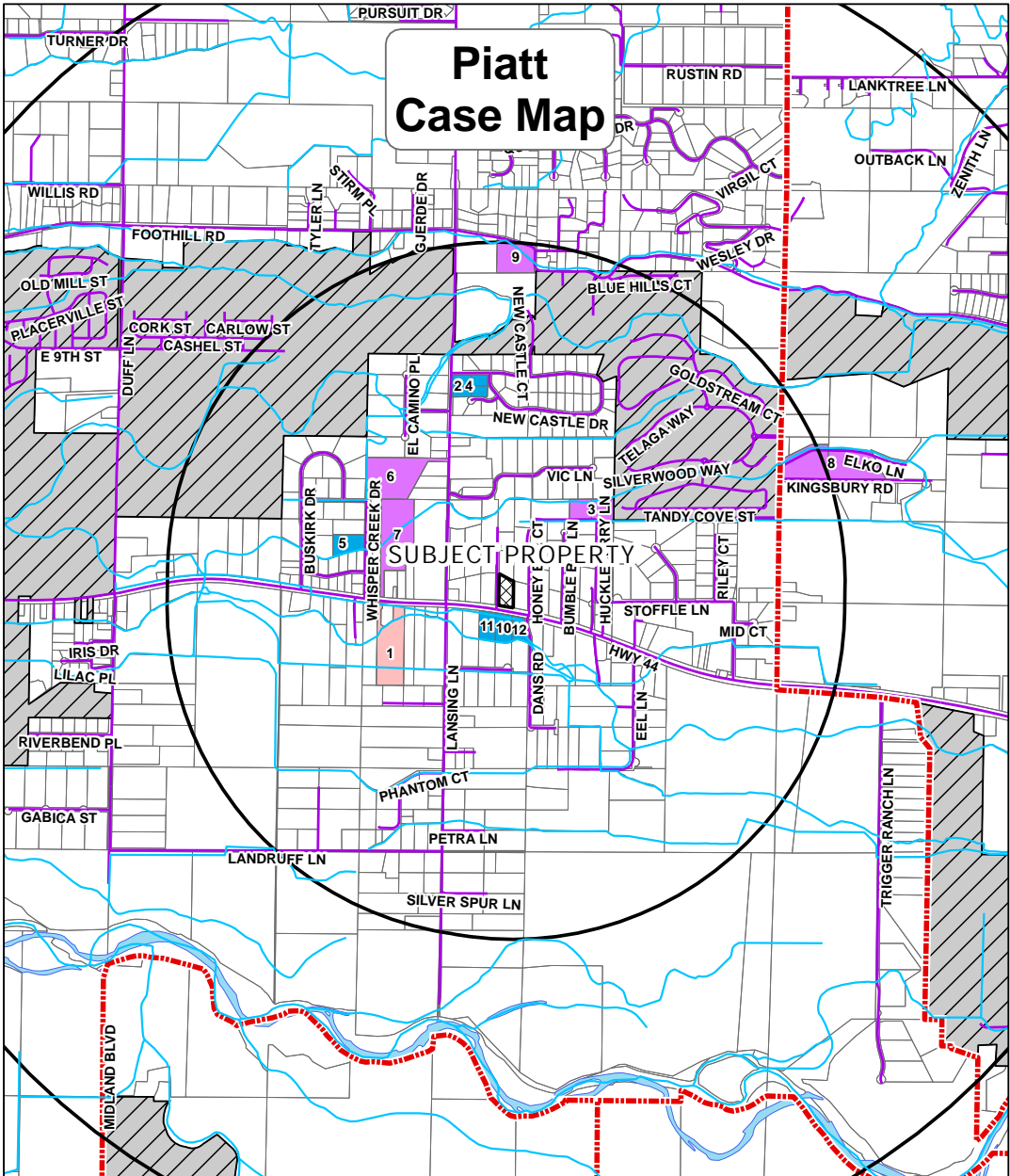
- Interstate
- Major Collector
- Minor Arterial
- Minor Collector
- Other Principal Arterials

