



# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

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

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

Description	Applicant	Staff
Master Application completed and signed		
Letter of Intent (see standards on next page)		
Site Plan (see standards on next page)		
Operation Plan (see standards on next page)		
Land Use Worksheet		
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with the following agencies:		
Southwest District Health		
Irrigation District		
Fire District		
Highway District/ Idaho Transportation Dept.		
Area of City Impact (if applicable)		
Deed or evidence of property interest to the subject property		
<b>Fee: \$950.00</b> <b>\$600.00 (CUP Modification)</b>		
<b>**Fees are non-refundable**</b>		

**An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:**

- ☒ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☒ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

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

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

## **STANDARDS**

<b>SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)</b>
<p>A scaled drawing showing:</p> <ul style="list-style-type: none"> <li>- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.</li> <li>- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.</li> </ul>
<p>Operation Plan to include:</p> <ul style="list-style-type: none"> <li>- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.</li> </ul>

<b>LETTER OF INTENT – CCZO Section 07-07-05</b>
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

***For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:***

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

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

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

<b>MINISTORAGE FACILITY (07-14-29) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

<b>MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gated and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

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



## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: Nelson-Deppe, Inc. <i>president Mike Nelson</i>	
	MAILING ADDRESS: 2002 Primrose Dr. Nampa, ID. 83686	
	PHONE: 208-866-6868	EMAIL: michaeln1742@gmail.com
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <i>[Signature]</i> Date: <i>3-7-25</i>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Megan Winter	
	COMPANY NAME: Knife River Corporation - Mountain West	
	MAILING ADDRESS: 5450 W Gowen Rd. Boise, ID. 83709	
	PHONE: 503-890-9746	EMAIL: Megan.Winter@KnifeRiver.com

<b>SITE INFO</b>	STREET ADDRESS: 15744 S 10th Ave. Caldwell, ID. 83607	
	PARCEL NUMBER: 32861000 0	
	PARCEL SIZE: 30 acres	
	REQUESTED USE: Staging yard	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agricultural

### FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	DATE RECEIVED:
RECEIVED BY:	APPLICATION FEE: CK MO CC CASH



Knife River Corporation – Mountain West  
Southern Idaho Division  
5450 West Gowen Road  
Boise, ID 83709

April 4, 2025

Canyon County  
Development Services  
111 North 11<sup>th</sup> Ave  
Caldwell, ID 83605

**Subject: Detailed Letter for Conditional Use Application for the 10<sup>th</sup> Ave. Staging Yard and Contractor Shop**

Dear Canyon County Development Services & County Commissioners,

Knife River Corporation – Mountain West respectfully submits the following Conditional Use Permit application for a staging yard and contractor shop. The proposed site is located within Canyon County. The legal description of the site is SW ¼ NW ¼, SEC 15 T3N R3W, parcel number 32861000 0. The parcel is approximately 30 acres and is currently owned by Nelson-Deppe, Incorporated. Knife River Corporation – Mountain West has entered a lease agreement with the property owner to use this site as a staging yard and contractor shop while assisting in reclaiming the existing aggregate mine (Plan #S00096). Fill materials extracted from nearby construction operations will be hauled to the proposed staging yard and used by Nelson-Deppe, Inc. to reclaim the site.

All fill material will conform to the Idaho Solid Waste Management Rules (IDAPA 58.01.06.005.19) which defines inert waste as: *“noncombustible, nonhazardous, and non-putrescible solid wastes that are likely to retain their physical and chemical structure and have a de minimis potential to generate leachate under expected conditions of disposal, which includes resistance to biological attack. “Inert waste” includes, but is not limited to, rock, concrete, cured asphaltic concrete, masonry block, brick, gravel, dirt, inert coal combustion by-products, inert precipitated calcium carbonate and inert component mixture of wood or mill yard debris.”*

