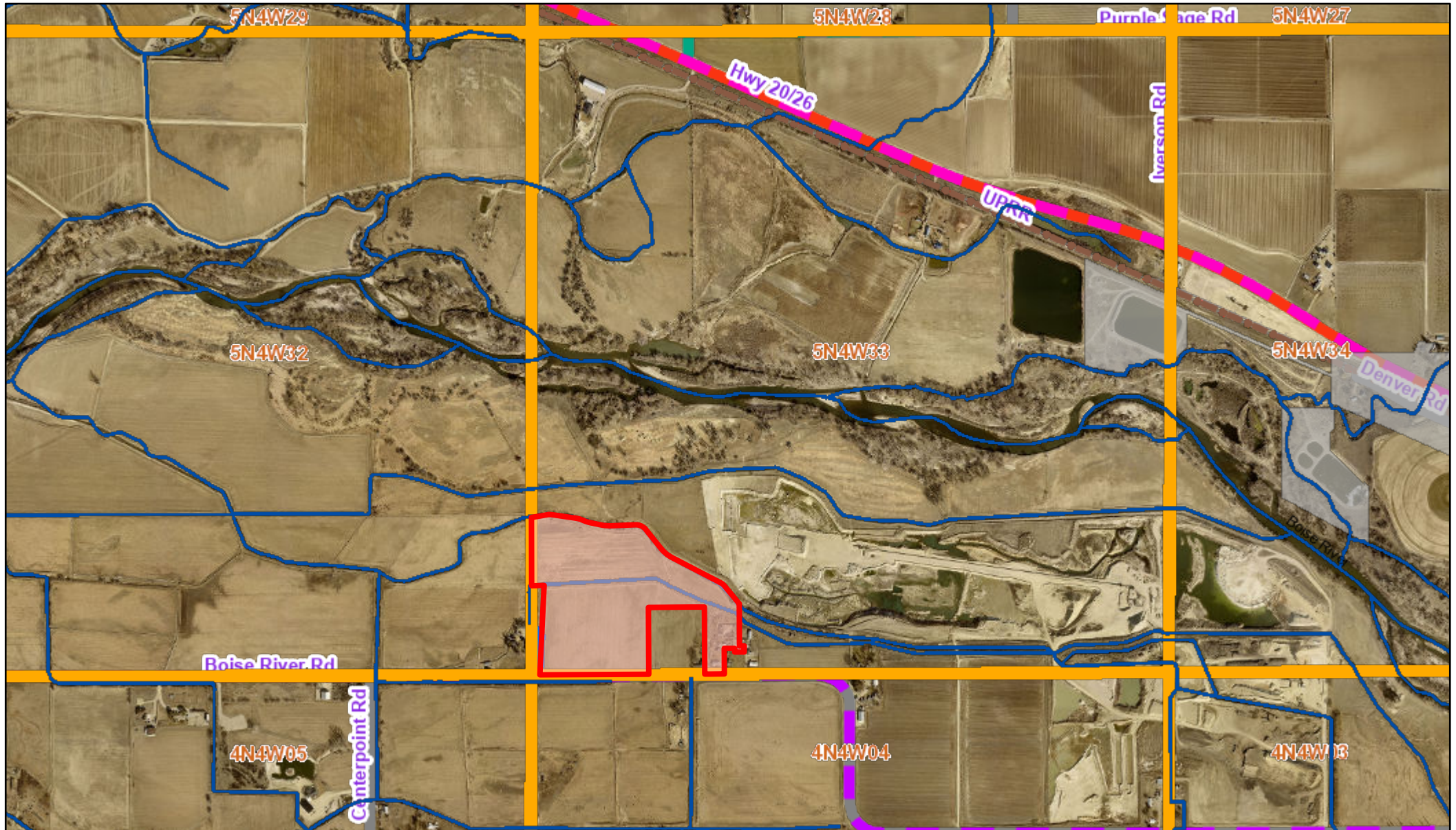
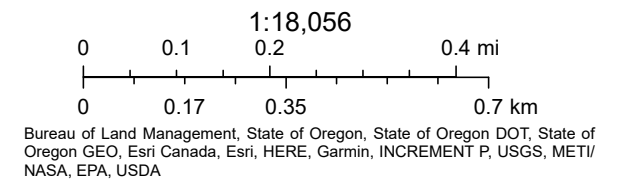


# Canyon County, ID Web Map



3/15/2024, 4:07:57 PM

- |                                     |             |                                               |                           |
|-------------------------------------|-------------|-----------------------------------------------|---------------------------|
| Multiple Parcel Search_Query result | City Limits | CanyonCountyRoads ITDFunctionalClassification |                           |
| Hydro_NHDFlowline                   | Sections    | Hwy                                           | Major Collector           |
| County Boundary                     | RAILROAD    | Roads                                         | Minor Arterial            |
| Current Impact Area                 |             | Rail-Trail                                    | Other Principal Arterials |





## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

<b>PROPERTY OWNER</b>	OWNER NAME: Christensenville Trust	
	MAILING ADDRESS: 21664 Boise River Rd, Caldwell, ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Mart Carter</u> Date: <u>3/6/24</u>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Bill King	
	COMPANY NAME: Sunroc Corporation	
	MAILING ADDRESS: 730 N 1500 W, Orem, UT 84057	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

<b>SITE INFO</b>	STREET ADDRESS: Boise River Road, Notus, Idaho 83656	
	PARCEL NUMBER: R385520000	
	PARCEL SIZE: 34.95	
	REQUESTED USE: Mineral Extraction/Processing	
	FLOOD ZONE (YES/NO) AE Flood Plain	ZONING DISTRICT: Agricultural

### FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2024-0009</u>	DATE RECEIVED:	<u>3-15-24</u>
RECEIVED BY:	<u>Deb Root</u>	APPLICATION FEE:	<u>600.00</u> CK MO <input checked="" type="radio"/> CASH





# 

### 

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	X	✓
Letter of Intent (see standards on next page)	X	✓
Site Plan (see standards on next page)	X	✓ in Rec Plan
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	X	✓
Proof of application/communication with (varies per application):	X	✓
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact	X	✓
Deed or evidence of property interest to the subject property	X	
Fee: \$950.00		
\$600.00 (CUP Modification)	\$600	
**Fees are non-refundable**		

Also detail in Rec Plan

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</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>A plan of action 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.

<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.	X	Rec Plan
Name of operator/extractor	X	
Duration of proposed use: Commencement & Completion dates	X	
Provide an approved reclamation from Idaho Dept. Of Lands	X	✓
Location of proposed pits and accessory uses	X	

<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.		



March 6, 2024

Canyon County  
11115 Albany St.  
Caldwell, ID 83605

RE: Sunroc Corporation– Conditional Use Permit – Christensenville Pit

Dear Canyon County,

Sunroc Corporation hereby applies for a Conditional Use Permit for the Parcel # R385520000 for 34.95 acres. The following application documents include:

- Master Application
- Letter of Intent
- Site Operation Plan (Addresses Mineral Extraction)
- Land Use Worksheet
- Neighborhood Meeting List Request
- Agency Acknowledgement (Proof of Application)
- Deed or Proof of Leased Property
- Application Fee Receipt

If you have any questions or require further information, please contact me at (801) 380-8706

Sincerely,

*Bill King*

Bill King  
Property Environmental Manager  
Sunroc Corporation  
[REDACTED]





### **GENERAL - Detailed Letter of Intent- Sunroc Corporation Christensenville Pit**

1. Sunroc Corporation hereby files application to extract and process sand and gravel aggregates in the Parcel # 385520000 (34.95 acres). See Mineral Extraction & Excavation Master Plan for additional information.
2. The proposed use of said parcel will be the same as the approved file# CUP:2006-180, CUP: 2012-1011 & CUP:2016-67. Allowing for aggregate extraction and processing.
3. Access to the proposed parcels will be through the existing property owned by Sunroc Corporation and permitted Conditional Use Permit numbers: CUP:2006-180, CUP: 2012-1011 & CUP:2016-67 on the parcel #'s R359500100, R359520100, R385840000, R385500110, R385500100, 385510000, and R359530000.
4. Proposed hours and days of operation will be the same as the approved adjacent Conditional Use Permit (CUP:2006-180, CUP: 2012-1011 & CUP:2016-67). Normal day to day business hours for the gravel pit shall be Monday through Saturday 6:00 am through 7:00 pm.
5. The application is for a 20+year pit to allow for economic growth and future aggregate demand.
6. There will be no additional impact to traffic patterns. Aggregates will be hauled off site through the current approved CUP's. No increase in production will take place.
7. The number of employees will be the same as the existing Conditional Use Permit. Parking at the pit will be in the existing approved Conditional Use Permit area.
8. Chemical toilets will be used on site, there is no proposed sewer or septic systems.
9. The current site is regulated by the State of Idaho, Department of Environmental Quality. Water for dust suppression will be stored on site. Water will be used for dust suppression by way of water trucks and belt/screen/crusher sprays.
10. Sunroc Corporation will follow and adhere to a storm water pollution plan (SWPP) and a spill prevention control and countermeasure plan (SPCC). All fuel and oil that is used onsite is handled using best management practices (BMP's) as outlined in our approved SPCC Plan and SWPP plan, which is registered with the EPA, permit # IDR050000,
11. The rock crusher will be in full compliance for emissions and permitted through the State of Idaho, Department of Environmental Quality.
12. Sunroc Corporation is requesting a waiver of the landscaping requirements due to the temporary nature of a gravel pit, the lack of surface water and the surrounding uses.
13. No new utilities are proposed.
14. The application complies with the County Comprehensive Plan as providing needed resources required for infrastructure, maintenance and growth.
15. The mine plan will be phased to maximize the aggregate resource and meet future demands.

# 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: Drinking water will be provided with bottled water.  
☐ 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: NA 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)  
The Boise River is nearby and there is a ditch (Upper Center Point Canal) through the property.



### 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:** Aggregate extraction and processing

**2. DAYS AND HOURS OF OPERATION:**

- ☒ Monday 6:00 am to 7:00 pm  
☒ Tuesday 6:00 am to 7:00 pm  
☒ Wednesday 6:00 am to 7:00 pm  
☒ Thursday 6:00 am to 7:00 pm  
☒ Friday 6:00 am to 7:00 pm  
☐ Saturday 6:00 am to 7:00 pm  
☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**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? Parking will take place in the existing permittee gravel pit.

Is there is a loading or unloading area? NA

**ANIMAL CARE-RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** NA

**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: \_\_\_\_\_



**SOUTHWEST SUPERVISORY AREA**

8355 West State Street  
Boise ID 83714-6071  
Phone (208) 334-3488  
Fax (208) 853-6372



**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 of Public Instruction*

January 22, 2024

Sunroc Corporation  
730 N 1500 W  
Orem, Utah 84057

To whom it may concern,

This correspondence is notification that the following reclamation plan was approved on 12/18/2023:

<u>PLAN NO.</u>	<u>ACRES</u>	<u>COUNTY</u>	<u>LEGAL DESCRIPTION</u>
S02660	34.95	Canyon	T05N R04W Section 33, portions of Lot 6, 7

The plan was granted approval subject to the following terms and conditions:

1. All refuse, chemical and petroleum products and equipment shall be stored and maintained in a designated location, 100 feet away from any surface water and disposed of in such a manner as to prevent their entry into a waterway.
2. State water quality standards will be maintained at all times during the life of the operation. Should a violation of water quality standards occur, mining operations will cease immediately, corrective action will be taken, and the Department of Environmental Quality will be notified.
3. Erosion and non-point source pollution shall be minimized by careful design of the site access and implementing Best Management Practices, which may include, but are not limited to:
  - a. Diverting all surface water flows around the mining operation.
  - b. Removing and stockpiling vegetation and slash, except merchantable timber, for use in erosion control and reclamation.
  - c. Removing and stockpiling all topsoil or suitable plant growth material for use in reclamation.
4. An initial reclamation bond in the amount of \$90,000.00 for up to 34.95 acres of disturbance will be submitted to and maintained with the Idaho Department of Lands prior to conducting surface mining operations.

5. If the reclamation plan is not bonded within 18 months of approval, or if no operations are conducted within three years, the department may withdraw this plan. This shall not prevent the operator from re-applying for reclamation plan approval.

6. Acceptance of this permit does not preclude the operator from obtaining other necessary permits and approvals from state and federal authorities, i.e. Storm Water Pollution Prevention Plan (SWPPP), waste water generation and/or air quality permits, consultation with the National Oceanic and Atmospheric Administration Fisheries, U.S. Army Corps of Engineers 404 Permit and Stream Channel Alteration Permits for each production process.


8. At the beginning of each calendar year the operator or plan holder shall notify the director of any increase in the acreage of affected lands which will result from the planned surface mining activity within the next twelve (12) months. A correlative increase in the bond will be required for an increase in affected acreage.

Please note -- pursuant to Idaho Code section 47-1512(a), operations cannot commence until the bond established in Stipulation No. 4 is submitted to this department. Failure to submit payment before mining commences may subject you to legal action by the state pursuant to Idaho Code section 47-1513(d), which may include issuance of an order by the district court to temporarily restrain your mining operations without prior notice to you.

If the department does not receive a written notice of objection from you regarding these stipulations by February 12, 2024, the stipulations will be considered as accepted.

If you have any questions, you may contact me at the above address or telephone number.

Sincerely,

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

Mekayla Layne  
Lands Resource Specialist - Minerals

# **Mineral Extraction & Excavation Master Plan**



## **Christensenville Sand & Gravel Operation Master Plan**

*Submitted by:*

**Sunroc Corporation.**

P.O. Box 1955

Orem, UT 84059

*To:*

**Idaho Department of Lands**

**1115 Albany St**

**Caldwell, ID 83605**

# Sunroc Corporation – Gateway Sand & Gravel Operation

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-Vicinity Map

-Site Map



- Phasing Map
- Profile Map
- Final Reclamation Map

## General Information

### 1. Operator Contact

Sunroc Corporation, 730 North 1500 West, Orem, Utah 84057  
Bill Gammell Office: 801-802-6900

### 2. Landowner Contact

Christensenville Trust, 21664 Boise River Rd., Caldwell, ID 83607  
Christensenville trust: 801-427-0829

### 3. Executive Summary

The Master Plan is created to fulfill the requirements of the Idaho Department of Lands. Extraction and Excavation Master Plan, Subsections 069.04 or 070.03 of IDAPA 20.03.02. The sand and gravel aggregate area proposed to disturb is approximately 34.95 acres (Parcels R385520000).

### 4. Duration (Approximate Dates for construction, reconstruction & abandonment)

The Christensenville Pit is proposed to extract sand and gravel aggregates for approximately 20+ years depending on supply and demand.

### 5. Preliminary Reclamation Plan

- I. The topsoil and overburden stockpiles will remain during the active mining phase and will then be used for final reclamation suitable growth medium. Upon completion of mining activities, the stockpiles will be spread across the reclaimed area.
- II. Upon final reclamation of mining, the surface will be regraded to a maximum of a 2H:1V slope. Disturbed areas will be covered with available topsoil at approximately two to four inches in depth where applicable.
- III. The topsoil will be seeded with a native seed mixture and rate of application recommended by the Idaho Department of Lands. Revegetation will take place in the spring and fall.
- IV. A reclamation surety bond will be provided prior to any land disturbance (see Appendix B).

### 6. All Maps Drawings or Cross Sections

See Figures Section

1. Vicinity Map
2. Land Ownership
3. Site Plan Map
4. Phasing Map
5. Cross Sections Map
6. Reclamation Map

### 7. Planned Phases

See Figures (Phasing Map)

The pit will be developed in phases and are depicted in the phasing map. As the pit is developed, stockpiles accumulate due to the demand of one product over another. As these materials are processed through the crushing, screening, and sorting activity excess of one type versus other type of material is generated. Stockpiles will be used and depleted as jobs are bid in the local area that demand different types of material. Where the pit has an abundance of reserves, operations will continue in the disturbed areas using these areas for stockpiling, crushing, screening, sorting, blending etc. This will result in only a portion of the concurrent reclamation will be performed as phasing continues. The initial contemporaneous reclamation will begin on the outer slopes of the pit and can occur within any of the two phases.

8. Machinery to be Used

- Loaders
- Dozers
- Haul Trucks
- Crushers
- Wash plants-
- Screens
- Excavators
- Generators

9. Operational Processes to be Used

i) Clearing Overburden

- (1) In preparation of harvesting aggregate suitable for construction purposes, topsoil and overburden material will be stripped and pushed to the limit of the property to create a natural looking barrier between the active pit operations and adjacent land. Topsoil and overburden will be removed in phases to limit the disturbed area. This will be placed in the thirty (30) foot buffer around the property boundary.
- (2) The proposed depth of aggregates is thirty (30) feet depth that will be excavated.

ii) Harvesting Aggregates/Sand

- (1) Virgin material will be transported from active banks using several different methods depending on timing and proximity. Material will be dozed or scoped out of bank, then either trucked, conveyed or hauled to the feeder.

iii) Process Aggregates and Sand

- (1) Aggregates will be loaded into a feeder which will start a circuitry type flow through the crushing/screening process. Aggregates may flow through a Primary crusher, secondary crusher and tertiary crusher. Aggregates will then go over a series of screens, depending on the type of material that is produced. If aggregates need to be cleaned to meet specification requirements, they will then go through a wash cycle.
- (2) The aggregates will be stored on site in stockpiles. The aggregate stockpiles will be uncovered and will be temporary in size, shape, and location dependent upon gravel sales and supply trends.

iv) Loaded and Hauled

- (1) Once aggregates and sands have been stockpiled, they will be transported to be used for various projects including: Concrete Batch Plants, Hot Mix Asphalt Plants, Roads, Homes, Schools, Churches, and all locations requiring modern-day building techniques.
- v) Hours of Operation
  - (1) Extraction operation will be from six o'clock (6:00) A.M until eight o'clock (7:00) P.M. P.M. Extraordinary hours: In the event that a contract (State, County, Federal) required night-time delivery of materials, such as highway construction Geneva Rock requests the ability to operate loaders and trucks for the limit of that contract, twenty-four hours a day seven days a week if required.