Exhibit B2.4



Piatt Case Map

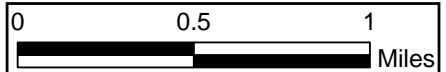
SUBJECT PROPERTY



YEAR

- | | |
|------|------|
| 2021 | 2024 |
| 2022 | 2025 |
| 2023 | |

Exhibit B2.5



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

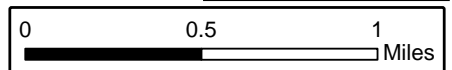
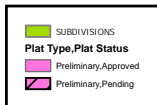
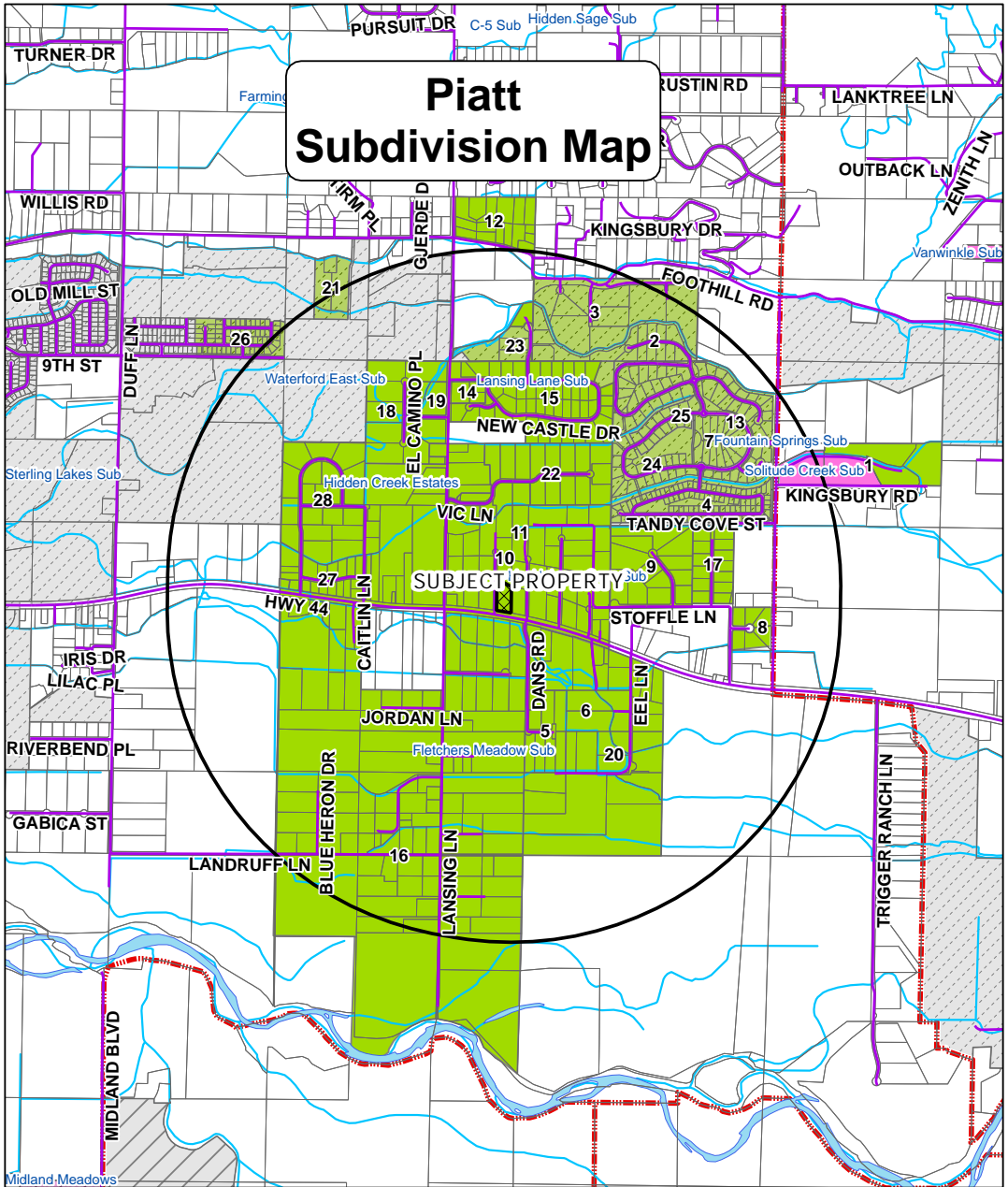