The Idaho Transportation Department has hired Knife River to perform roadway improvements to State Highway 55 between Farmway Road and Middleton Road in Caldwell, Idaho (Project A022(715)). The site will have a temporary office trailer for project management operations. Equipment and materials will be stored on site for easy accessibility during the project. Having the staging yard and contractor shop located on this site will alleviate construction traffic congestion along SH-55 as well. Proposed hours of operation are 7am – 7pm, seven days a week. However, hauling construction materials may take place 24 hours a day, seven days a week to support construction activity that requires nighttime operations. 1 – 10 employees are expected to be on site at any given time. No signage, improvements, or structures will be placed within the CUP area. Best management practices for dust abatement shall be used to control dust and maintain cleanliness of the site including but not limited to watering of roads and fill material stockpiles. The stormwater is controlled on the site through site grading, permanent or temporary ditches, and berms. Water will be provided using water trucks. Other utility connections will not be necessary for staging yard or contractor shop operations. An existing stabilized construction entrance is accessible from S 10<sup>th</sup> Avenue, at the

northwestern section of the site. This construction entrance shall serve as the only access point. All affiliated traffic will be traveling from State Highway 55 to the construction entrance on S 10<sup>th</sup> Avenue. Knife River filed a Notice of Intent (NOI) to discharge stormwater associated with construction activity under the IDEQ Construction General Permit (CGP) for the SH-55 project. This permit also includes stormwater discharge at the staging area and contractor shop.

Equipment and vehicle parking will take place on site. Fuel and lubricating oils will be brought to the site on service vehicles equipped with spill control equipment as needed. Vehicle fueling, and minor maintenance (such as greasing equipment mechanical joints) will be performed on site. Equipment will be transported to Knife River Corporation's yard for major maintenance and repairs. Equipment will not be cleaned at the site. Pollutants or pollutant constituents associated with these activities will be contained through active and passive measures. Fuel may be stored next to the office trailer (**Figure 1**). All fuel tanks will be double walled or installed within secondary containment.

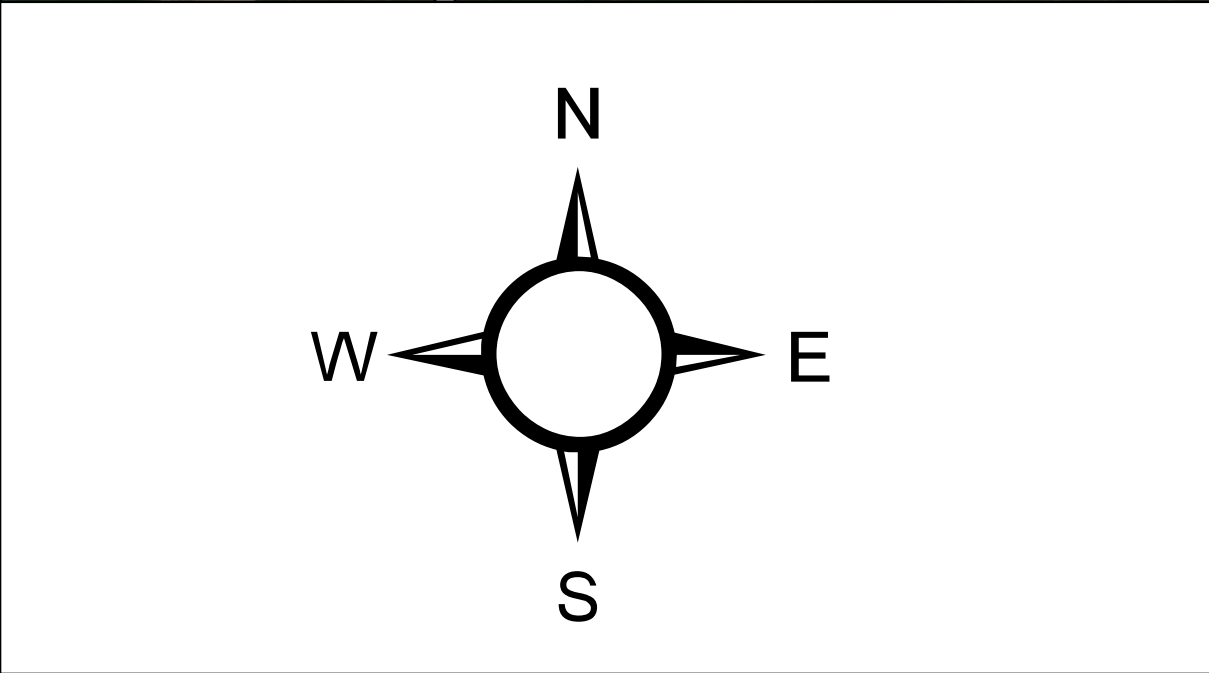
Knife River believes that this application and project aligns with and supports the policies outlined in the 2020 Comprehensive Plan. Please feel free to contact me with any questions regarding this CUP application.

