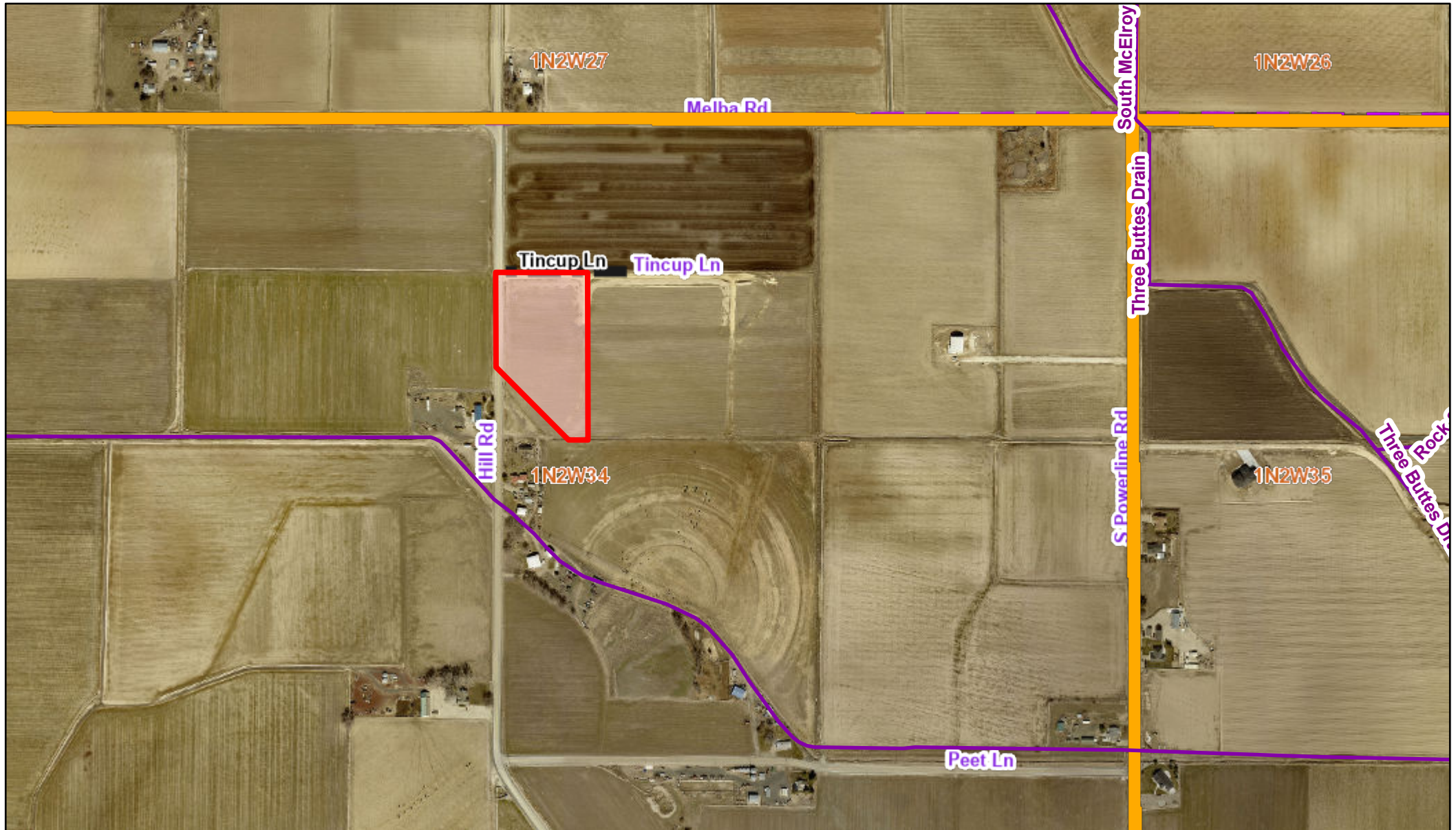
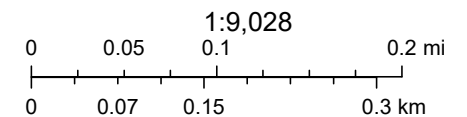


Canyon County, ID Web Map



4/4/2025, 12:34:10 PM

- | | | |
|--------------------------------------|-----------------|-----------------------------|
| Multiple Parcel Search _Query result | City Limits | ITDFunctionalClassification |
| Hydro_NHDFlowline | Sections | Major Collector |
| County Boundary | CC_PrivateRoads | Imagery_2022 |
| Current Impact Area | | Red: Band_1 |
| | | Green: Band_2 |



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

Canyon County, ID

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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jacob McClacken</u>	
	MAILING ADDRESS: <u>8481 Tincup Lane Melba, ID 83641</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>Jacob McClacken</u> Date: <u>3.28.25</u></p>		

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

SITE INFO	STREET ADDRESS: <u>8481 Tincup Lane Melba, ID 83641</u>	
	PARCEL NUMBER: <u>R28648011</u>	
	PARCEL SIZE: <u>5.01 Acres</u>	
	REQUESTED USE:	
	FLOOD ZONE (YES/NO)	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CW2025-0006</u>	DATE RECEIVED: <u>April 1 2025</u>
RECEIVED BY: <u>Arbany M</u>	APPLICATION FEE: <u>\$ 950</u> CK MO <u>CC</u> CASH

4-4-25

Letter of Intent

To Whom It May Concern,

The following is an explanation regarding the application for a Conditional Use Permit - Kennel for the residential property located at 8481 Tincup Ln in Melba, ID 83641.

Objective:

Seeking approval for the utilization of the property as a dog only boarding facility. We're seeking a Conditional Use Permit to operate a dog kennel. The maximum number of dogs would potentially be 22. Business operating hours are from 8am to 8pm every day of the week as needed. Gravel is in front of the kennel structure and asphalt will be in front of our house to keep dust levels down. The kennel will have a 42" circulation fan with a shutter on a timer to allow 10-12 air exchanges per hour. There is a 4 unit mini-split system already installed that keeps the temperature around 70 degrees the entire year. Water is piped to the kennel from our well for watering dogs and cleaning purposes. The kennel will have its own septic tank. We own the property and there's an easement in place, please see the Road Maintenance Agreement and Warranty Deed for legal access. There won't be any existing or future impacts to traffic patterns as only two or three client vehicles will be present on the property at one time. The same goes for any potential impacts to essential services.

Intended Use:

The property is 5.01 acres and is encompassed by agricultural land with residential homes in the vicinity. We currently have a 2,040 square foot facility with 20 dog kennels that we plan to use as a boarding and training facility for all breeds but primarily upland and waterfowl hunting dogs. Our busy season will be from February through September as we do not train dogs during the hunting season so for 4 months of the year the structure will basically be vacant. The structure has met local building regulations as it's permitted for personal use (BP2023-0837) but will be transferred to a commercial structure upon the Conditional Use Permit for a kennel being granted. The mini split system that heats and cools the structure has also been approved by DOPL (Permit # 1586519). There is also 2 inches of spray foam on all of the walls and ceilings. Electrical has also been approved by Idaho Power, please see attached for inside the electrical control panel. Lastly, the structure has a gutter system installed to deal with any storm issues.

There will be wooden post and wire meshing fencing that's 6' high around the front and back of the structure for dogs to air out as well as a safety valve in the event a dog gets outside the structure without a leash on.

We propose temporary housing from 1 day up to 8 months for a maximum of 22 dogs on the premises and currently have no plans to hire employees. Public interactions with the kennel will be kept to a minimum to help ensure the health and safety of all dogs being boarded. The only

3.28.25

reason the public will be at the kennels will be to either drop off or pick up their dog(s). Clients will be accessing the kennels from turning off Hill Rd and onto Tincup Ln and then turning right down our private gravel driveway that leads past our house and to the kennel structure.

Sincerely,

Jacob and Keeta McCracken

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: _____
☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

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

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

5. ACCESS:
☐ Frontage ☒ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. STORMWATER: ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: kernel

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday 8am to 6pm
☐ Tuesday " to "
☐ Wednesday " to "
☐ Thursday " to "
☐ Friday " to "
☐ Saturday " to "
☐ Sunday " to "

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

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

Height: 6 ft Width: 30 ft. Height above ground: _____ ft

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

5. PARKING AND LOADING:

How many parking spaces? 3

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 22

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☒ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☒ Enclosure ☐ Barrier/Berm ☒ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☒ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



SITE INFORMATION

Site Address: 8481 Tincup Lane

Parcel Number: R28648011

City: Melba

State: ID

ZIP Code: 83611

Notices Mailed Date:

Number of Acres: 5.1

Current Zoning:

Description of the Request:

Conditional - Use - Permit : Kernel

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jacob Melnick

Company Name: Table Rock Kernels

Current address: 8481 Tincup Lane

City: Melba

State: ID

ZIP Code: 83611

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 3.24.25

MEETING LOCATION: 8481 Tincup Ln Melba, ID

MEETING START TIME: 7:00pm

MEETING END TIME: 7:15pm

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Wade Hanson

Wade Hanson

734 Hill Rd Melba ID

2. Laura Shelley

Laura Shelley

716 Hill Rd Melba ID

3. Aldo Pinto

Aldo Pinto

780 Tincup Ln Melba

4. Richard Fricelle

Richard Fricelle

767 Hill Rd Melba

5. Jon Stosich

Jon Stosich

6579 13/4th Ln Melba

6. Jacob Melnick

Jacob Melnick

8481 Tincup Ln Melba, ID

7.

8.

9.

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

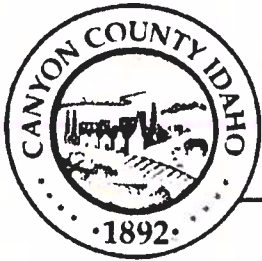
APPLICANT/REPRESENTATIVE (Please print):

Jacob McWicker

APPLICANT/REPRESENTATIVE (Signature):

Jacob McWicker

DATE: 3 / 24 / 25



AGENCY ACKNOWLEDGMENT

Date:

Applicant: Jacob McCracken

Parcel Number: R28648011

Site Address: 8481 Tincup Lane Melba ID 83641

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 02/28/2025 Signed:

Anthony Lee

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

Fire District:

District: Melba Rural Fire District

☒ Applicant submitted/met for official review.

Date: 2-20-25 Signed:

Thy Thy

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

Highway District:

informal

District: Ramp Highway Dist. #1

☒ Applicant submitted/met for official review.

Date: 2-20-25 Signed:

Edward T. T.

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

Irrigation District: BK 846 C

District: Boise-Kuna Irrigation District

☐ Applicant submitted/met for official review.

Date: 2-20-2025 Signed:

Donna Kerner

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

Area of City Impact:

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed:

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

Received by Canyon County Development Services:

Date: _____ Signed:

Canyon County Development Services Staff

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

APPLICATION-Acknowledgement Notice



Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

(Official Use Only)

Acres: 5.01

Parcel #: R286480110

Property Address: 8481 Tincup Lane City Melba Zip Code 83641

Legal Description: Township 1N Range 2W Section 34 County Canyon

Subdivision: NA Lot _____ Block _____

Applicants Name: Jacob McClracken Email: _____

Mailing Address: 8481 Tincup Lane Phone # _____

City: Melba State: ID Zip Code: 83641

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name: Same as above

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

The proposed use will be: ☐ Residential ☒ Commercial ☐ Agricultural
Is there an existing structure(s) on this parcel? ☒ Yes ☐ No
Is a Letter of Intended Use provided? ☐ Yes ☒ No pending
The proposed change will be: ☐ Land Split ☒ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 1

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:
Proposal is for a dog boarding facility.

SIGNATURE: Jacob McClracken

DATE: 2.28.25

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.



