

NAMPA HIGHWAY DISTRICT NO. 1

June 5, 2025

To: Karla Nelson
Canyon County Development Services

From: Eddy Thiel
Right-of-way Tech

Re; CR2024-0005 Conditional Rezone for Joseph and Joy Young

I have reviewed the request from Joseph and Joy Young for the approval of the conditional rezone of property located at 9121 Chaparral Ranch Dr with a date of Transmission of June 5, 2025, received on June 5, 2023.

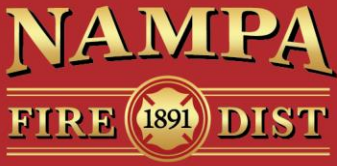
Comments are based upon information provided to the Highway District by Canyon County Development Services. Nampa Highway District #1 has no objection to the conditional rezone subject to the following information and the submittal of item #4:

1. The Subject property is adjacent to Deer Flat Rd. and Chaparral Ranch Dr.
2. NHD#1 Functional Classification of Deer Flat Rd. is Rural Minor Arterial Roadway. Chaparral Ranch Dr is classified as a Low Volume Local Roadway.
3. No new direct access is permitted to Arterial Roadways. They will need to use their existing accesses onto Chaparral Ranch Dr and any other new proposed point of access will need to meet ACCHD Spacing Requirements
4. Patron will need to Submit the required Land Split Application, Fee, and a sketch that identifies the new lot and any new point of access, or a Plat Revision or Re-plat submittal and review fees. We recommend denial until this requirement has been met.

All comments above are based on the ACCHD Standards Manual and Nampa Highway District #1 Supplementals.

Nampa Highway District #1 reserves the right to provide amended comments/conditions of approval subject to a formal review by the Highway District, Plat revisions, and/or revisions to the ACCHD Standards Manual or NHD#1 Supplementals.





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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: July 21, 2025

TO: Karla Nelson, Canyon County Development Services

FROM: Ron Johnson, Nampa Fire District, Fire Marshal, Representing Upper Deer Flat Fire District.

APPLICANT: Joseph and Joy Young

OWNER: Joseph and Joy Young

PROJECT ADDRESS: 9121 Chaparral Ranch Rd.

RE: CR2024-0005

This application is for a rezone and lot split to create 2 buildable lots with CR-RR zoning restricting lot sizes to a minimum of 5 acres.

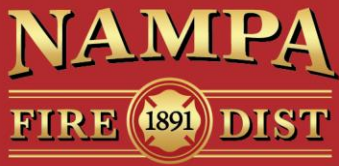
This review is being conducted by Nampa Fire Protection District for Upper Deer Flat Fire District. The Upper Deer Flat Fire District does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Water Supply Comments:

Idaho Statute 41-253 states that detached single family dwellings constructed on parcels five (5) acres or more outside an incorporated city and not within a designated area of city impact, shall be **exempt** from the water supply and access requirements of the adopted version of the International Fire Code.

Fire Access Comments: *The residential lots will be **exempt** from these requirements; however I am including them, so you are aware of the minimum standards for fire apparatus access if you want to account for it in your design.*

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)



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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)

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)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

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 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

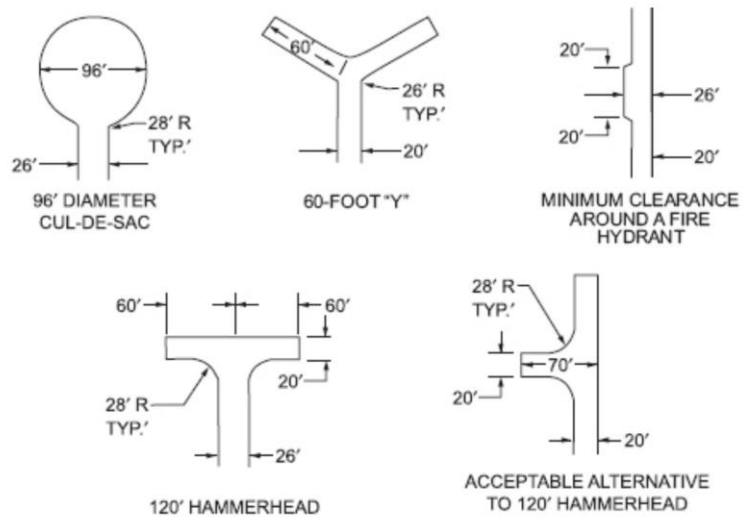
General Conditions

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

Emergency Response Time Analysis and Service Impact:

The proposed lot is located 5.2 miles from the Upper Deer Flat Fire Department with an approximate driving time of 7 minutes. The overall response time could be significantly longer and varies due to Upper Deer Flat Fire District being a volunteer organization which requires time to assemble a crew of firefighters before responding. This land division does not have a negative impact on the service level of the Upper Deer Flat Fire District.