Respectfully submitted,

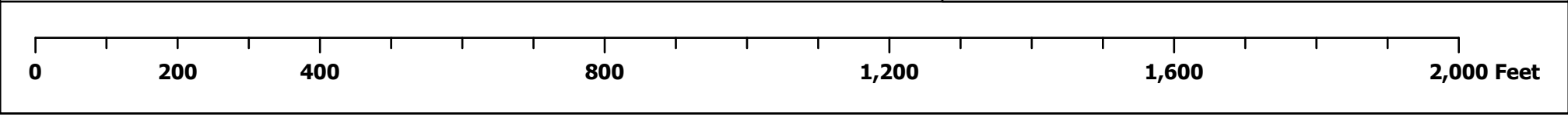
*Megan Winter*

Megan Winter  
Regional Sustainability Coordinator  
Knife River, Mountain Region  
503-890-9746  
[Megan.Winter@kniferiver.com](mailto:Megan.Winter@kniferiver.com)





- FARMWAY YARD MAP**
- Site Entrance ✕
  - Material & Equipment Storage
  - Fuel Storage
  - Office Trailer
  - Designated Parking Area
  - Parcel





# 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: Water trucks will be used as on site water source.  
☐ How many Individual Domestic Wells are proposed? \_\_\_\_\_

2. **SEWER (Wastewater)** ☐ Individual Septic ☐ Centralized Sewer system  
☒ N/A – Explain why this is not applicable: Portable toilets will be provided.

3. **IRRIGATION WATER PROVIDED VIA:**  
☐ Surface ☐ Irrigation Well ☒ None

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

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

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

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)  
Type: \_\_\_\_\_ 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)  
\_\_\_\_\_

## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

- ☐ Residential \_\_\_\_\_ ☐ 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: \_\_\_\_\_

### 2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7:00 AM to 7:00 PM  
☒ Tuesday 7:00 AM to 7:00 PM  
☒ Wednesday 7:00 AM to 7:00 PM  
☒ Thursday 7:00 AM to 7:00 PM  
☒ Friday 7:00 AM to 7:00 PM  
☒ Saturday 7:00 AM to 7:00 PM  
☒ Sunday 7:00 AM to 7:00 PM

### 3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 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? \_\_\_\_\_

Is there is a loading or unloading area? \_\_\_\_\_

### ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: \_\_\_\_\_

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

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

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

# NEIGHBORHOOD MEETING INSTRUCTIONS

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETINGS

### CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

- (1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.
- (2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.
- (3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.
  - A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.
  - B. The meeting shall be held at one of the following locations:
    1. On the property subject to the application;
    2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or
    3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.
- (4) The neighborhood meeting shall be conducted prior to acceptance of the application by Development Services. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.
- (5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)



## **Notice of Neighborhood Meeting Pre-application requirement for a Public Hearing**

Date

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a [write in applicable application type i.e. variance, zoning ordinance map amendment, rezone]. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15*. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

**Date:**

**Time:**

**Location:**

**Property description:**

The project is summarized below:

**Site Location:**

**Proposed access:**

**Total acreage:**

**Proposed lots:**

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at (insert phone, email, or written correspondence).

Sincerely,

Knife River Corporation – Mountain West  
Southern Idaho Division  
5450 West Gowen Road  
Boise, ID 83709

March 4, 2025

DAIN E JOHNSON  
15188 HORSESHOE DR  
CALDWELL, ID, 83607

Dear DAIN E JOHNSON,

Knife River is currently working with Canyon County Development Services to apply for a Conditional Use Permit (CUP) for a temporary staging yard. The site is located within an existing aggregate mine southwest of the Karcher Road and 10<sup>th</sup> Avenue intersection in Caldwell, Idaho. One of the necessary requirements prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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

The purpose of this application is to establish a staging yard for materials and equipment used for roadway construction. The neighborhood meeting will be held at the Caldwell Public Library, Dean E. Miller Community Room on March 18, 2025 from 6:00pm to 7:00pm: 1010 Dearborn St. Caldwell, ID 83605.

We look forward to the neighborhood meeting and encourage you to attend. At that time, Knife River will answer any questions you may have. Please do not call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project. I look forward to meeting with you and answering any questions you may have at the Neighborhood Meeting. Please feel free to reach out to me with any further questions at (503) 890-9746.