SOUTHWEST
DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Table Rock Kennels
Applicant: Jacob McCracken
P E / P G : _____
All others in Attendance: _____

EHS#035 Date 02/28/2025

Number of Lots or Flow: 1 Acreage of Proposed Development 5.01
Location of Development: 8481 Tincup Ln
Melba, ID 83641
R28648011 0

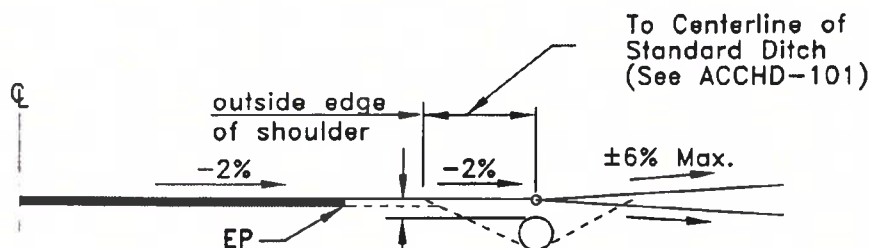
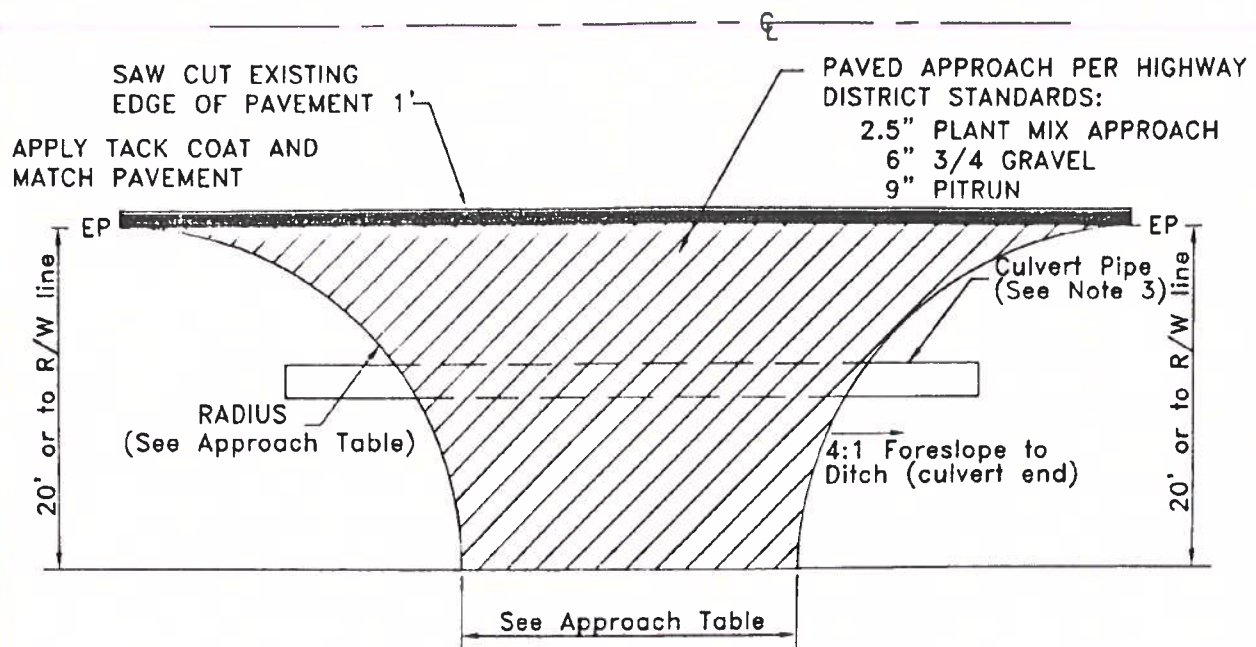
Project in Area of Concern: Designated NP area Groundwater/Rock <10' >10'
Level 1 NP Necessary for N: Yes, if wastewater flows is >600 gallons per day.

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ☒, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: No

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: The applicant discussed with SWDH the proposal for dog kennel
and a conditional use permit for rezoning parcel from agriculture to
commercial on 5.01 acres. There is an existing 4-bedroom house with
a shop that is proposing to be converted into a 22 space dog kennel. The
applicant must submit a letter of intended use along with the non
domestic wastewater application which SWDH will send to the
Department of Environmental Health (DEQ) for review. The applicant has
not submitted a site evaluation and test holes have not been conducted
on site. Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.



APPROACH TABLE

APPROACH TYPE	Appr. Width*		Min.** Radius
	Min.	Max.	
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

NOTES:

1. APPROACHES SPACING SHALL CONFORM TO SECTION 3000 OF THE ACCHD MANUAL.

2. INGRESS/EGRESS BY FORWARD MOTION ONLY.

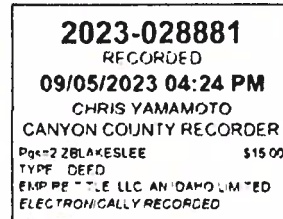
3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

**COMMERCIAL APPROACH AND ACCESS
SERVING 3 OR MORE PROPERTIES**

N.T.S.

STANDARD DRAWING No. ACCHD-106
CANYON COUNTY HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

REVISED 12/08



WARRANTY DEED

FOR VALUE RECEIVED

Brian Bailey and Jennifer Bailey, husband and wife GRANTOR(s) does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Jacob McCracken and Keeta McCracken, husband and wife GRANTEE(s), whose current address is: 613 N Mudstone Way, Kuna, ID 83634 the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 9/5/23

Brian Bailey

Jennifer Bailey

State of Idaho
County Ada

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for Idaho
Residing at: Boise
My Commission Expires: 1-17-24

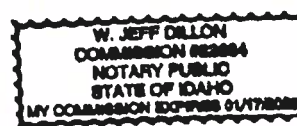


EXHIBIT A

BASIS OF BEARING for this description is North 00° 00' 00" East, between a brass cap, LS 972 marking the C1/4 corner of Section 34 and a brass cap, LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

A parcel of land being Parcel "E" as shown on that certain Record of Survey, recorded as Instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34, T. 1 N., R. 2 W., B.M., Canyon County, Idaho more particularly described as follows:

COMMENCING at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34;

Thence North 00° 00' 00" East, coincident with the west line of said NW1/4 of the NE1/4, a distance of 300.00 feet to a 5/8" rebar with cap PLS 11574 and the POINT OF BEGINNING;

Thence continuing, North 00° 00' 00" East, coincident with said west line 391.49 feet to a 5/8" rebar with cap PLS 11574;

Thence South 89° 52' 09" East, 380.66 feet to a 5/8" rebar with cap PLS 11574;

Thence South 00° 00' 00" West, 691.56 feet to a 5/8" rebar with cap PLS 11574 on the south line of said NW1/4 of the NE1/4;

Thence North 89° 51' 32" West, coincident with said south line, 80.66 feet to a 5/8" rebar with cap PLS 11574;

Thence North 44° 55' 46" West, 424.79 feet to the POINT OF BEGINNING.

SUBJECT TO a 40-foot-wide ingress-egress and utility easement over and across the North 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also, TOGETHER WITH and SUBJECT TO an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.



Sawtooth Land Surveying, LLC

EXHIBIT A

PLS 11574
2022-017454

Parcel E Description

BASIS OF BEARING for this description is N 00°00'00" E, between a brass cap LS 972 marking the C1/4 corner of Section 34 and a brass cap LS 972 marking the N1/4 corner of Section 34, both in Township 1 North, Range 2 West, Boise Meridian, Canyon County, Idaho.

A parcel of land being Parcel "E" as shown on that certain Record of Survey, recorded as Instrument Number 2022-017454, Canyon County Records, located in the NW1/4 of the NE1/4 of Section 34, T. 1 N., R. 2 W., B. M., Canyon County, Idaho, more particularly described as follows:

COMMENCING at a 5/8" rebar with an illegible cap marking the CN1/16 corner of said Section 34;

Thence N 0°00'00" E, coincident with the west line of said NW1/4 of the NE1/4, a distance of 300.00 feet to a 5/8" rebar with cap PLS 11574 and the **POINT OF BEGINNING**;

Thence continuing N 0°00'00" E, coincident with said west line 391.49 feet to a 5/8" rebar with cap PLS 11574;

Thence S 89°52'09" E, 380.66 feet to a 5/8" rebar with cap PLS 11574;

Thence S 0°00'00" W, 691.56 feet to a 5/8" rebar with cap PLS 11574 on the south line of said NW1/4 of the NE1/4;

Thence N 89°51'32" W, coincident with said south line, 80.66 feet to a 5/8" rebar with cap PLS 11574;

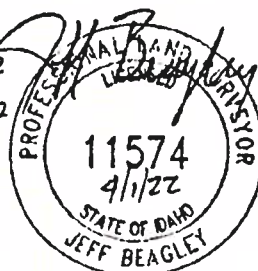
Thence N 44°55'46" W, 424.79 feet to the **POINT OF BEGINNING**.

The above described parcel contains 5.010 acres more or less.

Also, **SUBJECT TO** a 40-foot-wide ingress-egress and utility easement over and across the north 40.00 feet of Parcel E as shown on said Record of Survey Instrument Number 2022-017454.

Also, **TOGETHER WITH** and **SUBJECT TO** an irrigation easement over and across Parcels E and F as shown on said Record of Survey Instrument Number 2022-017454.

AuthentSign ID:
Jonathan D Stosich
04/14/22
4/15/2022
MOUNTAIN WEST IRA, INC.
BY: ADRIANE J. HULL
ITS: AUTHORIZED SIGNER



AuthentSign ID:
Brian Bailey 04/05/22
AuthentSign ID:
Jennifer Bailey 04/05/22

SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

The undersigned parties, Owners of parcels D and E, and those Owners of properties benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO. 2022-017454 ("Easement") attached hereto, agree to the following:

- All expenses of construction, installation, maintenance, repair, and/or restoration of the Lane and Easement shall be shared between parcels D and E. Parcel D shall be responsible for five-sixths of said costs with Parcel E responsible for the remaining associated costs (one sixth). Each Owner agrees to keep records and receipts of all such expenses and make them available to the other Owner for purposes of allocating and paying said expenses.
- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributes and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Recorders.

Acknowledged By: [Signature]

Date: 9-5-23

[Signature] Date: 9-5-23

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and Jonathan Stosich

By: [Signature]

Date: 9/5/23

State of Idaho

) S.S.

County of Blaine

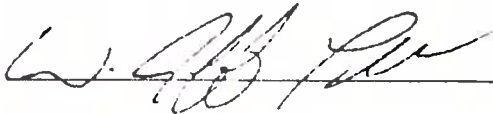
On this 5th day of September, in the year 2023 before me

W. Jeff Patton, personally appeared Brian Bailey, Jennifer Bailey, and

State of Idaho ,

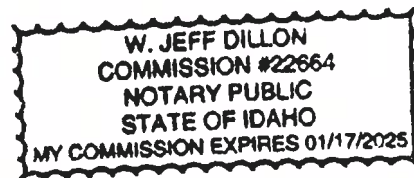
Ada County, ss.

On this 5th day of September, in the year of 2023, before me the undersigned Notary Public in and for said State, personally appeared Brian Bailey and Jennifer Bailey, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he executed the same.



Residing at: Boise, Idaho

My Commission Expires: 1/17/25



REVISED SHARED ACCESS AND ROAD MAINTENANCE AGREEMENT TinCup Lane

Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan Stosich SEP
IRA and MWIRAFBO Jonathan Stosich ROTH IRA

The undersigned parties, Owners of parcels D and E, and those Owners of properties
benefited by the private lane commonly known as TinCup Lane ("Lane") and a 40' Ingress/
Egress, Utility, Irrigation and Drainage Easement as shown on the ROS Instrument NO.
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- Owners of Parcel C shall have access over the first 100 feet Lane and Easement (beginning from Hill Road for ingress, egress and normal agricultural activities).
- The Lane and Easement shall be maintained by Parcel Owners in good, passable condition under all traffic and weather conditions, with expense therefore being shared accordingly (as allocated above) between the Owners.
- This Agreement shall run with the land and shall be appurtenant thereto and is not a personal right afforded to each party, and shall bind all benefited properties and the parties, their heirs, legal representative, successors, distributees and assigns.
- In the event that parcel owners D and E do not share the construction of the road, (one parcel owner builds before the other) all receipts shall be kept to show proof of costs and all debts associated with the easement shall be made current prior to commencing any construction. Original receipts must be kept as proof of cost.
- Owners shall agree in advance (before any major expense is incurred) on the nature, timing and payment of said expense.
- Amendments to this Agreement shall be made only by written instrument executed by each of the parties hereto.
- This Agreement shall be recorded in the office of the Canyon County Records.