Fire Apparatus Turnaround Design Options



For SI: 1 foot = 304.8 mm.

FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Karla Nelson

From: Caitlin Ross
Sent: Tuesday, June 10, 2025 12:42 PM
To: Karla Nelson
Subject: FW: [External] RE: Agency Notice CR2024-0005 / Young

FYI – thanks!
-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, June 10, 2025 9:17 AM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CR2024-0005 / Young

Hello,

After careful review of the transmittal submitted to ITD on June 5, 2025 regarding, CR2024-0005/Young, 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



YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, June 5, 2025 9:55 AM
To: 'cstauffer@nsd131.org' <cstauffer@nsd131.org>; 'dleon@nsd131.org' <dleon@nsd131.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; '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>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crowthor <Brian.Crowthor@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; 'middletown.rich@gmail.com' <middletown.rich@gmail.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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.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>; 'idahoaaa@gmail.com' <idahoaaa@gmail.com>;
'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'laura.johnson@isda.idaho.gov'
<laura.johnson@isda.idaho.gov>

Subject: Agency Notice CR2024-0005 / Young

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 **July 7, 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 **Karla Nelson** at karla.nelson@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

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.



June 9, 2025

Karla Nelson, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
karla.nelson@canyoncounty.id.gov

Subject: Agency Notice CR2024-0005 Young

Dear Ms. Nelson:

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 new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 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, sweeping initial "T" and "S".

Troy Smith
Regional Administrator

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
June 10, 2025

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CR2024-0005, Joseph and Joy Young and CU2025-0011 Knife River Corp,
Mountain West

Attention: Karla Nelson
karla.nelson@canyoncounty.id.gov

Thanks you for sending Canyon County Soil Conservation District (SCD) zoning requests.
The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a
whole number.

CR2024-0005, Joseph and Joy Young zoning request is 100% irrigated capability Class 3.
Irrigated Capability Class 3 has moderate limitations and appropriate management practices
can make any irrigated class 3 productive. We do NOT recommend a land use change.

CU2025-0011, Knife River Corp-Mountain West zoning request is 63% irrigated class 3 and
37% irrigated class 4. We do NOT recommend a land use change.

A handwritten signature in cursive script that reads "Richard Sims".