Exhibit B2.6

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

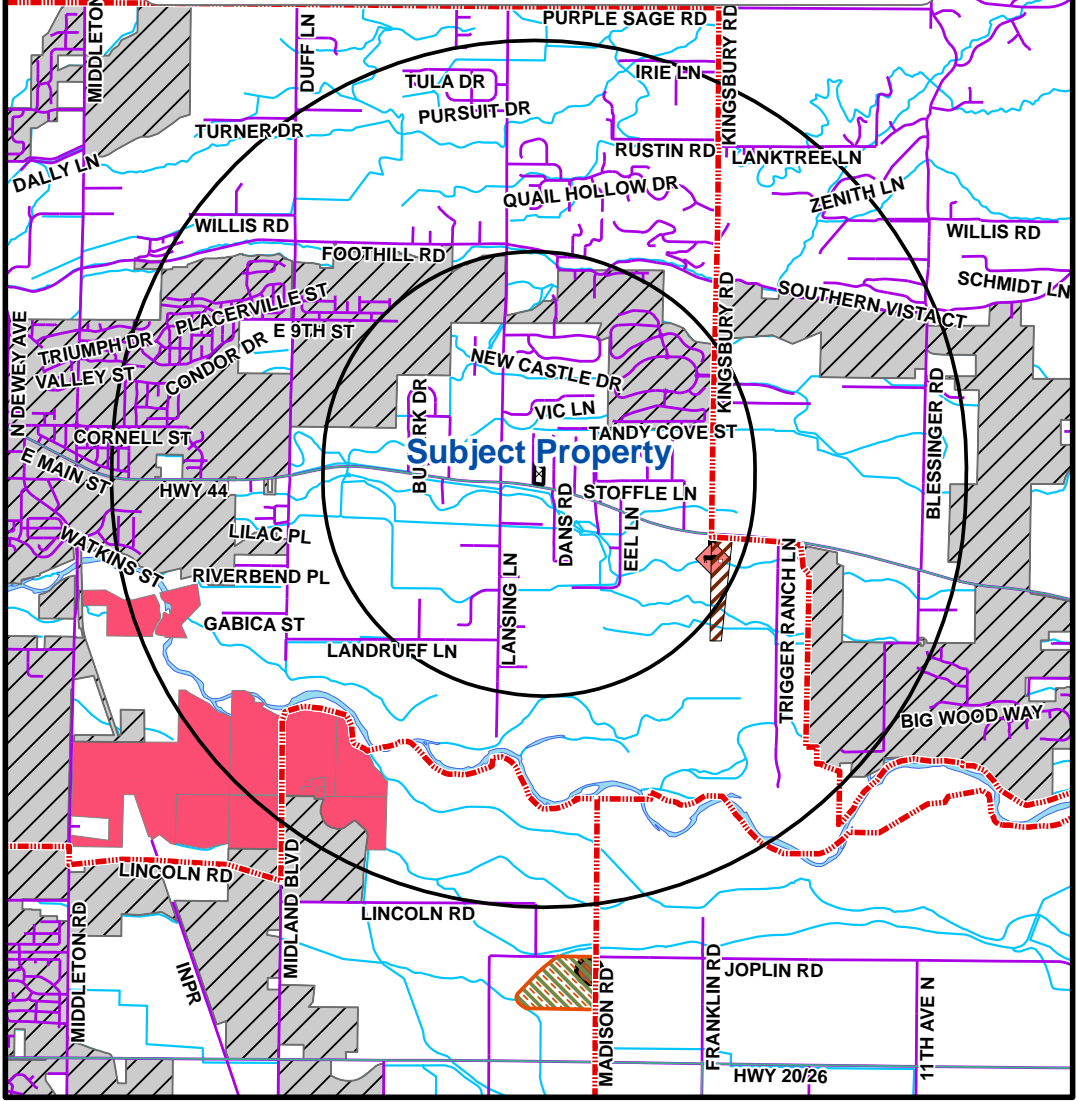
SUBDIVISIONS IN PLATTING

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...
------------------	--------------	-------	---------------	----------------	------------

Piatt Dairy, Feedlot, and Gravel Pit Map



	FEEDLOTS
	DAIRIES
	GRAVELPITS

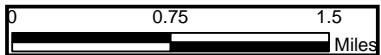
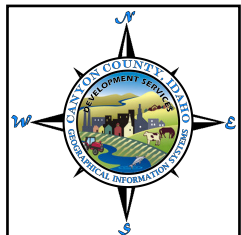
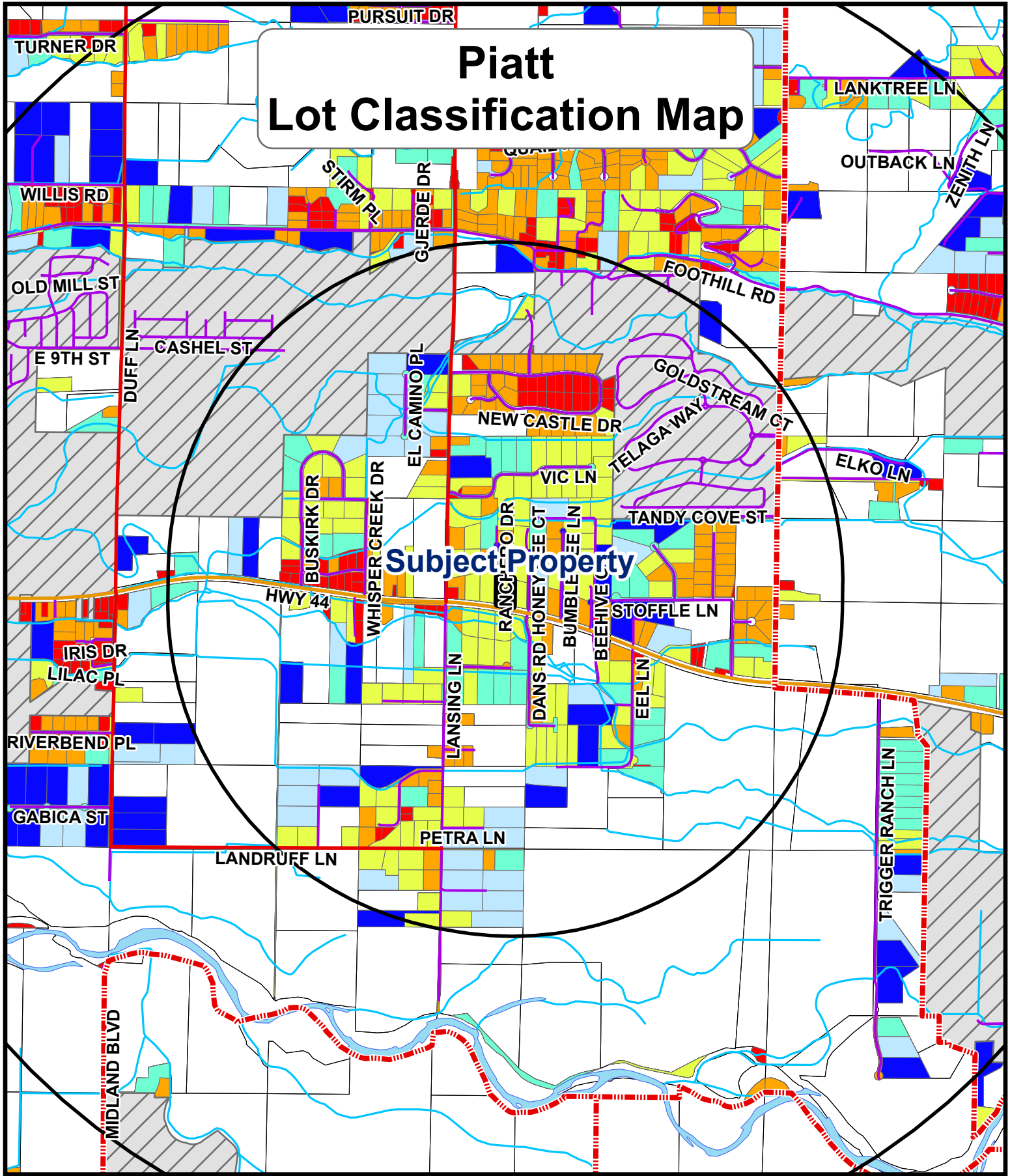