Sincerely,

*Megan Winter*

Megan Winter  
Knife River – Mountain Region  
Regional Sustainability Manager

## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov)

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

### CANYON COUNTY ZONING ORDINANCE §07-01-15

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

#### SITE INFORMATION

Site Address: 15744 S 10th Ave.	Parcel Number: 32861000 0	
City: Caldwell	State: ID.	ZIP Code: 83607
Notices Mailed Date: 3/4/25	Number of Acres: 30.32	Current Zoning: Agricultural
Description of the Request: Staging yard for nearby roadway improvement projects.		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Megan Winter		
Company Name: Knife River Corporation - Mountain West		
Current address: 5450 W Gowen Rd.		
City: Boise	State: ID.	ZIP Code: 83709
Phone: 208-562-6152	Cell: 503-890-9746	Fax: 208-562-5045
Email: Megan.Winter@KnifeRiver.com		

#### MEETING INFORMATION

DATE OF MEETING: 3/18/25	MEETING LOCATION: Caldwell Public Library, Dean E. Miller Community Room	
MEETING START TIME: 6:00 PM	MEETING END TIME: 7:00 PM	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. James Whittaker	<i>James Whittaker</i>	15630 Chaparral Ave
2. <i>Joe Baker</i>	<i>Joe Baker</i>	15470 Job N.
3. Linda Whittemore	<i>Linda Whittemore</i>	15228 Castle Way
4. Tom Whittemore	<i>Tom Whittemore</i>	15220 Castle Way
5. Joe Villalla	<i>Joe Villalla</i>	
6. Katherine Miller	<i>Katherine Miller</i>	14280 Carolina St.
7. Megan Winter	<i>Megan Winter</i>	5450 W Gowen
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):

Megan Winter, Joe Villella, Katherine Miller

APPLICANT/REPRESENTATIVE (Signature): Megan Winter

DATE: 3 / 18 / 2025



## AGENCY ACKNOWLEDGMENT

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

Applicant: Knife River Corporation - Mountain West

Parcel Number: 32861000 0

Site Address: 15744 S 10th Ave. Caldwell, ID. 83607

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

#### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 03/10/2025 Signed: \_\_\_\_\_

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

#### Fire District:

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

☐ Applicant submitted/met for official review.

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

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

#### Highway District:

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

☐ Applicant submitted/met for official review.

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

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

#### Irrigation District:

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

☐ Applicant submitted/met for official review.

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

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

#### Area of City Impact:

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

☐ Applicant submitted/met for official review.

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

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

### **Received by Canyon County Development Services:**

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

\_\_\_\_\_  
Canyon County Development Services Staff

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



## AGENCY ACKNOWLEDGMENT

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

Applicant: Knife River Corporation - Mountain West

Parcel Number: 32861000 0

Site Address: 15744 S 10th Ave. Caldwell, ID. 83607

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

#### Southwest District Health:

☐ Applicant submitted/met for official review.

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

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

#### Fire District:

☐ Applicant submitted/met for official review.

Date: 3/6/2024 Signed: \_\_\_\_\_

District: Nampa Fire Dist.

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

#### Highway District:

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

☐ Applicant submitted/met for official review.

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

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

#### Irrigation District:

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

☐ Applicant submitted/met for official review.

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

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

#### Area of City Impact:

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

☐ Applicant submitted/met for official review.

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

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

### **Received by Canyon County Development Services:**

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

Canyon County Development Services Staff

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





## AGENCY ACKNOWLEDGMENT

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

Applicant: Knife River Corporation - Mountain West

Parcel Number: 32861000 0

Site Address: 15744 S 10th Ave. Caldwell, ID. 83607

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

#### Southwest District Health:

☐ Applicant submitted/met for official review.

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

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

#### Fire District:

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

☐ Applicant submitted/met for official review.

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

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

#### Highway District:

District: HD 4

☒ Applicant submitted/met for official review.

Date: Mar 6 2025 Signed: [Signature]

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

#### Irrigation District:

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

☐ Applicant submitted/met for official review.

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

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

#### Area of City Impact:

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

☐ Applicant submitted/met for official review.

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

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

### **Received by Canyon County Development Services:**

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

Canyon County Development Services Staff



## Winter, Megan

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**From:** Tom Ritthaler <tritthaler@boiseproject.org>  
**Sent:** Thursday, March 20, 2025 9:01 AM  
**To:** Winter, Megan  
**Subject:** RE: Conditional Use Permit Application: Canyon County

**\*\* WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms linked from this email. \*\***

---

This is out of Boise Project and Wilder Irrigation Districts jurisdiction so no comment.