Signing for Clay Erskine
Chairman Soil Conservation District



United States
Department of
Agriculture

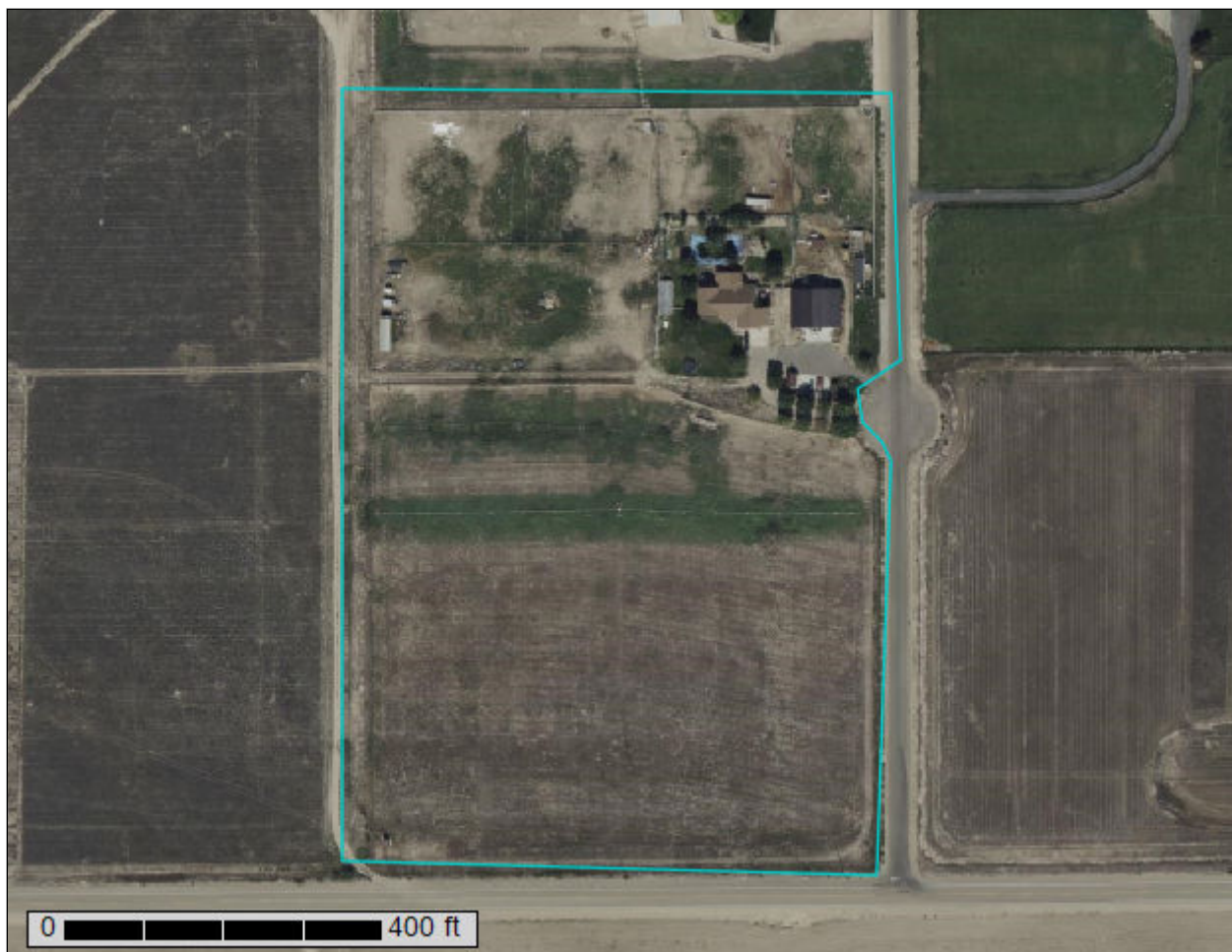
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Canyon Area, Idaho

CR2024-0005 Joseph & Joy
Young



June 9, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (cr2024-0005 Joesph & Joy Young)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Custom Soil Resource Report