Exhibit B2.7

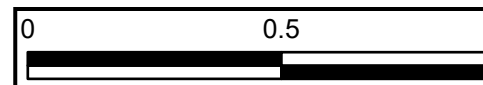
Piatt Lot Classification Map



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

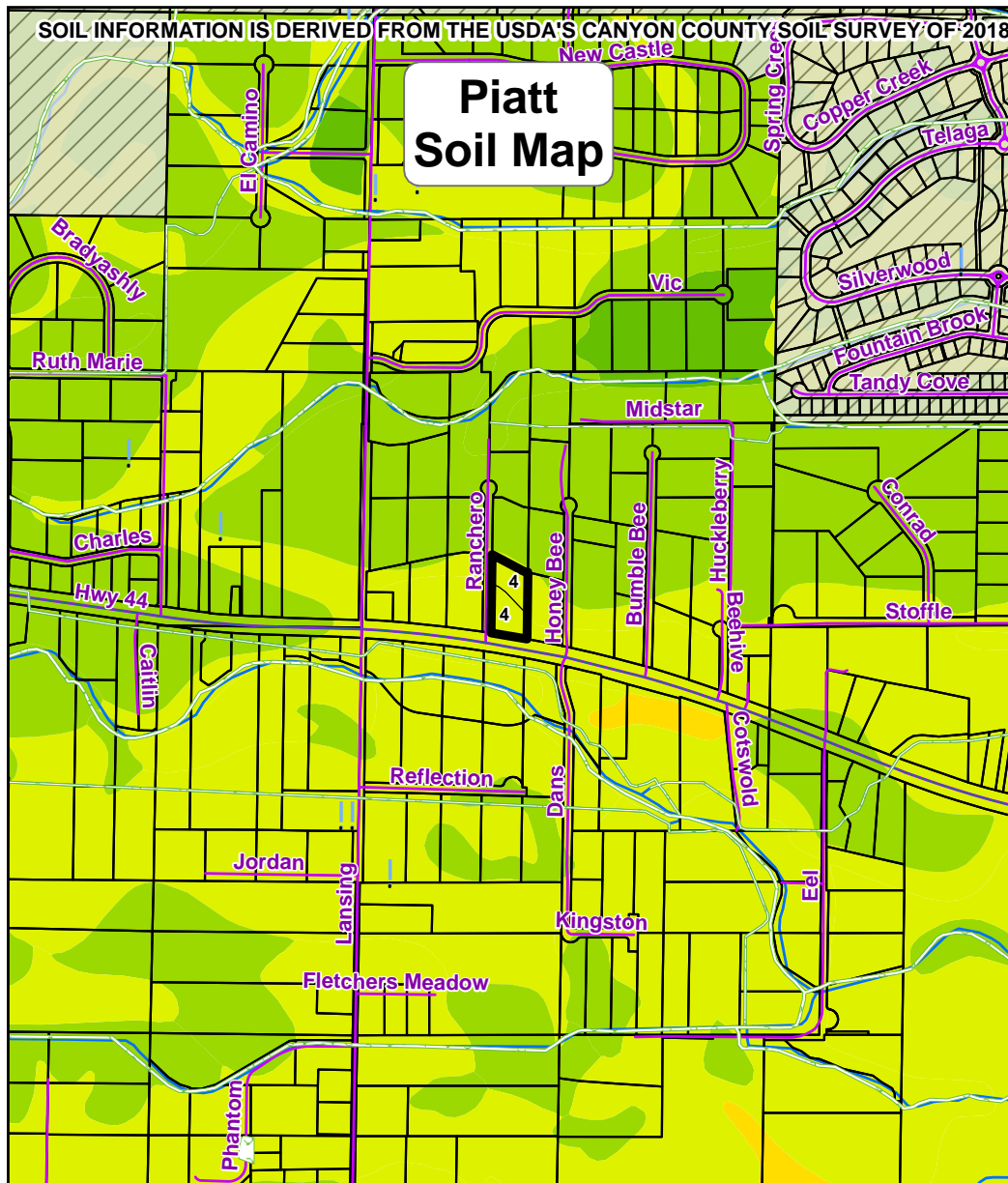
ITD Functional Classification	
Interstate	Minor Arterial
Major Collector	Minor Collector
Other Principal Arterials	