Tom

Thomas B Ritthaler  
Assistant Project Manager  
Boise Project Board of Control  
2465 Overland Rd.  
Boise, Idaho 83705  
208-344-1141



---

**From:** Winter, Megan <Megan.Winter@kniferiver.com>  
**Sent:** Thursday, March 20, 2025 8:59 AM  
**To:** Tom Ritthaler <tritthaler@boiseproject.org>  
**Subject:** Conditional Use Permit Application: Canyon County

Good Morning Tom,

Attached is a copy of our conditional use permit application for a staging yard in Caldwell. This staging yard for the ITD SH-55 Farmway to Middleton Road project. Please contact me if you have any questions.

Thank you,

**Megan Winter**  
Sustainability Coordinator – Mountain Region



Office 208-362-6152 | Mobile 503-890-9746



## AGENCY ACKNOWLEDGMENT

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

Applicant: Knife River Corporation - Mountain West

Parcel Number: 32861000 0

Site Address: 15744 S 10th Ave. Caldwell, ID. 83607

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

#### Southwest District Health:

☐ Applicant submitted/met for official review.

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

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

#### Fire District:

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

☐ Applicant submitted/met for official review.

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

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

#### Highway District:

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

☐ Applicant submitted/met for official review.

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

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

#### Irrigation District:

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

☐ Applicant submitted/met for official review.

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

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

#### Area of City Impact:

City: Caldwell

☒ Applicant submitted/met for official review.

Date: 3/07/2025 Signed: \_\_\_\_\_

Morgan Bessaw

Digitally signed by Morgan Bessaw  
Date: 2025.03.07 16:41:08 -07'00'

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

### **Received by Canyon County Development Services:**

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

Canyon County Development Services Staff



# Determination of Significance and Effect

Idaho Transportation Department – State or Tribal Historic Preservation Office

ITD 1502 (Rev. 1-16)  
itd.idaho.gov

(To be completed by ITD HQ Cultural Resource Section Only)

Key Number 22715	Project Number A022(715)	Project Title ID-55, Farmway Road to Middleton Road (2025 Knife River Staging Area)
District 3	County Canyon	Township/Range/Section T.03N, R.03W, Section 8
Clearance Authorized Without Survey <input checked="" type="checkbox"/> PA <input type="checkbox"/> ER <input type="checkbox"/> Review <input type="checkbox"/> *800.3(a)(1) <input type="checkbox"/> Section 106 Interstate Exemption <input type="checkbox"/> ACHP Post-1945 Bridge Comment		Agency or Consultant ITD HQ Env

This Determination is based on the corresponding Request for Cultural Resources Clearance (ITD Form 1500) dated 2/22/2023

## Determination of Eligibility

	Site Number(s)	Resource Type/Description
<input checked="" type="checkbox"/> No Sites		
<input type="checkbox"/> Not Eligible		
<input type="checkbox"/> Eligible		

## Determination of Effect

	Rationale	Site Number(s)
<input checked="" type="checkbox"/> No Historic Properties Affected	<input type="checkbox"/> They are outside impact zones	
	<input type="checkbox"/> Final project plans will avoid them	
	<input type="checkbox"/> NR character will not be changed	

☐ No Adverse Effect to Historic Properties Sites will be affected (See Comments section below or attached explanation)

☐ Adverse Effect to Historic Properties Sites will be affected (See Comments section below or attached explanation)

**Comments/Summary:** The contractor on the above captioned project is requesting the use of a privately owned, previously disturbed area for staging of material and equipment on the above captioned project. The proposed staging area is located at 15744 S.10th Avenue, Caldwell, ID 83607. This area will also be the location of Knife River's job trailer where project personnel will conduct meetings. Project personnel will access the site off 10th Avenue. This site was a previous commercial pit and the area for the job trailer set up is already stabilized for ease of access. The property is fenced and secured with gated/locked access.

Project actions comply with Criterion N of the FHWA/SHPO/ACHP/ITD Programmatic Agreement and will result in **No Historic Properties Affected**.

