

Dan Lister

From: Jim C. <j01150126@gmail.com>
Sent: Monday, March 3, 2025 9:49 PM
To: Canyon County Zoning Info; Joshua Johnson
Subject: [External] Fwd: Conditional Use Permit Case CU2024-0014

----- Forwarded message -----

From: **Jim C.** <j01150126@gmail.com>
Date: Mon, Mar 3, 2025, 19:33
Subject: Conditional Use Permit Case CU2024-0014
To: <joshua.johnson@canyoncount.id.gov>

Dear Mr. Johson,

I am a resident that lives in Notus. We already have safety issues with the 3 gravel pits in our surrounding area that use 20/26 to I84 daily. In April we already had one fatality with a gravel truck. [Two dead in head-on crash near Notus](#)

The gravel trucks regularly disobey the law by not covering their vehicles. When we complain to Mayor Porterfield he notifies the company and the police and they are good for about 2-3 weeks then start uncovering all over again. The citizens of Notus do not want more gravel trucks running down that highway; it's dangerous and a menace to the public. According to statute 6 inches of freeboard must be maintained. The highway from Notus to the exits is 6 miles. This is ridiculous, we don't need to make it worse. I understand people have a right to make money but not when it directly affects others safety and lives.

<https://legislature.idaho.gov/statutesrules/idstat/Title49/T49CH6/SECT49-613/>



Regards,

James Connor
Cell: 208-614-8395
603 Notus Road
Notus, ID 83656

Flood Control District #11

Position on Gravel Pits and Pit Capture Issues

Flood Control District #11 (FCD#11) is not in favor of a gravel pits located within the documented floodplain. If a gravel pit is located outside the floodplain, FCD #11 would recommend approval of the new pit to the permitting entity.

If a gravel pit must be located within the floodplain, FCD#11 recommends that a flood study be done to identify the potential paths the water could take when exiting the pit after a pit capture flood event occurs. FCD #11's goal is to make sure the water does not affect or damage public or private lands, roads and structures as it cuts a new path leaving the pit. Additionally, FCD #11 recommends any water entering a gravel pit must successfully be routed back to the Boise River after it exits the pit, within the same owner's property.

Creeks and canals are not an acceptable receiving source for exiting flood waters. During a flood event, the creeks and irrigation canals connecting to the Boise River will be also be swollen and thus unable to handle the additional water. Added waters would significantly damage these arteries and could lead to water leaving the system into undesirable paths.

Our recommendation is to use berms and ditches to force the exiting water back to the Boise River within the gravel pit owners' own property. It is our position that it would be acceptable to allow the gravel pit owners' own land to flood or pond up, provided it drains back to the Boise River.



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

▪ Engineering Division ▪

February 20, 2025

RE: Engineering Review of Conditional Use Permit (CUP) Requirements – Case No. CU2024-0014 Mineral Extraction Request on Parcel R35953010

Dear Josh,

Thank you for notifying us of the application for the Conditional Use Permit, Case File #: CU2024-0014. The Engineering Department has reviewed the proposal and wishes to highlight the following key requirements, particularly related to the site's location within the Flood Zone AE floodplain:

As the proposed facility is within a designated Flood Zone AE, the applicant is required to obtain a Floodplain Development Permit (FDP) in accordance with Canyon County Zoning Ordinance 07-10A-09. A Floodplain Development Permit must be obtained before any development begins within the Special Flood Hazard Area (SFHA).

Conditions of Approval for CU2024-0014:

1. A Floodplain Development Permit (FDP) shall be issued prior to the commencement of any extraction activities. Upon completion of mineral extraction and reclamation, an approved Letter of Map Revision (LOMR) shall be provided to Canyon County Development Services.
2. All required outside agency approvals shall be included with the floodplain development permit application. An approved Conditional Letter of Map Revision (CLOMR) shall be submitted to the County Floodplain Manager.
3. An approved Letter of Map Revision (LOMR) is required prior to the abandonment of the mineral extraction project.
4. An evacuation plan must be provided, indicating where stored equipment and porta-potties will be relocated in the event of flooding.



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

▪ Engineering Division ▪

Additional Note:

Please be advised that DP2024-0032 has not yet been approved. The FDP must be completed with all required sections. Approval from the Idaho Department of Water Resources (IDWR) and the Idaho Department of Lands (IDL).

Additionally, obtaining the Floodplain Development Permit (FDP) from Canyon County may require securing a local permit specific to this development. We will comply with all local regulations and requirements as part of this process. We request that these requirements be fully addressed in the application before any approval is considered. Our department is available to assist with the technical review of these documents.

Sincerely,

Dalia Alnajjar

Engineering Supervisor

Canyon County Development Services

P(208) 454-7459

F(208) 454-6633

E: dalia.alnajjar@canyoncounty.id.gov



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

February 20, 2025

Canyon County Development Services Department
Attn: Joshua Johnson, Planner
111 North 11th Ave, Suite 310
Caldwell, ID 83605
Phone: (208)614-5030, Email: joshua.johnson@canyoncounty.id.gov

RE: Case No.: CU2024-0014, Nampa Paving, Conditional Use Permit Application Review

Dear Joshua,

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Use Permit Application for property owned by the Flenniken Christie J 2003 Revocable Trust located directly to the east of 31377 Boise River Rd, Caldwell, ID 83607. The property includes Parcel #R35953010 (~38 acres) and is in the NE quarter of Section 4, T4N, R4W, BM, Canyon County.

The application requests a Conditional Use Permit to allow long-term mineral extraction with crushing and sorting for up to 15 years on Parcel #R35953010. The property is zoned Agricultural "A". Access to the site will be from the northwest corner of the property utilizing an existing access location on to Boise River Rd. Approximately 15 employees are anticipated during peak operations. Boise River Rd is a Major Collector according to GGHD's 2024 Functional Classification Map.

At this time, and based upon information provided with the application, the following items apply:

1. Section 3110.010 Traffic Impact Studies of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. If a project has special circumstances associated with it, the District may require a TIS even if the aforementioned criteria are not met. Based on the proposed uses for a mineral extraction operation and data provided, a TIS **is not** warranted.
2. A **Pavement Analysis and Improvements/Reconstruction Recommendations** prepared by a registered licensed professional Idaho engineer are required for Boise River Rd from the proposed extraction site east to Ode Ln. A scoping meeting with GGHD for the analysis is required.
3. An **Approach Permit Application** is required to be submitted, and the proposed access is required to be constructed in accordance with Standard Drawing ACCHD-106 – Commercial & Multiple Residential Approach of the ACCHD Standards.
4. If the minimum driveway spacing requirement (330 feet) of Section 3061.020.A Rural Roadway Driveway Spacing of the ACCHD Standards cannot be met, a **Variance Application** is required.
5. A site visit by a GGHD representative is required to address possible sight distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County

Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

Christopher S. Pettigrew, P.E.

Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways



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

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

February 20, 2025

Joshua Johnson
Canyon County Development Services
111 North 11th Ave, Ste 310
Caldwell, Idaho 83605

VIA EMAIL

Development Application	CU2021-0014
Project Name	Nampa Paving
Project Location	Approximately XX miles X of SH-19
Project Description	Mineral Extraction with Crushing & Sorting
Applicant	Randy Wood; Nampa Paving

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

1. This project does not abut the state highway system.
2. Traffic generation numbers and distribution patterns were not provided with this application. ITD needs more information to determine how this proposed use will impact the State Highway system. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

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



CITY OF NOTUS

375 Notus Road
P.O. Box 257
Notus, ID 83656
notuscityclerk@gmail.com
notusidaho.org
Office 208-459-6212
Fax 208-459-0925

March 11, 2025

To: Canyon County Development Services Department
Joshua.johnson@canyoncounty.id.gov

Re: Case No.: CU2024-0014
Nampa Paving

Comment: Regarding proposed gravel extraction operation.

General comments and concerns related to the long-term impacts of the proposed operation.

- Change of use from agricultural---assuming pasture land to mineral extraction: What are the environmental affects of the change? With so many gravel operations being located in the area, what changes come with the loss of green/living vegetation vs. the stripped out land for wildlife or human well-being?
- If the eventual rehab plan is ponds, etc., does that increase mosquito populations for the area...how would that affect people living in the general area?
- Concern that gravel haulers will cover loads---traffic from this operation will increase an already terrible incidence of broken & pitted windshields of road & highway users.
- Turning radius of intersections at Simplot Blvd. & Notus Rd. and Boise River Rd and Notus Rd. required by the large load trucks.
- Weight damage on roadways from heavy loads...much more impactful than increased residential traffic. Is there adequate fee structure for county or cities to recoup expenses of repairs for roads frequented by the heavy use of the industry.

Thank you for taking these concerns into consideration.

Notus City Council

Joshua Johnson

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, February 12, 2025 7:17 AM
To: Joshua Johnson
Subject: [External] RE: Agency Notification CU2024-0014 / Randy Wood

Hi Joshua,

Please see the request for the questions below.

- 1.) Will a Nutrient Pathogen Study be required? **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 does not have concerns with the requested rezoning or use of the proposal.**

Please let me know if you have any questions.

Thank you,



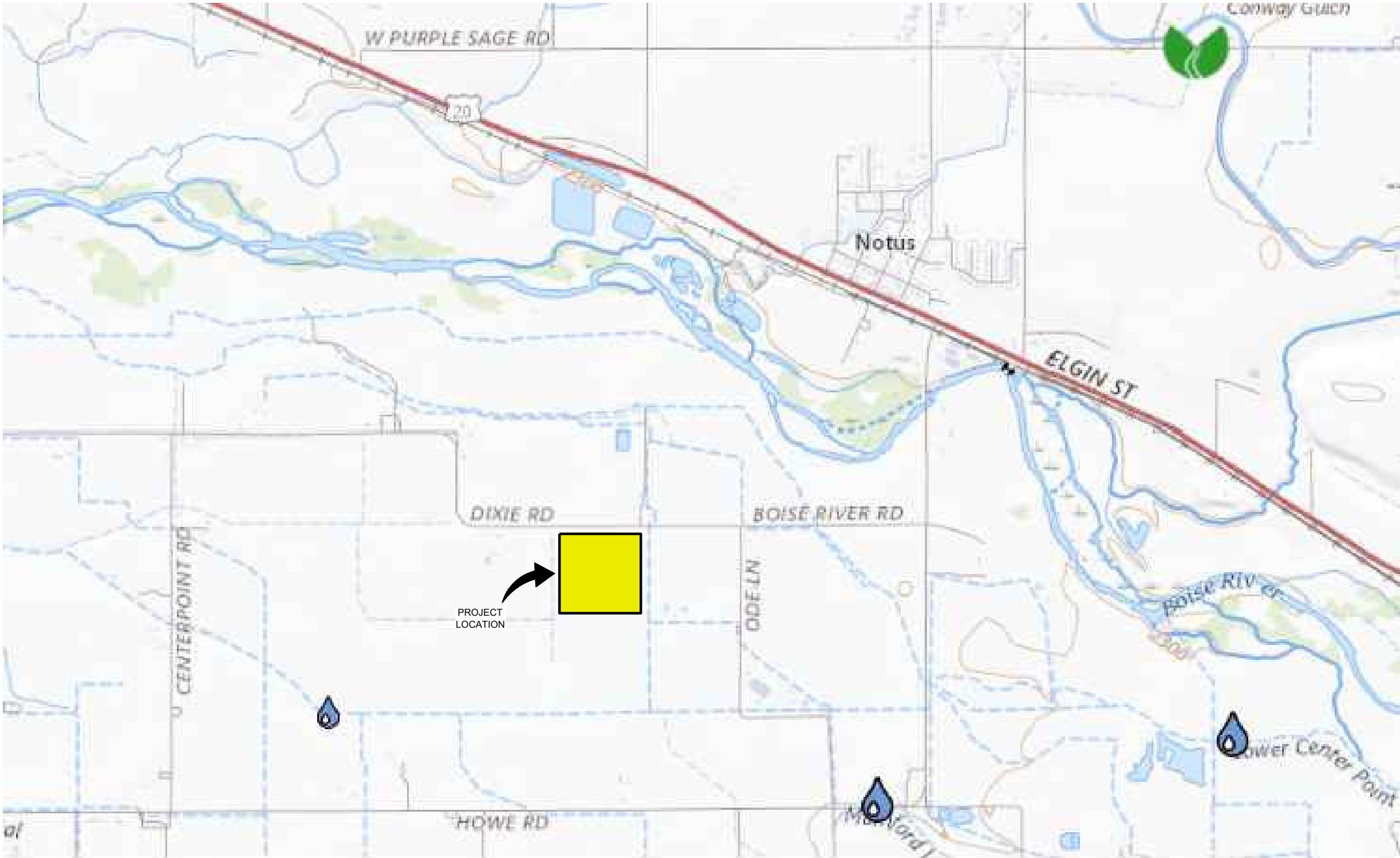
Check out our new online self-service portal here! [PORTAL](#)

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, February 10, 2025 4:17 PM
To: 'krantz@notusschools.org' <krantz@notusschools.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@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>; 'drain.dist.2@gmail.com' <drain.dist.2@gmail.com>; 'bryce@sawtoothlaw.com' <bryce@sawtoothlaw.com>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott_sbi@outlook.com' <scott_sbi@outlook.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov'



CHRISTINA WOOD PROPERTY BOISE RIVER ROAD



SYMAN, LLC
2101 Delta Drive
Nampa, Idaho 83887
Phone (208) 287-8420



TOPOGRAPHIC MAP
CHRISTINA WOOD PROPERTY
BOISE RIVER ROAD
CANYON COUNTY NOTUS, IDAHO
NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	DESCRIPTION

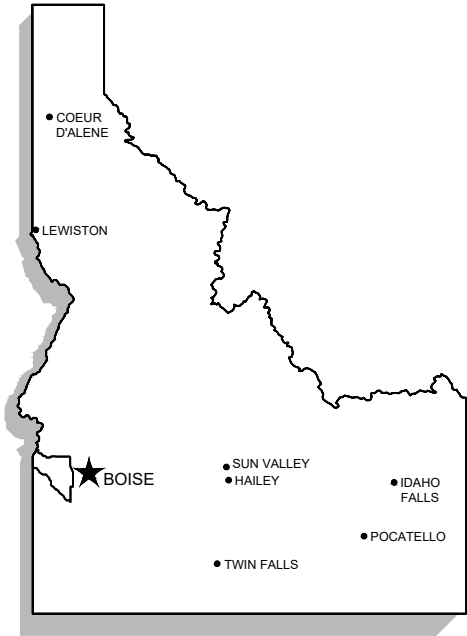
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231426

DESIGNED BY:
J. NYGAARD
DRAWN BY:
J. MATTHEWS
DATE:
July 2023

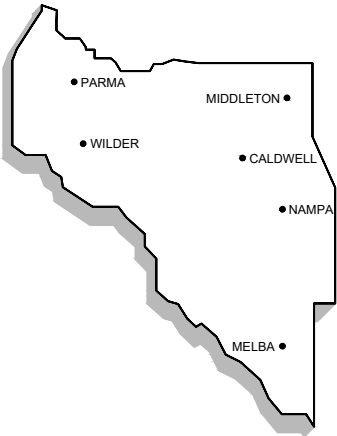
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FIGURE 2

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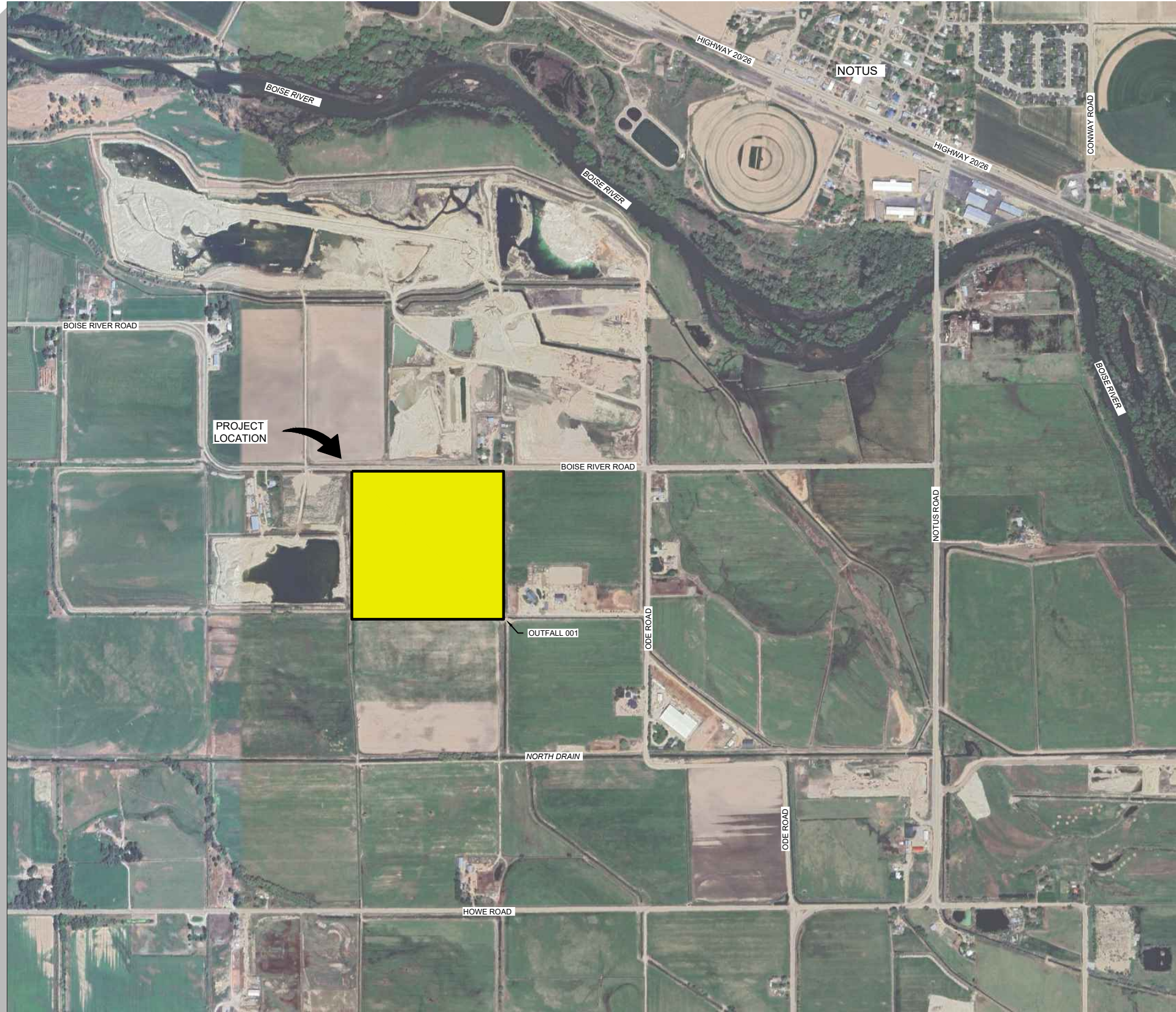


STATE OF IDAHO



PROJECT LOCATION

CHRISTINA WOOD PROPERTY BOISE RIVER ROAD



REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:
231426

DESIGNED BY:
J. NYGAARD

DRAWN BY:
J. MATTHEWS

DATE
July 2023

SHEET NUMBER:

FIGURE 1

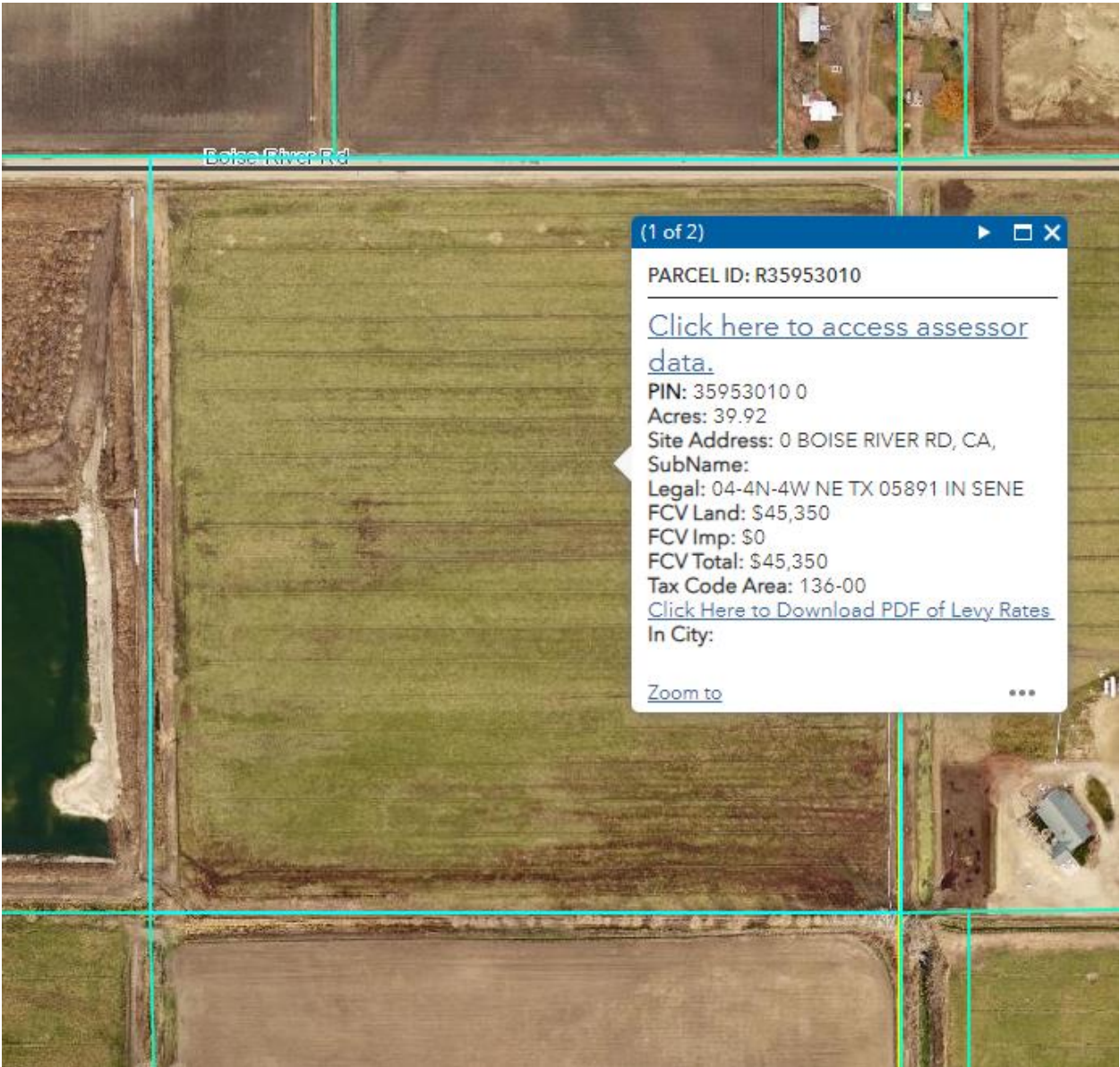
VICINITY MAP
CHRISTINA WOOD PROPERTY
BOISE RIVER ROAD
CANYON COUNTY NOTUS, IDAHO
NAMPA PAVING

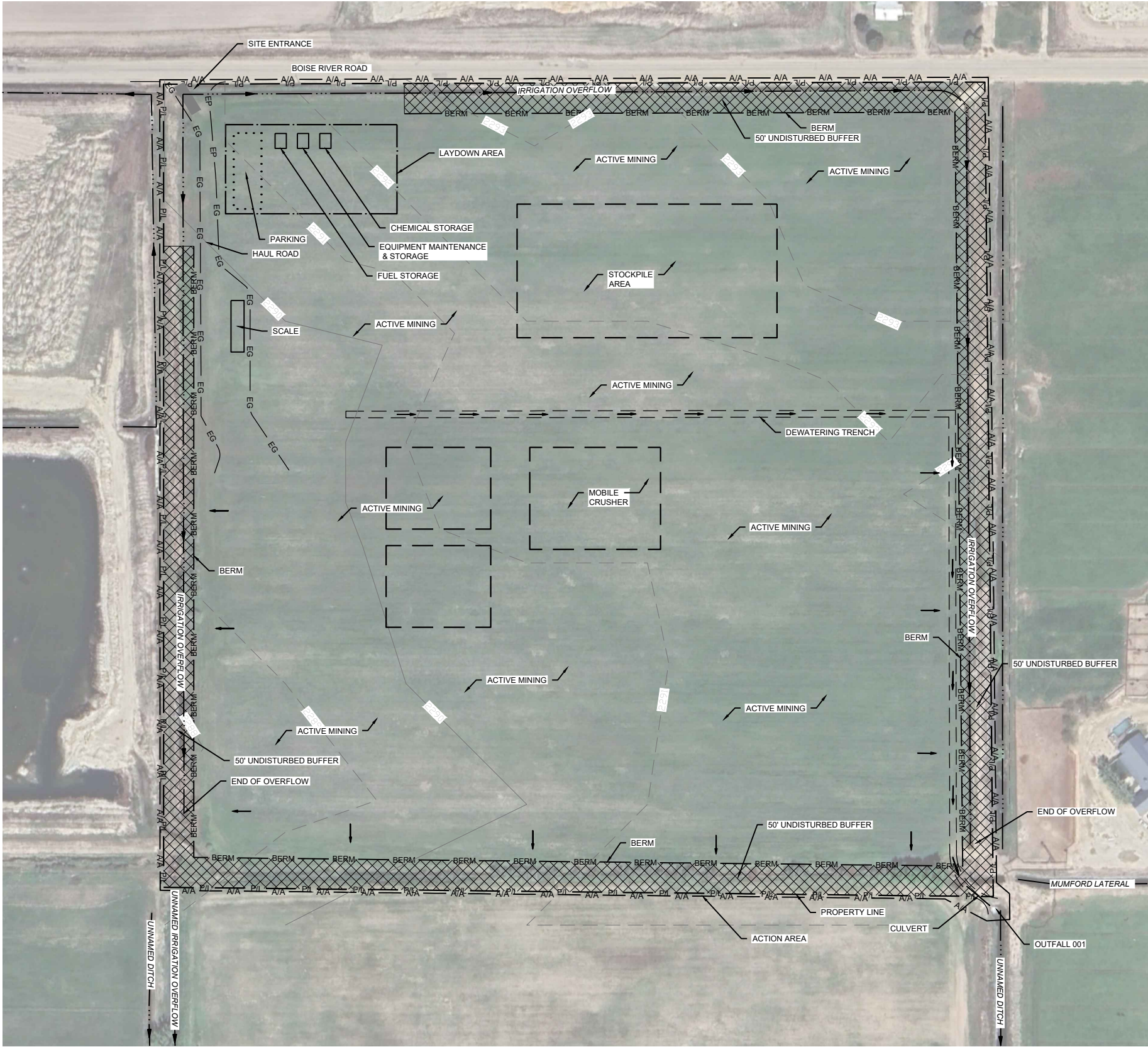


SYMAN, LLC
 2101 Delta Drive
 Nampa, Idaho 83887
 Phone (208) 287-8420

Nampa Paving & Asphalt Co.
June 30, 2023
Syman Project No. 231426

Canyon County Assessors Map





LEGEND

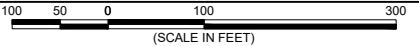
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- 2. PROPERTY LINE
- 3. STOCKPILE / STORAGE
- 4. PARKING
- 5. UNIT AREA
- 6. CANAL / DITCH
- 7. EDGE OF POND
- 8. STRUCTURES
- 9. ACTION AREA
- 10. BERM
- 11. 50' VEGETATED BUFFER

NOTES

- 1. THERE IS APPROXIMATELY 38.25 ACRES OF MINING AREA.

FACILITY PLAN

1:100 (22x34 FULL SIZE)



SYMAN, LLC
 2101 Delta Drive
 Nampa, Idaho 83887
 Phone (208) 287-8420



FACILITY PLAN
 CHRISTINA WOOD PROPERTY
 BOISE RIVER ROAD
 CANYON COUNTY
 NOTUS, IDAHO
 NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

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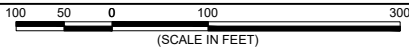
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 J. NYGAARD
 DRAWN BY:
 J. MATTHEWS
 DATE
 September 2023

SHEET NUMBER:

FP-101



1:100 (22x34 FULL SIZE)



1.	YEAR 1 LIMITS OF DISTURBANCE	
2.	PROPERTY LINE	
3.	STOCKPILE / STORAGE	
4.	PARKING	
5.	UNIT AREA	
6.	CANAL / DITCH	
7.	EDGE OF POND	
8.	STRUCTURES	
9.	ACTION AREA	
10.	BERM	
11.	POND BOUNDARY	

1. THERE IS APPROXIMATELY 25.4 ACRES OF MINING AREA DURING YEAR 1.
2. PERMANENT POND WILL BE APPROXIMATELY 38.25 ACRES.

DESCRIPTION

DESIGNED BY:
J. NYGAARD

DATE
September 2023

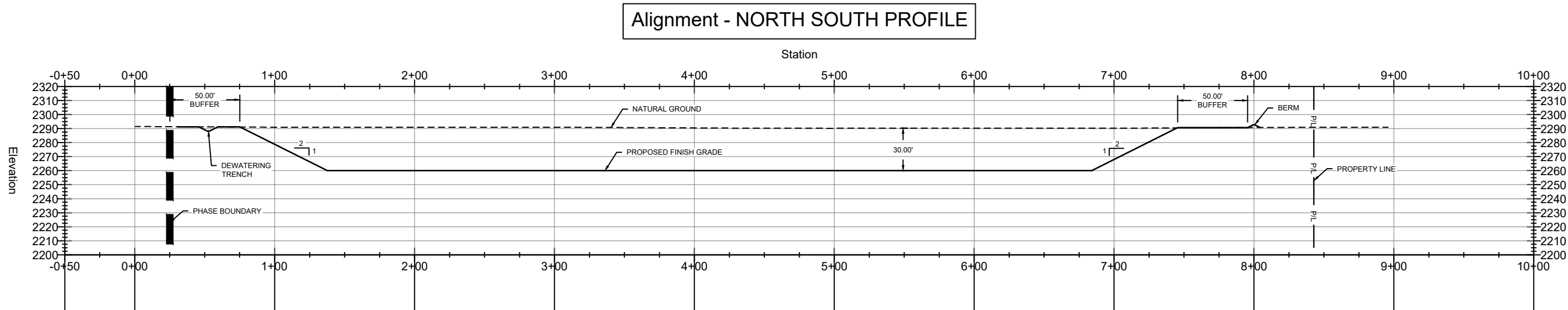
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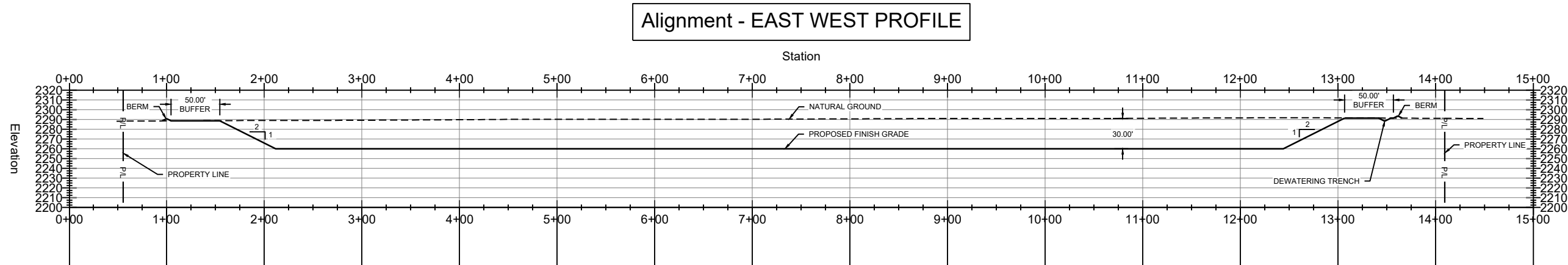
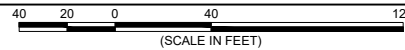


RECLAMATION PLAN
CHRISTINA WOOD PROPERTY
BOISE RIVER ROAD
CANYON COUNTY NOTUS, IDAHO
NANPA PAVING

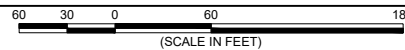
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A1 NORTH SOUTH PROFILE CROSS-SECTION
 1:40 (22x34 FULL SIZE)



B1 EAST WEST PROFILE CROSS-SECTION
 1:60 (22x34 FULL SIZE)



SYMAN, LLC
 2101 Delta Drive
 Nampa, Idaho 83887
 Phone (208) 287-8420



RECLAMATION PLAN
 CHRISTINA WOOD PROPERTY
 BOISE RIVER ROAD
 CANYON COUNTY NOTUS, IDAHO
 NAMPA PAVING

REVISIONS	DESCRIPTION	
	NO.	DATE

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 231426

DESIGNED BY:
 J. NYGAARD
 DRAWN BY:
 J. MATTHEWS
 DATE
 July 2023

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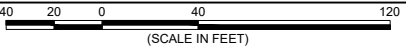
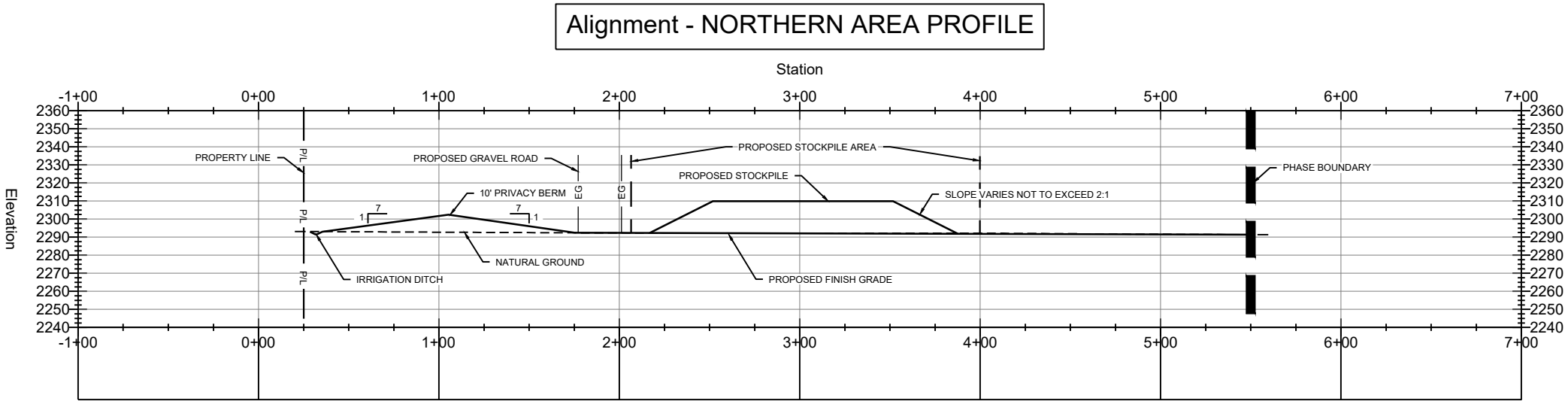
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C1

NORTHERN AREA PROFILE CROSS-SECTION

1:40 (22x34 FULL SIZE)



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CHRISTINA WOOD PROPERTY
BOISE RIVER ROAD
CANYON COUNTY
NOTUS, IDAHO
NAMPA PAVING

REVISIONS		DESCRIPTION	
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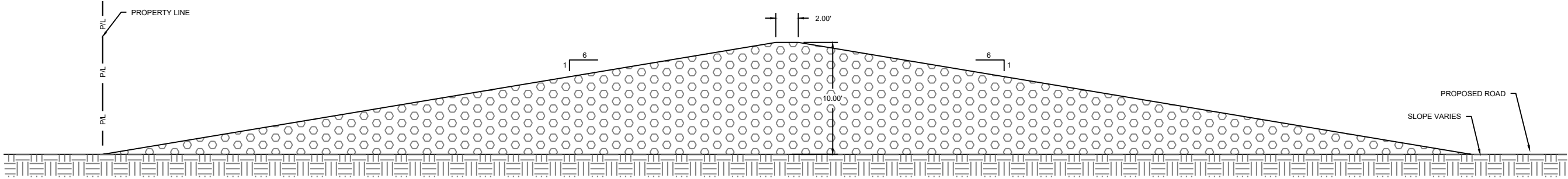
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J. MATTHEWS
DATE
July 2023

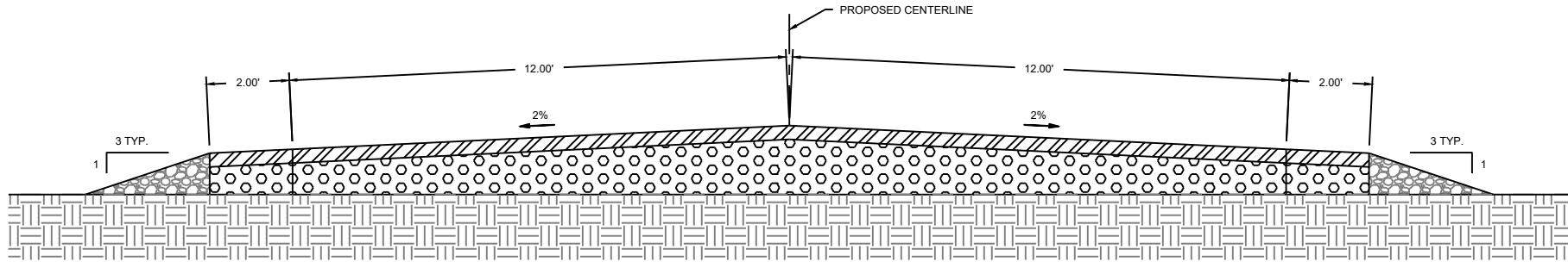
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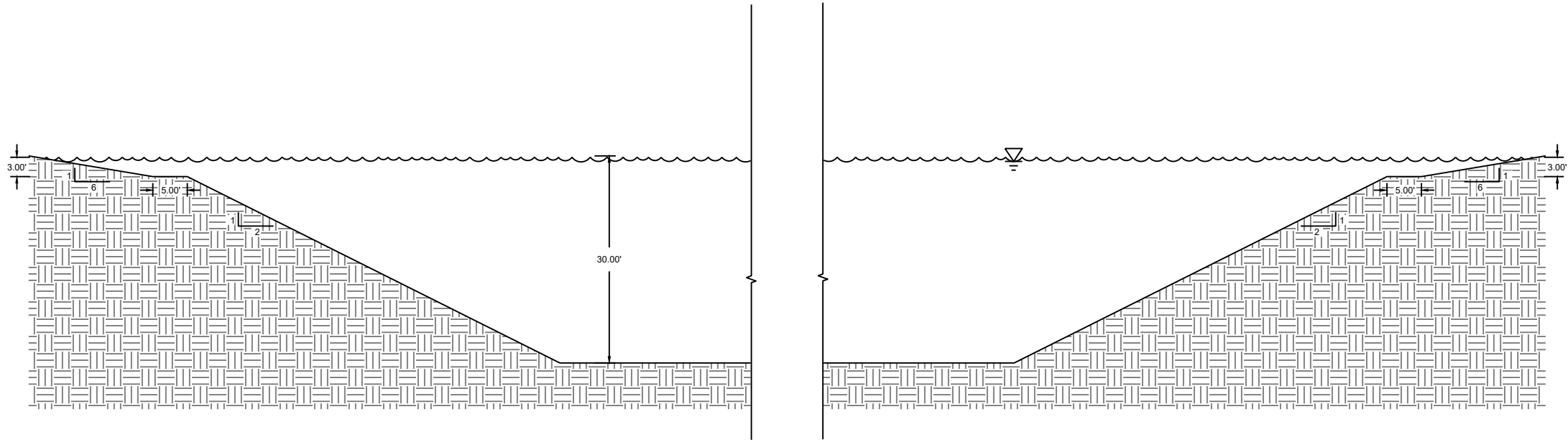
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A1 PROPOSED BERM CROSS SECTION
 NTS



B1 PROPOSED ROAD CROSS-SECTION
 NTS



C1 PROPOSED POND CROSS-SECTION
 NTS

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 2101 Delta Drive
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 Phone (208) 287-8420



CONCEPT PLAN
 CHRISTINA WOOD PROPERTY
 BOISE RIVER ROAD
 CANYON COUNTY NOTUS, IDAHO
 NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:
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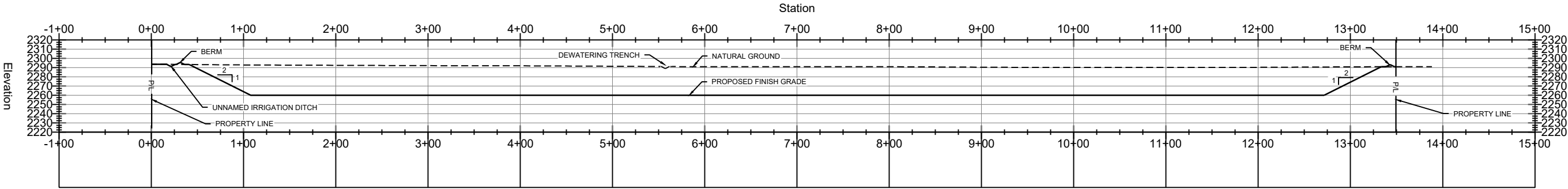
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CP-501

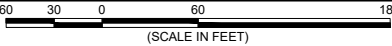
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Alignment - NORTH SOUTH PROFILE

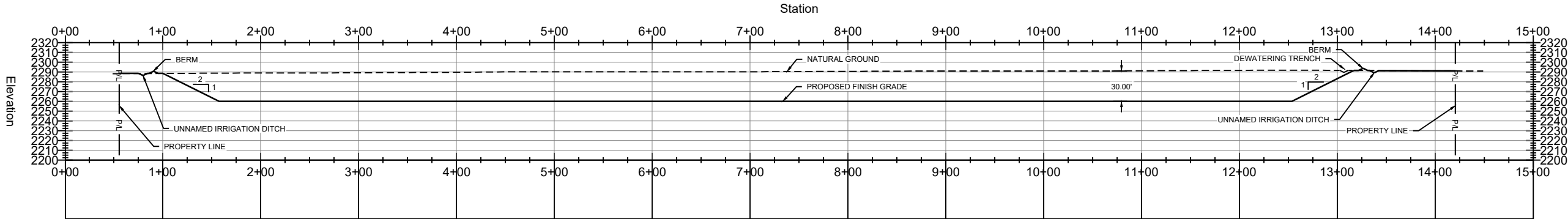


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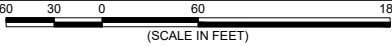


Alignment - WEST EAST PROFILE



B1 EAST WEST PROFILE CROSS-SECTION

1:60 (22x34 FULL SIZE)



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 Phone (208) 287-8420



RECLAMATION PLAN
 CHRISTINA WOOD PROPERTY
 BOISE RIVER ROAD
 CANYON COUNTY
 NOTUS, IDAHO
 NAMPA PAVING

REVISIONS	NO.	DATE	BY	DESCRIPTION

FILE NUMBER:
231426

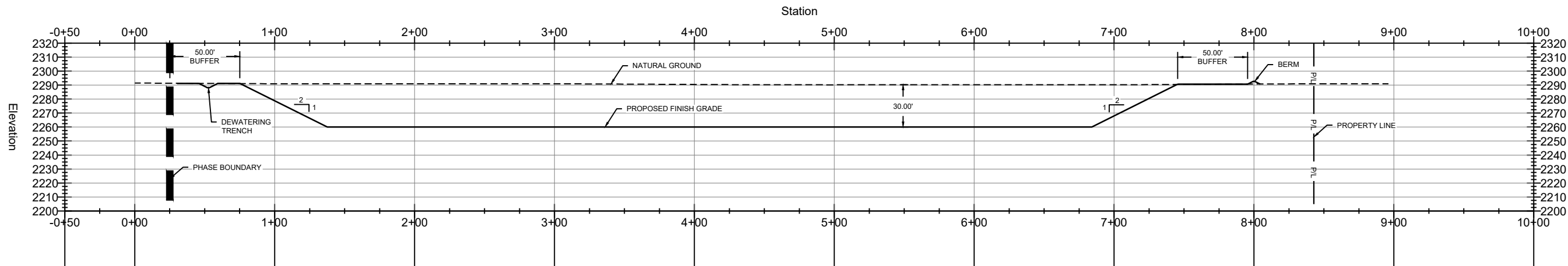
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 J. NYGAARD
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 J. MATTHEWS
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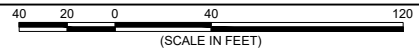
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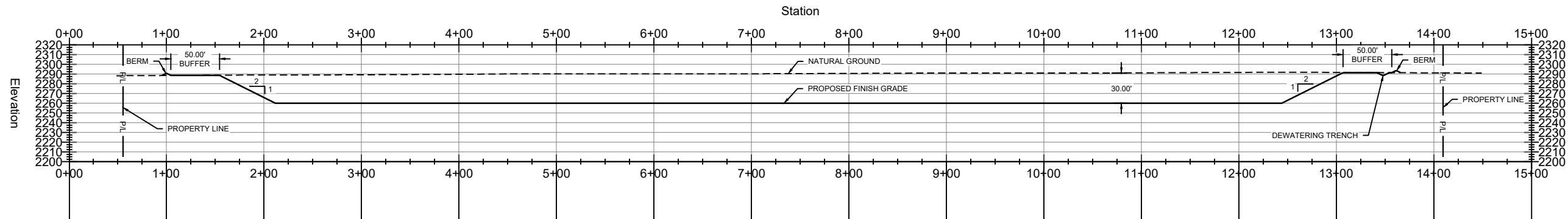
Alignment - NORTH SOUTH PROFILE



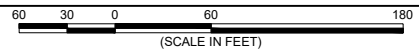
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Alignment - EAST WEST PROFILE



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1:60 (22x34 FULL SIZE)



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RECLAMATION PLAN
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 CANYON COUNTY NOTUS, IDAHO
 NAMPA PAVING

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	NO.	DATE

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DESIGNED BY:
 J. NYGAARD
 DRAWN BY:
 J. MATTHEWS
 DATE
 July 2023

SHEET NUMBER:

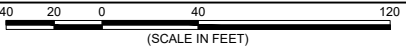
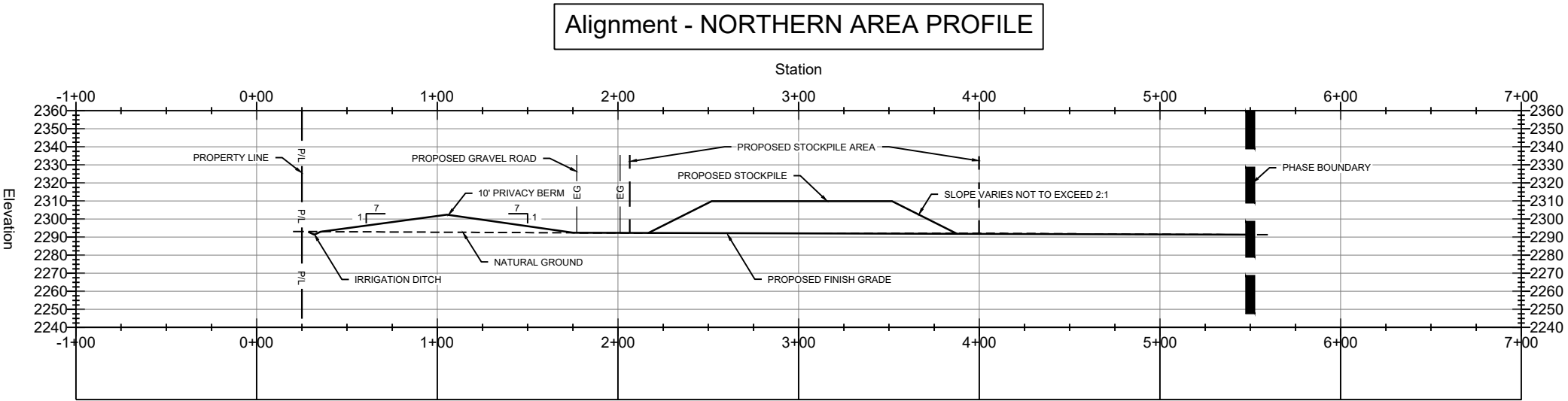
REC-501

PLOTTED BY: JIM MATTHEWS DATE PLOTTED: 7/25/2023 9:18:38 AM PATH: M:\01_SYMAN\01_JOBS\JACK\02_LANDED\231426- CHRISTINA WOOD PROPERTY\04 CAD\231426 - 06 - REC-502.DWG

C1

NORTHERN AREA PROFILE CROSS-SECTION

1:40 (22x34 FULL SIZE)



SYMAN, LLC
2101 Delta Drive
Nampa, Idaho 83687
Phone (208) 287-8420



RECLAMATION PLAN
CHRISTINA WOOD PROPERTY
BOISE RIVER ROAD
CANYON COUNTY
NOTUS, IDAHO
NAMPA PAVING

REVISIONS		DESCRIPTION	
NO.	DATE	BY	

FILE NUMBER:
231426

DESIGNED BY:
J. NYGAARD
DRAWN BY:
J. MATTHEWS
DATE
July 2023

SHEET NUMBER:

REC-502



Development Services Department

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

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ Zoninginfo@canyonco.org ▪ www.canyonco.org/dsd

February 10, 2023

RE: Parcel Inquiry for R35945, R35945010, R35946, R35949, R35953010

Question: How many building permits are available?

07-18-01: ADMINISTRATIVE LAND DIVISIONS FOR ALL ZONES:

(1) *Administrative Land Divisions: An administrative land division of an original parcel is allowed in accordance with the following: (An original parcel predates the zoning ordinance of Sept. 6, 1979 and has not been split)*

A. *For land zoned A (agricultural), the minimum parcel size is one acre and an administrative land division of an original parcel is allowed in accordance with the following:*

<i>Less than 80 acres</i>	<i>2 residential parcels</i>
<i>80 to 119 acres</i>	<i>3 residential parcels</i>
<i>More than 120 acres</i>	<i>4 residential parcels</i>

B. *For all other zones land may be divided into no more than four (4) parcels through the administrative land division process. The minimum parcel or lot area shall be subject to this chapter's minimum lot size provisions of subsection 07-10-21(2).*

R35945 & R35945010

Parcel R35945 was an original parcel consisting of approximately 117.19 acres. In 1983, there was an approximate 1.36-acre parcel (also known as Tax 3) split off via deed. Then in 1989, the northern 33 acres (Parcel R35945011) were split off via deed. For original parcels between 80 to 119 acres, you are allowed to split it twice, creating three (3) parcels. There have already been two (2) splits taken from the original resulting in no more splits being available. The subject parcels would each have one (1) building permit assigned to the parcels.

R35946

Parcel R35946 was an original parcel consisting of approximately 113.96 acres. In 1989, the northern 34.69 acres (parcel R35946010) were split off via deed. For original parcels between 80 to 119 acres, you are allowed to split it twice, creating three (3) parcels. There has been one (1) split from the original parcel resulting in one (1) more split being available; each with a building permit.

R35949

Parcel R35949 is an original parcel consisting of 39.69 acres. Original parcels that are less than 80 acres are allowed to be split once creating two (2) parcels, each with a building permit available.

R35953010

Parcel R35953010 was split from parcel R35953 in 2006 according to plat room and assessor's notes (please see attached documentation). This split was not done in accordance with Canyon County code, therefore, does not have a building permit associated with it. To establish a building permit on this parcel, an after-the-fact land division would have to be completed.

****Note:** The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

If you feel any of these results are incorrect, deeds will need to be provided to our office demonstrating that the parcels were created in their current configuration prior to September 6, 1979 (Section 07-18-01, Canyon County Code).

Please let me know if you have additional questions.

Sincerely,

Jenna Petroll, Planner II

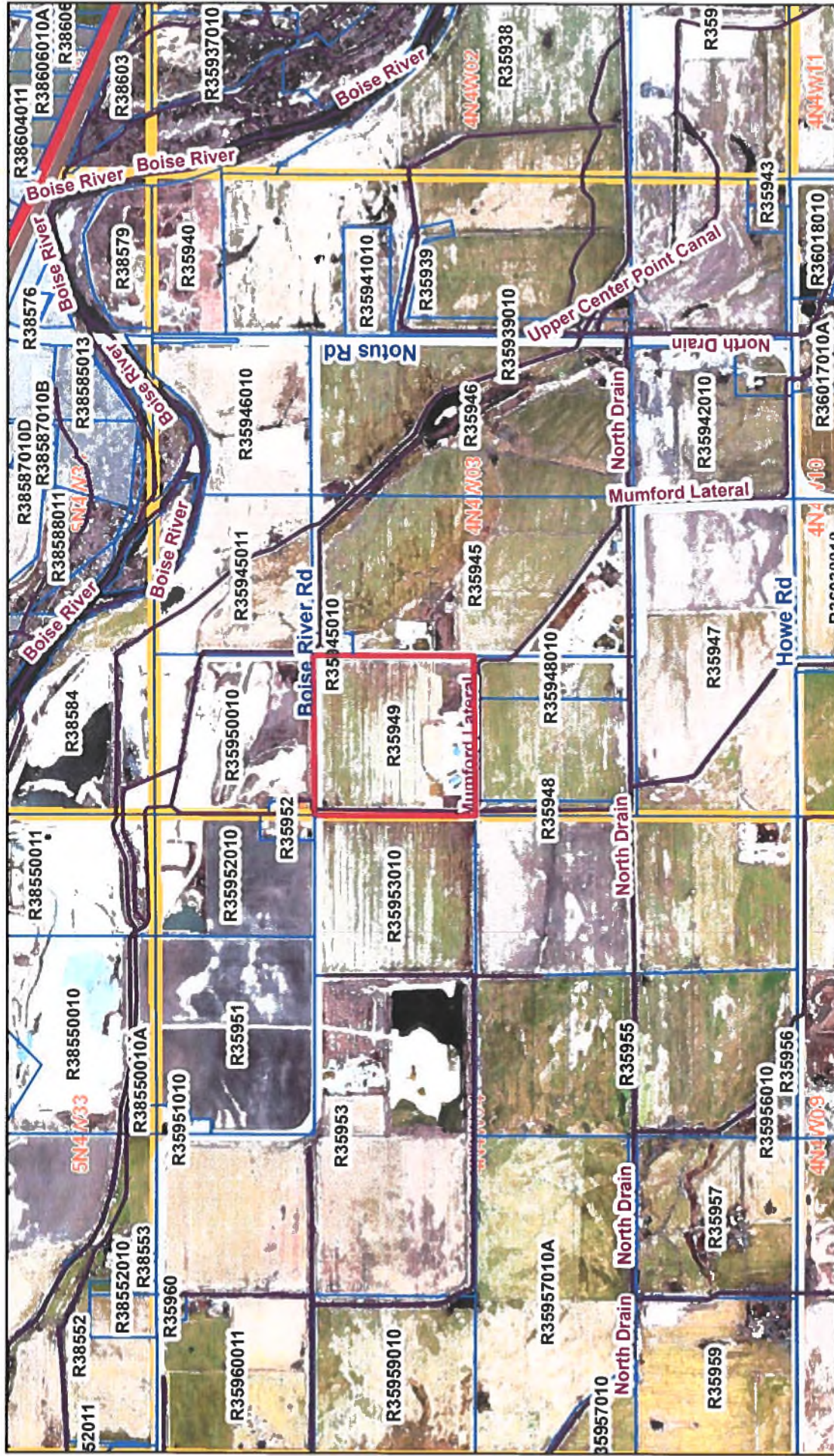
Canyon County Development Services

jenna.petroll@canyoncounty.id.gov

(208)454-6632

****Note:** The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Canyon County, ID Web Map



2/10/2023, 3:03:25 PM

Parcel Number Search_Query result

Hydro_NHDFlowline

CanyonCountyRoads

Hwy

Current Impact Area

City Limits

Rail-Trail

County Boundary

Roads

Roads

Rail-Trail

County Boundary

Red: Band_1

Green: Band_2

Blue: Band_3

1:18,056

0 0.1 0.2 0.35 0.4 ml

0 0.17 0.35 0.7 km

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

Canyon County, ID

GOV'T LOT 2

39.20 Ac ±

DATE PT

R35946010



Don't take any of the

Don't take any of the

Don't take any of the

Don't take any of the

Don't take any of the

ROSE RIVER ROAD

split in
1989
(see attached
notes)

DATE PT

R35946



Don't take any of the

Don't take any of the

Don't take any of the

Don't take any of the

Don't take any of the

2

(Name of person) (Name of person) (Name of person) (Name of person)
 (Date) (Date) (Date) (Date)

↕ split in 1983

↓
split in
1989
(see attached
notes)

R35945

Z

PT 4201

4201	Term built bond	split TIT-87	444 35945-011	435745
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PLATROOM NOTES Ap 39.87 June R 35953 (200576453 + 480) 3/4716

APPRAISERS NOTES Ap 4.20.00 AKA Cum App. 2.37.08 AC

→ *split in
2006 (see note)

P35953



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

February 13, 2025

Joshua Johnson, Planner
Canyon County Development Services Dept.
111 N 11th Avenue #310
Caldwell, ID 83605

Re: CU2024-0014: Directly east of 21377 Boise River Road, Caldwell; Nampa Paving (~40-acres)

Dear Mr. Johnson,

The Floodplain Development Permit application is incomplete. The application is not signed. Items B., C., D. F.2., F.3. MUST be completed.

The long-term mineral extraction (including aggregate processing equipment, gravel mining, crushing, screening, sorting, blending, washing, stockpiling operations, dewatering trench, a scale, perimeter berms, equipment maintenance and storage, chemical, petroleum and waste storage, porta-potties, facility access road, etc.) proposed directly east of 21377 Boise River Road, Caldwell, parcel R35953010, on 39.92-acres in the floodplain requires an approved Conditional Letter of Map Revision (CLOMR) from FEMA before ground may be broken. An approved Letter of Map Revision (LOMR) is required prior to the abandonment of the mineral extraction project. Canyon County may choose to require a bond to ensure the LOMR prior to abandonment is obtained by the project applicant.

Additionally, the gravel extraction company should provide Canyon County with an evacuation plan which indicates where the stored equipment & porta-potties will be relocated to in the event of flooding.



The following National Flood Insurance Program (NFIP) regulations apply to this proposed development:

Title 44 of the Code of Federal Regulations §60.3

Flood plain management criteria for flood-prone areas.

... Minimum standards for communities are as follows:

(a) ... the community shall:

(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall

(i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,

(ii) be constructed with materials resistant to flood damage,

(iii) be constructed by methods and practices that minimize flood damages, and

(iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(4) Review subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that

(i) all such proposals are consistent with the need to minimize flood damage within the flood-prone area,

(ii) all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage, and

(iii) adequate drainage is provided to reduce exposure to flood hazards;

(5) Require within flood-prone areas new and replacement water supply systems to be designed to minimize or eliminate infiltration of flood waters into the systems; and

(6) Require within flood-prone areas

(i) new and replacement sanitary sewage systems to be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters and

(ii) onsite waste disposal systems to be located to avoid impairment to them or contamination from them during flooding.

(b) ... the community shall:

(1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;

(2) Require the application of the standards in paragraphs (a) (2), (3), (4), (5) and (6) of this section to development within Zone A on the community's FHBM or FIRM;

(6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator; (*This is the CLOMR/LOMR process.*)

(7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained; (*This is the Hydrologic & Hydraulic Analysis w/No-Rise Certification.*)

(8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces. (*This applies to construction trailers too.*)

(c) ... the community shall:

(1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;

(3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE, and AH zones on the community's firm

(i) have the lowest floor (including basement) elevated to or above the base flood level or,

(ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

(4) Provide that where a non-residential structure is intended to be made watertight below the base flood level,

(i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and

(ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under §59.22(a)(9)(iii);

(5) Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites

- (i) Outside of a manufactured home park or subdivision,
- (ii) In a new manufactured home park or subdivision,
- (iii) In an expansion to an existing manufactured home park or subdivision, or
- (iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement. (*This applies to construction trailers.*)

(10) Require until a regulatory floodway is designated, that no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(13) Notwithstanding any other provisions of §60.3, a community may approve certain development in Zones A1-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

(14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

- (i) Be on the site for fewer than 180 consecutive days,
- (ii) Be fully licensed and ready for highway use, or
- (iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for "manufactured homes" in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions. (*This applies to construction trailers.*)

§ Title 44 of the Code of Federal Regulations 65.3 Requirement to submit new technical data.

A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, a community shall notify the Administrator of the changes by submitting technical or scientific data in accordance with this part. Such a submission is necessary so that upon confirmation of those physical changes affecting flooding conditions, risk premium rates and flood plain management requirements will be based upon current data. [51 FR 30313, Aug. 25, 1986]

Title 44 of the Code of Federal Regulations §65.8 Review of proposed projects.

A community, or an individual through the community, may request FEMA's comments on whether a proposed project, if built as proposed, would justify a map revision. FEMA's comments will be issued in the form of a letter, termed a Conditional Letter of Map Revision, in accordance with 44 CFR part 72. The data required to support such requests are the same as those required for final revisions under §§65.5, 65.6, and 65.7, except as-built certification is not required. All such requests shall be submitted to the FEMA Headquarters Office in Washington, DC, and shall be accompanied by the appropriate payment, in accordance with 44 CFR part 72. [62 FR 5736, Feb. 6, 1997]

Should you have any questions, please do not hesitate to contact Peter Jackson at (208) 287-4973 or through email at peter.jackson@idwr.idaho.gov or me at (208) 287-4928, or through email at maureen.oshea@idwr.idaho.gov

Thank you,

Maureen O'Shea

Maureen O'Shea, CFM
Floodplain Specialist

Cc via email:

Dalia Alnajjar, Floodplain Administrator
Jay Gibbons, Interim Director
File