Exhibit B2.8

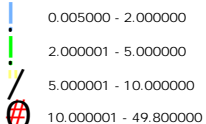


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Piatt Soil Map



Nitrate Priority Wells

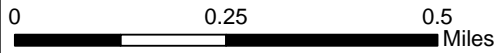


IDWR 2C Geothermal



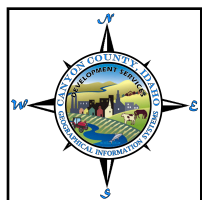
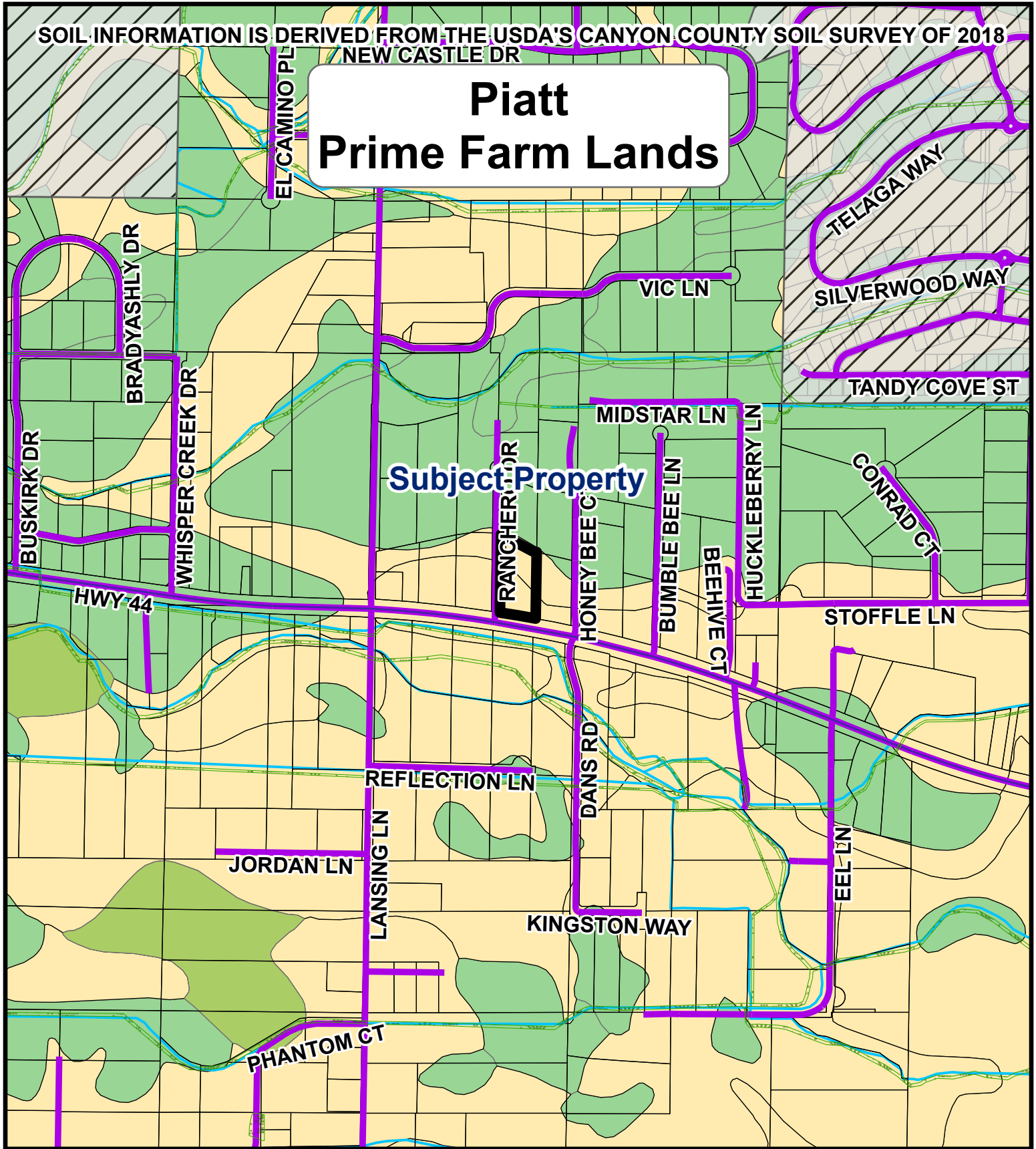
Wetlands