☐ Project will be monitored during construction due to the potential for cultural resources

ITD Cultural Resource Professional's Signature

Marc Munch

Digitally signed by Marc Munch  
Date: 2025.02.26 14:27:20 -0700

Date

February 26, 2025

**SHPO or THPO 106 Comment:** I have reviewed the documentation and recommendations provided by ITD and

- ☐ I agree with the above determination of eligibility and effect and with the conditions of compliance.
- ☐ I agree with the above determinations of eligibility and effect given stipulations explained below or in the attached letter.
- ☐ I disagree with the above determinations of eligibility and effect as explained below or in the attached letter.

State or Tribal Historic Preservation Officer's Signature

Date

AGENCY LOCATION AND CONTACT		
<b>Southwest District Health</b>		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
<b>Highway Districts</b>		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 <sup>th</sup> Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 <sup>th</sup> Str., Parma	(208) 722-5343
<b>Idaho Transportation Department</b>		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
<b>Fire Districts</b>		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 402-1041
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
<b>Irrigation Districts</b>		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 <sup>st</sup> Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
<b>City Impact Area</b>		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 <sup>th</sup> Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 <sup>rd</sup> St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 <sup>th</sup> St., Wilder	(208) 482-6204

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

# **PUBLIC HEARING APPLICATION PROCESS**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov) Phone: 208-454-7458



**EFFECTIVE DATE: 4/30/24**

1.

- **DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)**

2.

- **NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) PER CCZO SECTON 07-01-15.**

3.

- **SUBMIT APPLICATION, SUBMITTAL MATERIALS & FEES TO DEVELOPMENT SERVICES**
  - **INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.**

4.

- **STAFF REVIEW OF APPLICATION**
  - **APPLICATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE.**

5.

- **SCHEDULE FOR PUBLIC HEARING (30-Day PROCESS)**
  - **SUPPLEMENTAL CASE INFORMATION POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE.**
  - DAY 1-5: Hearing Notices Sent with Materials Deadline
  - DAY 21: Materials deadline ends. Materials received late will not be accepted.
  - DAY 21-24: Staff Report Packet Preparation
  - DAY 24: Staff Report Packet Sent to Hearing Body.
  - **STAFF REPORT POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE.**
  - Day 30: Public Hearing

6.

- **PUBLIC HEARING**
  - PLANNING & ZONING COMMISSION HEARING (1st and 3rd THURSDAY EVENINGS);
  - BOARD OF COUNTY COMMISSIONERS HEARING (DAY-TIME MEETINGS)
  - **HEARING DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE.**

7.

- **CLOSED/FCO's Signed**
  - **FINAL DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE.**

**Per C.C.O. 24-004 effective date: 4/30/24**

**\*Materials** – This term broadly refers to any written comments, documents, exhibits, visual presentations, or similar items that are to be transmitted to the presiding party as evidence for review, regardless of format.



INSTRUMENT NO.

696939

Ketchikan

## WARRANTY DEED

For Value Received, G. S. NELSON and ARMENTA D. NELSON, husband and wife, and DEMOND DEPPE and LEORA DEPPE, husband and wife,

the grantors, do hereby grant, bargain, sell and convey unto  
DEPPE-NELSON, INC., an Idaho corporation,

the grantee, the following described premises, situated in Canyon County, State of Idaho, to-wit:

A tract of land containing Thirty (30) acres, more or less, and particularly described as:

The South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ), of Section 15, Township 3 North, Range 3 West, Boise Meridian.

The grantors convey all of their right, title, claim and interest in and to said land transferred to them by that certain Bureau of Land Management Deed dated February 14, 1955, covering Patent No. 1149752, recorded in Canyon County as Instrument No. 419253. The grantee accepts this conveyance subject to all of the terms, covenants and conditions of said above described Bureau of Land Management Deed.

This Deed is given to correct an error in the description contained in Instrument No. 638530 previously recorded under date of January 22, 1970.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its ~~successors~~ and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all incumbrances

and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: January 26, 1970.

*Carl E. Reed*  
*Witness*

*G. S. Nelson*  
*Armenta D. Nelson*  
*Demond Deppe*  
*Leora Deppe*

STATE OF IDAHO, COUNTY OF Canyon

On this 26<sup>th</sup> day of January, 1970, before me, a notary public in and for said State, personally appeared G. S. NELSON and ARMENTA D. NELSON, husband and wife, and DEMOND DEPPE and LEORA DEPPE, husband and wife,

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.



*Carl E. Reed*  
Residing at \_\_\_\_\_, Nampa, Idaho  
Notary Public

696938

FILED

DEC 13 10 54 AM '72

CLERK FRY

CLERK FRY

CLERK FRY  
CLERK FRY  
*Lavona Payne*

RECORDED

AT THE REQUEST OF

*Earle Reed*

*Deeds*

*100*

*G. S. Nelson*  
*et ux et al*

*to*

*Deppis-Nelson,*  
*Inc.*

*W. O.*





Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I, Nelson-Deppe, Inc. Michael Nelson, 2002 Primrose Drive  
(name) (address)

Nampa, ID. 83686  
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Knife River Corporation - Mountain West, 5450 W Gowen Rd. Boise, ID. 83709  
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 7<sup>th</sup> day of March, 20 25

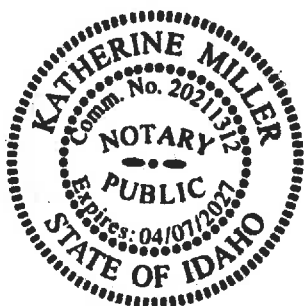
Michael Nelson  
(signature)

STATE OF IDAHO )

ss

COUNTY OF CANYON )

On this 7<sup>th</sup> day of March, in the year 20 25, before me Katherine Miller  
a notary public, personally appeared Michael Nelson, personally known  
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that  
he/she executed the same.



Notary: Katherine Miller

My Commission Expires: 4/7/2027

**Idaho Department of Lands**

Southwest Supervisory Area  
8355 W. State Street  
Boise, ID 83714  
Phone (208) 334-3488  
Fax (208) 853-6372



Dustin T. Miller, Director  
*Working Lands, Trusted Stewards*

**State Board of Land Commissioners**

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

February 19, 2025

Megan Winter

Re: Status of Reclamation Plan S00096

Dear Ms. Winter:

Per our discussion, the Reclamation Plan S00096 approved by the Department of Lands on July 10, 1980, is still considered an active plan in good standing with the State of Idaho.

Reclamation Plans are considered active until all closing conditions listed within the approved plan have been satisfied and inspected by a member of the Department of Lands.

Sincerely,

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

Mekayla Layne  
Lands Resource Specialist

## Dan Lister

---

**From:** Winter, Megan <Megan.Winter@kniferiver.com>  
**Sent:** Friday, April 4, 2025 9:54 AM  
**To:** Dan Lister  
**Subject:** RE: [External] RE: CU2025-0005 Knife River Staging Area  
**Attachments:** Conditional Use Permit - Farmway Staging Yard v1.pdf

Hi Dan,  
Thank you for the clarification. Attached is the amended application including the contractor shop.

### Megan Winter

Sustainability Coordinator – Mountain Region



Office 208-362-6152 | Mobile 503-890-9746

---

**From:** Dan Lister <Daniel.Lister@canyoncounty.id.gov>  
**Sent:** Friday, April 4, 2025 9:38 AM  
**To:** Winter, Megan <Megan.Winter@kniferiver.com>  
**Subject:** RE: [External] RE: CU2025-0005 Knife River Staging Area

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---

Megan,

See my response in **red** below.

Sincerely,

### Dan Lister, Planning Supervisor

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

**\*\*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.**

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**From:** Winter, Megan <[Megan.Winter@kniferiver.com](mailto:Megan.Winter@kniferiver.com)>  
**Sent:** Friday, April 4, 2025 9:35 AM  
**To:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Subject:** [External] RE: CU2025-0005 Knife River Staging Area

Hi Dan,

I will amend the application to include a contractor shop. Does that mean I should reference both a contractor shop and staging area in my application since we plan to store materials at the site? **Yes**

There was a miscommunication with our suppliers. We have been planning on using this site as our staging area/contractor shop since bidding the project, so the order forms we submitted to our suppliers list this site as our delivery location. Our team forgot to update the delivery location once we started the CUP application process. The trailer and pipe materials are being removed from the site immediately. We do have a couple pieces of equipment onsite, but we plan to use those for the existing pit's reclamation. Should we remove those as well or are they okay to use onsite in the interim? **If equipment and materials are for the pit reclamation, those can stay since that is covered in the mineral extraction permit approval.**

I apologize for the miscommunication, we will not be operating in violation moving forward.

Thank you,

**Megan Winter**

Sustainability Coordinator – Mountain Region



Office 208-362-6152 | Mobile 503-890-9746

---

**From:** Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Sent:** Thursday, April 3, 2025 1:22 PM  
**To:** Winter, Megan <[Megan.Winter@kniferiver.com](mailto:Megan.Winter@kniferiver.com)>  
**Subject:** CU2025-0005 Knife River Staging Area

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Megan,

I completed a site visit regarding CR2025-0005 on Tuesday. It appears that the staging area and other uses are established prior to conditional use permit approval. The use is in violation and may impact the approval of your application. In addition, typically staging areas do not include an office. The hearing body may require you to amend the request to a contractor shop instead of a staging area, which allows for office, employees on-site, and maintenance of equipment and vehicles. Below are the differences between a contractor shop and a staging area:

CCZO Section 07-02-03:

CONTRACTOR SHOP: May include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking.

STAGING AREA: An area where equipment and/or materials are stored for use conducted entirely off-site.

CCZO Section 07-14-09: (1) The use shall be contained within a building or behind a sight-obscuring fence.

CCZO Section 07-14-29:

- (1) All work shall be conducted off-site.
- (2) Business vehicles shall be operable and parked on site, not on a public or private road.

- (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.
- (4) Employees may meet on the premises to share rides to and from job sites.
- (5) Employees' vehicles shall be parked on site and not on a public or private road.

Let me know if you wish to amend your application to include a contractor shop. Also, let me know if you are planning to continue the use in violation while proceeding through the CUP process.

Sincerely,

**Dan Lister, Planning Supervisor**

DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959

[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

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## Dan Lister

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Thursday, April 10, 2025 9:36 AM  
**To:** Dan Lister  
**Cc:** Caitlin Ross  
**Subject:** [External] RE: Agency Notification CU2025-0005 / Knife River

Hi Dan,

After careful review of the transmittal submitted to ITD on March 24, 2025, regarding CU2025-0005 / Knife River, the Department has no comments or concerns to make at this time.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

**District 3 Development Services**  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Monday, March 24, 2025 11:35 AM  
**To:** 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@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>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'wilderirrigation10@gmail.com' <wilderirrigation10@gmail.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@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>; 'edward\_owens@fws.gov' <edward\_owens@fws.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'kenny.huston@oer.idaho.gov' <kenny.huston@oer.idaho.gov>; 'Brenna.Garro@oer.idaho.gov'

<Brenna.Garro@oer.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

**Subject:** Agency Notification CU2025-0005 / Knife River

**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 **April 23, 2025**, 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 **Dan Lister** at [daniel.lister@canyoncounty.id.gov](mailto:daniel.lister@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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Date 3/25/2025

Canyon County – Development Services  
Re: Case Number: CU2025-0005 , Knife River Staging Area

Dear, Canyon County Development Services Department

The Caldwell Rural Fire District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

**Conditions:**

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
2. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
3. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
4. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

**General Requirement:**

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,



Alan Perry  
Deputy Chief  
Fire Marshal  
Caldwell Rural Fire Protection District  
[Aperry@cityofcaldwell.org](mailto:Aperry@cityofcaldwell.org)



March 31, 2025

Daniel Lister, Assistant Planning Manager  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

Subject: Agency Notification CU2025-0005 / Knife River

Dear Mr. Lister:

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), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

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

## **2. WASTEWATER AND RECYCLED WATER**

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

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

## **3. DRINKING WATER**

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

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

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits. For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method." For questions, contact 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 G. Smith". The signature is stylized with a large, sweeping initial "T" and "S".

Troy Smith  
Regional Administrator

## Dan Lister

---

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Monday, March 24, 2025 4:15 PM  
**To:** Dan Lister  
**Subject:** [External] RE: Agency Notification CU2025-0005 / Knife River  
**Attachments:** Pre.Development.Notes.Signed.03.10.2025.pdf

Hi Dan,

Per request for comments:

- 1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is NOT required.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Septic systems have 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? **SWDH sees no concerns or impact to the surrounding area with the proposed use as a staging area.**

I've attached the pre-development notes on 03/10/2025.

Please 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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Monday, March 24, 2025 10:21 AM  
**To:** 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>;

'arobins@idahopower.com' <arobins@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>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'wilderirrigation10@gmail.com' <wilderirrigation10@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>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@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>; 'edward\_owens@fws.gov' <edward\_owens@fws.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'kenny.huston@oer.idaho.gov' <kenny.huston@oer.idaho.gov>; 'Brenna.Garro@oer.idaho.gov' <Brenna.Garro@oer.idaho.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

**Subject:** Agency Notification CU2025-0005 / Knife River

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Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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