10. Water Source

Sunroc has water shares on the adjoining property that will be used for dust control. All storm water will be kept on site through grading, berms, and ponds.

11. Electrical Power Requirements, Source and Control

Source: Generator

Control: Division of Air Quality (permit will be obtained prior to operation through a permit by rule (PBR))

12. Accessory Facilities, Such as Scales and Buildings

Scales

Water Standpipe

Gate

Control Van

13. Sanitary Facilities and Disposal System

All sanitary facilities are handled and serviced by a third-party company that supplies port-a-potties.

14. Proposed Techniques to be Used for Control of Dust

This site will be regulated through the Idaho Department of Environmental Quality. Fugitive dust will be controlled by watering in-pit roads, haul roads and active work areas. Watering will be performed with portable water trucks, sprinklers and or water sprays.

15. Run-off Water Control and Storm Water Detention

This will be permitted and regulated through the Idaho Department of Environmental Quality. A Storm Water Pollution Prevention Plan (SWPPP) will be followed.

16. Proposed Lighting Plan

Pit lighting will be used during operation hours. When lighting is required after operational hours for maintenance purposes low impact mobile lighting will be used.

17. A Proposed Operation and Reclamation Plan

- I. For the Proposed Operation Plan see "Plans, Drawings, Materials Required, Section 9, Operations Processes to be Used"
- II. For the Proposed Reclamation Plan see "General Information Section 5. Preliminary Reclamation Plan"



## **Operational Plans, Drawing, Materials Required (Subsections 069.04 or 070.03 of IDAPA 20.03.02)**

1. The following maps for the mining operation have been prepared.
  - A. A vicinity map prepared on a standard USGS 7.5' quadrangle map or equivalent.
  - B. A stie map which adequately shows the location of existing roads, access roads and main haul roads which could be constructed or reconstructed for the operation. Also, list the approximate dates for construction, reconstruction, and abandonment.
  - C. The stie location map shows the following:
    - i. The approximate location and names, if know, of drainages, streams, creeks, or bodies of water within 1,000 feet of the surface mining operation.
    - ii. The approximate boundaries of the lands:
      - (a) That will become affected by the mining operation.
      - (b) That will be affected during the first year of operations.
    - iii. The planned configuration of all pits, mineral stockpiles, overburden piles, topsoil stockpiles, sediment ponds, and tailings facilities that will be developed by the mining operation.
    - iv. No underground mine openings at the ground surface.
    - v. The planned location of storage for fuel, equipment maintenance products, wastes, and chemicals utilized in the surface mining operation are found in the Stormwater Management Plan in Appendix B.
  - D. A surface and mineral control or ownership map of appropriate scale for boundary identification
  - E. Scaled cross-sections of the mine showing surface profiles prior to mining, at a maximum distance, and after reclamation.

## **Reclamation Plans, Drawing, Material Required (Subsections 069.05 or 070.04 of IDAPA 20.03.02)**

1. Please provide the following reclamation maps and narrative form.
  - A. On a drainage control map and list the best management practices which will be utilized to control erosion on or form the affected lands.
  - B. A description of foreseeable, stie specific water quality impacts from mining operations and proposed water management activities or BMPs to comply with water handling requirements.
  - C. A description of post-closure activities, if any such as water handling and treatment.
  - D. Which roads will be reclaimed and a description of the reclamation.

- E. A vegetation plan which identifies how topsoil or other growth medium will be salvaged, stored and precipitation rates. Based on this information, identify the seed species, the seeding rates, the time, and method of planting the soil, and fertilizer and mulch requirements.
- F. Describe and show how tailing facilities and process or sediment ponds will be reclaimed.
- G. Dimensions of underground mine openings at the surface and description of how each mine opening will be secured to eliminate hazards to human health and safety.
- H. For operations over five (5) acres, estimate the actual cost of third-party reclamation including direct and indirect costs for mobilization, re-grading, seed, fertilizer, mulch, labor, materials, profit, overhead, insurance, bonding administration, and any other pertinent costs as described in IDAPA 20.03.03.120.

## **Appendix A – Stormwater Management Plan**

# **Multi-Sector General Permit Stormwater Pollution Prevention Plan (SWPPP)**

**for:**

## **Notus Facility**

Dixie River Rd.  
Caldwell, Canyon County, Idaho 83607

**SWPPP Contact(s):**

### **Sunroc Corporation**

Kamren Garfield  
501 E. 41<sup>st</sup> St.  
Garden City, Idaho 83714  
Office: (208) 343-6965  
Email: KGarfield@ClydeInc.com

**SWPPP Prepared by:**



Syman, LLC  
Kyle Hoch  
2101 Delta Dr.  
Nampa, ID 83687  
(208) 287-8420  
K.Hoch@SymanCompany.com  
Syman File No. 210064

**Original SWPPP Preparation Date:**

**December 1, 2016**

**SWPPP Preparation Date:**

**May 18, 2021**





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## SECTION 1: FACILITY DESCRIPTION AND CONTACT INFORMATION

### 1.1 Facility Information.

#### Facility Information

Name of Facility: Notus Facility

Street: Dixie River Rd.

City: Caldwell State: Idaho Zip Code: 83607

County / Govt. Sub: Canyon County

NPDES ID (i.e., permit tracking number): (if covered under a previous permit)

Primary Industrial Activity SIC code, and Sector and Subsector (2021 MSGP, Appendix D and Part 8):

Sector J: Sub Sector, J1; Construction Sand and Gravel (SIC 1442)

Co-located Industrial Activity(s) SIC code(s), Sector(s) and Subsector(s) (2021 MSGP, Appendix D):

Sector J: Sub Sector; J2; Crushed Stone Manufacturing (SIC 1429)

Sector D: Sub Sector; D1; Asphalt Paving and Roofing Materials (SIC 2951)

Is your facility presently inactive and unstaffed and are there no industrial materials or activities exposed to stormwater? ☐ Yes ☒ No

#### Latitude/Longitude

Latitude:

43.7195 ° N (decimal degrees)

Longitude:

116.8127 ° W (decimal degrees)

#### Method for determining latitude/longitude (check one):

☐ USGS topographic map (specify scale: \_\_\_\_\_):

☐ GPS

☒ Other (please specify): Google Earth

#### Horizontal Reference Datum (check one):

☐ NAD 27

☐ NAD 83

☒ WGS 84

Is the facility located in Indian country? ☐ Yes ☒ No

If yes, provide the name of the Indian tribe associated with the area of Indian country (including name of Indian reservation, if applicable). N/A

Are you considered a "federal operator" of the facility?

**Federal Operator** – an entity that meets the definition of "operator" in this permit and is either any department, agency or instrumentality of the executive, legislative and judicial branches of the Federal government of the United States, or another entity, such as a private contractor, operating for any such department, agency, or instrumentality.

☐ Yes

☒ No



Total facility acreage (to the nearest quarter acre):

175 acres

Estimated area of industrial activity at site exposed to stormwater (to the nearest quarter acre):

135 acres

### Discharge Information

Does this facility discharge stormwater into a municipal separate storm sewer system (MS4)?

☐ Yes ☒ No

If yes, name of MS4 operator: N/A

Note: The access roads at this site are unpaved gravel roads. Stormwater is contained onsite and is allowed to infiltrate into the ground, or contained within the site until evaporated.

Name(s) of surface water(s) that receive stormwater from your facility:

Unnamed Irrigation Ditch

Center Point Canal

Boise River

The site could discharge to the Boise River, but only sheet flows from berms that separate the industrial activities from the river. Collection of samples from runoff along the Boise River is not possible.

Does this facility discharge industrial stormwater directly into any segment of an "impaired water" (see definition in 2021 MSGP, Appendix A)? ☐ Yes ☒ No

If Yes, identify name of the impaired water(s) (and segment(s), if applicable):

N/A

Identify the pollutant(s) causing the impairment(s):

Which of the identified pollutants may be present in industrial stormwater discharges from this facility?

Has a Total Maximum Daily Load (TMDL) been completed for any of the identified pollutants? If yes, please list the TMDL pollutants:

Does this facility discharge industrial stormwater into a receiving water designated as a Tier 2, Tier 2.5 or Tier 3 water (see definitions in 2021 MSGP, Appendix A)?

☐ Yes ☒ No



Are any of your stormwater discharges subject to effluent limitation guidelines (ELGs) (2021 MSGP Table 1-1)?

☒ Yes      ☐ No

If Yes, see 3.2 for which guidelines apply

## 1.2 Contact Information/Responsible Parties

### Facility Owner/Operator:

Company: Sunroc Corporation  
Contact: Kamren Garfield  
Address: 501 E. 41<sup>st</sup> St.  
Garden City, Idaho 83714  
Office: (208) 343-6965  
Email: KGarfield@ClydeInc.com

### SWPPP Contact and 24-hour Emergency Contact:

Company: Sunroc Corporation  
Name: Michael Medford  
Office: (208) 343-6965  
Cell: (208) 901-5724  
Email: MicMedford@Sunroc.com

### SWPPP Preparation:

Company: Syman, LLC  
Name: Kyle Hoch  
Office: (208) 287-8420  
Fax: (208) 887-4927  
Email: K.Hoch@SymanCompany.com

Company: Syman, LLC  
Name: Adam Lyman  
Number: (208) 287-8420  
Fax: (208) 887-4927  
Email: A.Lyman@SymanCompany.com

## 1.3 Stormwater Pollution Prevention Team

The stormwater pollution prevention team is responsible for developing, implementing, and revising the facility's SWPPP. The team will also maintain control measures/BMPs and take corrective actions where required. Each member of the stormwater pollution prevention team must have ready access to either an election or paper copy of applicable portions of the MSGP and this SWPPP. If the stormwater pollution prevention team changes or papers(s) are added to the team, update the table below.



Staff Names	Individual Responsibilities
<b>Owner</b> Kamren Garfield Sunroc Corporation	The owner will oversee project planning, managing the site, and will be responsible for general oversight. They will retain operational control over the site, review the MSGP-SWPPP, any amendments, inspection reports, corrective actions, and changes to stormwater conveyance or control designs.
<b>Facility Manager</b> Kamren Garfield Sunroc Corporation	The site manager will implement and oversee the MSGP-SWPPP and oversee all activities on site, including excavation, crushing, screening, stockpiling, mobilization, and schedules. They will implement and maintain the best management practices (BMPs) specified, and address stormwater over the entire site, including all areas disturbed by site activities and areas used for materials storage.
<b>Stormwater Management</b> Kyle Hoch Syman, LLC	Preparation of the Stormwater Pollution Prevention Plan and consulting as needed, as well as conducting site inspections and stormwater monitoring/testing.
<b>Stormwater Consultation</b> Adam Lyman Syman, LLC	Consultation and calculations for stormwater retention and dispersion

#### 1.4 Site Description

This site is located approximately 1.0 mile southwest of Notus, Idaho and approximately 9.2 miles west-northwest of Caldwell, Idaho. The facility is accessed by traveling on U.S. Highway 20-26 west from the junction of Interstate 84 and U.S. Highway 20-26 north of Caldwell to Notus Road, then south to Boise River Road, then west ½ mile to the facility access road. The surrounding area is mainly row crop agriculture with the occasional cattle operation. Directly north of the site is the Boise River. Irrigation canals run throughout the entire Notus/Parma area and several unnamed irrigation ditches run around and through the site. The unnamed irrigation ditches and canals all flow to the north and west. These ditches co-mingle before eventually tying into the Boise River about 3.85 miles north and west of the site. There are two phases at this site, one on the north side of the Boise River Road that is about 160 acres actively being mined and on the south of Dixie River Road is a 27.5 acres piece that is being mined.

At the time of this SWPPP preparation, the site is currently an active aggregate mining facility and asphalt batch plant.

Current activities associated with this site are as follows.

1. Cleaning and stockpiling overburden silty and sandy loam soils.
2. Excavating and stockpiling sand and gravel materials.
3. Some materials are hauled away as raw sand and gravel sold as uncrushed pit-run aggregates.
4. Some materials are screened, sorted and crushed on site to create aggregates for road base, asphalt mixtures, concrete mixtures, drain rock and other similar materials.
5. Some aggregates are washed at the site and process water used in the wash plant is fully contained on-site.
6. The construction aggregate materials are hauled to job sites.
7. Asphalt production.





### **1.5 General Location Map**

The general location map and site map for this facility can be found in Appendix A.

### **1.6 Site Map**

The Site Map for this facility can be found in Appendix B.

## **Appendix B – Reclamation Bond**

Bonding Calculations

**Direct Costs**

Subtotal Demolition and Removal	\$29,510
Subtotal Backfilling and Grading	\$28,131
Subtotal Revegetation	\$13,106
Subtotal Direct Costs	<u>\$70,748</u>

**Indirect Costs**

Mob/Demob	\$7,075.00	10.0%
Contingency	\$3,537.00	5.0%
Engineering Redesign	\$1,769.00	2.5%
Main Office Expense	\$4,811.00	6.8%
Project Management Fee	\$1,769.00	2.5%
Subtotal Indirect Costs	\$18,961.00	26.8%

Total Cost based on 2023 Costs	\$89,708.54
--------------------------------	-------------

Bond Amount (rounded to nearest \$1,000) 2027 Dollars on -34.95 Acres Bonded Area	\$90,000.00
--------------------------------------------------------------------------------------	-------------

Posted Bond (Upon Approval)	\$90,000.00
-----------------------------	-------------

Difference Between Cost Estimate and Bond	\$0.00
Percent Difference	0.00%

Page 2

Bond Amount

Ref		Resource Number	Cost	CF	Units	Factor
CRUSHER	Conveyor (15)	02 41 16 13 0020	0.48 /CF		15 ft	
	Steel Bldg. Large		40.00	4.00		9,000.00 cf
	Jaw Crusher/Feeder	02 41 16 13 0020	0.48 /CF		1 ft	2,880.00 cf
	2 Deck 7x20 Screen	02 41 16 13 0020	0.48 /CF		1 ft	2,880.00 cf
	Steel Bldg. Large		20.00	10.00		2,400.00 cf
	2 Deck 5x16 Screen	02 41 16 13 0020	0.48 /CF		1 ft	2,400.00 cf
	Cone Crusher w/Screen	02 41 16 13 0020	0.48 /CF		1 ft	2,880.00 cf
	Control House/Tower	02 41 16 13 0020	0.48 /CF		1 ft	5,400.00 cf
	Generator - 500 KW	02 41 16 13 0020	0.48 /CF		1 ft	3,200.00 cf
	Water Tank 10,000 Gal	02 41 16 13 0020	0.48 /CF		1 ft	1,040.00 cf
	55 Miles to Western Metals, S.C. 20 miles covered					
	Total Volume of Materials					30,080.00 cf
	Volume of Debris					9,204.00 tons
	Weight of Debris					2,240 Tons
	No. of Trip 16 Tons					140 Trip
	Asst 1 Hr per round trip					
	Truck Driver	Trhw	\$ 79.25 HR			140 36 Hr
	Subtotal					25,850
Fuel Tank	Removal of Storage Tanks	02 65 10 30 01 30	2,000 Ea.		1 Ea	2,000
	Remove Sloppe, water remaining products	02 65 10 30 02 20	510 Ea.		1 Ea	510
	haul tank 100 miles round trip	02 65 10 30 10 29	1,150 Ea.		1 Ea	1,150
Subtotal	Removal of Storage Tanks					
	Truck Scale					
	Demolition Cost					
	Concrete's Vol Demolished					
	Loading Cost					
	Transportation Cost					
	Subtotal Costs					0
	Concrete Demolition					
	Demolition Cost					
	Concrete's Vol Demolished					
Loading Cost	Loading Cost					
	Transportation Cost					
	Demolition Cost					
	Subtotal					
Total						29,510