Acknowledged By:

Austin Leagjeld

Date:

9/14/23

MOUNTAIN WEST IRA, INC.
BY: AUSTIN LEAGJELD
ITS: AUTHORIZED SIGNER

Parcel Owners Brian and Jennifer Bailey, Jacob and Keeta McCracken, and MWIRAFBO Jonathan
Stosich SEP IRA and MWIRAFBO Jonathan Stosich ROTH IRA

Approved by: Jonathan Stosich

[Signature]

Date:

9/13/2023

By

Date

State of Illinois
JSS

County of Jefferson

On this 1st day of October in the year 2021, before me

Sherry Poole personally appeared Jonathan Stosich and

Rothira and proved to me on the basis of satisfactory evidence to be
the persons whose names/s initials subscribed to the within instrument, and acknowledged that
he/she/they executed the same on behalf of MWIRA FBO Jonathan Stosich SEP IRA and
MWIRA FBO Jonathan Stosich ROTH IRA

Notary Public

My Commission Expires on 10/31/2022

SHERRY POOLE
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION NUMBER 02274715
MY COMMISSION EXPIRES 10/31/2022

Jonathan Stosich

Rothira

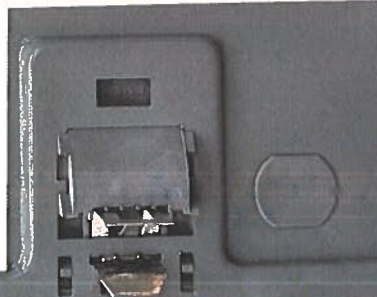
Sherry Poole

Sherry Poole



WARNING ADVERTENCIA AVERTISSEMENT			DANGER			PELIGRO			DANGER		
<p>Read and understand these instructions before attempting to install or service this equipment. Failure to follow these instructions could result in death or serious injury.</p>			<p>HAZARD OF ELECTRIC SHOCK, EXPLOSION, OR ARC FLASH</p> <ul style="list-style-type: none">● Always de-energize before working on equipment (PPE) and follow safe electrical practices.● This equipment must be installed and serviced by qualified electrical personnel.● Turn off all power supplying this equipment before working on or inside equipment.● Always use a properly rated voltage sensing device to confirm power is off.● Keep fire extinguishers nearby and always follow proper fire safety procedures. <p>Failure to follow these instructions will result in death or serious injury.</p>			<p>PELIGRO DE DESCARGA ELÉCTRICA, EXPLOSIÓN O DESTELLO POR ARCO</p> <ul style="list-style-type: none">● Nunca se exponga a la electricidad sin el uso de EPP y siga las prácticas de seguridad eléctrica apropiadas.● Siempre el personal debe estar capacitado para instalar y realizar servicio de mantenimiento a este equipo.● Desenergice el equipo antes de realizar cualquier trabajo en él.● Siempre utilice un dispositivo detector de tensión de valor nominal adecuado para confirmar la desconexión del equipo.● Antes de energizar el equipo, asegure a colocar todos los dispositivos, las puertas y los frenos. <p>El incumplimiento de estas precauciones podrá causar la muerte o lesiones serias.</p>			<p>RISQUE D'ÉLECTROCUTION, D'EXPLOSION OU D'ÉCLAIR D'ARC</p> <ul style="list-style-type: none">● Portez un équipement de protection personnel (EPP) approprié et observez les pratiques de travail sécuritaires adéquates.● Seul un personnel qualifié doit effectuer l'installation et l'entretien de cet équipement.● Coupez l'alimentation de cet appareil avant d'y travailler.● Utilisez toujours un dispositif de détection de tension à valeur nominale appropriée pour s'assurer que l'alimentation est coupée.● Avant de réenergiser l'appareil, assurez-vous que toutes les portes et les couvercles sont fermés. <p>Si ces précautions ne sont pas respectées, cela entraînera la mort ou des blessures graves.</p>		
<p>Unit only Square D HOM Circuit Breakers / Unit only Square D HOM Circuit Breakers / Unit only Square D HOM Circuit Breakers</p>			<p>Unit only Square D HOM Circuit Breakers / Unit only Square D HOM Circuit Breakers / Unit only Square D HOM Circuit Breakers</p>			<p>Unit only Square D HOM Circuit Breakers / Unit only Square D HOM Circuit Breakers / Unit only Square D HOM Circuit Breakers</p>			<p>Unit only Square D HOM Circuit Breakers / Unit only Square D HOM Circuit Breakers / Unit only Square D HOM Circuit Breakers</p>		
<p>17 15 13 11 9 7 5 3 1</p>			<p>17 15 13 11 9 7 5 3 1</p>			<p>17 15 13 11 9 7 5 3 1</p>			<p>17 15 13 11 9 7 5 3 1</p>		
<p>Mini Split System</p>			<p>Dallas A.</p>			<p>Outlets</p>			<p>Lights</p>		
<p>State of Idaho Division of Occupational and Professional Licenses FINAL INSPECTION</p>			<p>Permit Number 15866519</p>			<p>Date 3/10/25</p>			<p>State of Idaho Division of Building Safety FINAL INSPECTION</p>		

APPROVED FOR COVER
Division of Occupational and Professional Licenses
State of Idaho
Permit Number
15866519
Date
3/10/25



State of Idaho
Division of Building Safety
FINAL INSPECTION
Permit Number
15866519
Date
3/10/25

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: 85068

Date: 4/4/2025

Date Created: 4/4/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jacob McCracken

Comments: CU2025-0006

Site Address: 8481 TINCUP LN, Melba ID 83641 / Parcel Number: 28648011 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Administration - Miscellaneous	CU2025-0006	\$950.00	\$0.00	\$0.00

Sub Total: \$950.00

Sales Tax: \$0.00

Total Charges: \$950.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	173804297	\$950.00

Total Payments: \$950.00

ADJUSTMENTS

Receipt Balance: \$0.00

Arbay Mberwa

From: Madelyn Vander Veen
Sent: Wednesday, May 28, 2025 12:05 PM
To: Arbay Mberwa
Subject: Agency Notice CU2025-0006 / McCracken

Hello Arbay,

If approved, the structure will need to be assigned an address. I would recommend adding a condition of approval requiring an address prior to issuance of a certificate of occupancy.

Thanks,

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

DSD public office hours:

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

Wednesday: 1pm – 5pm

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Arbay Mberwa

From: Caitlin Ross
Sent: Wednesday, May 28, 2025 1:28 PM
To: Arbay Mberwa
Subject: FW: [External] RE: Agency Notice CU2025-0006 / McCracken

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, May 28, 2025 12:18 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0006 / McCracken

Hello,

After careful review of the transmittal submitted to ITD on May 28, 2025 regarding, CU2025-0006-McCracken, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you

Mila Kinakh

D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, May 28, 2025 8:33 AM
To: 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 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>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notice CU2025-0006 / McCracken

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Please see the attached agency notice. You are invited to provide written testimony or comments by **June 28, 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 **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

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Wednesday

1pm – 5pm

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Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, May 28, 2025 3:31 PM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0006 / McCracken

Hi Arbay,

- 1.) Will a Nutrient Pathogen Study be required? **SWDH may require a Nutrient Pathogen Study depending on whether total wastewater flows meet or exceed 600 gallons per day.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **A subsurface sewage disposal system has not been determined to be a feasible option at this time.**

Please let me know if you have any questions.

Thank you,



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

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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, May 28, 2025 8:33 AM
To: 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; Anthony Lee <Anthony.Lee@swdh.id.gov>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division

<GISAddressing@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notice CU2025-0006 / McCracken

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Please direct your comments or questions to Planner **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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RICHARD MURGOITIO
CHAIRMAN OF THE BOARD

DAN SHEIRBON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

28 May 2025

Canyon County Development Services
111 North 11th Ave., Ste. 140
Caldwell, Idaho 83605

RE: Jacob McCracken
8481 Tincup Lane, Melba, Idaho
Boise-Kuna Irrigation District
Ham Lateral 23+00
Sec. 34, T1N, R2W, BM.

CU2025-0006

BK-846 C

RECEIVED
JUN 02 2025
RECEIVED

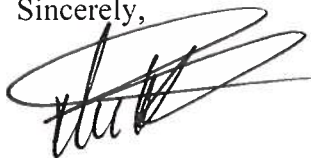
Arbay Mberwa, Planner:

There are no Boise Project or Boise-Kuna Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,

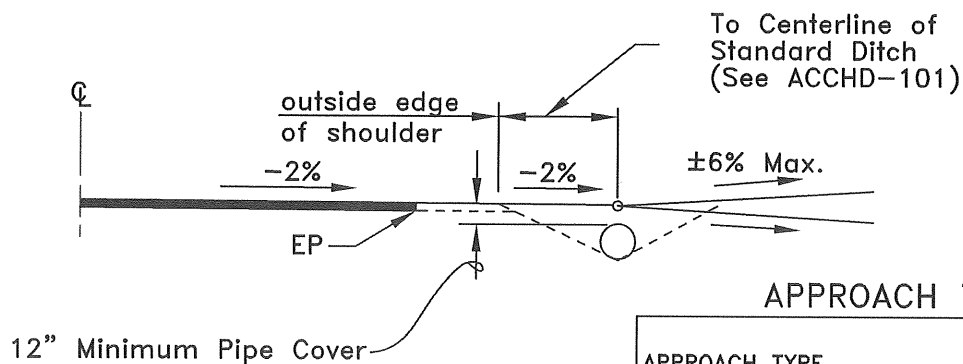
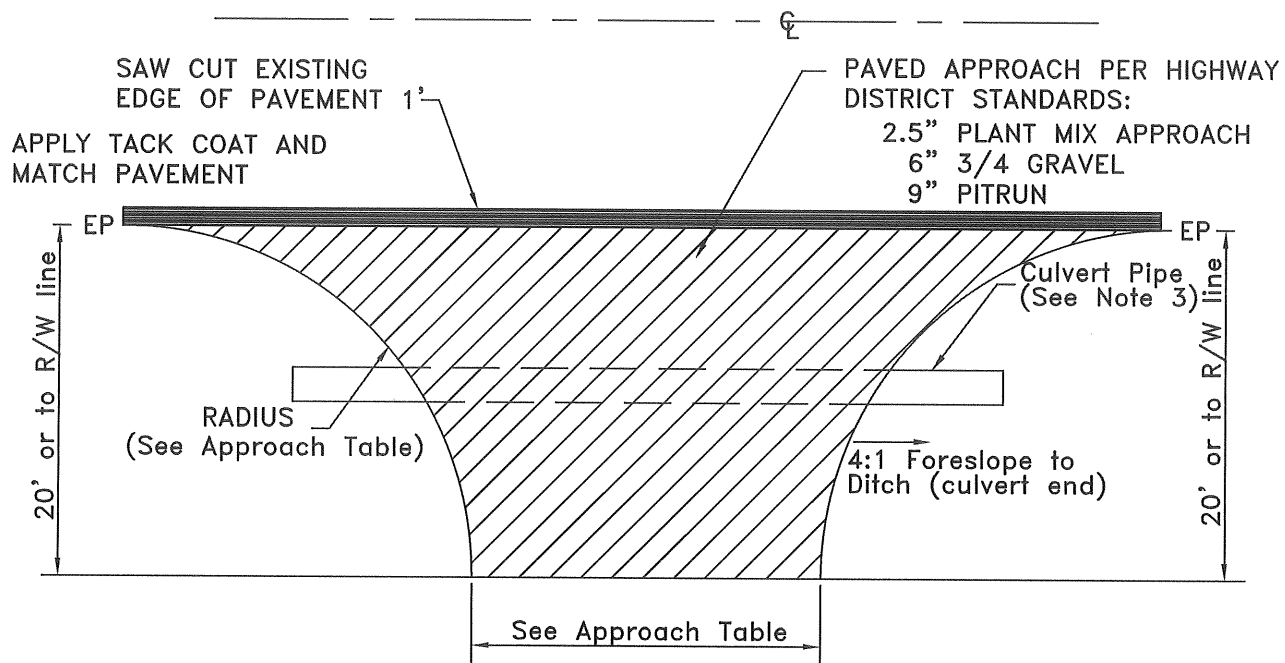


Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Ray Moore Watermaster, Div; 3 BPBC
Alicia Flavel Secretary – Treasurer, BKID

File



APPROACH TABLE

APPROACH TYPE	Appr. Width*		Min.** Radius
	Min.	Max.	
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

NOTES:

1. APPROACHES SPACING SHALL CONFORM TO SECTION 3000 OF THE ACCHD MANUAL.

2. INGRESS/EGRESS BY FORWARD MOTION ONLY.

3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

COMMERCIAL APPROACH AND ACCESS SERVING 3 OR MORE PROPERTIES

N.T.S.

STANDARD DRAWING No. ACCHD-106
CANYON COUNTY HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

REVISED 12/08

Arbay Mberwa

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, June 2, 2025 8:28 AM
To: Arbay Mberwa
Subject: [External] FW: Agency Notice CU2025-0006 / McCracken
Attachments: Agency Response Requested Notification Form 5.28.25.pdf; CU2025-0006 application_Redacted.pdf; Commercial Approach Spec..pdf

Good Morning Arbay,

Nampa Highway District #1 requires a paved apron be installed on any approach serving a business per ACCHD Standard Drawing #ACCHD-106. I have attached a copy of the standards drawing that they are required to meet.

Let me know if you have any questions or comments.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, May 28, 2025 8:33 AM
To: 'sadams@melbaschools.org' <sadams@melbaschools.org>; 'brian.mccormack@melbafire.id.gov' <brian.mccormack@melbafire.id.gov>; 'kenny.hoagland@melbafire.id.gov' <kenny.hoagland@melbafire.id.gov>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Eddy Thiel <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'aflavel.bkirrdist@gmail.com' <aflavel.bkirrdist@gmail.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <kathy.husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2025-0006 / McCracken

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Thank you,



Caitlin Ross

Hearing Specialist

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

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

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June 2, 2025

Arbay Mberwa, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
arbay.mberwa@canyoncounty.id.gov

Subject: Agency Notice CU2025-0006 / McCracken

Dear Arbey Mberwa:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

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

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss the 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 planning 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 are 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 groundwater 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 planning 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 the best construction 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 released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

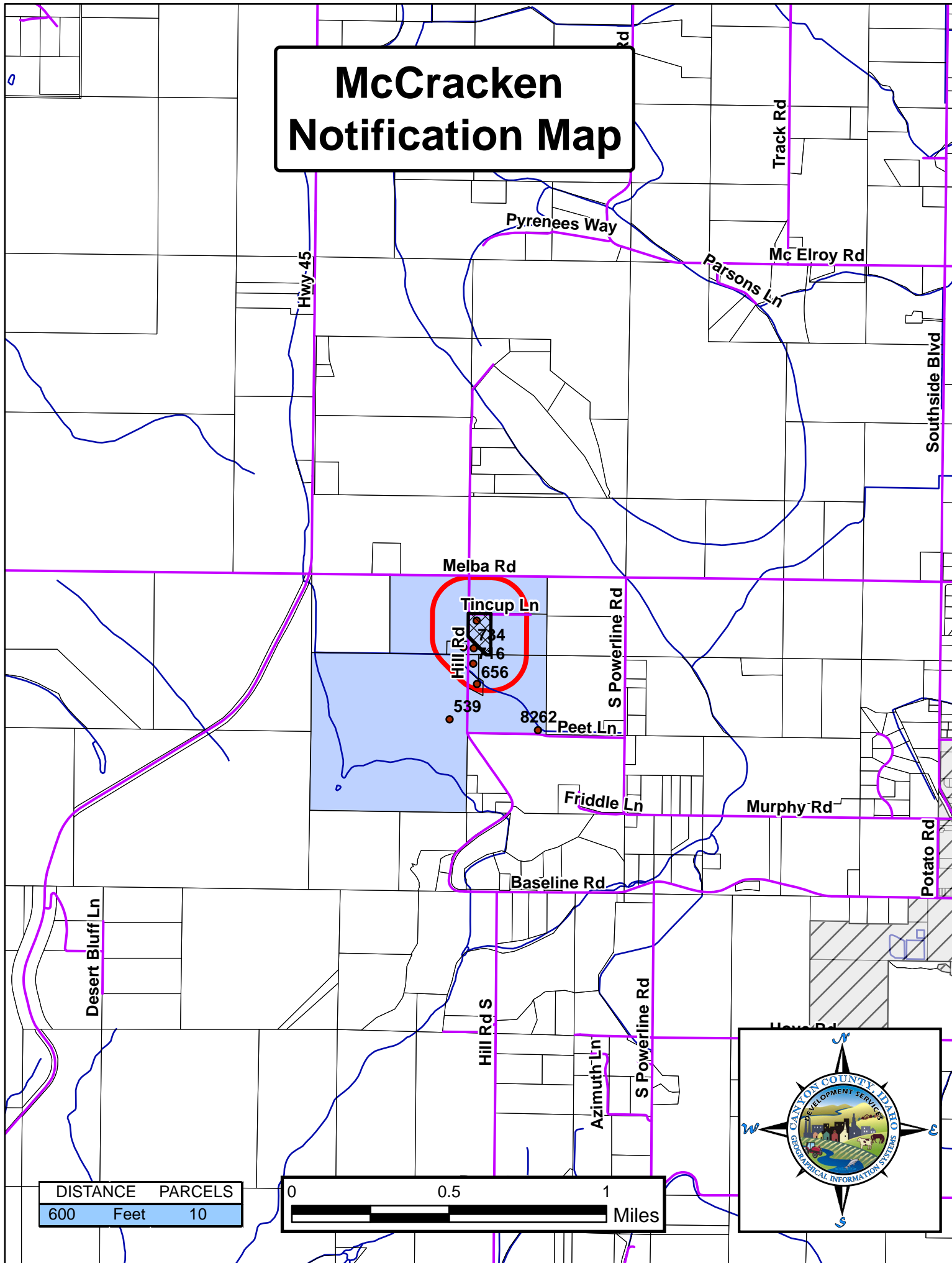
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

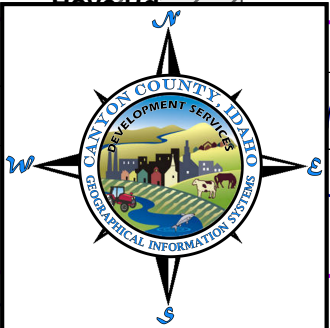
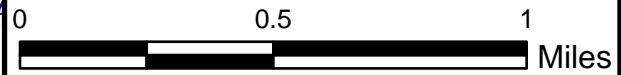
A handwritten signature in blue ink, appearing to read "Troy G. Smith". The signature is stylized with a large initial "T" and a long horizontal stroke.

Troy Smith
Regional Administrator

McCracken Notification Map

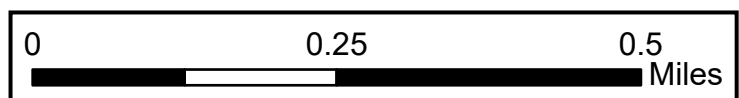
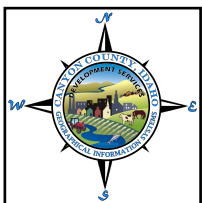
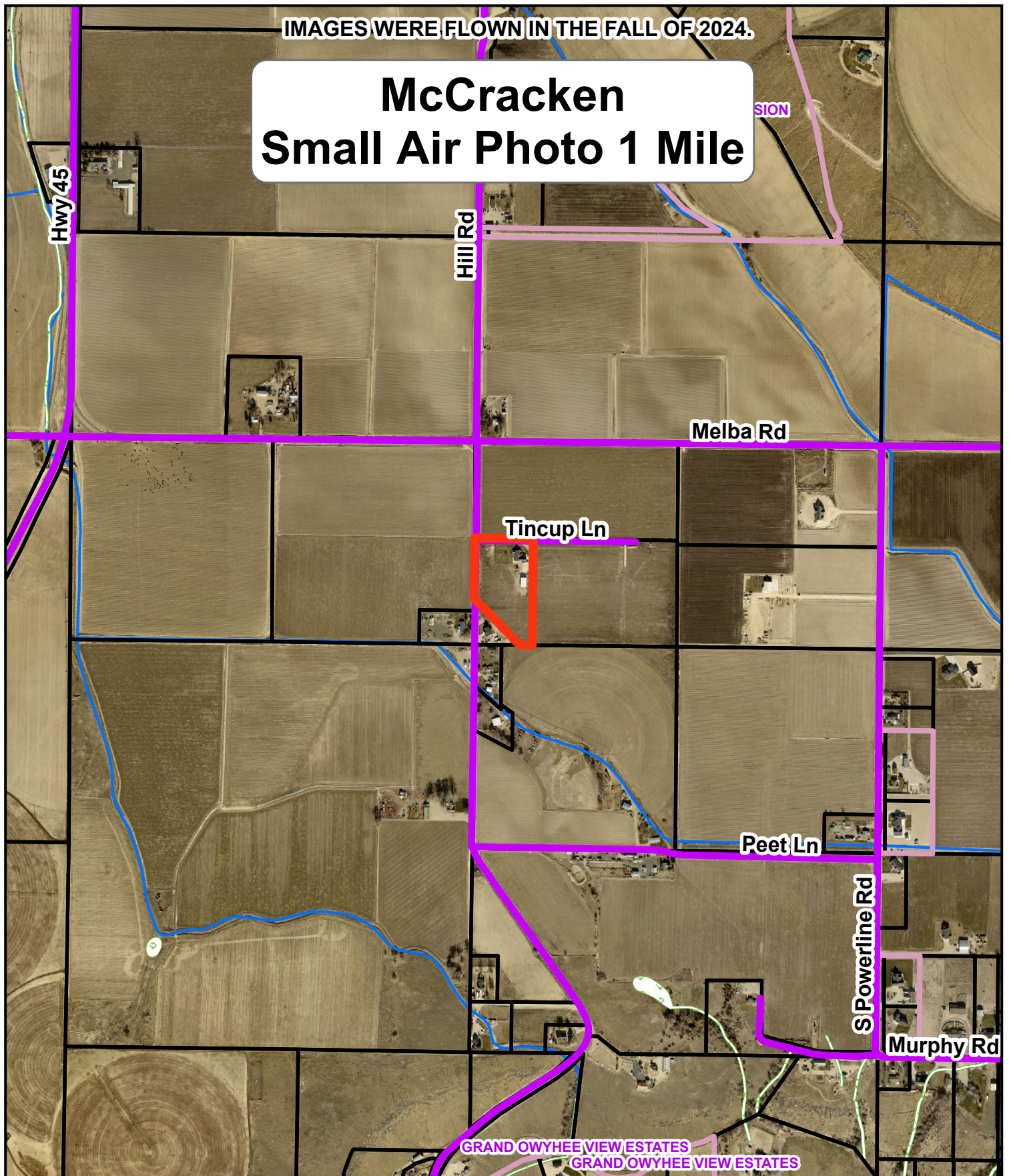


DISTANCE	PARCELS
600	Feet 10



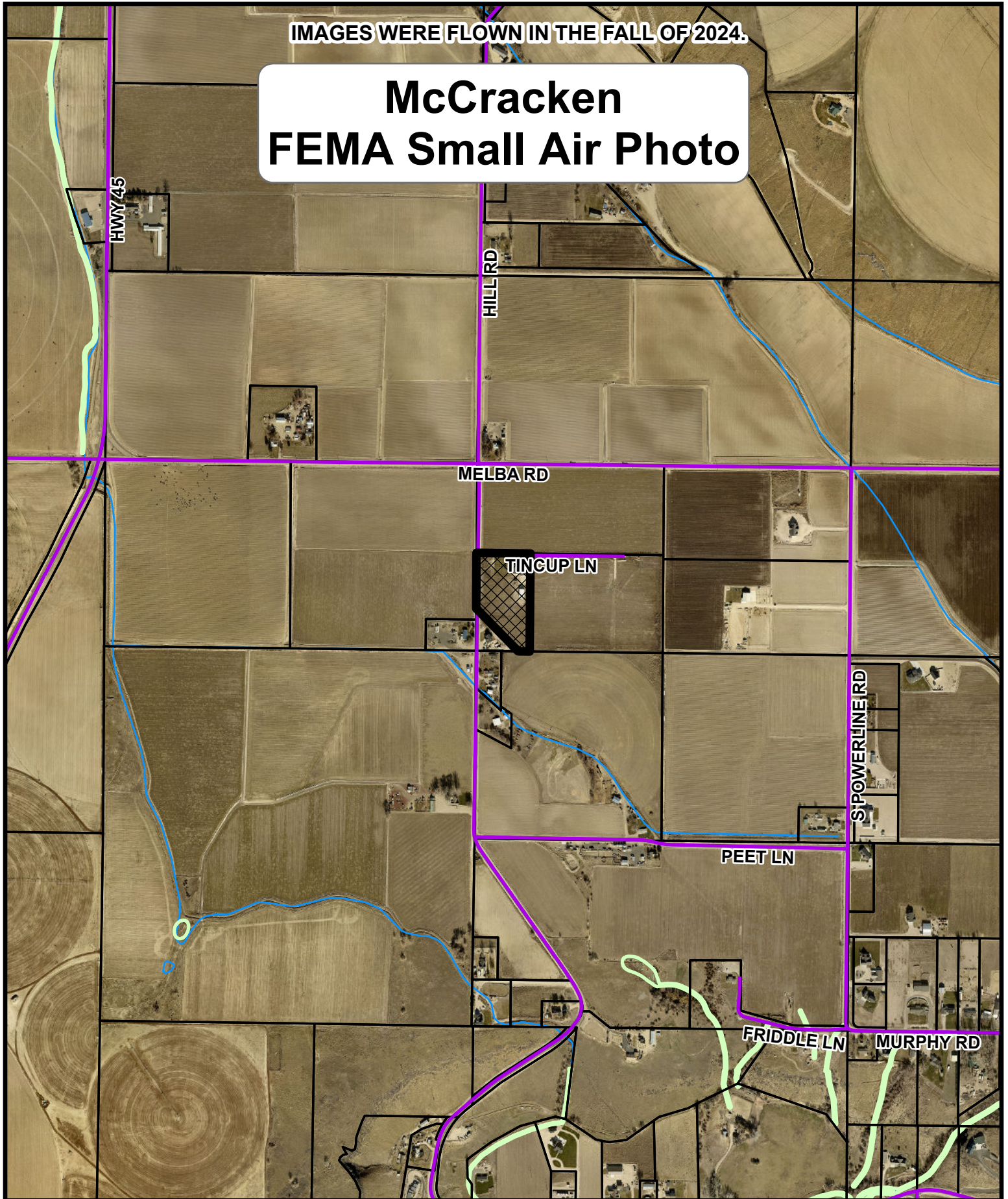
IMAGES WERE FLOWN IN THE FALL OF 2024.

McCracken Small Air Photo 1 Mile



IMAGES WERE FLOWN IN THE FALL OF 2024.

McCracken FEMA Small Air Photo

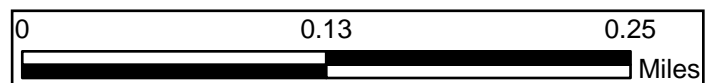
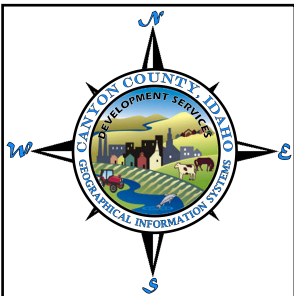
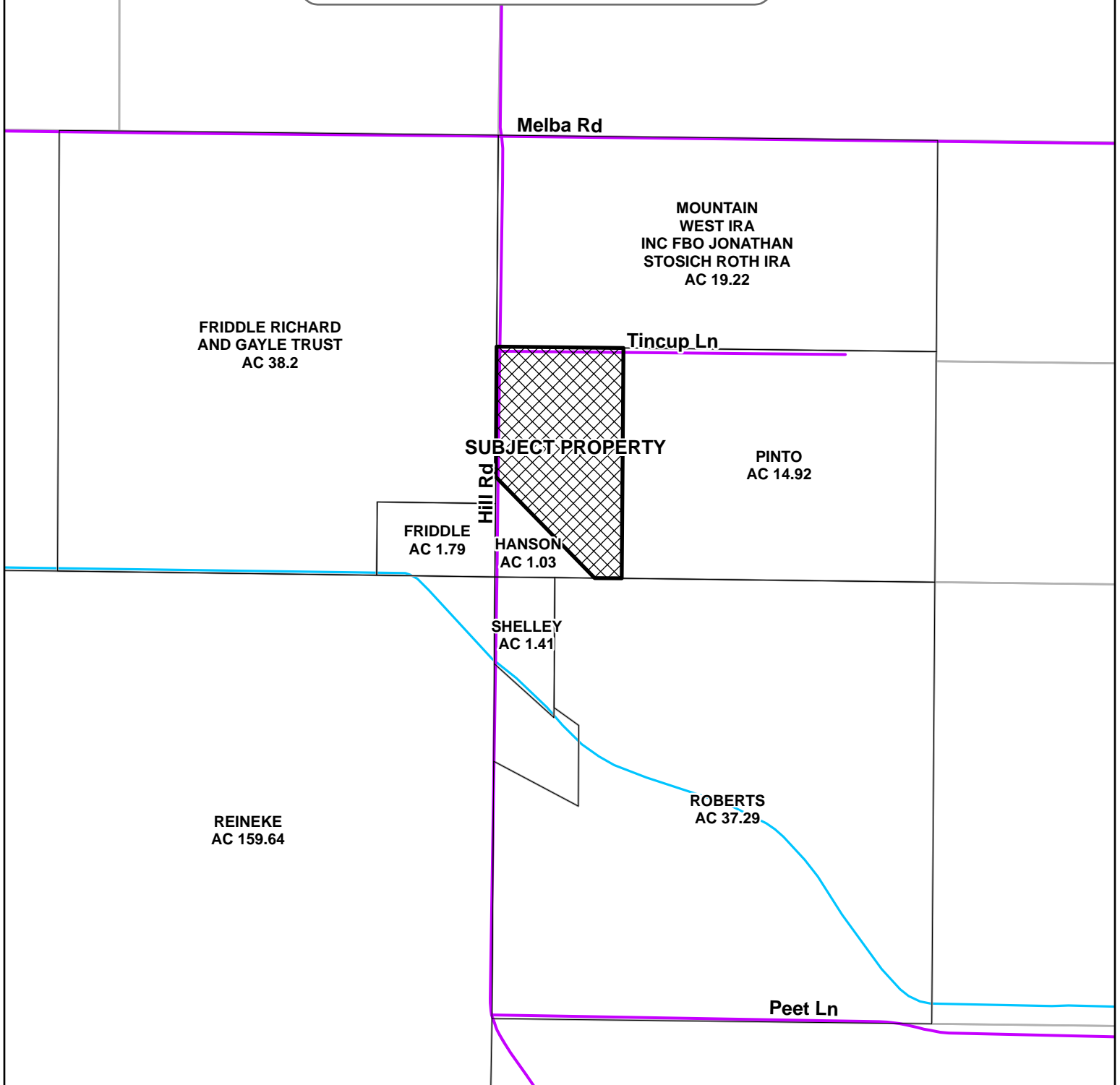


Legend

SUBJECT_PROPERTY	A
TAXLOTS	AE
WETLANDS	X



McCracken Small Vicinity Map



Neighborhood Notification Map

Parcel No. R28648011

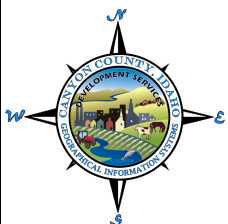
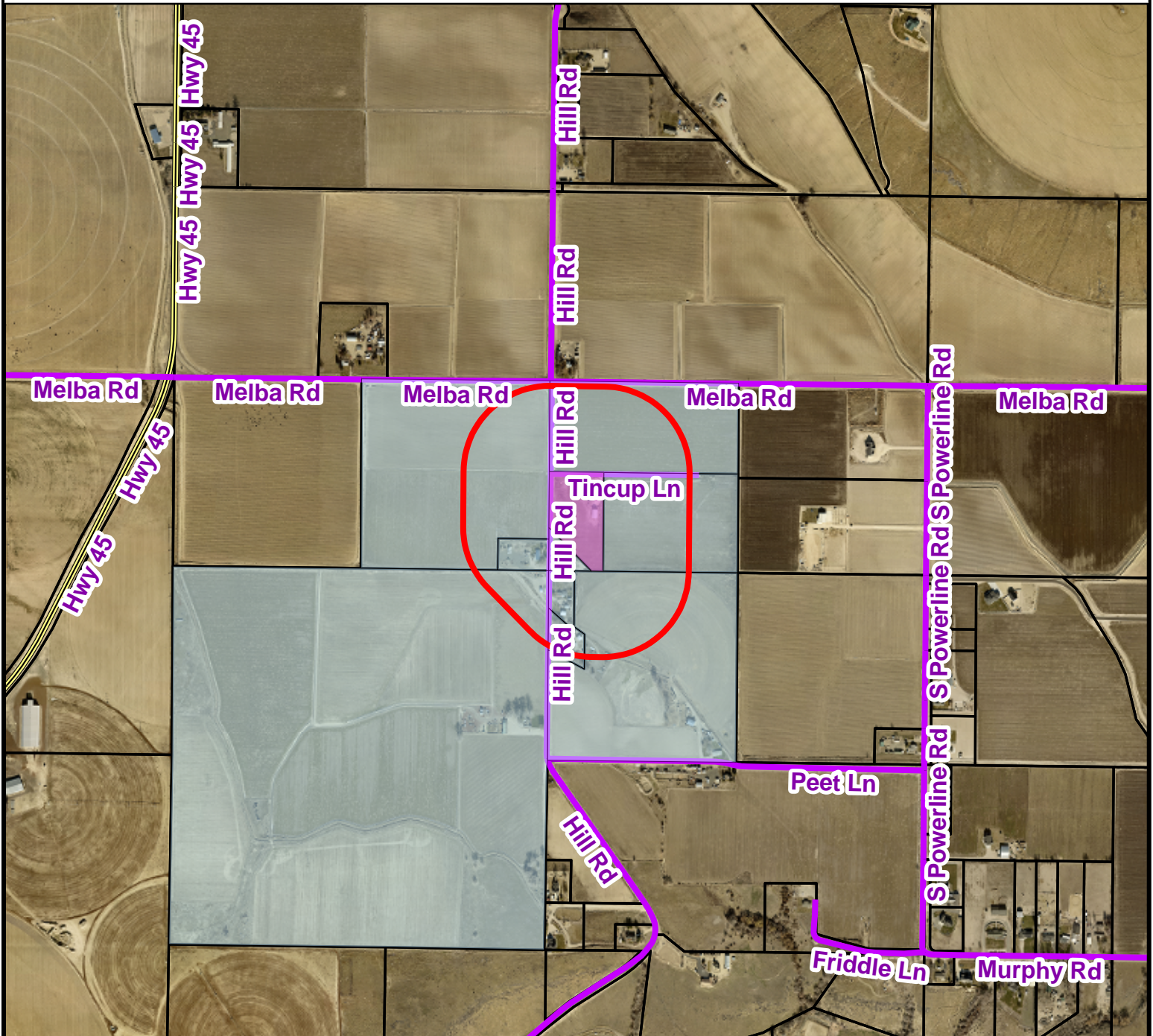
Buffer Distance 600 Feet

Canyon County
Development Services
111 N. 11th Ave ROOM 310
Caldwell, ID 83605



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

Date: 7/9/2025
By: TAlmeida



Legend

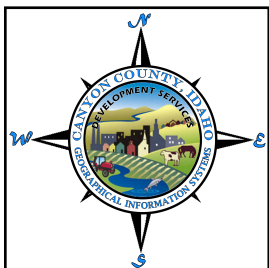
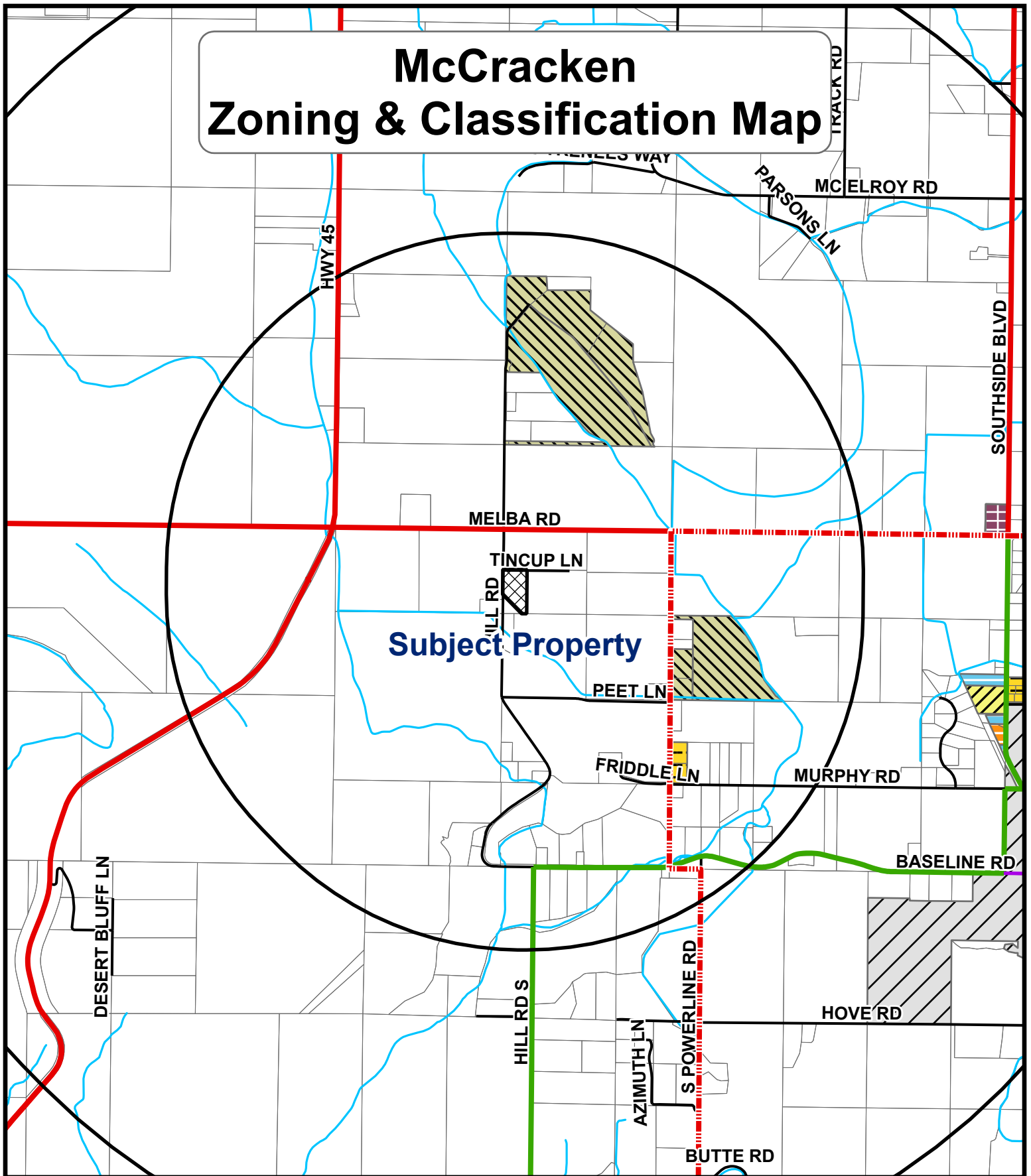
- NOTIFICATION BUFFER
- SUBJECT_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

SCALE

0 0.2 0.4 Miles

Neighborhood listings and maps are provided "as-is" without warranties on accuracy, completeness, or timeliness. Users are solely responsible for determining their appropriateness for decision-making. Canyon County, ID makes no guarantees, express or implied, including fitness for any particular use. Maps are dynamic and subject to ongoing revisions; they do not represent a survey. Neither Canyon County nor its employees assume liability for any errors or damages arising from the use of this information.

McCracken Zoning & Classification Map



RR
 CR-RR
 R1
 CR-R1
 R2
 C
 C1
 CR-C1

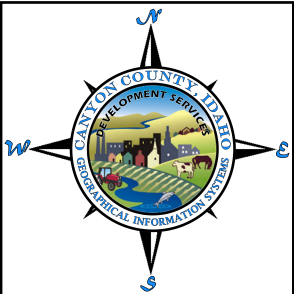
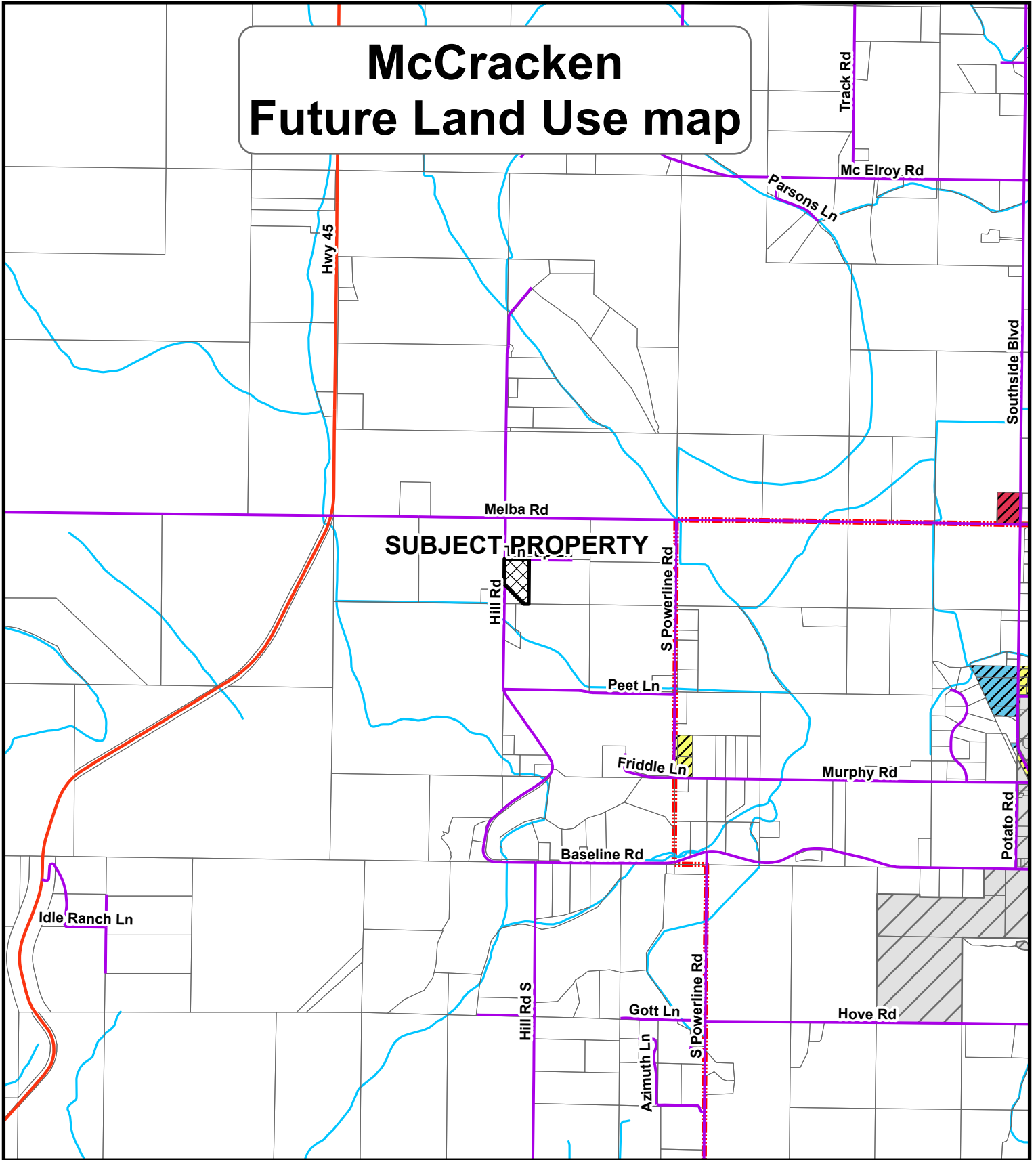
C2
 CR-C2
 M1
 CR-M1
 M2
 AG
 INTERSTATE

OTHER
 FREEWAY/
 EXPRESSWAY
 PROPOSED
 OTHER
 FREEWAY/
 EXPRESSWAY
 PRINCIPAL
 ARTERIAL

PROPOSED
 PRINCIPAL
 ARTERIAL
 MINOR ARTERIAL
 PROPOSED
 MINOR ARTERIAL
 COLLECTOR
 PROPOSED
 COLLECTOR




0 0.25 0.5
 Miles

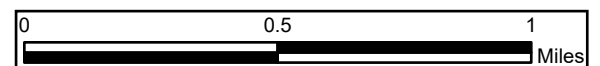
McCracken Future Land Use map



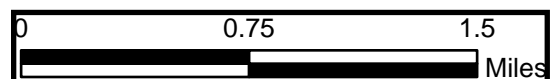
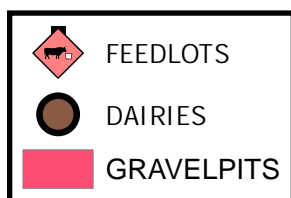
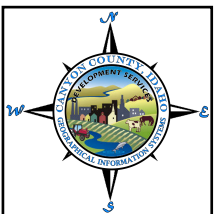
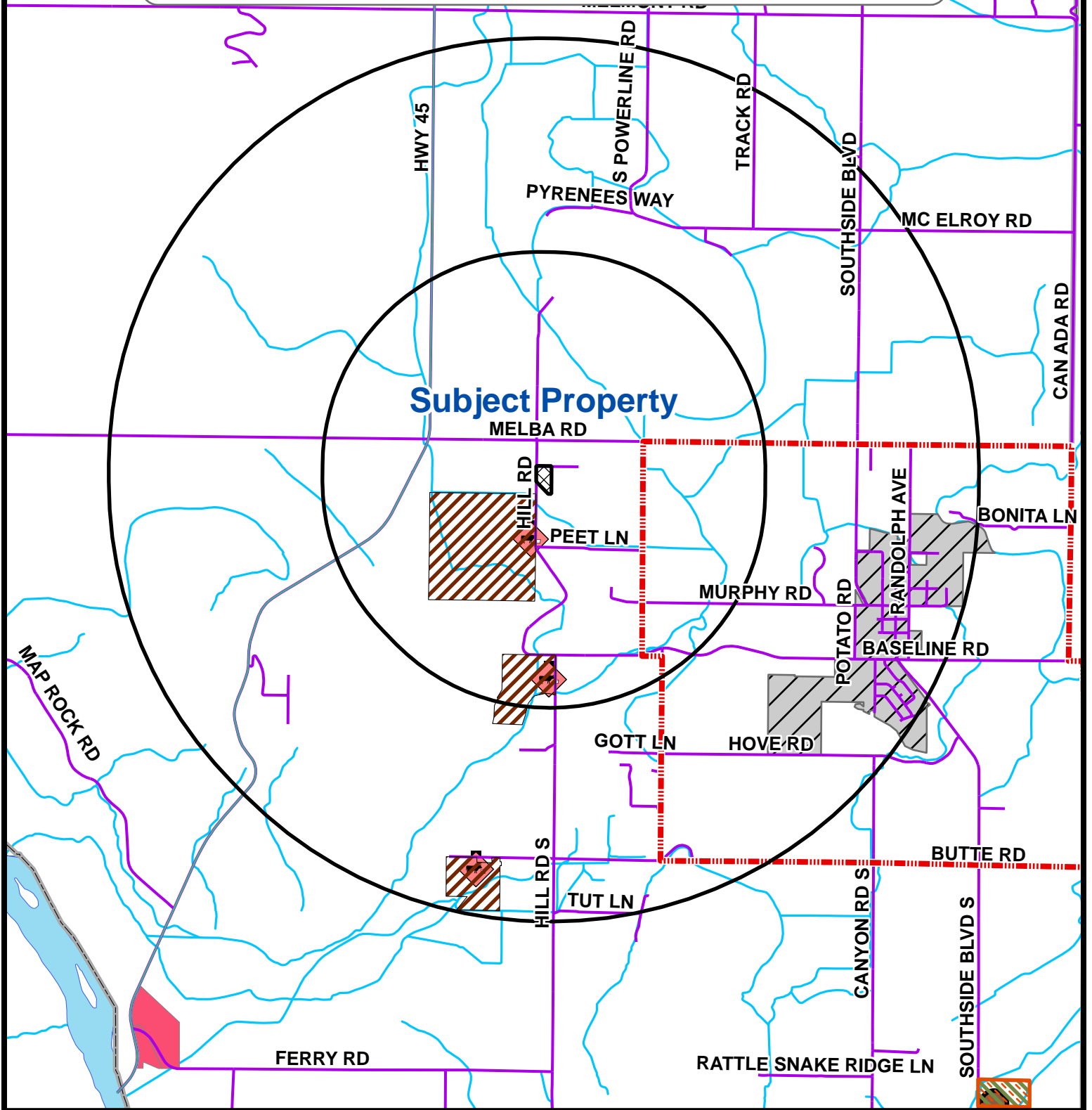
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Future Land Use 2030

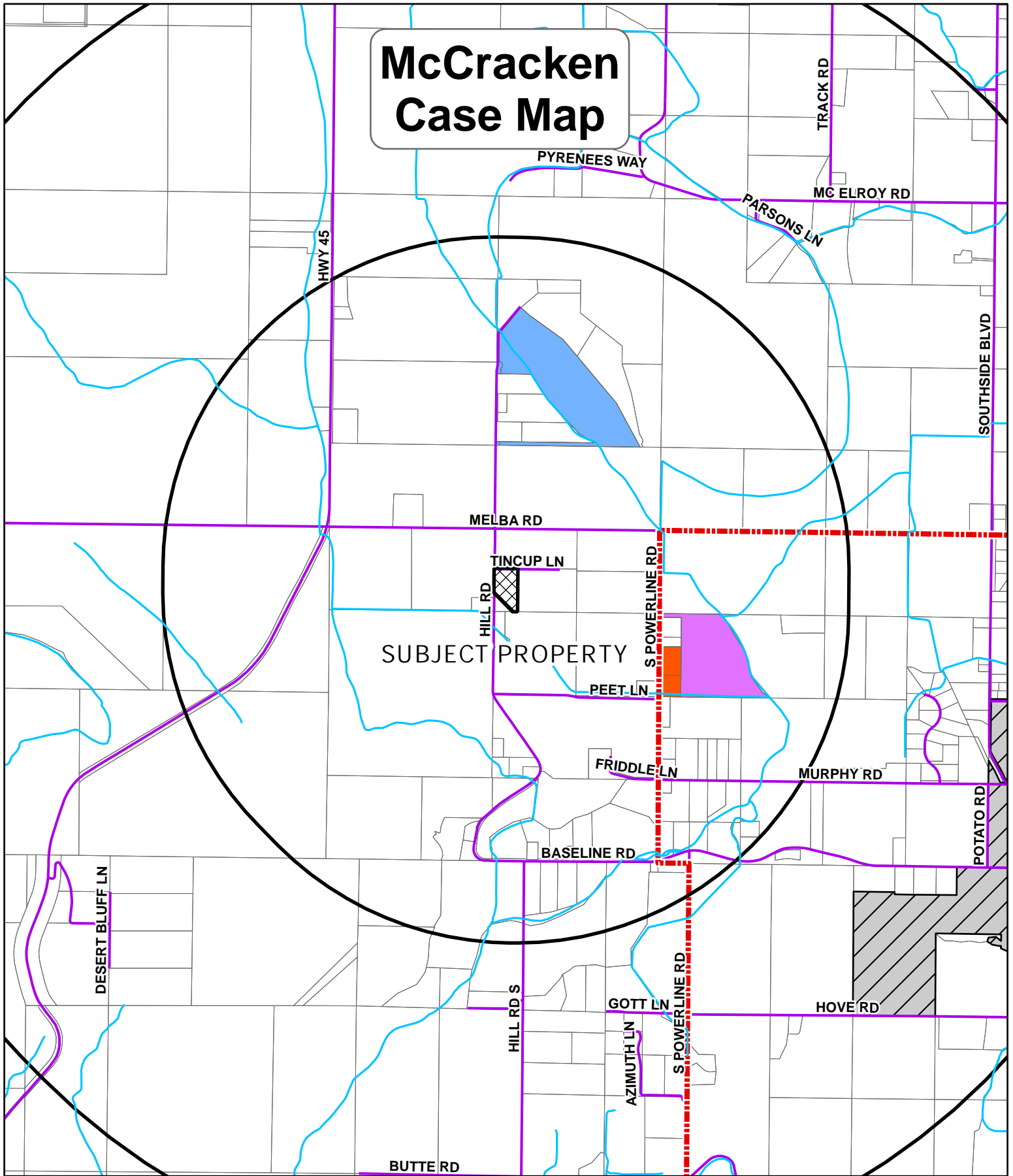
-  COMMERCIAL
 INDUSTRIAL
 RESIDENTIAL



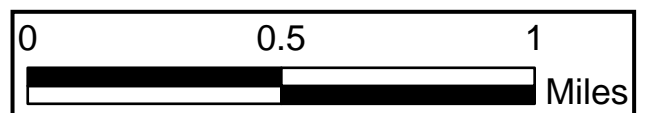
McCracken Dairy, Feedlot, and Gravel Pit Map



McCracken Case Map

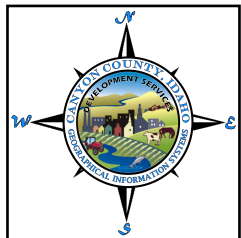
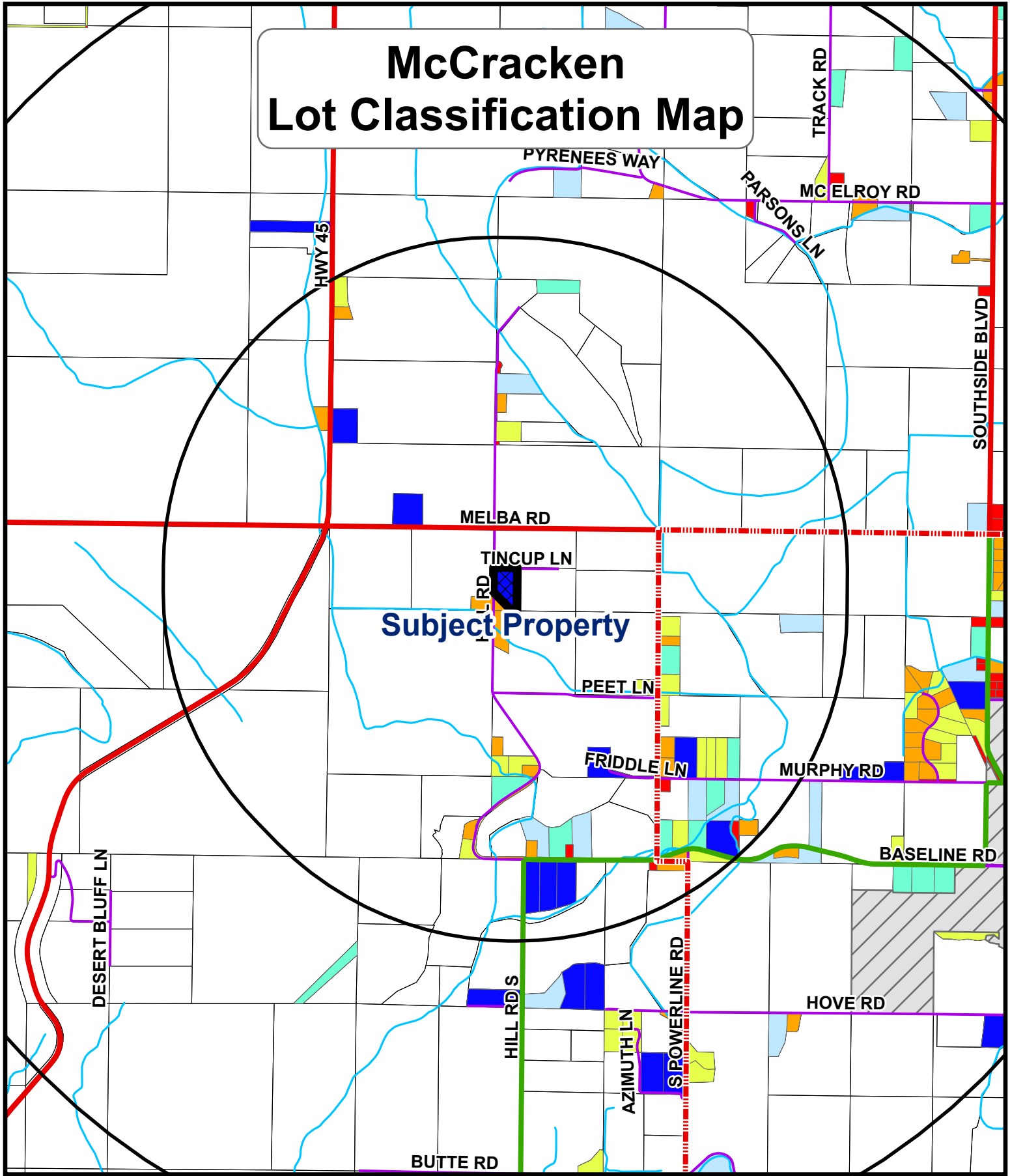


YEAR	
Year	
2020	2023
2021	2024
2022	2025

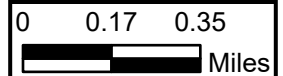
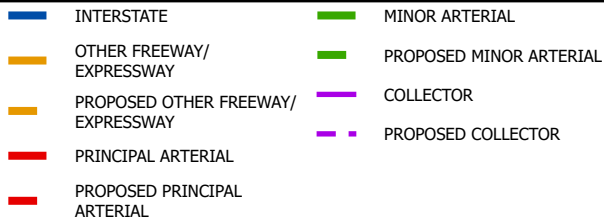
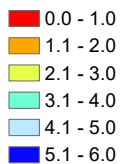


CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2021-0005-APL	Rezone AG to CR-RR	Moore	APPROVED
2	CR2020-0001	Rezone AG to CR-RR	Rivas, Eduardo	APPROVED
3	SD2021-0028	Short Plat	SKM Estates Sub	APPROVED
4	CR2020-0010	Rezone AG to CR-RR	Satterwhile	APPROVED

McCracken Lot Classification Map

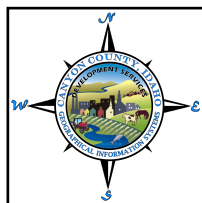
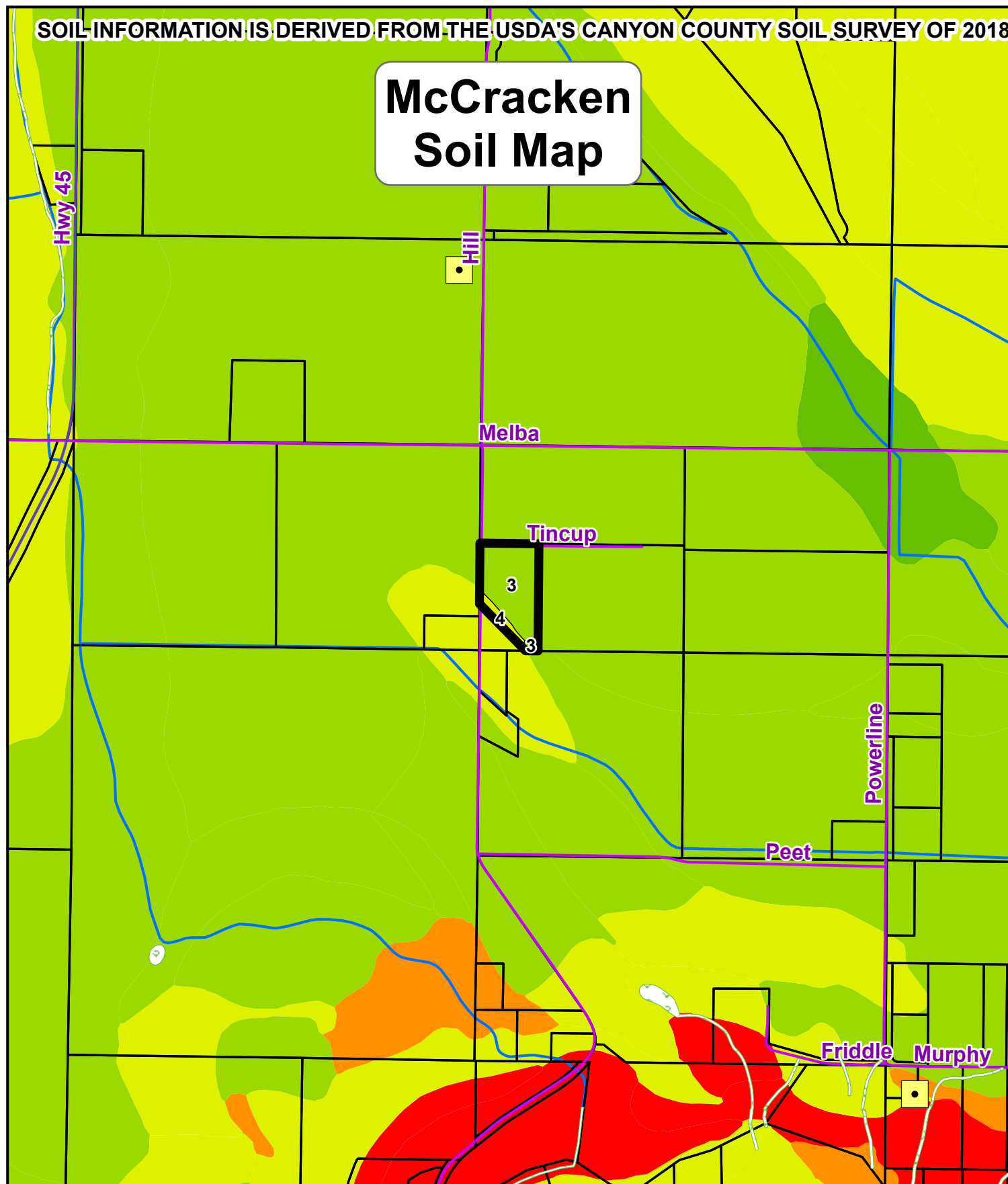


Lot Size



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

McCracken Soil Map



Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



IDWR_2C_Geothermal_



Wetlands

0 0.25 0.5 Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	24113.28	0.55	11.06%
3	MODERATELY SUITED SOIL	188508.62	4.33	86.45%
3	MODERATELY SUITED SOIL	5433.28	0.12	2.49%
		218055.18	5.01	100%

FARMLAND REPORT

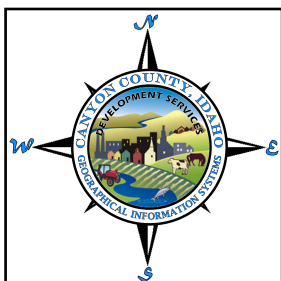
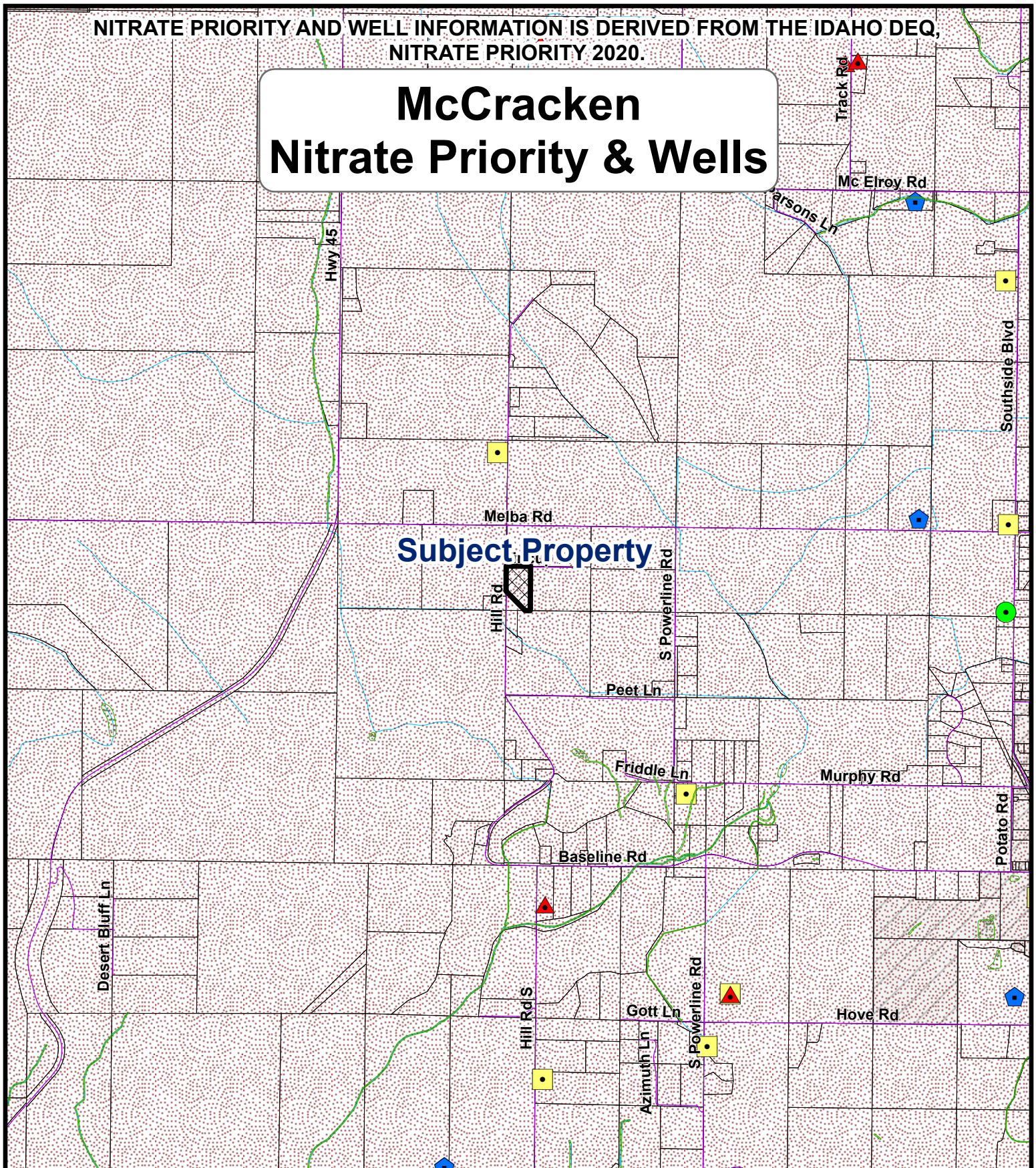
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
SdC	Farmland of statewide importance, if irrigated	24113.28	0.55	11.06%
ScA	Prime farmland if irrigated and reclaimed of excess salts and sodium	188508.62	4.33	86.45%
SdB	Prime farmland if irrigated and reclaimed of excess salts and sodium	5433.28	0.12	2.49%
		218055.18	5.01	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

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,
NITRATE PRIORITY 2020.

McCracken Nitrate Priority & Wells



GEO-THERMAL LOCATIONS



WETLANDS



NITRATE_PRIORITY

DEQ WELLS
N03_MGL



0.005 - 2.00



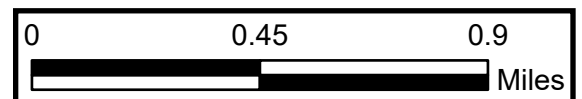
2.000001 - 5.00



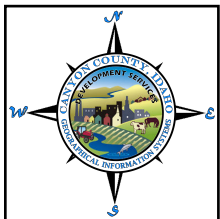
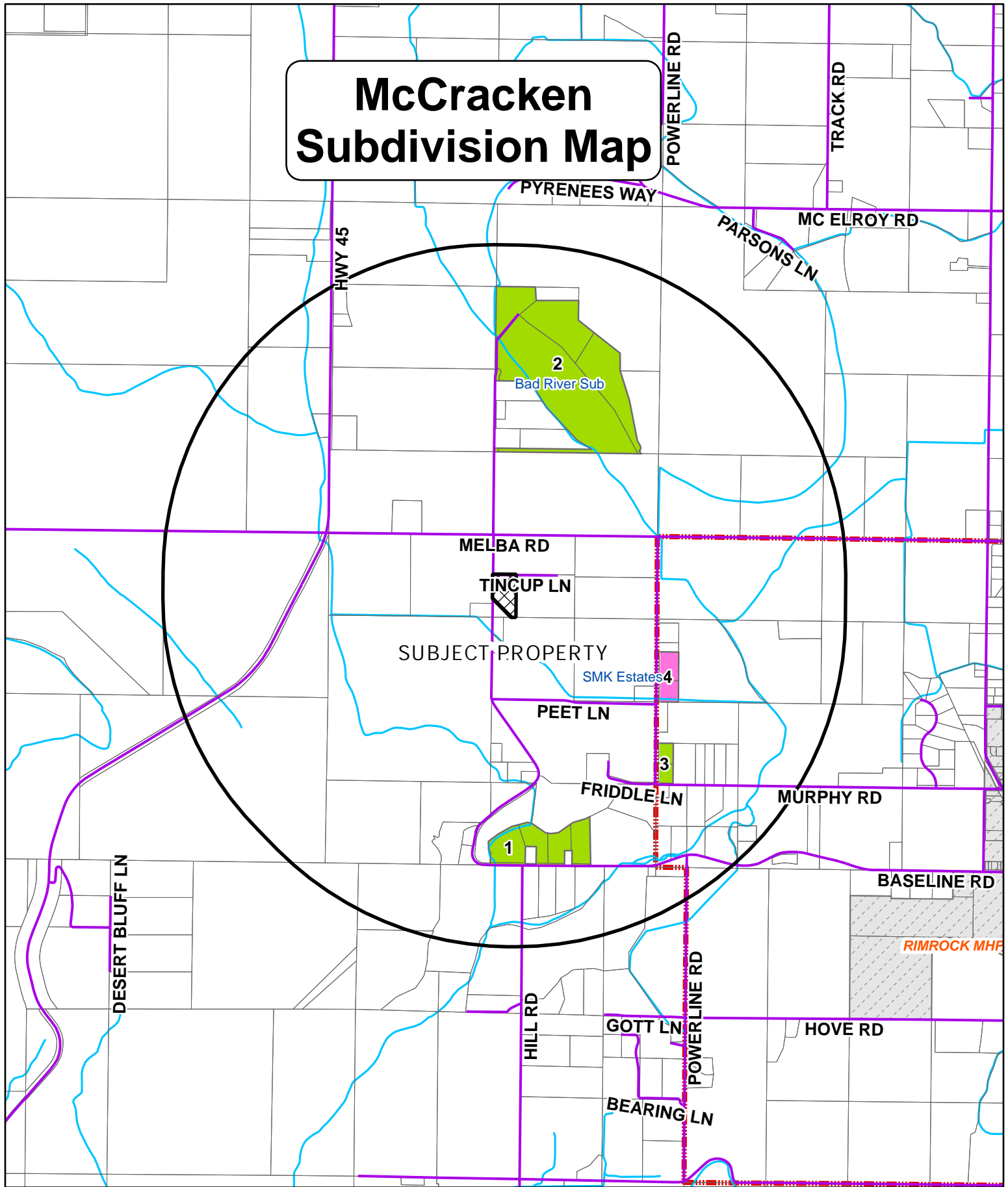
5.0000001 - 10.00



10.000001 - 49.80

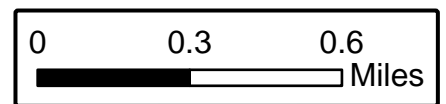


McCracken Subdivision Map



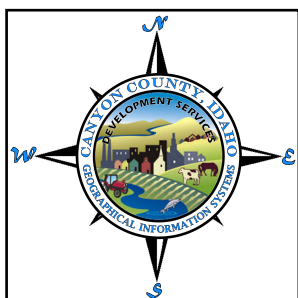
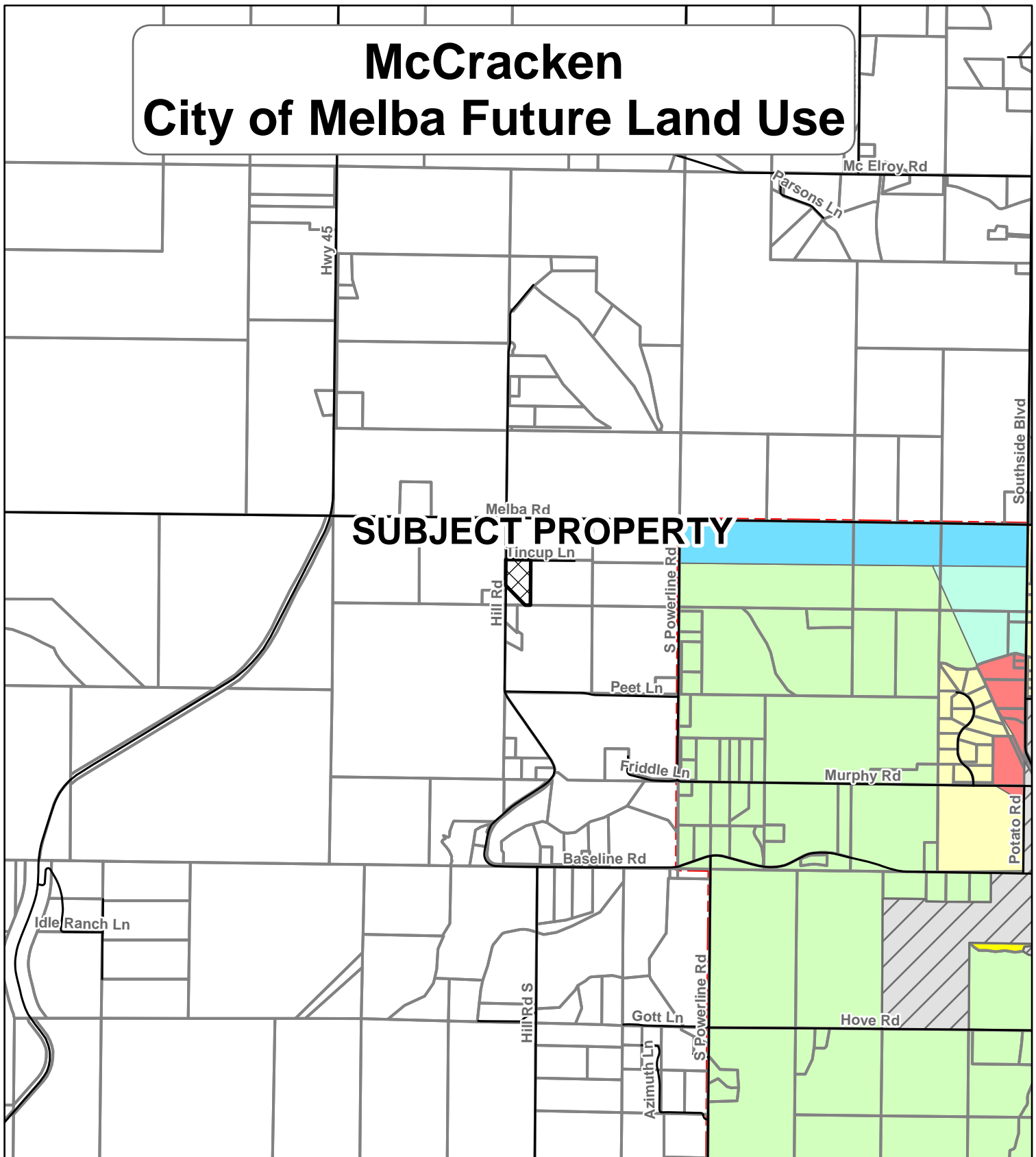
Legend

- SUBDIVISIONS
- Plat Type, Plat Status**
 - Preliminary, Approved
 - Preliminary, Pending
 - MOBILE HOME PARKS



McCracken

City of Melba Future Land Use



MelbaCompPlan

citycode

- Agriculture
- Central Business District
- Commercial/Industrial
- Industrial
- Light Industrial
- Low to Md Density Residential
- Public
- Rural Residential
- <all other values>