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

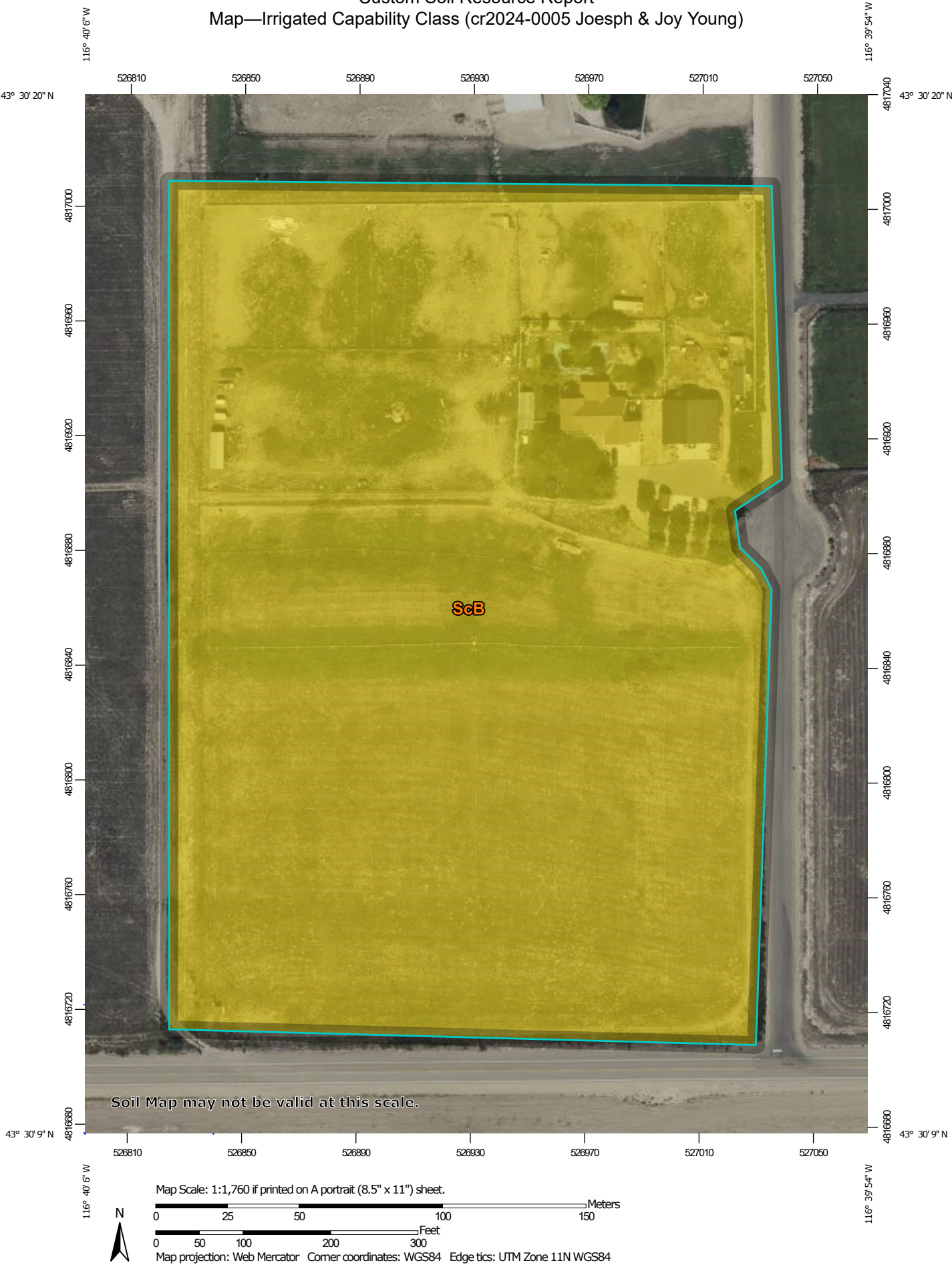
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class (cr2024-0005 Joesph & Joy Young)



Custom Soil Resource Report










MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








 Capability Class - I
 Capability Class - II
 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Soil Rating Lines

 Capability Class - I
 Capability Class - II
 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Soil Rating Points






 Capability Class - I
 Capability Class - II

 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (cr2024-0005 Joesph & Joy Young)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ScB	Scism silt loam, 1 to 3 percent slopes	3	15.4	100.0%
Totals for Area of Interest			15.4	100.0%

Rating Options—Irrigated Capability Class (cr2024-0005 Joesph & Joy Young)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Joe and Joy Young's thoughts on questions raised by county entities so far...

1. There was an item in the Nampa Hwy District response stating we file a land split application, we are seeking the approval for the rezone first and separate from the land split, because if the rezone is not allowed there will be no reason to spend the additional time or resources for the land split. If the rezone is approved, we will then proceed with the full replat process as advised by the planning office.
2. We are asking to build one additional dwelling with potential to build out buildings for animals, shop, hay storage, etc. This is NOT a development for more than one additional house. The 2030 Comp Plan has an AG5 designation, which is one home on a 5-acre lot. If the zoning ordinance reflected the comp plan, that is what we would be requesting. However, because the two documents do NOT nest yet, we have to request rural residential zoning instead.
3. Ref the Airstrip concerns to our East (Frankie and Jeannie Amen):
 - a. Note #3 on our existing sub-division plat sets a restriction pertaining to trees and permanent structures OVER 200 feet. This stipulation was placed in 2002 by the county. One must assume that the math was completed in 2002 according to FAA guidance (Federal Aviation Regulation 77) to calculate the appropriate no build level. There was also a no build stipulation placed on a different building lot (Lot 12, Block 1) to our east at the same time. If it was not safe to build beyond that block, we believe that would have been depicted on the plat at that time. Frankie and Jeannie later purchased the no build portion of that lot which adds an additional 600 ft to the end of the airstrip property.
 - b. As mentioned above Federal Aviation Regulation #77 was used to calculate where structures could be built safely. The FAR is now called the Code of Federal Regulation (CFR), Title 14, Chapter-1, Subchapter E, part 77, Safe efficient use and preservation of the navigable airspace. The document's use hasn't changed since 2002 and still lists obstacle standards and the amount of slope required for safe operation during takeoff and landing.

- c. Title 14, Chapter 1, Sub chapter F, part 91, part 91.193, covers the careless or reckless operation. Sub paragraph A. No person shall operate an aircraft in a careless or reckless manner so as to endanger the life or property of another. The likelihood of an Aviation Accident occurring anywhere is minimal IF the aircraft in use is able to handle the job, the aircraft is properly maintained and the pilot is physically and mentally fit for flying that aircraft.
- i. Historical trends from a simple web search, show that wire strikes are the leading cause of accidents. Which should show that Frankly Amen should hold an even higher altitude coming over our property with a power line at 40' to our west
 - ii. Additionally, studies show that Agricultural Accidents from 2012-2023 show that for every 100,000 agricultural hours flown there are 6.68 accidents.
 - iii. Fatal accidents are less than 1%.
https://www.agaviationmagazine.org/agriculturalaviation/library/item/winter_2023/4072828/
 - iv. In our experience as an Army Aviator and Aviation Battle Captains, the highest level of risk to life and property is on the airstrip itself, primarily where aircraft refuels and reloads. That applies to any and all aviation operations to include what we saw in combat in Iraq and Afghanistan.
 - v. There may be concerns about takeoff and landing; however, the same concerns to taking off and landing from an airstrip should be applied to low level flight. Crop Dusters drop in altitude to dust fields and then climb out of those fields with very similar power needs as when taking off and landing on an airstrip.
 - vi. Another contributing factor for agricultural related aviation accidents are mid-air collisions by air craft dusting the same fields or fields in close proximity.
 - vii. Having been an Aviator for 26 years, I have never seen another airport, airstrip, or airfield that did not allow for an aircraft to take off into the wind and also land into the wind because these directions leave more power in reserve. This was always a concern when identifying and/or building landing zones and airports in Iraq and Afghanistan. The design and continued use of this air strip as it sits tells me that the plane that is being used has plenty or reserve power even when full of crop-dusting materials.

4. We have had several discussions with the Department of Water Resources about wells, water rights, and water in general, as we understand it, there should not be an issue Drilling another domestic well and having water availability. Essentially their scientific research has shown that the Boise River would have to run dry before the aquifers around us would run dry. We understand that our neighbors may disagree with us on this point because they have had well pumps fail. Our point of contact with the science is Dennis Owsley, P.G., Technical Hydrogeologist, Idaho Department of Water resources, (208) 287-4855

Richard Sims

Associate Supervisor

Canyon County Soil Conservation District 2208 E. Chicago Ste A, Caldwell Idaho 83605

Middletown.rich@gmail.com

1 208-897-9297

June 10, 2025

Canyon County Planning and Zoning Commission

Canyon County Development Services

111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CR2024-0005, Joseph and Joy Young and CU2025-0011 Knife River Corp, Mountain West

Attention: Karla Nelson

karla.nelson@canyoncounty.id.gov

Thanks you for sending Canyon County Soil Conservation District (SCD) zoning requests. The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.

CR2024-0005, Joseph and Joy Young zoning request is 100% irrigated capability Class 3. Irrigated Capability Class 3 has moderate limitations and appropriate management practices can make any irrigated class 3 productive. We do NOT recommend a land use change.

CU2025-0011, Knife River Corp-Mountain West zoning request is 63% irrigated class 3 and 37% irrigated class 4. We do NOT recommend a land use change.

Signing for Clay Erskine

Chairman Soil Conservation District

Rebutal

Joseph & Joy Young

We wanted to ranch & farm. After 2 decades serving our nation in a state of constant conflict (Iraq/Afghanistan), destroying things, we were happy to learn to build and to grow things. The rezone in the comp plan is AG5, however until that is approved, the classification will be rural residential. Regardless, the Bottom Line Up Front it is SO Cost prohibitive, that no single entity can make it productive. Only because we have subsidized with our own retirement income,

disability, and cost sharing from Idaho Power and USDA were we even able to get somewhat operational. That being said, we continue to lose 10's of thousands each year in doing so. The only use for this 13.8 acres, can be for personal used. That being said, For example, the Cost associated to irrigate / grow Alfalfa and even grass hay is far greater than to actually buy it from actual farmers down the street off Deer Flat who farm 100's upon hundreds of acres. When we say cost, that is defined as the following, The Agricultural Well equipment (Thus far over \$80,000 has been spent on installation, maintenance, and repairs for just the pump and associated parts, pieces and associated labor. Another \$20,000 has been spent on wheel lines, hoses, hose clamps, pods, flood pipe, etc. Power alone, on average, to irrigate a crop for the duration needed, from a 900 ft well +/- can range from \$700-900 a month trying to water effectively to grow anything. That does not include the time and labor required to move the wheel lines and water lines 24/7. Additionally, to grow a crop, the ground must be prepped via disc, plow, etc. and then seeded and treated with pesticides and fertilizers. Time and labor to adequately do that is about 4000+ initially. There are also additional costs i.e. the fence we installed to keep the tumble weeds out, cost about 10,000 which is not suitable for a lot of cattle. The Crop Duster cheating on his approach altitude, spooked one cow to blow thru the hog wire / 4x4 fence. It took over 3 days to find our cow as well as repair/mend the fence the cow destroyed. Another example, Our bobcat tractor was \$45,000. Thus far we have had to spend about \$4000 in maintenance for that equipment. Factor in mother nature, down time for water pumps, neighboring tumble weeds blowing in dropping seeds on Alfalfa or grass hay, and you have loss for crops, that ultimately take away the bottom line. Since starting to farm this 9 acres in 2018, we have never made enough money (max 2500 one year with 4 cuts) to make a profit to cover any of the costs listed above, it has always been cheaper to buy from a big farmer. Even if we made that every summer, it nowhere comes close to breaking even on what we have invested into the property. Another note, All of the properties in this existing sub division are already 3-4 acre lots. Many are horse property's or have animals. Therefore, a split into a 5acre +/- acre property would continue to allow the property to have some Agricultural uses, which would be no different than anyone else living in this sub division. Something to note, we have now attempted to grow and cultivate the field for seven years. The first two years we were able to cut the alfalfa hay and sell it for a very small profit. The cost of seeding and preparing the field did not fall on us, the farm before us paid for that which allowed the small profit. In the last five years we have lost a considerable amount of money in attempting to farm the ground which we can no longer afford to subsidize with our retirement funds. The option that is left is to leave it as it is, which will turn the land into dry lot, full of weeds, this will contribute to loss of soil and erosion. If we are allowed to split the field there is much greater potential that a small hobby farm, horse pasture, or other AG producing activity will thrive on that piece of land using a smaller amount of water thus lowering the amount of money needed to make the land usable while maintaining the spirit of maintaining agriculture in the valley.

Additionally, The USDA/Conservation department has programs available for 5 acre lots. Also worth mentioning is that this Ag well was drilled in the 60's. When it was done, 2 aquifers were crossed. Therefore, the water always tests for high values of E. coli content. Therefore, it is not suitable for drinking water. Also, the Ag Well walls have had a cave in before. The 25hp pump fed by a 6-8' pipe going down 900 feet, is the biggest pump/assembly recommended for this property by the department of water resources. Less demand on this pump setup is better as the less it's used the less cost it is to repair or replace parts. A 5-acre lot, could install a 5hp pump with a VFD and irrigate up to a ½ acre-1 acre area, with little to no problem. That is plenty for a yard, a hoop house, fruit trees, and a respectable small field with animals such as horses, goats, cows, etc.

1445 N Orchard St

Boise, ID 83706 • (208) 373-0550

June 9, 2025

Karla Nelson, Planner

111 North 11th Ave.

Ste. 310

Caldwell, Idaho, 83605 karla.nelson@canyoncounty.id.gov

Brad Little, Governor Jess Byrne, Director

Subject: Agency Notice CR2024-0005 Young

Dear Ms. Nelson:

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 new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 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.

---EVERYTHING is run on Well Water and Septic here. We have already spoken with drillers and Septic companies.

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.

---EVERYTHING is run on Well Water and Septic here. We have already spoken with drillers and Septic companies.

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.

---We have no surface Water sources within close proximity to us.

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 Conservations 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

---The Canyon County Dump will be utilized. Its is approximately 2 miles away from our location.

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.