## Revised 2023

Page 6



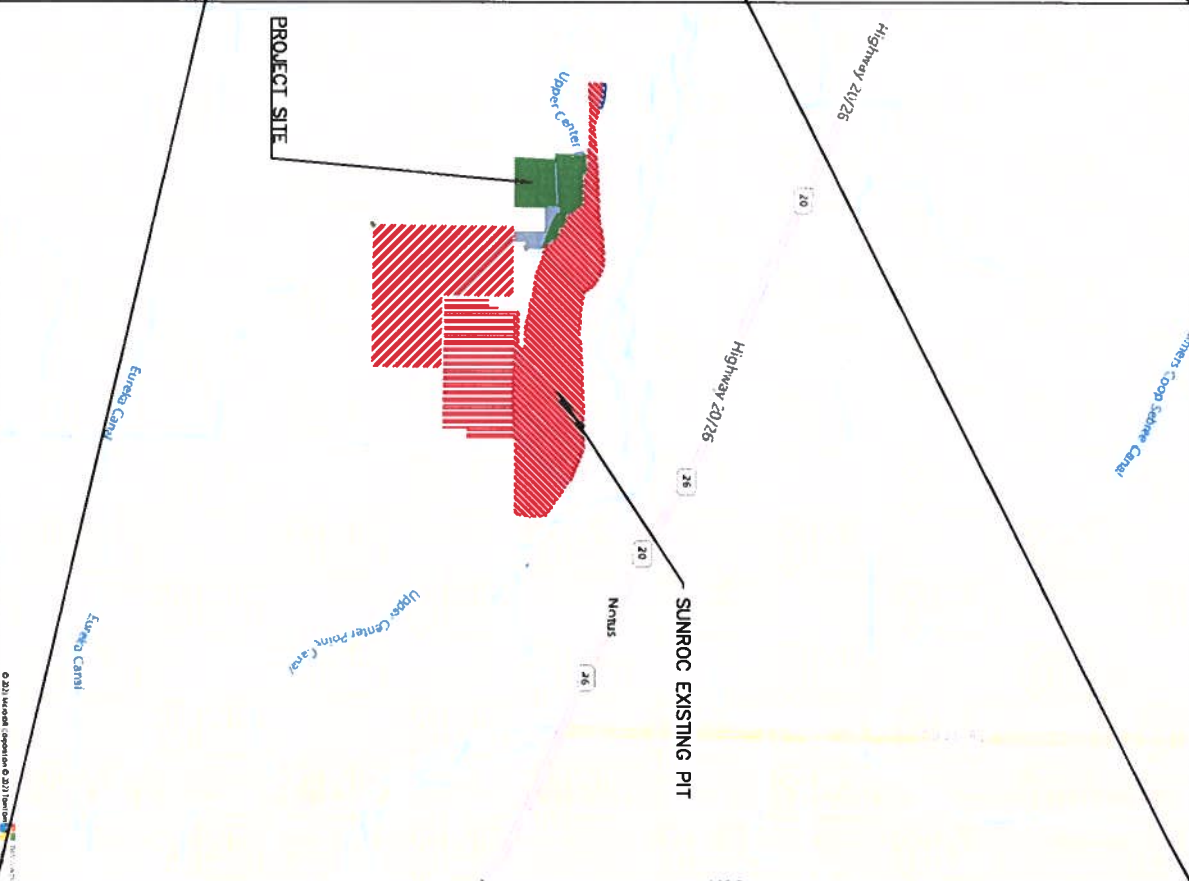
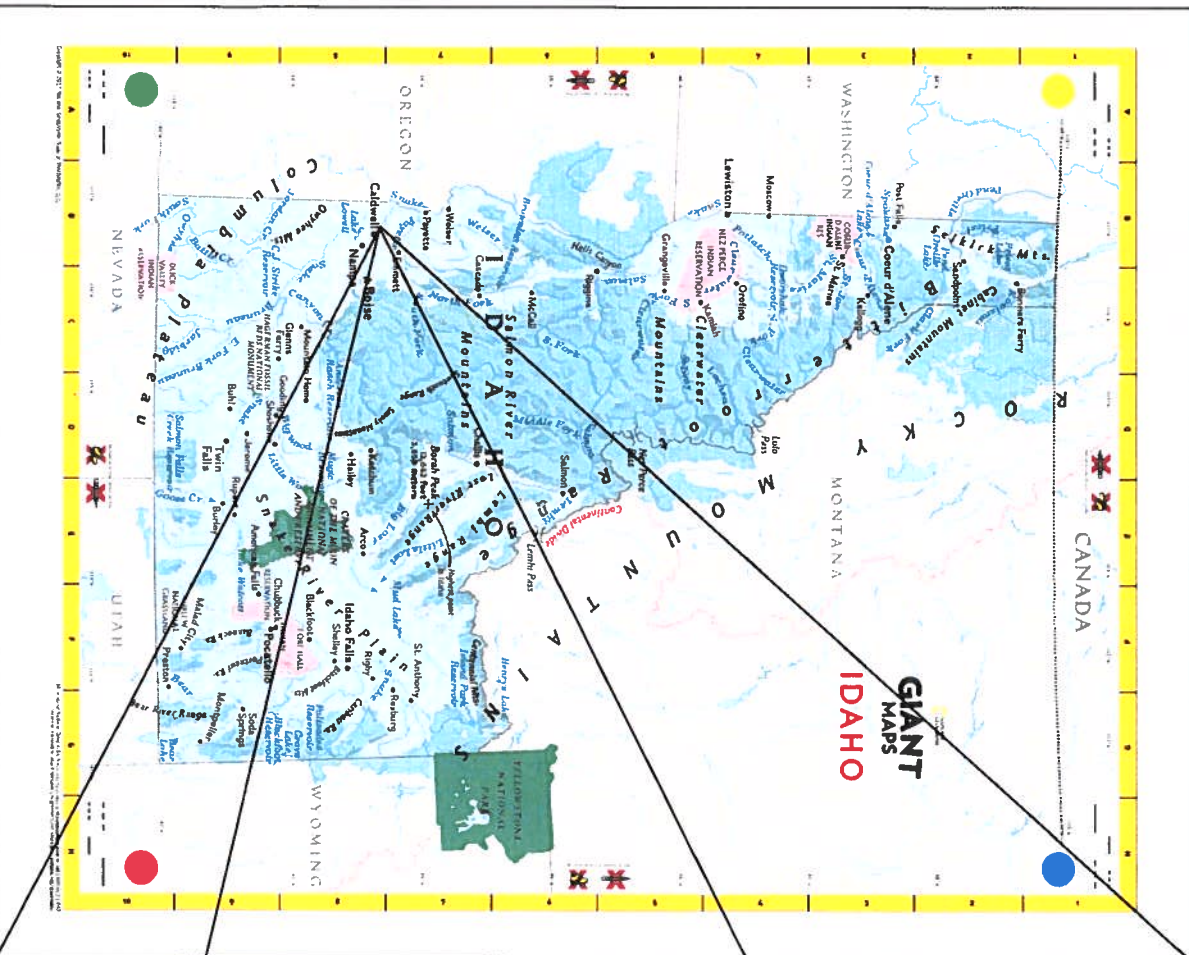
## Revised 2023

Page 7

## Figures

24

25

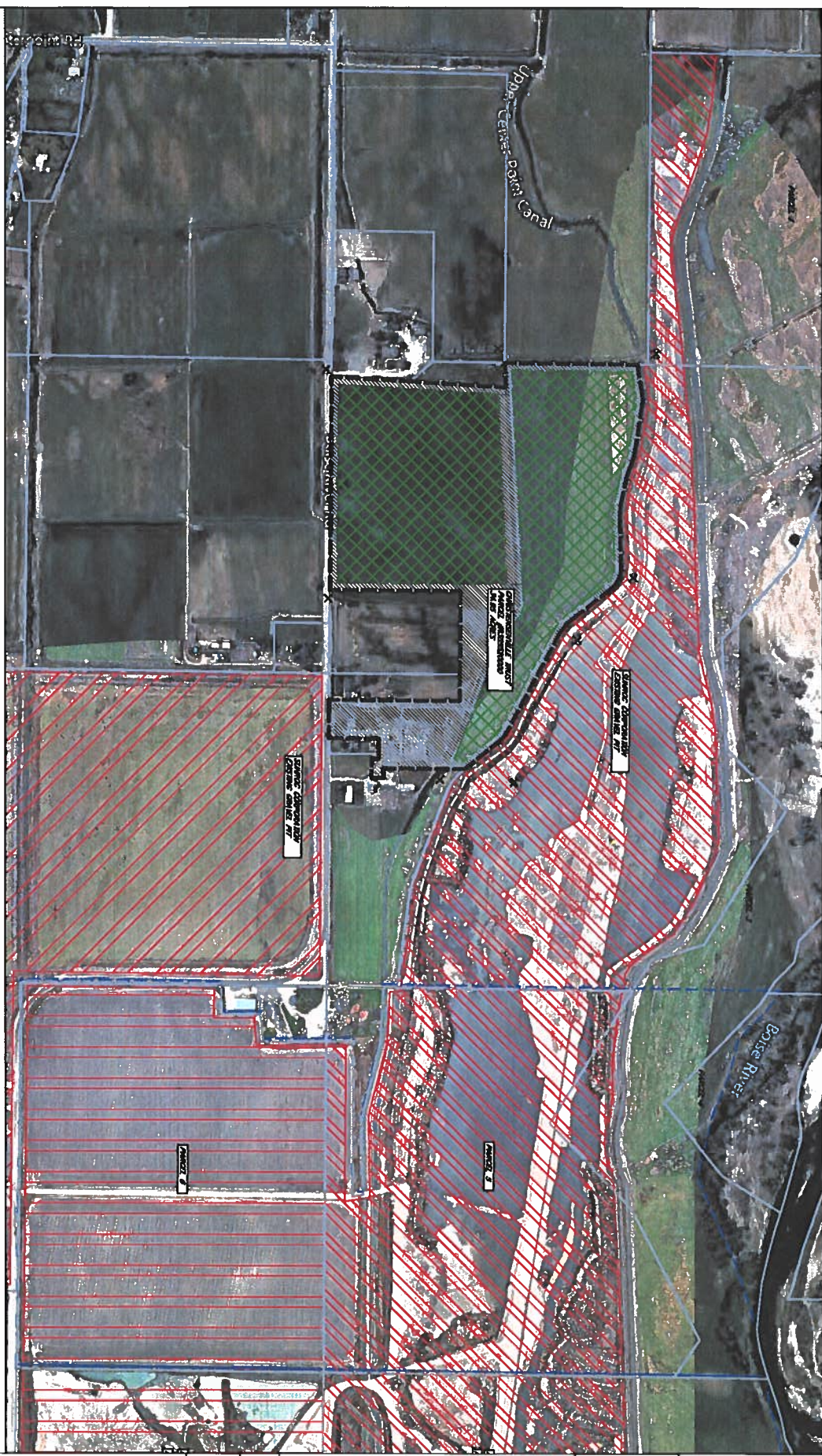


Sheet No. 1 of 1	Project: Sunroc, Notus Christensen Pit Project Number: Notus, Idaho Date: 9/21/2023	Drawn: BK Checked: OL Approved: -	Notus Christensen Pit Notus, Idaho Scale: 1" = 100' (Horizontal) Date: 9/21/2023		SUNROC CORPORATION 1000 N. 10th St. Boise, ID 83702 Phone: (208) 333-1000 Fax: (208) 333-1001
---------------------	-------------------------------------------------------------------------------------------	-----------------------------------------	-------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------



**LEGEND**

SUNROC LINE  
 PROPERTY BOUNDARY  
 SECTION LINE (AS-SHOWN)  
 ACCESS ROAD  
 CHRISTENSEN TRUST LINE



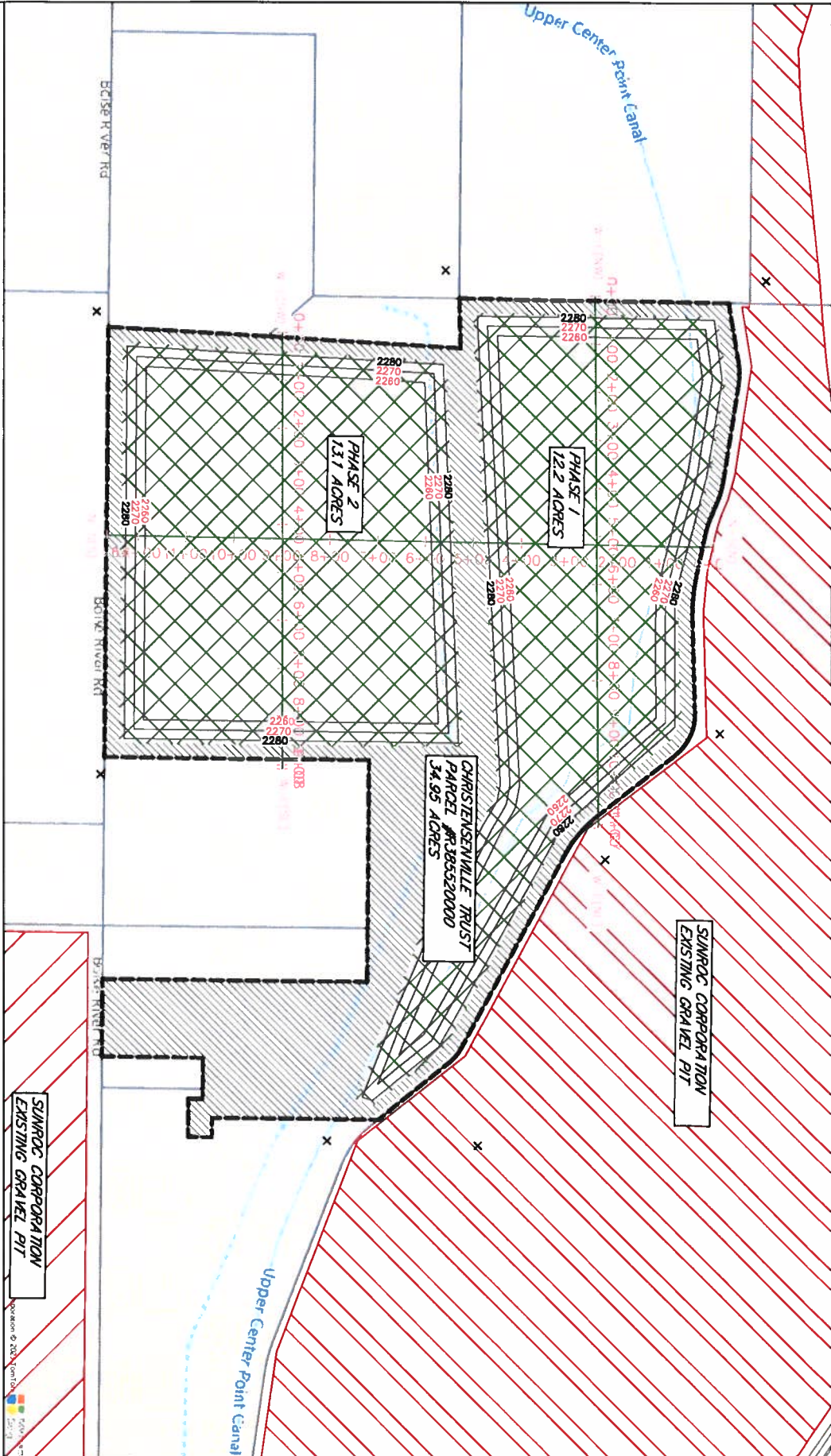
Sheet No.	Project	Sunroc, Notus Christensen Pit	Drawn:	BK		Date: 9/21/2023 Scale: 1" = 1000'
	Project Name	Notus, Idaho	Checked:	OL		
	Project Number	9/21/2023	Approved:	-		
	1 of 1					



**LEGEND**

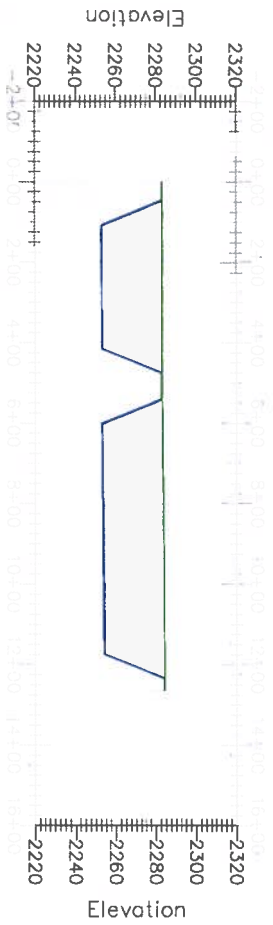
SUNROC LINE  
 CHRISTENSEN TRUST  
 PROPERTY BOUNDARY  
 SECTION LINE (AS-SHOWN)  
 ACCESS ROADS  
 PROFILE ALIGNMENT

SUNROC LINE  
 SETBACK AREA  
 CHRISTENSEN TRUST EXISTING AREA

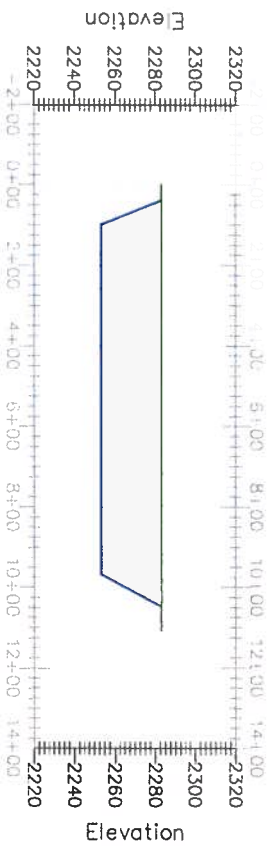


Sheet No. 1 of 1	Project Sunroc	Sunroc, Notus Christensen Pit	Drawn:	BK
	Project Notus	Notus, Idaho	Checked:	OL
	Project Sunroc	9/21/2023	Approved:	-

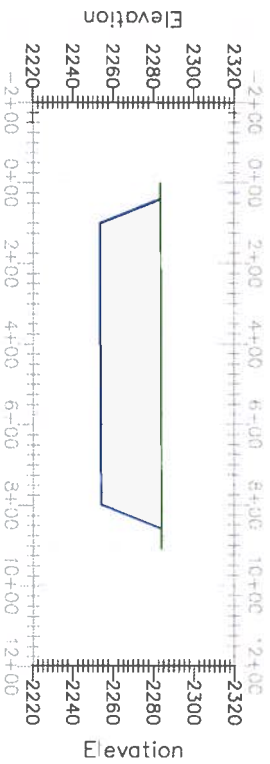
# Profile View of North-South



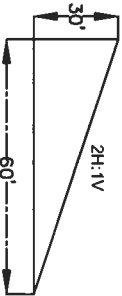
# Profile View of West-East (North)