Exhibit B2.9



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

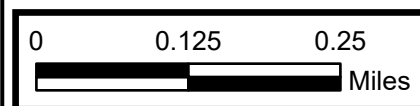
Piatt Prime Farm Lands



	TAXLOTS
	City Limits
	WETLANDS
	2C_Hydro

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

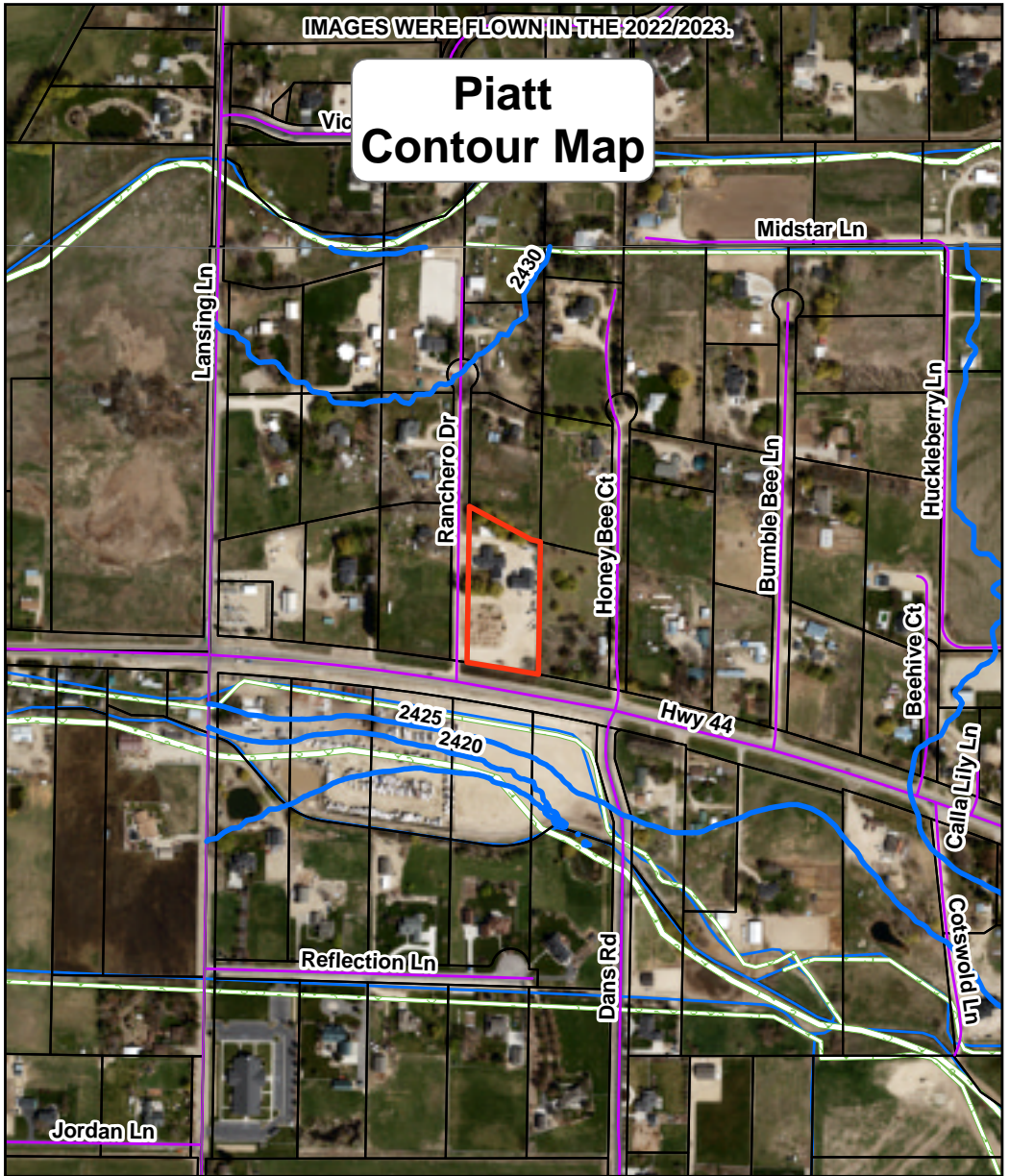
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
MtA	Prime farmland if irrigated and drained	58411.60	1.34	53.98%
MvA	Prime farmland if irrigated and drained	49791.33	1.14	46.02%
		108202.92	2.48	100%

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

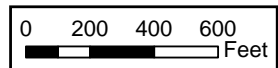
IMAGES WERE FLOWN IN THE 2022/2023.