# Profile View of West-East (South)

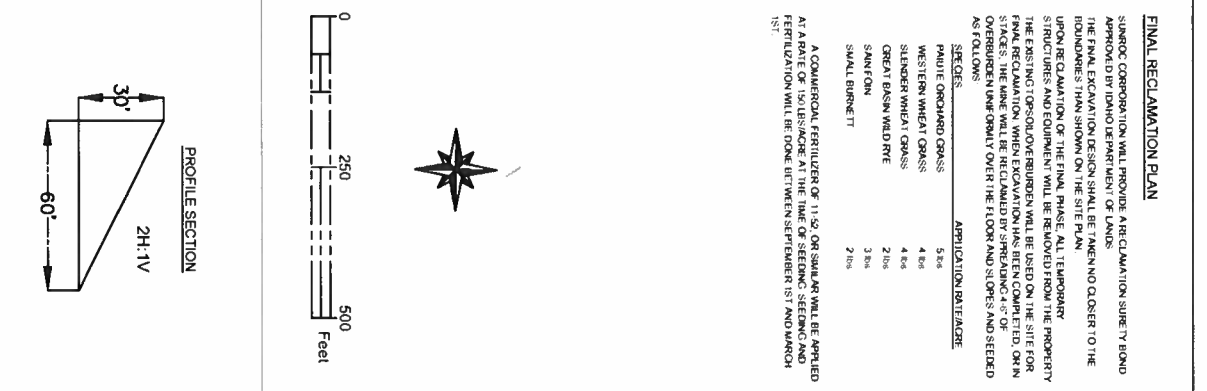
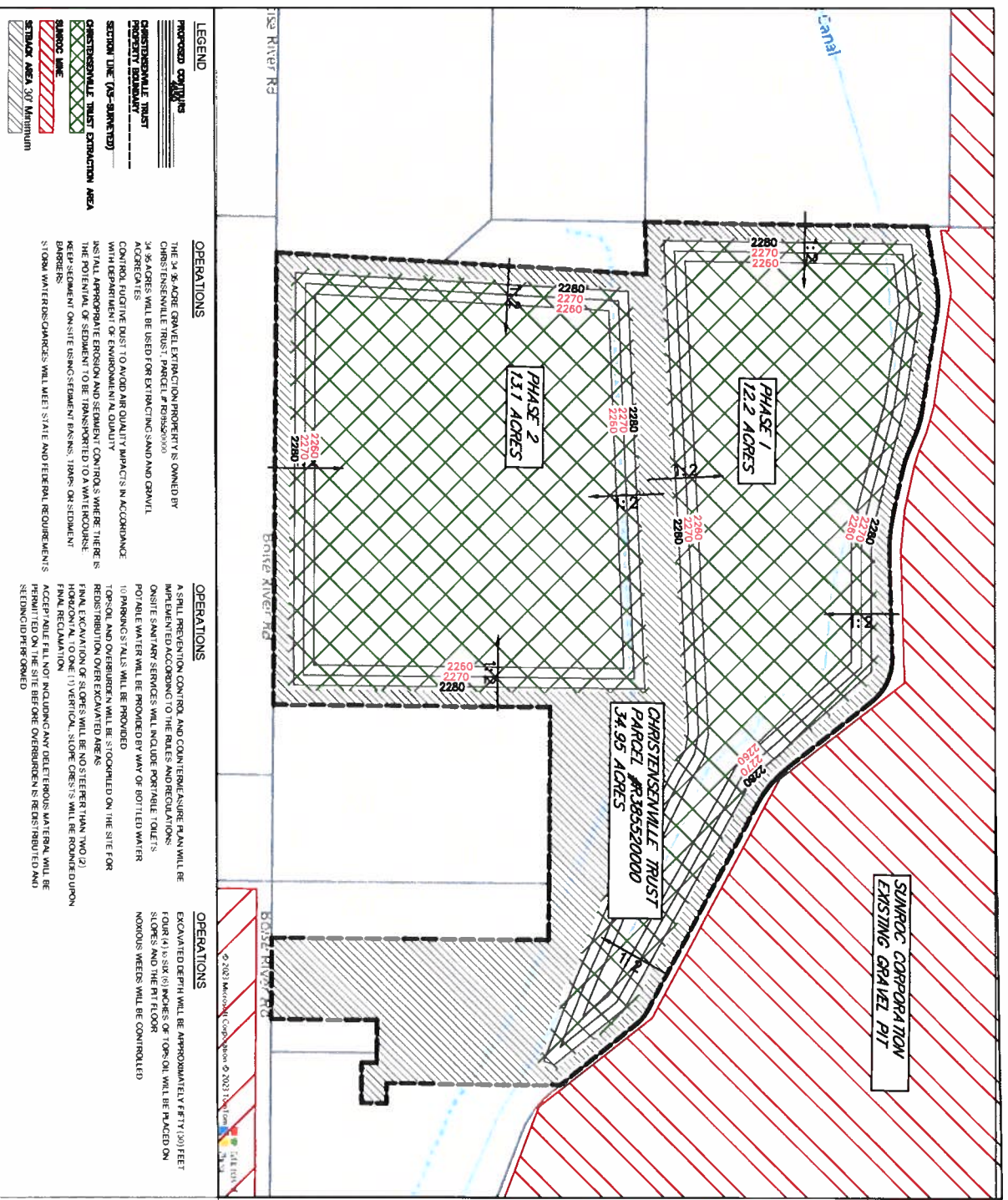


## PROFILE SECTION



LEGEND  
EXISTING SURFACE  
PROPOSED SURFACE

1 of 1 Sheet No.	PROJECT Sunroc, Notus Christensen Pit	Drawn:	BK
		Checked:	OL
		Approved:	-
1 of 1 Sheet No.	PROJECT Notus, Idaho		



Project: Sunroc, Notus Christensen Pit	Drawn: BK	SUNROC
Project: Notus, Idaho	Checked: OL	
Project: 9/21/2023	Approved: -	

Sheet No. 1 of 1



# 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



### 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**  
**Conditional Use Permit**  
**Pre-application requirement for a Public Hearing**

Date: 2/22/2024

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary 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 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 development services regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: March 4<sup>th</sup>, 2024

Time: 5:00 pm – 6:00 pm

Location: 21728 Boise River Road, Caldwell, ID 83607

Property description: Existing Agricultural Field, Parcel # R385520000

The project is summarized below:

Site Location: The parcel R385520000 just to the west of the home.

Proposed access: Access will be through Sunroc’s property to the north.

Total acreage: 34.95 Acres

Proposed lots: Section 33, T5N, R4W, Portions of Lots 6 & 7

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

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

If you have any questions prior to the meeting, please contact me at [REDACTED] or mail to 7932, 10340 US-20, Caldwell, ID 83605.

Sincerely,

Orlan Lund

Sunroc Corporation

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R38552010	CHRISTENSEN MARK M	21728 BOISE RIVER RD	CALDWELL	ID	83607
R38552011	GORRELL BYRON L	21990 BOISE RIVER RD	CALDWELL	ID	83607
R38542010	GORRELL BYRON L	21990 BOISE RIVER RD	CALDWELL	ID	83607
R38542	LOGAN SARA	21990 BOISE RIVER RD	CALDWELL	ID	83607
R35960010	CHRISTENSEN DARELL D	22773 BOISE RIVER RD	CALDWELL	ID	83607
R38552	CHRISTENSENVILLE TRUST	21664 BOISE RIVER RD	CALDWELL	ID	83607
R35960	BRANSCOME THOMAS	21753 BOISE RIVER RD	CALDWELL	ID	83607
R38552010A	CHRISTENSEN MARK	21728 BOISE RIVER RD	CALDWELL	ID	83607
R38541	GREG L SHAW FAMILY LTD PARTNERSHIP	22993 HOWE RD	CALDWELL	ID	83607
R35953	SUNROC CORPORATION	730 N 1500 W	OREM	UT	84057
R38552012	CHRISTENSEN KENNETH I	21664 BOISE RIVER RD	CALDWELL	ID	83607
R38540	SUNROC CORPORATION	730 N 1500 W	OREM	UT	84057
R38553	CHRISTENSEN RONALD C JR	21698 BOISE RIVER RD	CALDWELL	ID	83607
R35960011	CHRISTENSEN DARELL D@@	22773 BOISE RIVER RD	CALDWELL	ID	83607
R38551	SUNROC CORPORATION	730 N 1500 W	OREM	UT	84057



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Bryan Garrell  
21990 Base River Rd  
Caldwell, ID 83607



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Greg L Shaw Family LTD Partnership  
22993 Howe Rd  
Caldwell, ID 83607



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Sarah Logan  
21990 Base River Rd  
Caldwell, ID 83607



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Darell D Christensen  
22773 Base River Rd  
Caldwell, ID 83607



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Kenneth Christensen  
21664 Base River Rd  
Caldwell, ID 83607



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Ronald Christensen  
21688 Base River Rd  
Caldwell, ID 83607



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Thomas Bransome  
21753 Base River Rd  
Caldwell, ID 83607



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Christensenville Trust  
21664 Base River Rd  
Caldwell, ID 83607



3488 NORTH 1150 WEST  
SPANISH FORK, UTAH 84300

Mark Christensen  
21728 Base River Rd  
Caldwell, ID 83607

## 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: 21728 Boise River Rd	Parcel Number: R385520000	
City: Notus	State: ID	ZIP Code: 83607
Notices Mailed Date: 2/22/2024	Number of Acres: 34.95	Current Zoning:
Description of the Request: Extract Sand and Gravel Aggregates		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Orlan Lund		
Company Name: Sunroc Corporation		
Current address: 7932, 10340 US-20		
City: Caldwell	State: ID	ZIP Code: 83605
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

#### MEETING INFORMATION

DATE OF MEETING: 3/4/2024	MEETING LOCATION: 21728 Boise River Road, Caldwell, ID 83607
MEETING START TIME: 5:00 pm	MEETING END TIME: 6:00 pm

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Michael Cmedford	<i>Michael Cmedford</i>	Sunroc
2. Orlan Lund	<i>Orlan Lund</i>	Sunroc
3. Greg Shaw	<i>Greg Shaw</i>	Greg L Shaw FLP
4. Kim Christensen	<i>Kim Christensen</i>	21664 Boise Blvd
5. Darrell Christensen	<i>Darrell Christensen</i>	22773 Boise River Rd
6. Marc Christensen	<i>Marc Christensen</i>	21728 Boise River Rd
7. Bryan Sauer	<i>Bryan Sauer</i>	20990 Boise Rd
8. Carol Irving	<i>Carol Irving</i>	21702 Boise River Rd
9. DRANA CHRISTENSEN	<i>Drana Christensen</i>	21698 Boise River Rd

10.	<i>Oliver Chisler</i>
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):

*Michael C Medford*  
(Superintendent Sunroc)

APPLICANT/REPRESENTATIVE (Signature): *Michael C Medford*

DATE: 3 / 11 / 2024





## AGENCY ACKNOWLEDGMENT

Date: 3/4/2024

Applicant: Sunroc Corporation

Parcel Number: R385520000

Site Address: 21728 Boise River Rd, Notus, ID 83607

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

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

#### **Southwest District Health:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: See email 3-14-24 Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: See separate acknowledgement  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

☒ Applicant submitted/met for informal review.

Date: 3/6/24 Signed: Bob Watkins  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: See separate email - Sam Shaw 3-12-24  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact**

☐ Applicant submitted/met for informal review.

Date: \_\_\_\_\_ Signed: Notus - See separate acknowledgement  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

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



## AGENCY ACKNOWLEDGMENT

Date: 3/4/2024

Applicant: Sunroc Corporation

Parcel Number: R385520000

Site Address: 21728 Boise River Rd, Notus, ID 83607

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#### **Southwest District Health:**

☐ Applicant submitted/met for informal review.

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

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

#### **Fire District:**

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

☐ Applicant submitted/met for informal review.

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

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

#### **Highway District:**

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

☐ Applicant submitted/met for informal review.

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

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

#### **Irrigation District:**

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

☐ Applicant submitted/met for informal review.

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

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

#### **Area of City Impact**

City: City of Notus

☐ Applicant submitted/met for informal review.

Date: 3/11/2024 Signed: \_\_\_\_\_

Dan S. Poulusfield, Mayor  
Authorized AOC Representative  
(This signature does not guarantee project or permit approval)



## AGENCY ACKNOWLEDGMENT

Date: 3/4/2024

Applicant: Sunroc Corporation

Parcel Number: R385520000

Site Address: 21728 Boise River Rd, Notus, ID 83607

### SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

#### Southwest District Health:

☐ Applicant submitted/met for informal review.

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

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

#### Fire District:

District: Caldwell Rural Fire Dist.

☒ Applicant submitted/met for informal review.

Date: 3/15/24 Signed: \_\_\_\_\_

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

#### Highway District:

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

☐ Applicant submitted/met for informal review.

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

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

#### Irrigation District:

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

☐ Applicant submitted/met for informal review.

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

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

#### Area of City Impact

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

☐ Applicant submitted/met for informal review.

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

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

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



**From:** [Anthony Lee](#)  
**To:** [Bill King](#)  
**Subject:** RE: Sunroc Corporation Conditional Use Permit Application Notus, ID  
**Date:** Thursday, March 14, 2024 5:00:10 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

You don't often get email from anthony.lee@swdh.id.gov. [Learn why this is important](#)

Hi Bill,

I send you a response on 03/12/2024.

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:** Bill King <billking@clydeinc.com>  
**Sent:** Thursday, March 14, 2024 8:42 AM  
**To:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Subject:** RE: Sunroc Corporation Conditional Use Permit Application Notus, ID

**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.

---

Southwest Health District,

I am following up with my email below.

Thanks,

Bill King

**From:** Bill King  
**Sent:** Tuesday, March 12, 2024 1:46 PM  
**To:** [anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov)  
**Subject:** RE: Sunroc Corporation Conditional Use Permit Application Notus, ID

**From:** [Sam](#)  
**To:** [Bill King](#)  
**Subject:** Re: Sunroc Corporation Conditional Use Permit Application Notus, ID  
**Date:** Tuesday, March 12, 2024 9:43:59 PM

---

 You don't often get email from sam@shawcattle.com. [Learn why this is important.](#)

Yes Bill I received this email. I'm not sure about the certificate. Thanks.

Sam Shaw  
Shaw Cattle Co  
208-880-9044

On Mar 12, 2024, at 1:44 PM, Bill King <billking@clydeinc.com> wrote:

Lower Centerpoint Ditch Company,

Can you please respond that you receive this email.

Thanks,

Bill King

**From:** Bill King  
**Sent:** Wednesday, March 6, 2024 9:46 AM  
**To:** sam@shawcattle.com  
**Subject:** Sunroc Corporation Conditional Use Permit Application Notus, ID

Lower Centerpoint Ditch Company,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to provide a record of communication with local agencies regarding the project.

Attached is a Proof of acknowledgment review from the affected agencies for your signature. Signing this form does not indicate approval or completion of official review, it is to acknowledge that you are aware of the project.

Please sign the attached Agency Acknowledgement form and email it back to me.

Thanks for your time.

| **Bill King**

AFTER RECORDING RETURN TO:

Ina Christensen  
21702 Boise River Road  
Caldwell, Idaho 83605

QUITCLAIM DEED

98 APR 6 AM 8 49

NED J KERR  
CANYON CNTY RECORDER  
BY *[Signature]*

RECORDED

9812155

*Just H  
not H  
2003 26098*

GRANTOR:

INA SOPHIA CHRISTENSEN, a single woman.

GRANTEE:

INA SOPHIA CHRISTENSEN, AS TRUSTEE OF THE  
CHRISTENSENVILLE TRUST UNDER TRUST AGREEMENT DATED APRIL 2,  
1998 AND HER SUBSTITUTES AND SUCCESSORS AS TRUSTEE THEREUNDER.

GRANTEE'S ADDRESS:

21702 Boise River Road, Caldwell, Idaho 83605

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Situated in the County of Canyon, State of Idaho:

The real estate more particularly described upon Exhibit "A"  
attached hereto and by this reference incorporated herein  
and made a part hereof.

Subject to any encumbrances there on.

FOR VALUE RECEIVED, The above-named Grantor does hereby convey, release,  
remise, and forever QUITCLAIM unto the above-named Grantee, the real property above  
described, together with the appurtenances.

UNOFFICIAL COPY

This deed is given for estate planning purposes to vest title to the property in a living trust established by Grantor, under the provisions of which Grantor has the right to use and occupy the above described real estate for Grantor's personal residence during the remainder of Grantor's lifetime. There is no value consideration in cash or property.

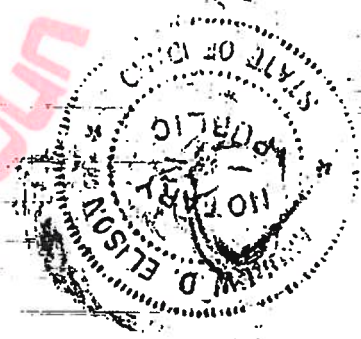
DATED this 2 day of APRIL, 1998.

Ina Christensen  
INA SOPHIA CHRISTENSEN

STATE OF IDaho )  
COUNTY OF CADWELL )ss.

On this 2 day of APRIL, 1998, before me, a Notary Public in and for the said State, personally appeared INA SOPHIA CHRISTENSEN, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

Andrew D. Christensen  
Notary Public for: IDaho  
Residing at: CADWELL  
Comm. Expires: 4-99



UNOFFICIAL COPY

Exhibit "A"

Section 33, Township 5N Range 4 W of SW lot 6, South of Center of Drain # 6

Excepting therefrom:

A part of Government Lot 6 of Section 33, Township 5 North, Range 4 West of the Boise Meridian, more particularly described to wit:

Commencing at the Southwest corner of Section 33, Township 5 North, Range 4 West of the Boise Meridian, the INITIAL POINT;

Thence North 90 East 71 feet along the South line of said Section 33;

Thence North 3 East 331.2 feet;

Thence North 41 and 44' West 134.6 feet, to a point on the West line of said Section 33;

Thence South 0 10' East 431.2 feet along the said West line, to the initial point.

This tract is subject to a road right of way on the South 25 feet and to other existing rights of way.

Also excepting therefrom:

THIS PARCEL IS A PORTION OF GOVT LOT 6, SEC 33, T5N, R4W OF THE BOISE MERIDIAN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SAID GOVT LOT 6 (ALSO THE SW CORNER OF SAID SEC 33); THENCE

NORTH 89 47' 46" EAST (OF RECORD NORTH 90 EAST) ALONG THE SOUTHERLY BOUNDARY OF SAID SEC 33 A DISTANCE OF 71'; THENCE

NORTH 2 47' 46" EAST (OF RECORD NORTH 3 00' EAST) A DISTANCE OF 331.20' TO THE TRUE POINT OF BEGINNING; THENCE

NORTH 41 56' 14" WEST (OF RECORD NORTH 41 44' WEST) A DISTANCE OF 127.70' TO A POINT ON THE WESTERLY BOUNDARY OF SAID SEC 33; THENCE

NORTH 0 14' 37" EAST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 305.40' TO A POINT IN THE CENTERLINE OF AN EXISTING IRRIGATION LATERAL; THENCE



UNOFFICIAL COPY

NORTH 87° 51' 04" EAST ALONG SAID CENTERLINE A DISTANCE OF 103.86';  
THENCE

SOUTH 2° 47' 46" WEST A DISTANCE OF 404.77' TO THE TRUE POINT OF  
BEGINNING.

COMMENCING:

Lot 7, South of center of Drain #6

EXCEPTING THEREFROM:

Beginning at the Southeast corner of Lot 7 in Section 33, Township 5 North, Range 4 West of the Boise Meridian in Canyon County, Idaho; running thence West a distance of 1046 feet, more or less; running thence North a distance of 210 feet, more or less; running thence East a distance of 85 feet, more or less; running thence South a distance of 30 feet, more or less; running thence East a distance of 80 feet, more or less; running thence North a distance of 50 feet, more or less; running thence West a distance of 40 feet, more or less; running thence North a distance of 285 feet, more or less, to the center line of the drainage ditch of Drainage District No. 6 of the County of Canyon, in the State of Idaho, as the same is now located; running thence Southeasterly along the center line of said drain ditch to its intersection with the East boundary line of said Lot 7; running thence South along said East boundary line of said Lot 7 a distance of 306 feet, more or less, to the point of beginning;

Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining;

Subject to any and all existing recorded or visible rights of way and easements and subject to such lawful obligations hereafter due to any and all drain, irrigation or other districts within which said property may be located.

EXCEPTING THEREFROM:

Beginning at the Southeast corner of Lot 7 in Section 33, Township 5 North, Range 4 West of the Boise Meridian, in Canyon County, Idaho;

Running thence West a distance of 1046 feet, more or less;

Thence North 210 feet, thence

Thence East 65 feet;

Thence South 210 feet;

UNOFFICIAL COPY

UNOFFICIAL COPY

Thence West 65 feet, to the place of Beginning;

**EXCEPTING THEREFROM:**

Starting at the Southeast corner of Lot 7, in Section 33, Township 5 North, Range 4 West of the Boise Meridian in Canyon County, Idaho;

Running thence West a distance of 1185 feet, to a point of beginning;

Thence North 550 feet;

Thence West 112 feet;

Thence South 550 feet;

Thence East a distance of 112 feet to a point of beginning.

UNOFFICIAL COPY

UNOFFICIAL COPY

INSTRUMENT NO. 200326098

## WARRANTY DEED

FOR VALUE RECEIVED Ina Christensen, Trustee of the  
CHRISTENSENVILLE TRUST Dated April 2nd, 1998.

the Grantor, does hereby grant, bargain, sell and convey unto  
MARK CHRISTENSEN and MARY ANN CHRISTENSEN, husband and wife,

the Grantee, whose address is 21728 Boise River Rd. Caldwell, Idaho  
Canyon County.

the following described premises, to-wit:

This is an agreement between Mark and Mary Ann Christensen, husband  
and wife and Ina Christensen, Trustee of the CHRISTENSENVILLE TRUST  
to enlarge the existing property as indicated below:

Starting at the Southeast Corner of Lot 7, in section  
33, Township 5 North, Range 4 West of the Boise Meridian in  
Canyon County, Idaho;  
running thence West a distance of 1647 feet, to a point of  
beginning;

Thence North 550 feet;

Thence East 462 feet;

Thence South 550 feet;

Thence East a distance of 462 feet to a point of beginning.

Together with all water, water rights, ditches and rights  
of way for ditches appurtenant thereto or in anywise appertaining.

This Deed replaced Instrument No. 901521

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s ,  
t heirs and assigns forever. And the said Grantor do es hereby covenant to  
and with the said Grantee s , that they are the owner in fee simple of said premises; that  
said premises are free from all encumbrances

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

Dated: May 1st, 2003

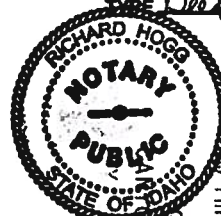
*Ina Christensen - Trustee*

STATE OF IDAHO, COUNTY OF

On this 1st day of May, 2003  
before me, a notary public in and for said State, personally  
appeared Ina Christensen

known to me to be the person whose name  
subscribed to the within instrument, and acknowledged to  
me that SHE executed the same.

Residing at Caldwell, Idaho  
Comm. Expires 4/2009



REQUEST *Mark Christensen*  
FEE *3.00*

RECORDED

100 - 10th Ave. Sout.  
Nampa, Idaho 83651

423 So. Kimball  
Caldwell, Idaho 83605

PIONEER TITLE COMPANY  
OF CANYON COUNTY



**Canyon County Development Services**

111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Divsn Email:** buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

**Receipt Number:** 82043

**Date:** 3/15/2024

**Date Created:** 3/15/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Sunroc Corporation

**Comments:** CU2024-0009

**Site Address:** 21702 BOISE RIVER RD, Caldwell ID / Parcel Number: 38552000 0

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Use Modification	CU2024-0009	\$600.00	\$0.00	\$0.00

**Sub Total:** \$600.00

**Sales Tax:** \$0.00

**Total Charges:** \$600.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Credit Card	152855780	\$600.00

**Total Payments:** \$600.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

## Emily Bunn

---

**From:** Bill King <billking@clydeinc.com>  
**Sent:** Thursday, April 3, 2025 3:10 PM  
**To:** Emily Bunn; Orlan Lund  
**Cc:** Michael Medford  
**Subject:** RE: [External] RE: CU2024-0009 Gravel Pit Application

Emily,

We have been working with the Flood District, and we will be ready for May 15<sup>th</sup>. Please put us on the schedule.



**Bill King**  
DIRECTOR, MINING & ENVIRONMENTAL  
801.222.3306  
[WWW.CLYDEINC.COM](http://WWW.CLYDEINC.COM)

---

**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Thursday, April 3, 2025 2:55 PM  
**To:** Orlan Lund <olund@sunroc.com>  
**Cc:** Bill King <billking@clydeinc.com>; Michael Medford <micmedford@sunroc.com>  
**Subject:** RE: [External] RE: CU2024-0009 Gravel Pit Application

Hello,

The Planning and Zoning meeting on May 15<sup>th</sup> should be the date that the Commission makes a decision on approval or denial for the gravel pit operation. The decision document (FCOs) would be signed at their next meeting (usually two (2) weeks later).

Let me know if you need more information on the process.

Sincerely,



Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@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 \*\***

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

---

**From:** Orlan Lund <[olund@sunroc.com](mailto:olund@sunroc.com)>  
**Sent:** Thursday, April 3, 2025 2:53 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Bill King <[billking@clydeinc.com](mailto:billking@clydeinc.com)>; Michael Medford <[micmedford@sunroc.com](mailto:micmedford@sunroc.com)>  
**Subject:** Re: [External] RE: CU2024-0009 Gravel Pit Application

Once we have all information to you including flood district and this goes to planning and zoning meeting what is the timeline for the frame of getting a permit?

Thanks

Orlan Lund

On Apr 3, 2025, at 2:50 PM, Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)> wrote:

You don't often get email from [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov). [Learn why this is important](#)

Hello,

Thank you for patience as I have been working through your application.

I am looking at scheduling the case for May 15<sup>th</sup> the for the Planning and Zoning Commission Meeting?  
Does that work for you?

Also, were you able to talk to the Flood District #11 about their concerns that I mentioned below?

Thank you,  
<image001.png>  
Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Emily Bunn  
**Sent:** Wednesday, February 5, 2025 8:40 AM  
**To:** 'Bill King' <[billking@clydeinc.com](mailto:billking@clydeinc.com)>  
**Cc:** Orlan Lund <[olund@sunroc.com](mailto:olund@sunroc.com)>; Michael Medford <[MICMEDFORD@sunroc.com](mailto:MICMEDFORD@sunroc.com)>  
**Subject:** RE: [External] RE: CU2024-0009 Gravel Pit Application

Hello,

Currently the application is in the agency notification phase.

Attached are the comments I received so far. Please reach out to the above agencies if you have any questions.

If you could also reach out to Flood Control District #11 on their floodplain concerns, that would be especially helpful.

Sincerely,  
<image001.png>  
Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Bill King <[billking@clydeinc.com](mailto:billking@clydeinc.com)>  
**Sent:** Tuesday, February 4, 2025 6:22 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Orlan Lund <[olund@sunroc.com](mailto:olund@sunroc.com)>; Michael Medford <[MICMEDFORD@sunroc.com](mailto:MICMEDFORD@sunroc.com)>  
**Subject:** RE: [External] RE: CU2024-0009 Gravel Pit Application

Emily,

Can you provide me with an update to the application? Is there any additional information that you need from us?

Thanks,

Bill King

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Monday, January 13, 2025 9:03 AM  
**To:** Bill King <[billking@clydeinc.com](mailto:billking@clydeinc.com)>  
**Cc:** Orlan Lund <[olund@sunroc.com](mailto:olund@sunroc.com)>; Michael Medford <[MICMEDFORD@sunroc.com](mailto:MICMEDFORD@sunroc.com)>  
**Subject:** RE: [External] RE: CU2024-0009 Gravel Pit Application

Hello,

Thank you. The letter of intent that was provided stated: "The application is for a 20 year pit to allow for economic growth and future aggregate demand" which is why I was concerned about the surrounding gravel pits end dates.

I appreciate the clarity and will make sure to reflect the 2038 date as the end date for this gravel pit.

Sincerely,  
<image001.png>  
Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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---

**From:** Bill King <[billking@clydeinc.com](mailto:billking@clydeinc.com)>  
**Sent:** Friday, January 10, 2025 4:13 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Orlan Lund <[olund@sunroc.com](mailto:olund@sunroc.com)>; Michael Medford <[MICMEDFORD@sunroc.com](mailto:MICMEDFORD@sunroc.com)>  
**Subject:** RE: [External] RE: CU2024-0009 Gravel Pit Application

Emily,

There are currently no plans to extend the existing approved Conditional Use Permits. The proposed CUP timeline is provided in the Mineral Extraction Plan. This timeline coincides with the existing CUP timelines.

Within the Mineral Extraction Plan it states the following:

4. Duration (Approximate Dates for construction, reconstruction & abandonment)

The Christensenville Pit is proposed to extract sand and gravel aggregates for approximately 14 years depending on supply and demand. It is anticipated that construction will began in March of 2024 and reclamation will be completed by 2038.

Please let me know if you have any further questions.

Bill King

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Friday, January 10, 2025 9:15 AM  
**To:** Bill King <[billking@clydeinc.com](mailto:billking@clydeinc.com)>  
**Cc:** Orlan Lund <[olund@sunroc.com](mailto:olund@sunroc.com)>; Michael Medford <[MICMEDFORD@sunroc.com](mailto:MICMEDFORD@sunroc.com)>  
**Subject:** RE: [External] RE: CU2024-0009 Gravel Pit Application

You don't often get email from [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov). [Learn why this is important](#)

Hello,

Thank you for your responses.

Some follow-up questions I have is: the three (3) previously approved gravel pits/batch plants have varying end dates on the FCOs that will end before the 20 requested years are up for this requested gravel pit. In the reclamation plan it is stated "Where the pit has an abundance of reserves, operations will continue in the disturbed areas using these areas for stockpiling, crushing, screening, sorting, blending, etc." Are you wanting to request an extension for any of these gravel pit operations to continue stockpiling, crushing, screening, sorting, blending, etc.? Or is the assumption you would move these operations to Parcel R38552 when the other pits' end dates comes?

Thank you!

Sincerely,  
<image001.png>  
Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@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 \*\*

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

---

**From:** Bill King <[billking@clydeinc.com](mailto:billking@clydeinc.com)>  
**Sent:** Tuesday, January 7, 2025 10:53 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Orlan Lund <[olund@sunroc.com](mailto:olund@sunroc.com)>; Michael Medford <[MICMEDFORD@sunroc.com](mailto:MICMEDFORD@sunroc.com)>  
**Subject:** [External] RE: CU2024-0009 Gravel Pit Application

Emily,

Thank you for reviewing our conditional use permit application. Please see my responses in Red below.

Let me know if you have any questions.

<image002.png> **Bill King**  
PROPERTY/ENVIRONMENTAL MANAGER  
801.222.3306  
[WWW.CLYDEINC.COM](http://WWW.CLYDEINC.COM)

---

**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Thursday, January 2, 2025 9:36 AM  
**To:** Bill King <[billking@clydeinc.com](mailto:billking@clydeinc.com)>  
**Subject:** CU2024-0009 Gravel Pit Application

You don't often get email from [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov). [Learn why this is important](#)

Hello,

I am the planner assigned to the gravel pit expansion onto Parcel R38552.

I have a few questions for you as I have been looking into the case:

1. I see Sunroc is asking for a 20 year use of the gravel pit. When do you propose to commence this use? For example, (if approved), as the time the decision document is signed? Or at a different commence date? **Please see Mineral Extraction Plan #4 (attached)**
2. What's the plan for the two (2) canals located on the property? Such as, are you leaving the canals as is? Or are you piping, building a bridge over the canals, or is there another plan? **The canals on the property are located within the setback (no mining) area and will remain as identified on the Land Ownership Figures map of the Mine Plan maps (see attached). A bridge or culvert will be used to cross the canals.**
3. To verify, reclamation will be using "the topsoil and overburden stockpiles" which will then "...be regarded to a maximum of a 2H:1V slope. Disturbed area will be covered with available topsoil at approximately two to four inches in depth where applicable. The top soil will then be seeded with a nature seed mixture..." ? **Yes, as identified in the Mine Plan maps it will be a maximum slope of 2H to 1V. Also, in the Mineral Extraction Plan #5 discusses the slope and topsoil application. The Mine Plan, reclamation map figure provides the seed mix that will be used for reclamation.**
4. What are the proposed heights of the stockpiles? **The Mineral Extraction plan discusses proposed stockpiles in #9.**
5. In the letter of intent it states the proposed use will be same as three other approved CUPs from 2006, 2012, and 2016. I have attached the three (3) FCOs for the CUPs. As you can see, there are a few changes from the 2006 to the 2016 CUPs, such as the 2016 CUP changed the employee number and parking spots. Are the conditions from the 2016 CUP the ones that will be staying the

same? Please use the 2016 CUP updated information. Employee parking will remain in the previously permitted areas.

6. Will there be an asphalt batch plant and rock crusher located on Parcel R38552? If so, where are the proposed locations of the asphalt batch plant and rock crusher? There will only be a rock crusher located on this parcel (see Mineral Extraction Plan #8). The rock crusher will be within green hatched extraction area as depicted in the Mine Plan map.
7. There is a Stormwater Pollution Prevention Plan (SWPPP) from May 18, 2021 included in the file. Does this information apply to the gravel pit requested for Parcel R38552 or only to the previously approved gravel pits? The SWPP Plan is a living document and as mining progresses all parcels will be included.
8. Can you identify where the parking will be located? The parking will take place in the previously approved CUP areas.
9. Will there be a shop for maintenance on site? No shop for maintenance activities is proposed in the new CUP area.
10. I know the access is located off of Boise River Rd. Can you identify specific the accesses used? Such as, it is located off of Boise River Rd and Ode Ln? Or another access? Access to the pit will be off Boise River Road and Ode Lane.

Thank you in advance for the information and I hope you have had a nice holiday season!

Sincerely,

<image001.png>

Emily Bunn,

Associate Planner

Canyon County Development Services Department

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

Direct Line: (208) 454-6632

Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@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

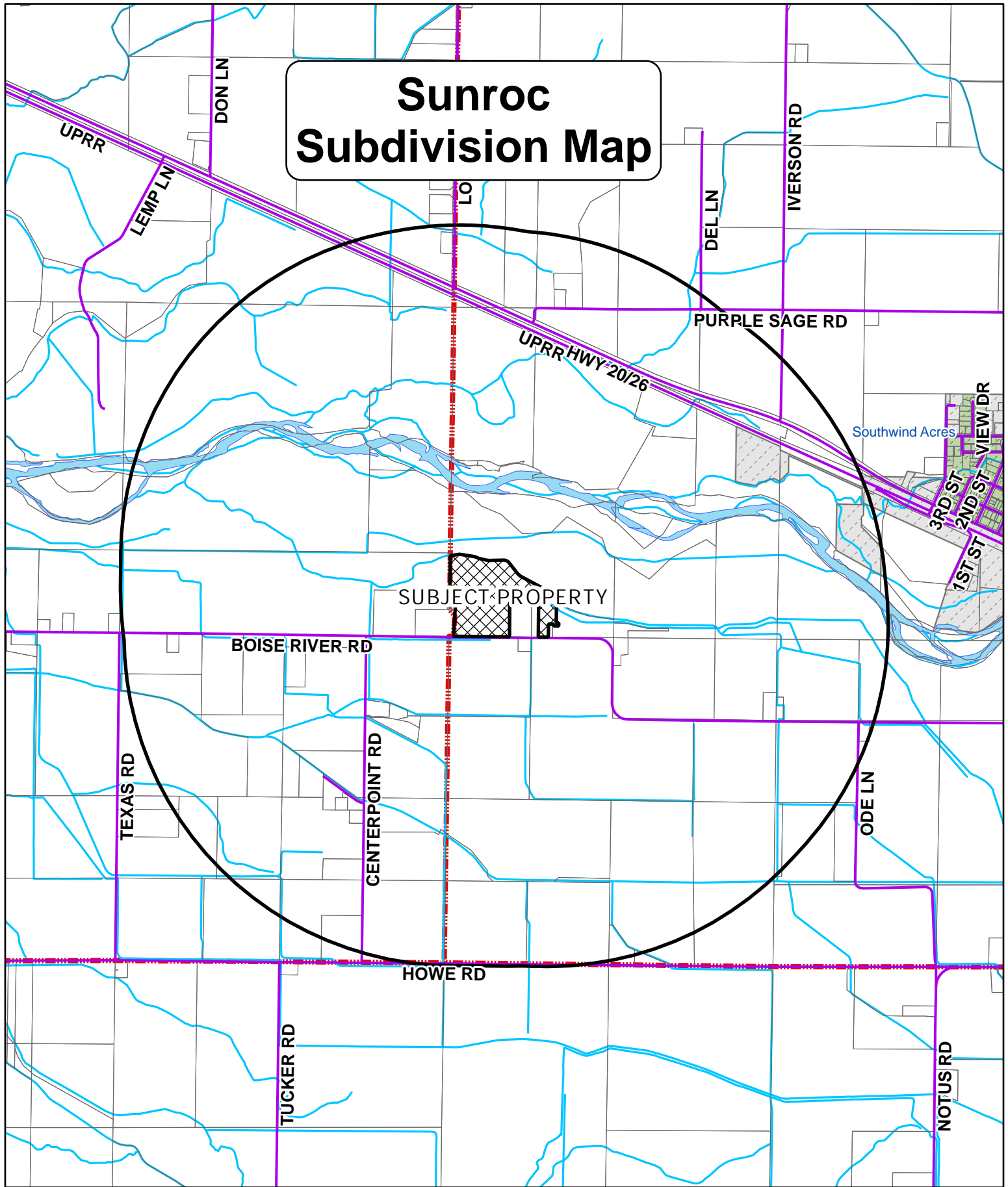
1pm – 5pm

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

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.

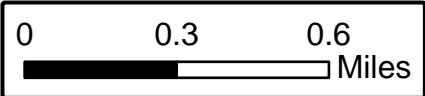


# Sunroc Subdivision Map



**SUBDIVISIONS**  
**Plat Type, Plat Status**

- Preliminary, Approved
- Preliminary, Pending



SUBDIVISION & LOT REPORT					
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE		
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE		
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM	
18	30.77	11.74	0.31	141.22	
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM	

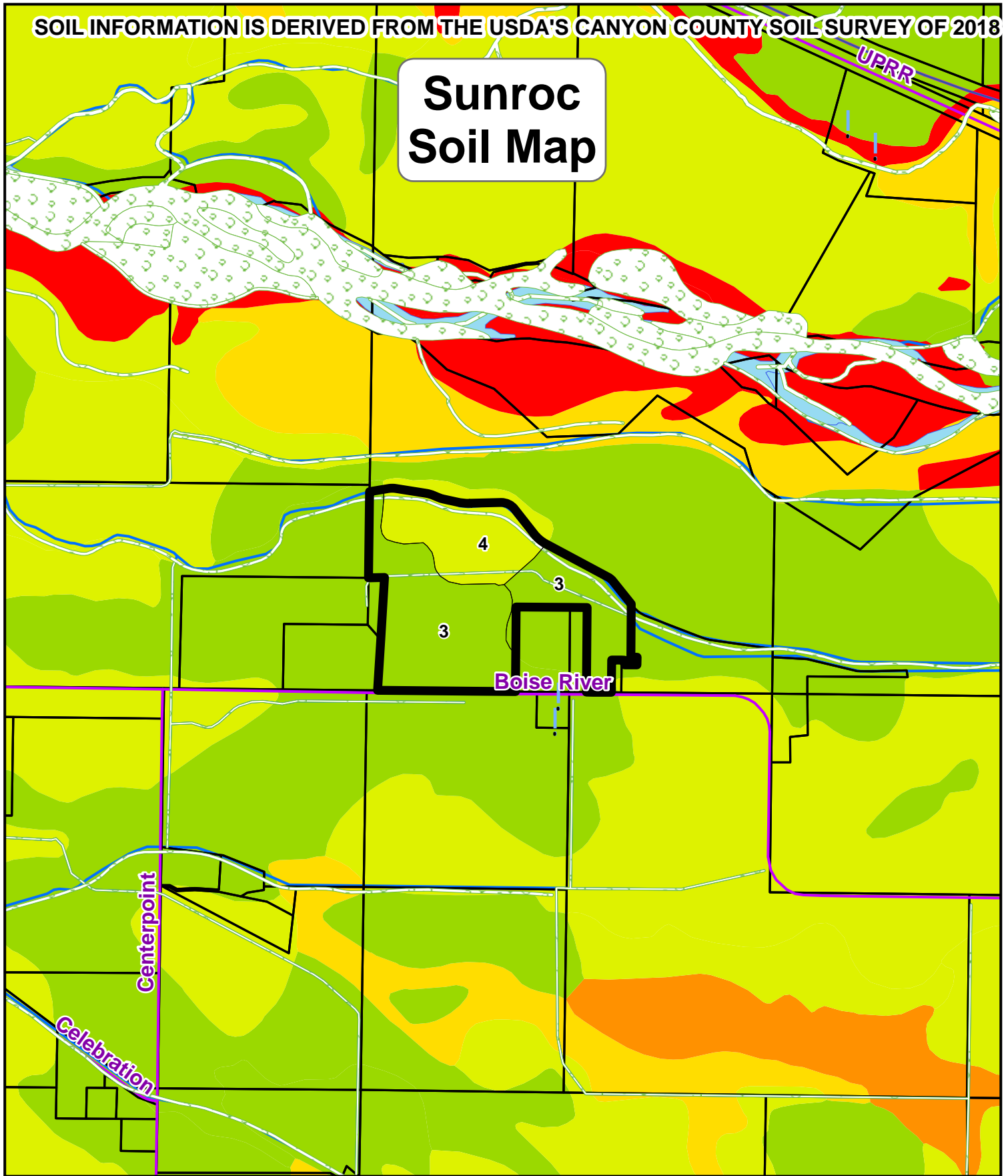
PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year

SUBDIVISIONS IN PLATTING				
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	

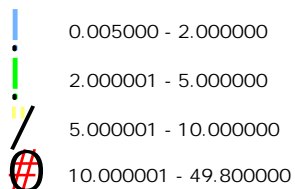
MOBILE HOME & RV PARKS						
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...	

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

# Sunroc Soil Map



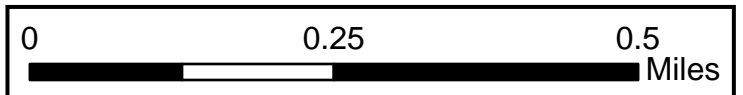
Nitrate Priority Wells



IDWR\_2C\_Geothermal\_



Wetlands



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

# Sunroc Prime Farm Lands

**Subject Property**

**BOISE RIVER RD**

**CENTERPOINT RD**

**CELEBRATION LN**

**UPRR**

## FARMLAND

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

- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro

0 0.125 0.25  
Miles

## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	345070.11	7.92	22.68%
3	MODERATELY SUITED SOIL	746478.38	17.14	49.06%
4	MODERATELY SUITED SOIL	429950.33	9.87	28.26%
		1521498.82	34.93	100%

## FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
FaA	Prime farmland if irrigated	345070.11	7.92	22.68%
BdA	Prime farmland if irrigated and reclaimed of excess salts and sodium	746478.38	17.14	49.06%
MvA	Prime farmland if irrigated and drained	429950.33	9.87	28.26%
		1521498.82	34.93	100%

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

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

# Sunroc Small Vicinity Map

SUNROC  
CORPORATION  
AC 37.79

GREG L SHAW FAMILY  
LTD PARTNERSHIP  
AC 141.22

SUNROC  
CORPORATION  
AC 61.11

GORRELL  
AC 15.08

LOGAN  
AC 6.02

GORRELL  
AC 0.78

**SUBJECT PROPERTY**

CHRISTENSEN  
AC 4.42

CHRISTENSEN  
AC 1.41

CHRISTENSEN  
AC 8.4

CHRISTENSEN  
AC 0.31

Boise River Rd

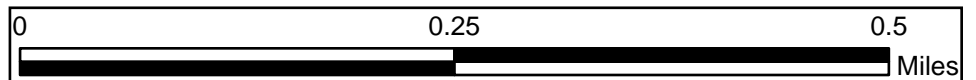
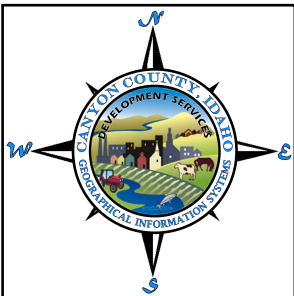
BRANSCOME  
AC 1.13

CHRISTENSEN  
AC 35.83

CHRISTENSEN  
AC 37.74

SUNROC  
CORPORATION  
AC 118.48

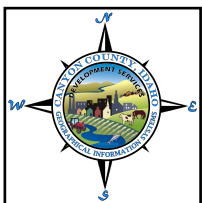
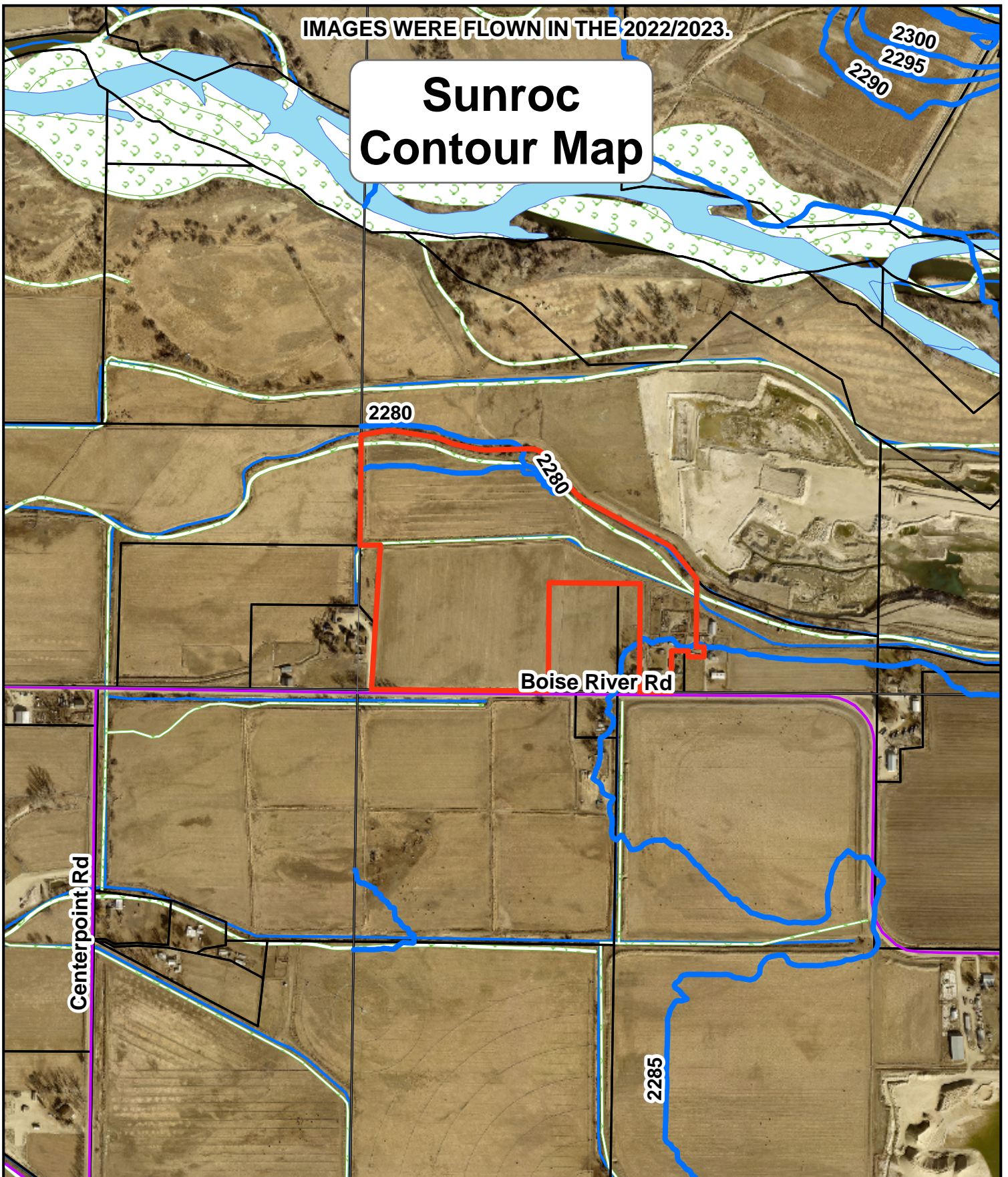
Centerpoint Rd





IMAGES WERE FLOWN IN THE 2022/2023.

# Sunroc Contour Map



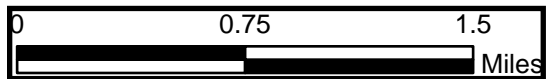
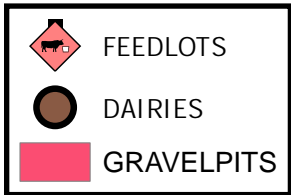
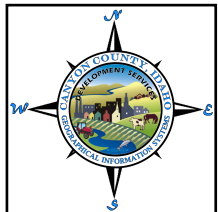
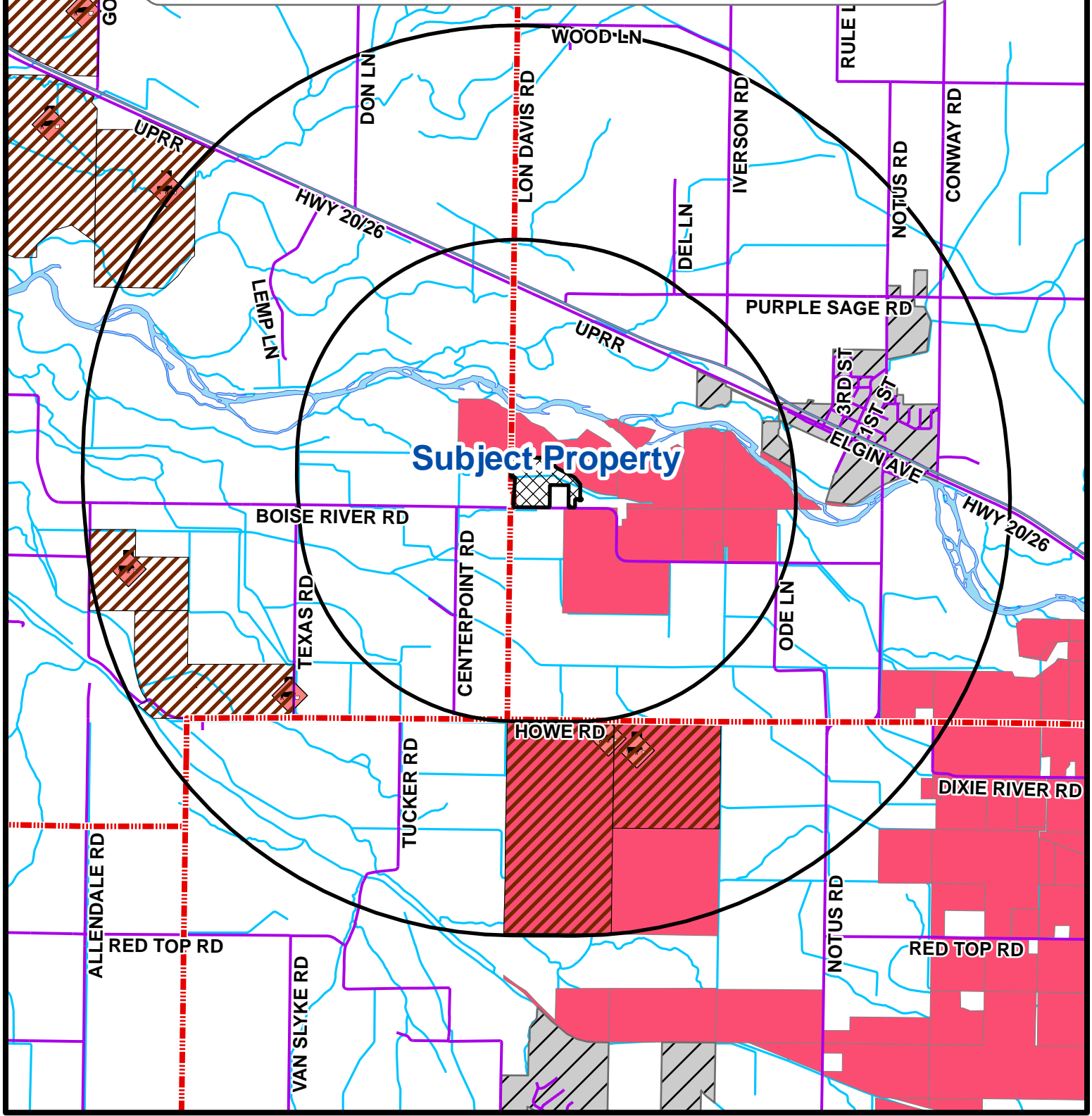
## Legend

- SUBJECT\_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600  
Feet

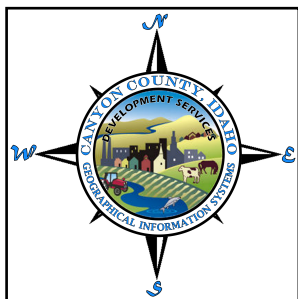
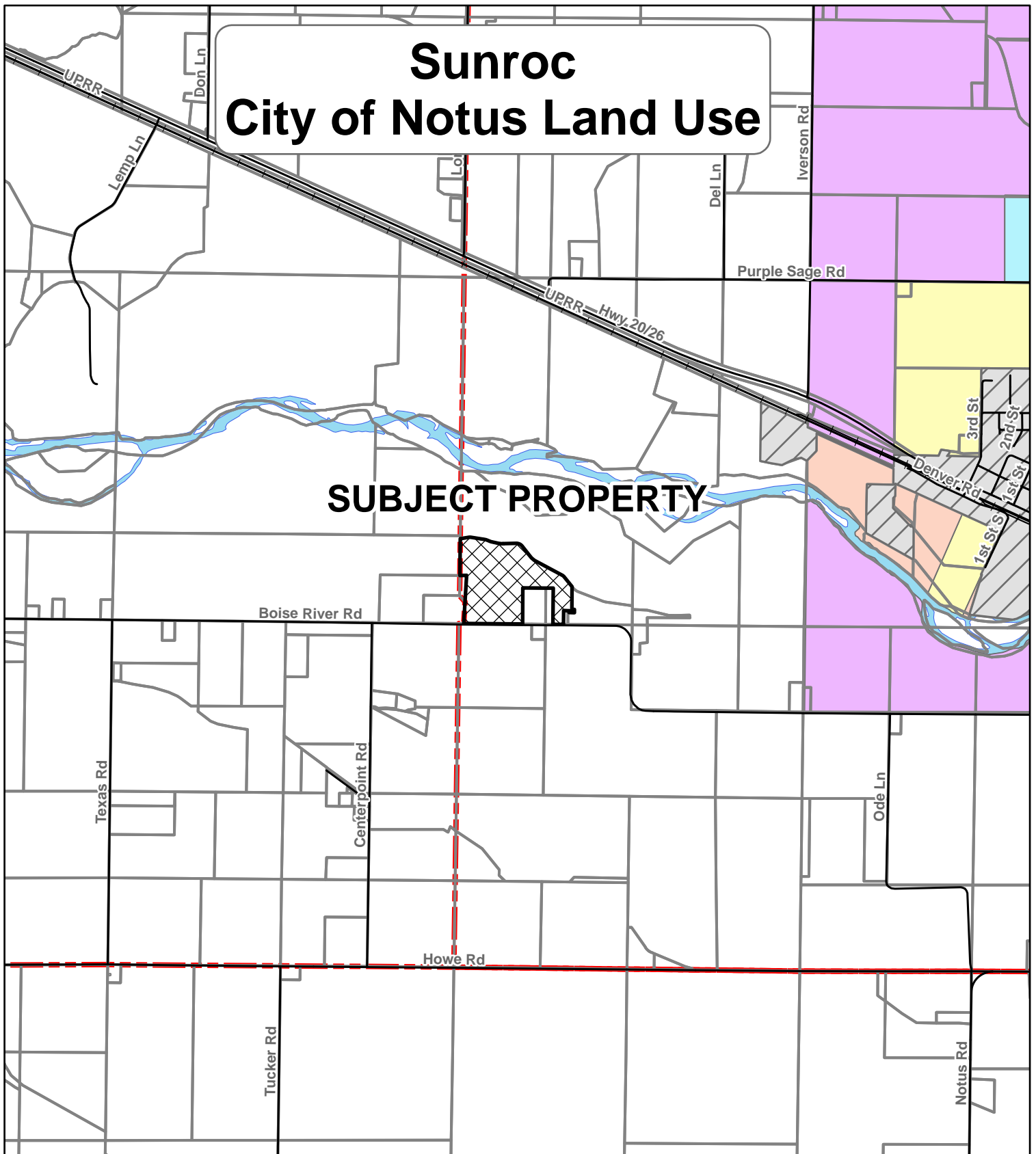


# Sunroc Dairy, Feedlot, and Gravel Pit Map



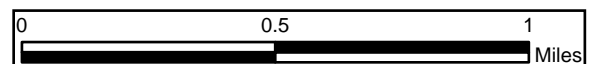
# Sunroc City of Notus Land Use

**SUBJECT PROPERTY**



**Notus CompPlan**

- Ag
- COMMER
- INDUS
- Public
- RES



**R38552**

**PARCEL INFORMATION REPORT**

3/28/2025 12:59:57 PM

**PARCEL NUMBER: R38552**

**OWNER NAME: CHRISTENSENVILLE TRUST**

**CO-OWNER: CHRISTENSEN INA SOPHIA TRUSTEE**

**MAILING ADDRESS: 21664 BOISE RIVER RD CALDWELL ID 83607**

**SITE ADDRESS: 21702 BOISE RIVER RD**

**TAX CODE: 1360000**

**TWP: 5N RNG: 4W SEC: 33 QUARTER: SW**

**ACRES: 34.93**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: Yes**

**DRAIN DISTRICT: DD6**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

**HIGHWAY DISTRICT: GOLDEN-GATE HWY #3**

**FIRE DISTRICT: CALDWELL RURAL FIRE**

**SCHOOL DISTRICT: NOTUS SCHOOL DIST #135**

**IMPACT AREA: NOTUS**

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

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: AG**

**IRRIGATION DISTRICT: LOWER CENTERPOINT DITCH CO**

**FEMA FLOOD ZONE: AE \ X FLOODWAY: NOT In FLOODWAY FIRM PANEL:  
16027C0202F**

**WETLAND: Riverine \ Riverine**

**NITRATE PRIORITY: NO Nitrate Prio**

**FUNCTIONAL Classification: Major Collector**

**INSTRUMENT NO. : 9812155**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 33-5N-4W SW LT 6-S OF CENTER OF DR#6 LS TX 5 & LS TX 7,, LT 7  
-S OF CENTER OF DR#6 LS TX 3-A, TX 03399 & TX 98255**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



**DISCLAIMER:**

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

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



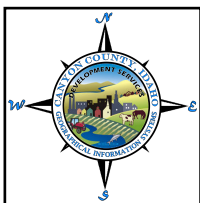
IMAGES WERE FLOWN IN THE FALL OF 2020.

# Sunroc Small Air Photo 1 Mile

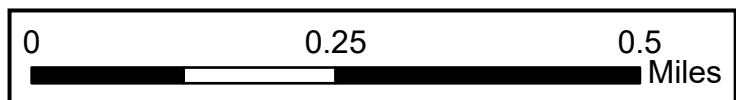
Hwy 20/26

Boise River Rd

Centerpoint Rd

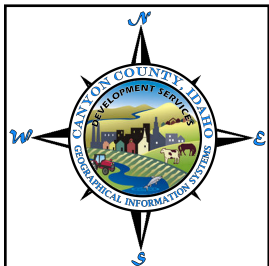
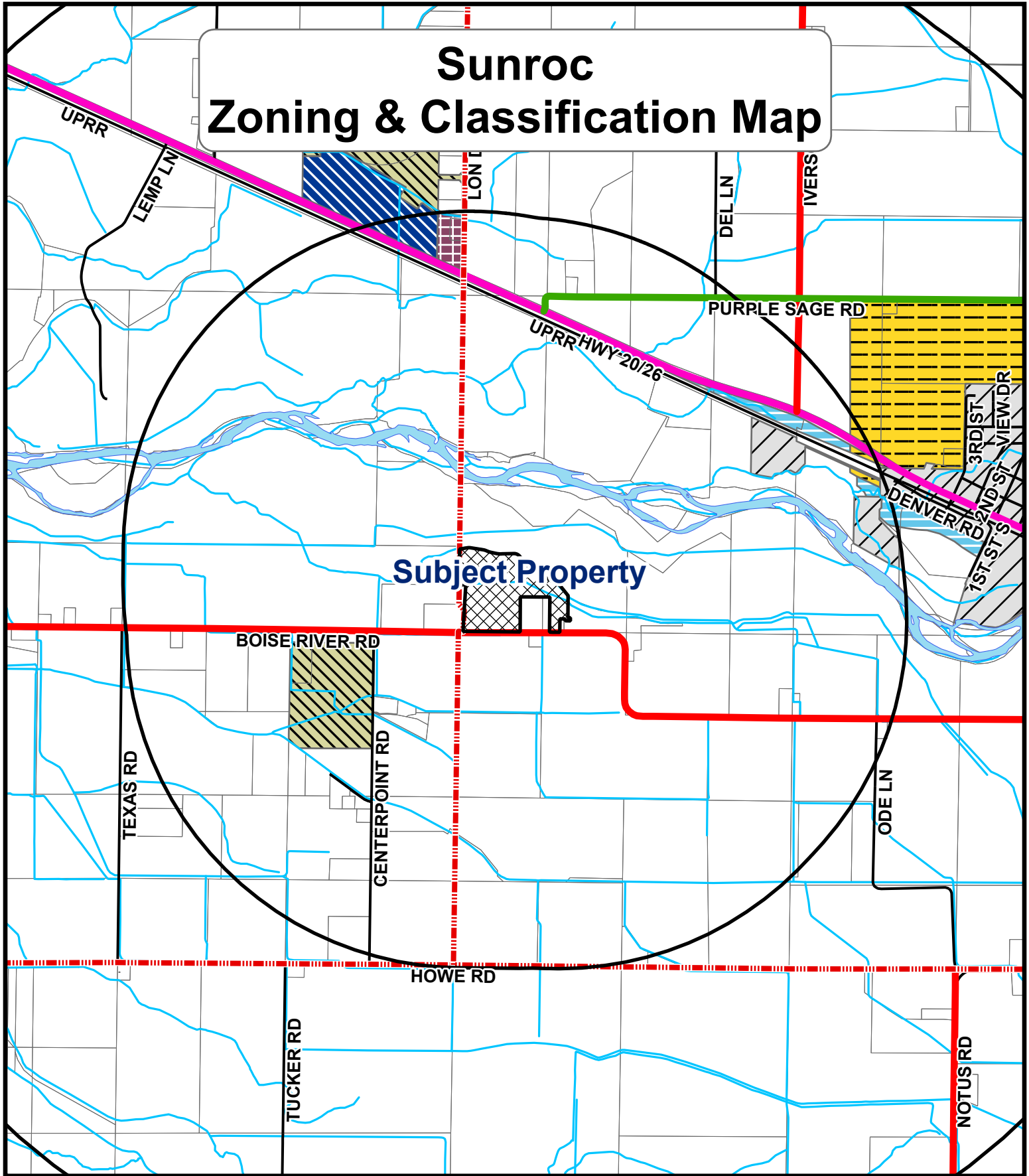


-  City\_Limits
-  Wetlands





# Sunroc Zoning & Classification Map



## Current Zoning

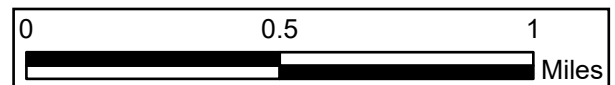
- RR
- CR-RR
- R1
- CR-R1
- R2
- C

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

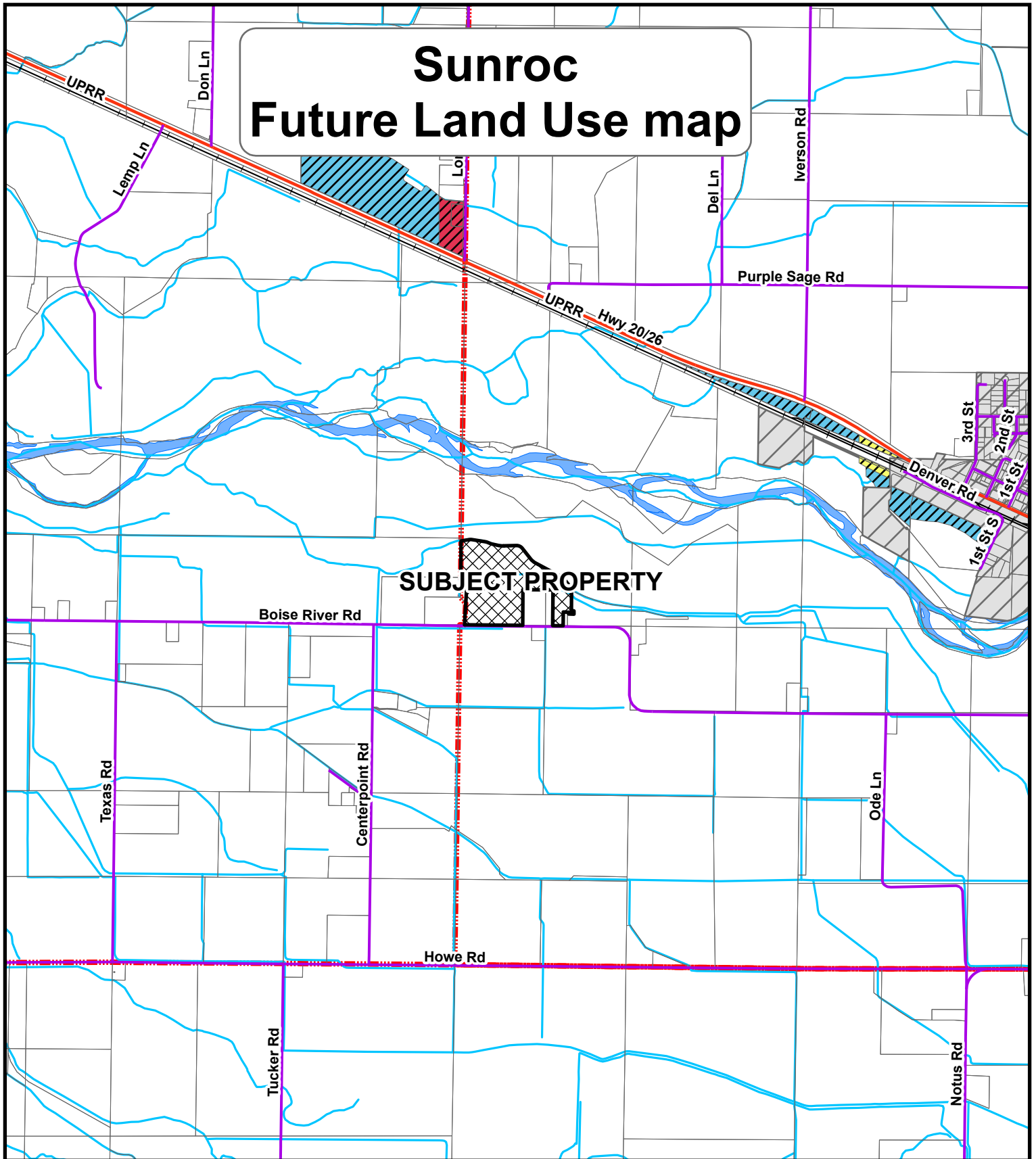
AG

## ITD Functional Classification

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



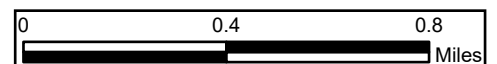
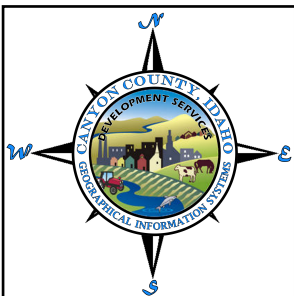
# Sunroc Future Land Use map



## Legend

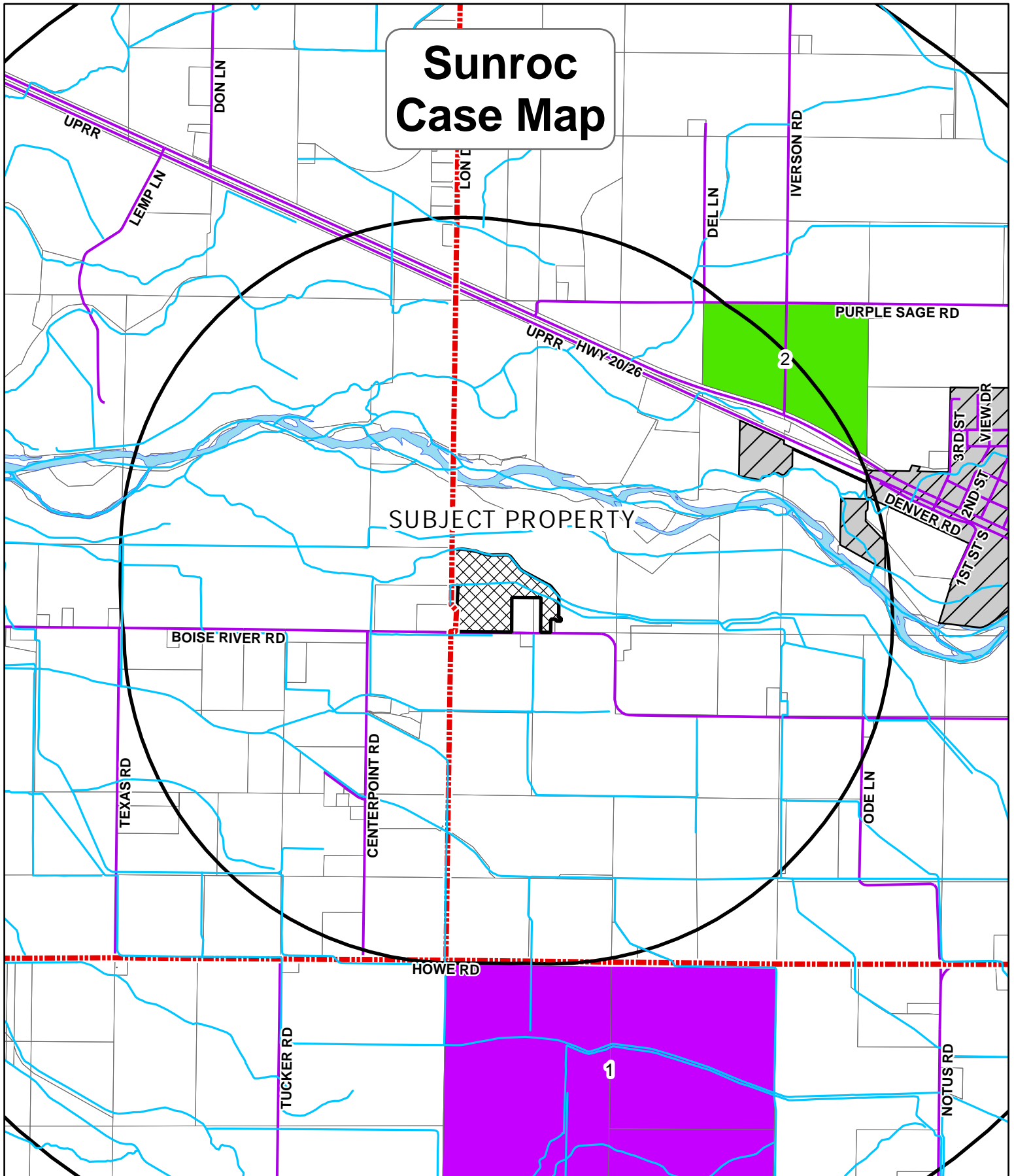
Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



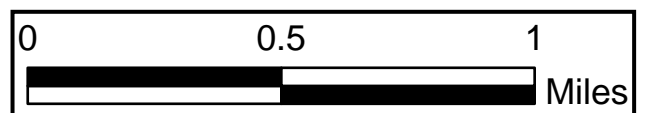


# Sunroc Case Map



## YEAR

2023	2020
2022	2019
2021	2018



## CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2020-0005	CUP Mineral Extraction	Idaho Materials & Construction	APPROVED
2	CU2020-0003	CUP - Telecommunications co-location Facility	Maverick Towers	APPROVED



J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

January 15, 2025

Canyon County Development Services Department  
Attn: Emily Bunn, Associate Planner  
111 North 11<sup>th</sup> Ave, Suite 310  
Caldwell, ID 83605  
Phone: (208)454-6632, Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

RE: Case No.: CU2024-0009, Sunroc Corporation, Conditional Use Permit Application Review

Dear Emily,

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Use Permit Application for the property owned by Christensenville Trust located at 21702 Boise River Rd, Caldwell, ID 83607. The property includes Parcel #R38552 (34.93 acres) and is in a portion of Government Lots 6 and 7, Section 33, T5N, R4W, BM, Canyon County.

The application requests a Conditional Use Permit to allow long-term mineral extraction with crushing, screening, sorting, and blending for up to 20 years on Parcel #R38552. The property is zoned Agricultural "A" and no concrete or asphalt batch plants are proposed. Previously approved mineral extraction and asphalt batch plant Conditional Use Permits, which have an end date of February 19, 2038, exist on adjacent property. No increase in production will take place; therefore, no additional impact to traffic volumes is expected. Access to Parcel #38552 will be on Boise River Rd approximately 1.2 miles east of the property and through the existing property owned by Sunroc Corporation and permitted by the previous Conditional Use Permits. 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. An **Approach Permit Application** is required to be submitted for any proposed new accesses, and the proposed accesses are required to be constructed in accordance with Standard Drawing ACCHD-106 – Commercial & Multiple Residential Approach of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards).
2. If the minimum driveway spacing requirement of Section 3061.020.A Rural Roadway Driveway Spacing of the ACCHD Standards cannot be met, a **Variance Application** is required.
3. 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



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](mailto:idwrinfo@idwr.idaho.gov) • Website: [idwr.idaho.gov](http://idwr.idaho.gov)

Governor Brad Little

Director Gary Spackman

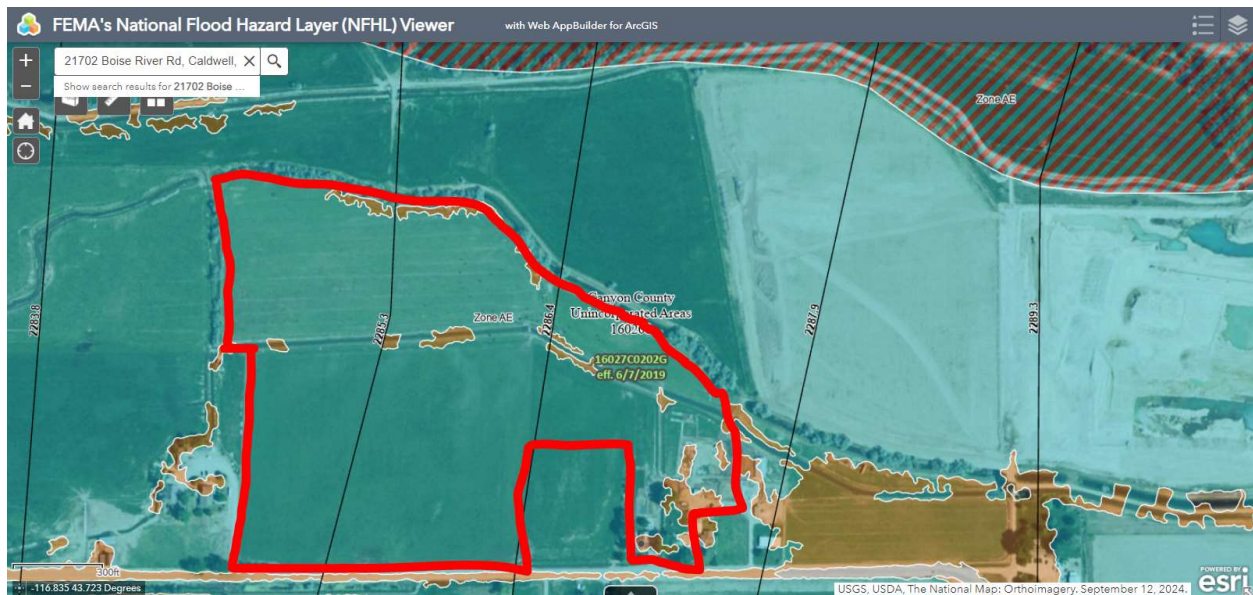
January 21, 2025

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

Re: CU2024-0009: 21702 Boise River Road, Caldwell; Sunroc Corp. (34.93-acres)

Dear Ms. Bunn,

The long-term mineral extraction (gravel mining, crushing, screening, sorting, blending, washing, stockpiling operations, equipment storage facility, a scale with scale house, porta-potties, perimeter berms, etc.) proposed at 21702 Boise River Road, Caldwell on 34.93-acres much of which is 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 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.



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 FHB 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]

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

Should you have any questions, please do not hesitate to contact me at (208) 287-4928, or through email at [maureen.oshea@idwr.idaho.gov](mailto:maureen.oshea@idwr.idaho.gov)

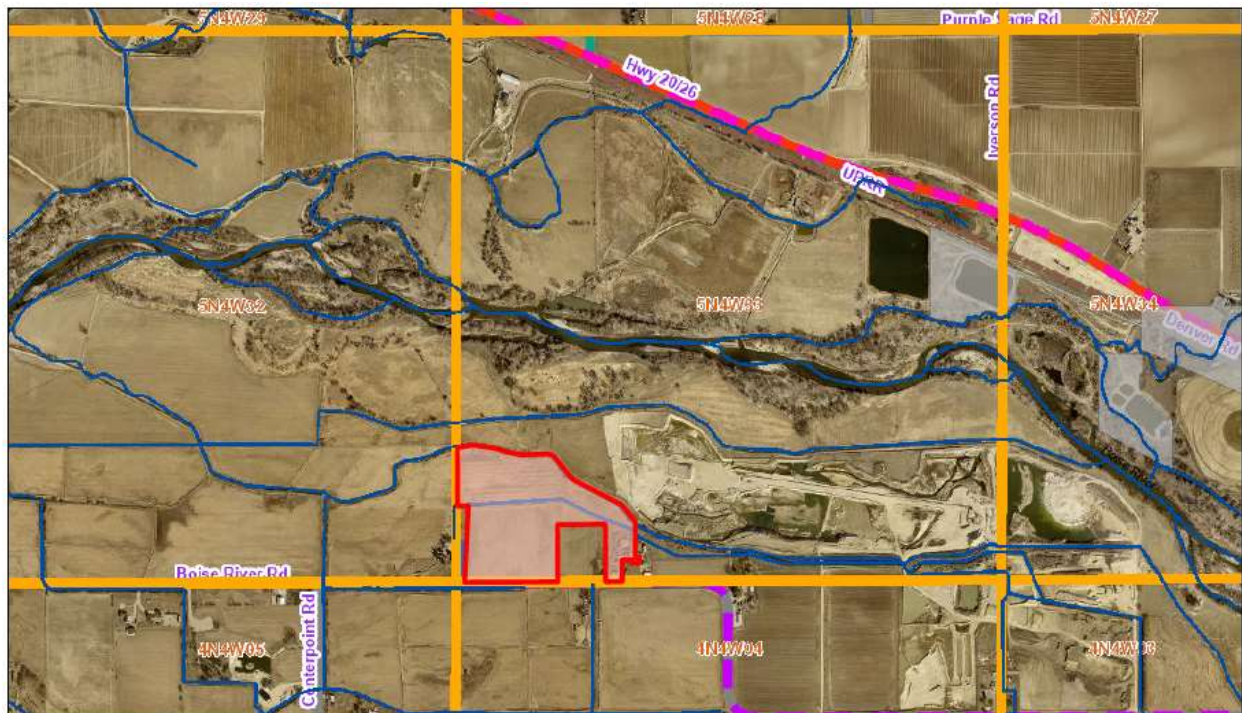
Thank you,

*Maureen O'Shea*

Maureen O'Shea, AICP, CFM  
Floodplain Specialist

Cc via email:

Dalia Alnajjar, Floodplain Administrator  
File



## Emily Bunn

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Thursday, January 23, 2025 7:39 AM  
**To:** Emily Bunn  
**Cc:** Caitlin Ross  
**Subject:** [External] RE: Agency Notification CU2024-0009 / Sunroc Corporation

Good Morning Emily –

In review of the application, it is stated that no traffic impacts will be anticipated due to developments continued use of current CUP's. Due to that reason, ITD has no comments.

Please let me know if you have any questions!

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:** Tuesday, January 14, 2025 11:07 AM  
**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>; 'eingham@idahopower.com' <eingham@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>; 'farmerhouston@gmail.com' <farmerhouston@gmail.com>; 'projectmgr@boiseriver.org' <projectmgr@boiseriver.org>; 'scott\_sbi@outlook.com' <scott\_sbi@outlook.com>; 'gis@compassidaho.org' <gis@compassidaho.org>; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'tate.walters@id.usda.gov' <tate.walters@id.usda.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'MGRodriguez@usbr.gov' <MGRodriguez@usbr.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'peter.jackson@idwr.idaho.gov' <peter.jackson@idwr.idaho.gov>; 'maureen.oshea@idwr.idaho.gov' <maureen.oshea@idwr.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'brandon.flack@idfg.idaho.gov'

<brandon.flack@idfg.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>;

'tricia.canaday@ishs.idaho.gov' <tricia.canaday@ishs.idaho.gov>

**Subject:** Agency Notification CU2024-0009 / Sunroc Corporation

**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 **February 13, 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 **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@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 \*\***

**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.



Date 2/4/2025

Canyon County

Parcel: R38552

Re: Case Number: CU2024-0009

The Caldwell City Fire Department 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.

### **Buildings or future construction**

- The application can be found at [Permits/Inspections | Caldwell, ID](#)
- Water supply is required and will be determined by the size, construction type and use of structure.
- Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

### **Access**

- Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
- 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)
- Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
- be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
- 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)

- A map shall be available at the entrance for emergency response and road shall be identified by signage.
- Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom or eKnox System.

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)



February 5, 2025

Emily Bunn, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)

Subject: Agency Notification CU2024-0009 / Sunroc Corporation

Dear Ms. Bunn:

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 trade waste burning (58.01.01.600-617).

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

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- Rock crushers, concrete batch plants, and hot mix asphalt plants are subject to DEQ air quality permitting requirements. Please see the following web site for additional information:  
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/5204>

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



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

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

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- 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,



Troy Smith  
Regional Administrator

## **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.

## Emily Bunn

---

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Friday, March 28, 2025 3:23 PM  
**To:** Emily Bunn  
**Subject:** RE: [External] re: Agency Notification CU2024-0009 / Sunroc Corporation

Hi Emily,

I do not have any comments to address for this project.

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:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Friday, March 28, 2025 3:02 PM  
**To:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Subject:** FW: [External] re: Agency Notification CU2024-0009 / Sunroc Corporation

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

---

Hi Anthony,

I think you were accidentally left out on the agency noticing for this CU for a gravel pit.

Do you have any comments?

Sincerely,



Emily Bunn,  
Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@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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**From:** O'Shea, Maureen <[Maureen.OShea@idwr.idaho.gov](mailto:Maureen.OShea@idwr.idaho.gov)>  
**Sent:** Tuesday, January 21, 2025 12:45 PM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Cc:** Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Dan Lister <[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)>  
**Subject:** [External] re: Agency Notification CU2024-0009 / Sunroc Corporation

Emily,

Please see attached comments.

*I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.*

Thank you,  
Maureen O'Shea, CFM  
Floodplain Specialist  
Idaho Dept. of Water Resources  
322 E. Front Street, PO Box 83720,  
Boise, ID 83720-0098  
Office # 208-287-4928  
Cell # 208-830-4174  
[Maureen.OShea@idwr.idaho.gov](mailto:Maureen.OShea@idwr.idaho.gov)  
<https://www.idwr.idaho.gov/floods/>

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**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Tuesday, January 14, 2025 11:07 AM  
**To:** 'krantz@notusschools.org' <[krantz@notusschools.org](mailto:krantz@notusschools.org)>; 'Irichard@cityofcaldwell.org' <[Irichard@cityofcaldwell.org](mailto:Irichard@cityofcaldwell.org)>; Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; Knute Sandahl <[Knute.Sandahl@doi.idaho.gov](mailto:Knute.Sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'Contract.Administration.Bid.Box@ziplay.com' <[Contract.Administration.Bid.Box@ziplay.com](mailto:Contract.Administration.Bid.Box@ziplay.com)>; 'farmerhouston@gmail.com' <[farmerhouston@gmail.com](mailto:farmerhouston@gmail.com)>; projectmgr <[projectmgr@boiseriver.org](mailto:projectmgr@boiseriver.org)>; 'scott\_sbi@outlook.com' <[scott\\_sbi@outlook.com](mailto:scott_sbi@outlook.com)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Cassie Lamb <[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Tom Crosby



<[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; 'tate.walters@id.usda.gov' <[tate.walters@id.usda.gov](mailto:tate.walters@id.usda.gov)>; 'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; 'MGRodriguez@usbr.gov' <[MGRodriguez@usbr.gov](mailto:MGRodriguez@usbr.gov)>; BRO Admin <[BRO.Admin@deg.idaho.gov](mailto:BRO.Admin@deg.idaho.gov)>; 'John.Graves@fema.dhs.gov' <[John.Graves@fema.dhs.gov](mailto:John.Graves@fema.dhs.gov)>; Jackson, Peter <[Peter.Jackson@idwr.idaho.gov](mailto:Peter.Jackson@idwr.idaho.gov)>; O'Shea, Maureen <[Maureen.OShea@idwr.idaho.gov](mailto:Maureen.OShea@idwr.idaho.gov)>; IDWR File <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; Flack,Brandon <[brandon.flack@idfg.idaho.gov](mailto:brandon.flack@idfg.idaho.gov)>; Stevie Harris <[Stevie.Harris@ISDA.IDAHO.GOV](mailto:Stevie.Harris@ISDA.IDAHO.GOV)>; Tricia Canaday <[Tricia.Canaday@ishs.idaho.gov](mailto:Tricia.Canaday@ishs.idaho.gov)>

**Subject:** Agency Notification CU2024-0009 / Sunroc Corporation

Please see the attached agency notice. You are invited to provide written testimony or comments by **February 13, 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 **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@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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