Piatt Contour Map

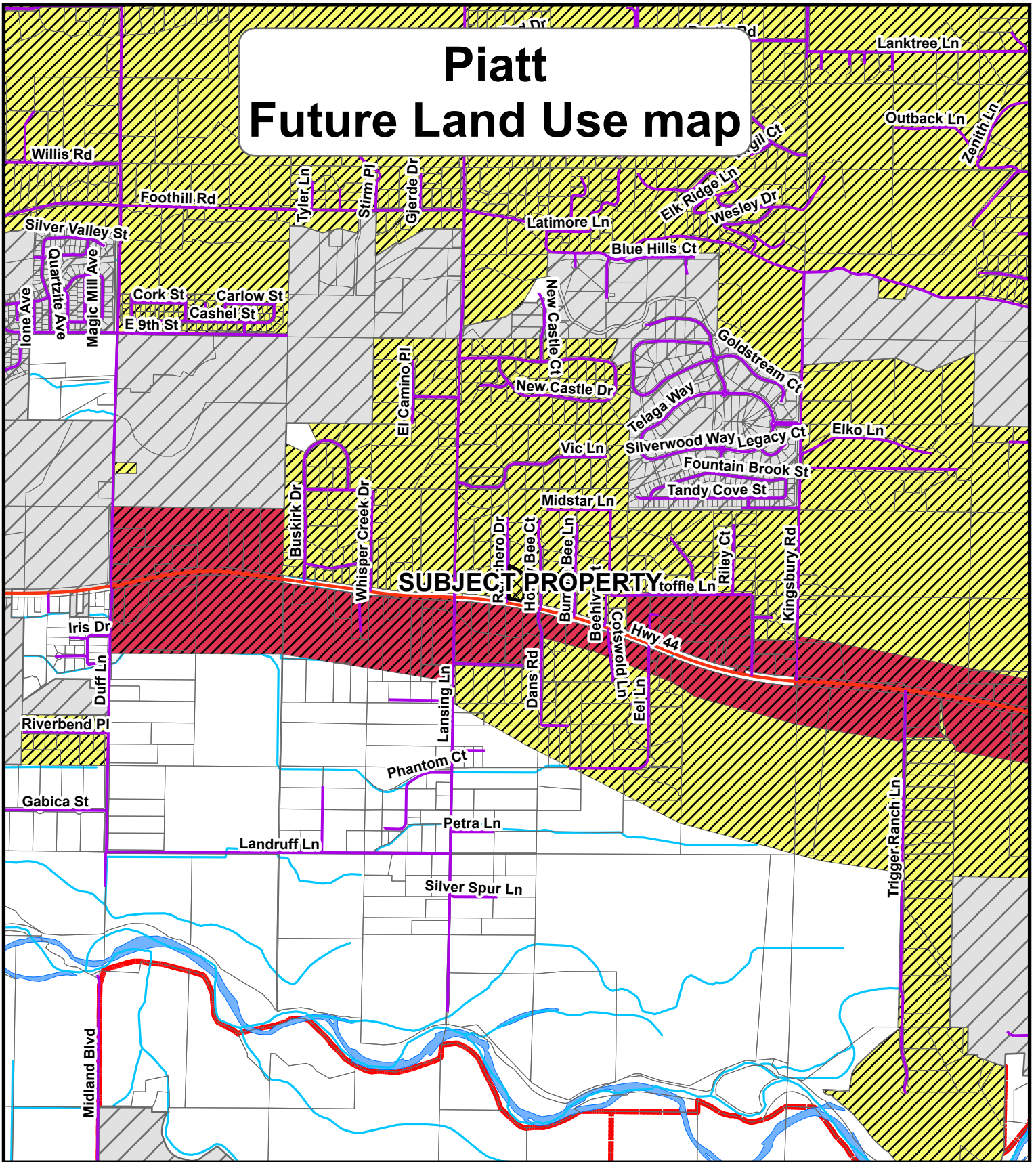


- Legend**
- SUBJECT_PROPERTY
 - TaxParcels
 - SectionContours
 - Wetlands

Exhibit B2.10



Piatt Future Land Use map

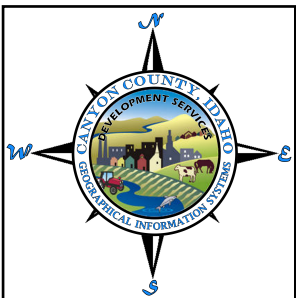
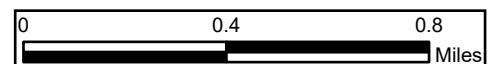


Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

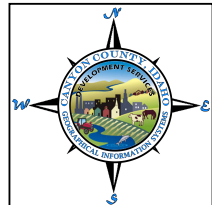
Exhibit B2.11



Piatt

City of Middleton Land Use

SUBJECT PROPERTY



MiddletonCompPlan

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

Exhibit B2.12

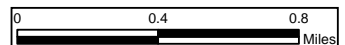


EXHIBIT C

Site Visit Photos: December 30, 2024

Planning & Zoning Commission

Case# CU2023-0012

Hearing date: May 1, 2025

Site Photos: Taken December 30, 2024

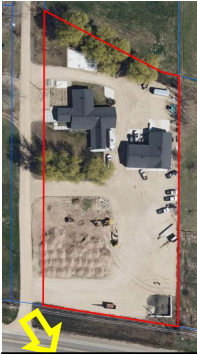


Photo 1:
Taken from
approach to
Highway
44 from
Ranchero
Dr facing
southeast.

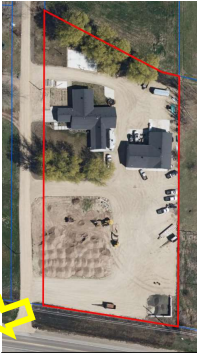


Photo 2:
Taken from
approach to
Highway
44 from
Ranchero
Dr facing
southwest.





Photo 3:
Taken from
approach to
Highway
44 from
Ranchero
Dr facing
northeast.



Photo 4:
Taken from
Ranchero
Dr facing
north.





Photo 5:
Taken from
Ranchero
Dr facing
east.



Photo 6:
Taken from
the middle
of the
property
facing
west.



EXHIBIT D

Agency Comments Received by: April 21, 2025

Planning & Zoning Commission

Case# CU2023-0012

Hearing date: May 1, 2025

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 Crawford <Brian.Crawford@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.

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

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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

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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

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8am – 5pm

Wednesday

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Madelyn Vander Veen

From: Tom Crosby
Sent: Wednesday, April 16, 2025 3:41 PM
To: Madelyn Vander Veen
Subject: RE: CU2023-0012 Piatt

Maddie,

If a structure is going to be used for a commercial occupancy with employees using facilities or working in the structure the building dept. will require an application for change of use permit.

Thanks,
Tom.

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Wednesday, April 16, 2025 1:59 PM
To: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: FW: CU2023-0012 Piatt

Hi Tom,

Can you confirm whether a change of occupancy will be needed for this use? This is a conditional use permit for a staging area and contractor shop. They are mainly doing just storage of equipment and materials outside but sometimes use the existing shop to work on vehicles and use the restroom. Let me know if you'd like to talk through it.

Thanks,

Madelyn Vander Veen
Associate Planner, [Canyon County Development Services](https://www.canyoncountyid.gov/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.

From: Cassie Lamb
Sent: Tuesday, March 25, 2025 2:53 PM
To: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Subject: RE: CU2023-0012 Piatt

Maddy,

I'm going to consult with Tom. Looks like they do repair work to the trucks too but I will let Tom decide as I am leaving.

My last in office day with DSD will be April 4th. If you have anything come up or need sent in after that date please reach out to the buildinginfo@canyoncounty.id.gov.

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

From: Madelyn Vander Veen

Sent: Tuesday, March 25, 2025 2:20 PM

To: Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>

Subject: CU2023-0012 Piatt

Hi Cassie,

You previously commented on this conditional use permit for a staging area and stated that they may need a change of occupancy depending on what is happening in the shop. The applicant has stated that employees use the restroom in the shop, but did not mention anything else happening in there. Just wondering if that would change your comment at all.

Thanks,

Madelyn Vander Veen

Associate Planner, [Canyon County Development Services](https://www.canyoncounty.id.gov/development-services)

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

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Wednesday: 1pm – 5pm

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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

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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



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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: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Tuesday, April 1, 2025 11:47 AM
To: Madelyn Vander Veen
Subject: [External] RE: CU2023-0012 Piatt - Conditional use permit for staging area

Good Morning, Madelyn –

No TIS is requested, but they will need to submit the application for an approach.

Thank you!



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Madelyn Vander Veen <Madelyn.VanderVeen@canyoncounty.id.gov>
Sent: Friday, March 21, 2025 3:16 PM
To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Subject: CU2023-0012 Piatt - Conditional use permit for staging area

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Hi Niki,

I am hoping to get clarification on your comment for this case (attached). The comments says that a commercial approach permit is needed and that a TIS may be required. I've gotten some more information from the applicant (see attached). Are you able to confirm whether they would need a TIS based on that information?

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

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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



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



April 7, 2025

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

Subject: Agency Notice of CU2023-0012 / 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:

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For questions, contact David Luft, Air Quality Manager, at 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.
- Rock crushers, concrete batch plants, and hot mix asphalt plants are subject to DEQ air quality permitting requirements. Please see the following web site for additional information:
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/5204>

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

- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan to the city/county for incorporation into the conditional use permit. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

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

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

4. SURFACE WATER

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- **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,

A handwritten signature in blue ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator