



**ZONING AMENDMENT**  
**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: <u>GAYLE MANUFACTURING COMPANY, INC.</u>	
	MAILING ADDRESS: <u>PO Box 158, Caldwell, ID 83605</u>	
	PHONE: <u>208.468.0400</u>	EMAIL:
	I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.	
Signature: <u></u>		Date: <u>06/19/24</u>

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: <u>MATT WILKE</u>	
	COMPANY NAME: <u>WHITE BARN VENTURES, INC.</u>	
	MAILING ADDRESS: <u>PO Box 7</u>	
	PHONE: <u>208.412.9803</u>	EMAIL: <u>MATT@MYWHITEBARN.COM</u>

<b>SITE INFO</b>	STREET ADDRESS: <u>20334 PINTO ROAD, CALDWELL, ID 83607</u>	
	PARCEL NUMBER: <u>R363560000</u>	
	PARCEL SIZE: <u>28.96 ACRES</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input checked="" type="checkbox"/> REZONE	<input type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>INDUSTRIAL &amp; AG</u>	PROPOSED ZONING: <u>LIGHT INDUSTRIAL (M1)</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT: <u>INDUSTRIAL</u>

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<u>RZ2024-0003</u>	DATE RECEIVED:	<u>6-24-24</u>
RECEIVED BY:	<u>dr</u>	APPLICATION FEE:	<u>\$950.00</u> CK MO CC CASH



## ZONING AMENDMENT

### PUBLIC HEARING - CHECKLIST

#### Zoning Amendment/Conditional Rezone CCZO Section 07-06-05/07-06-07

Check the applicable application type:

☒ Rezone

☐ Conditional Rezone with Development Agreement

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

Description	Applicant	Staff
Master Application completed and signed.	✓	dr
Letter of Intent (see standards on next page)	✓	dr
Land Use Worksheet	✓	dr
Neighborhood Meeting form was completed and signed	✓	dr - letter: Yist
Completed Agency Acknowledgement form including:	✓	dr
Southwest District Health	✓	✓
Irrigation District	N/A	dr ok
Fire District	✓	✓
Highway District/Idaho Transportation Dept	✓	✓
Area of City Impact (If applicable)	✓	✓
Conditional Rezone:		
Proposed conditions of approval and/or Concept Plan (can be a draft survey/draft preliminary plat/drawing)		
Deed or evidence of property interest to the subject property	✓	✓
Fee: \$ 950 Rezone \$1,400 Conditional Rezone \$2,800 Text Amendment		

**\*\*Fees are non-refundable\*\***

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

#### REZONE OPTION:

When considering a zoning map amendment (rezone) of a property, a conditional rezone is recommended when considering conceptual site plan and/or addressing potential impacts through mitigation strategies and measures such as restricting uses, limiting the area to be rezoned to retain agricultural uses, and agricultural preservation methods such as buffers and disclosures. Without a conditional rezone, no conditions can be considered as part of the rezone application.

The applicant/owner and DSD Planner must sign (below) if the conditional rezone option was discussed and the applicant/owner declined the option.

Applicant/Owner: Matt Litz, REPRESENTATIVE Date 6/19/2024

DSD Planner: \_\_\_\_\_ Date \_\_\_\_\_

PI2023-0259  
PA2024-0002

**R36356**

**PARCEL INFORMATION REPORT**

**6/24/2024 9:18:49 AM**

**PARCEL NUMBER: R36356**

**OWNER NAME: GAYLE MANUFACTURING CO INC**

**CO-OWNER:**

**MAILING ADDRESS: PO BOX 158 CALDWELL ID 83605**

**SITE ADDRESS: 20334 PINTO RD**

**TAX CODE: 2300000**

**TWP: 4N RNG: 4W SEC: 23 QUARTER: SE**

**ACRES: 29.22**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: Yes**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG/M1 / LIGHT INDUSTRIAL**

**HIGHWAY DISTRICT: HIGHWAY DISTRICT #4**

**FIRE DISTRICT: CALDWELL RURAL FIRE**

**SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139**

**IMPACT AREA: GREENLEAF**

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

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: Ind**

**IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT**

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F**

**WETLAND: Riverine**

**NITRATE PRIORITY: NO Nitrate Prio**

**FUNCTIONAL Classification: NOT In COLLECTOR**

**INSTRUMENT NO. : 2019040705**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 23-4N-4W SE NESE LS N 364' & TX 01524**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**



**DISCLAIMER:**

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

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



Approx 17.6 acres in Alameda County AG







White Barn Ventures, Inc.

Gayle Manufacturing Company, Inc.  
PO Box 158  
Caldwell, ID 83605

6/19/2024

Canyon County Development Services  
111 N. 11th Avenue  
Caldwell, ID 83605

Re: Letter of Intent for Rezone to Light Industrial.

Dear Development Services,

I am writing on behalf of my clients Gayle Manufacturing Company. Our request is to rezone parcel R3635600000, which is approximately 28.96 acres to a M1 Light Industrial Zoning classification. Currently, the northern portion of the parcel is already zoned Light Industrial, and the request would be to rezone the southern portion of the parcel Light Industrial as well.

Proposed access will consist of a private road that accesses on to Pinto Road as shown on the attached map. This access has been approved by CD4, and has an approved approach permit. Future traffic flows will be determined at time of development.

This infill zoning will conform to the area well, as the subject property is contiguous to Light Industrial zoning to the north, west, and east, and sits in an Industrial area on both the past 2020 comp plan, as well as the new 2030 comp plan map. It is also showing Industrial on the City of Greenleaf's comp plan map. This property is in the Greenleaf area of Impact.

We believe there is more than enough area to meet the requirements of SWDH for well and septic. The site is not in a Nitrate Priority area. I met with Anthony Lee and he signed the Agency Acknowledgment form 3/18/2024.

The subject property is not viable farmland, consisting of low quality soils. The entire site consists of class 6 soils. 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.

The property sits outside of Irrigation District boundaries, but has 29 acres of irrigation water rights from the West End Drain. (Water right number 63-33058.)



The applicant will work with Canyon County Development Services, Southwest District Health (SWDH), Canyon Highway District 4, Caldwell Rural Fire District, and Idaho Department of Water Resources (IDWR) regarding the future development of this property. Any specific requirements or conditions related to these agencies will not exceed the statutory authority of that agency or the county and must lawfully correspond and be proportionate to the impact of the development.

For these reasons, we feel this property is a great candidate to rezone with the area predominantly Industrial on current zoning and future land use maps. Rezoning the entire parcel Light Industrial will not adversely affect the neighboring Ag zones or residences, as there are many Industrial uses currently operating in the area. We believe this to be the highest and best use of the property. The current existing use of the parcel is single family residential in an Ag zone, and grazing.

### **2030 Comp Plan Analysis**

The following goals and policies in the Canyon County 2030 comprehensive plan support the request:

#### **Property Rights**

1. G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and
2. P1.01.01 No person should be deprived of private property without due process of law.
3. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.
4. P1.01.03 Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures on development approvals.
5. G1.02.00 Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.

#### **Population**

1. G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.
2. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.



### **Economic Development**

1. G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.
2. P3.01.01 Direct business development to locations that can provide necessary services and infrastructure.
3. P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.
4. G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and **industrial** uses are necessary components of overall economic stability.

### **Land Use Community and Design**

1. G4.01.00 Support livability and high quality of life as the community changes over time
2. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.
3. P4.03.01 Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
4. P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.
5. P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.
6. P4.04.02 Align planning efforts in areas of city impact.
7. P4.05.01 Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.
8. P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.
9. P4.06.02 Encourage development design that accommodates topography and promotes conservation of agricultural land.

### **Transportation**

1. P8.01.01 Coordinate land use and transportation planning to locate development near appropriate transportation corridors and services.
2. A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.
3. A8.02.02b Require new developments to provide stub streets that connect to future developments on adjacent lands wherever possible, following highway district standards, and require appropriate signage.





### **Agriculture**

1. P12.01.02 Encourage non-agricultural related development to the cities, areas of city impact, and other clearly defined and planned development areas.
2. P12.01.05 Direct development to land with lower irrigable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.

### **Summary**

Light Industrial properties along State Highway 19 / Simplot Boulevard are in very high demand due to our low supply currently, and we believe they will remain in demand for the foreseeable future in this area, especially with close access to rail and the Interstate and a large job pool in the Treasure Valley. Industrial uses provide much needed jobs that directly benefit the county tax base. Manufacturing recently ranked 1st place as Idaho's largest industry, as measured by the direct contribution to Gross State Product. (GSP). Fabricated Metal Manufacturing plants like the Applicant's business ranks #4 for employment contributions in the State with 10,600 employees in 2021.

Please see the attached 2021 Manufacturing Economic Impact Report regarding Idaho's Manufacturing Industry for more detailed information.

For these reasons, I respectfully request that the County please approve my clients application for a rezone to Light Industrial.

Thank you,

A handwritten signature in black ink, appearing to read "Matt Wilke".

Matt Wilke

White Barn Ventures Inc.

Applicant Representative for Gayle Manufacturing Company.



# Idaho's Largest Industry

As Measured by Direct Contributions to Gross State Product (GSP), in Billions

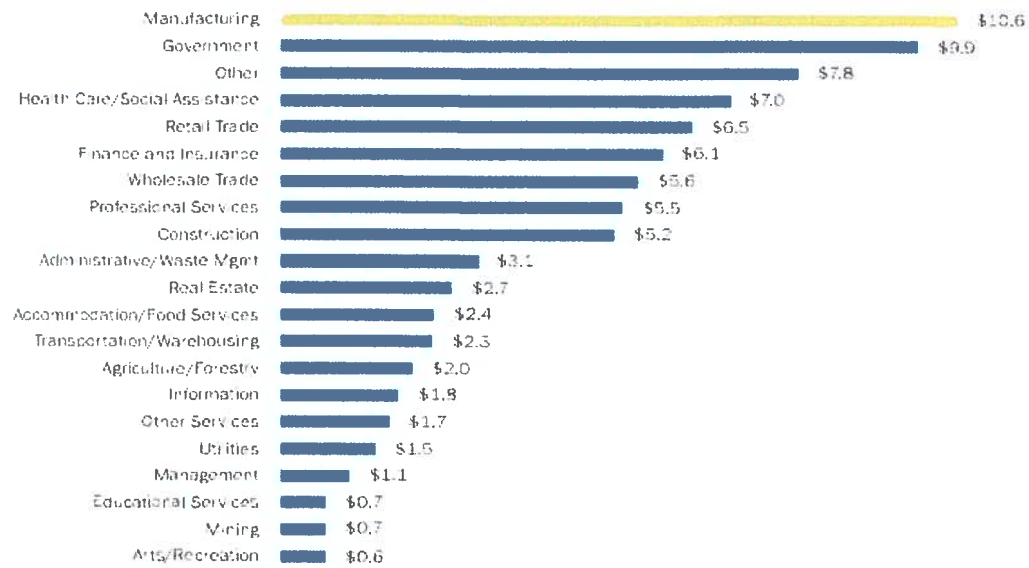


Figure 7. Direct Contributions to Idaho Gross State Product (GSP) by Industry (2-Digit NAICS). Source: EMS, 2021 Q3

## Employment Contributions of Manufacturing Employment

Including the Multiplier Effects

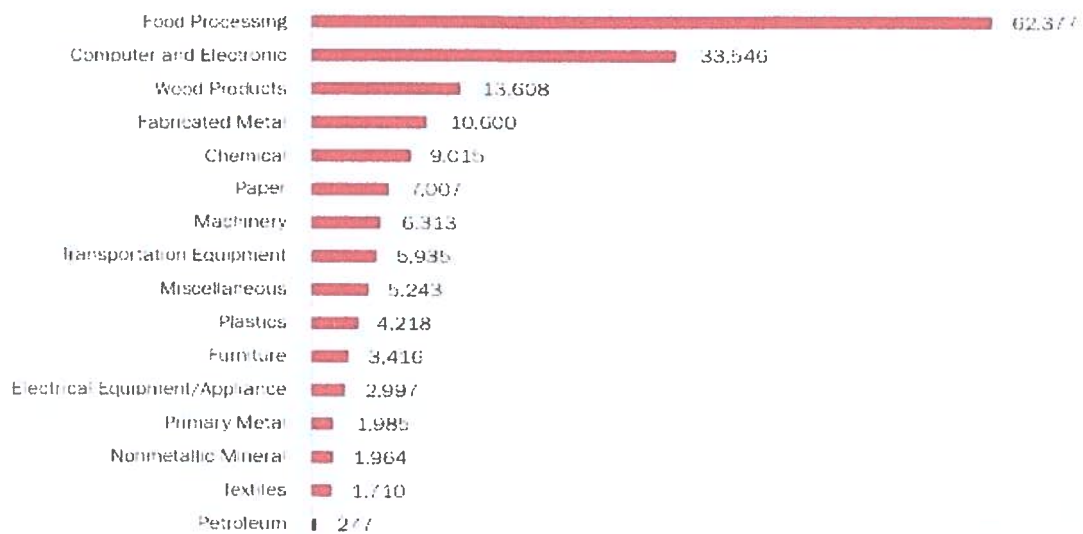


Figure 8. Economic contributions of jobs by manufacturing industry including the multiplier effects

# 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? 1 CURRENTLY ON SITE

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 WEST END DRAIN  
29 ACRE WATER RIGHT # 63-33058

4. **IF IRRIGATED, PROPOSED IRRIGATION:**

- ☐ Pressurized ☒ Gravity - CURRENT

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: T.B.D. 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)

WEST END ON SOUTH SIDE OF PROPERTY



### RESIDENTIAL USES

**1. NUMBER OF LOTS REQUESTED:**

- ☐ Residential \_\_\_\_\_ ☐ Commercial \_\_\_\_\_ ☒ Industrial 1
- ☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- ☐ Water supply source: SEE AGENCY ACKNOWLEDGEMENT

**3. INCLUDED IN YOUR PROPOSED PLAN? TO BE DETERMINED.**

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

### NON-RESIDENTIAL USES

**1. SPECIFIC USE:** ALLOWED USES FOR M1 LIGHT INDUSTRIAL  
AS PER CANYON COUNTY LAND USE MATRIX

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

- ☐ Monday T.B.D. to \_\_\_\_\_
- ☐ Tuesday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Wednesday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Thursday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Friday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Saturday \_\_\_\_\_ to \_\_\_\_\_
- ☐ Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?** ☐ Yes If so, how many? T.B.D. ☐ No

**4. WILL YOU HAVE A SIGN?** ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted T.B.D.

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall \_\_\_\_\_ Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? T.B.D.

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

**ANIMAL CARE-RELATED USES**

T.B.D.

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

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

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

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_



White Barn Ventures, Inc.

3/15/2024

Dear Neighbor,

Due to an error with the date on the last neighborhood meeting letter, we are holding another neighborhood meeting as was recommended by Canyon County Development Services.

We are in the process of submitting an application for a Rezone to M1 Light Industrial to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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

**The Neighborhood Meeting details are as follows:**

**Date:** Wednesday, 3/27/2024

**Time:** 6-7 PM

**Location:** Greenleaf Community Center, 21513 Main St, Greenleaf, ID 83626

**The project is summarized below:**

- Site Location: 20334 Pinto Road, Caldwell, ID 83605
- Proposed access: Current road access shown on map.
- Site will encompass Parcel # R3635600000.
- Approximate Acreage: 28.96 Acres.
- The northern portion of the parcel is already zoned M1 Light Industrial. The remaining acreage of the parcel is zoned Ag, and is contiguous to Industrial zoning on the west and east side. This will be an infill of Industrial zoning for the parcel, and will match the surrounding zoning.

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



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Phone: 208-454-7458

Fax: 208-454-6633



## NEIGHBORHOOD MEETING SIGN UP SHEET

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

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

#### SITE INFORMATION

Site Address: 20334 PINTO ROAD

Parcel Number: R36356 - 00000

City: CALDWELL

State: ID

ZIP Code: 83607

Notices Mailed Date: 3/15/2024

Number of Acres: 28.96

Current Zoning: AG 4

Description of the Request: WE ARE REQUESTING A REZONE OF THE AG ZONE TO M1 LIGHT INDUSTRIAL.

INDUSTRIAL

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: MATT WILKE

Company Name: WHITE BARN VENTURES, INC.

Current address: PO Box 7

City: MIDDLETON

State: ID

ZIP Code: 83644

Phone: 208-412-9803

Cell:

Fax:

Email: matt@mywhitebarn.com

#### MEETING INFORMATION

DATE OF MEETING: 3/27/2024

MEETING LOCATION: 21513 MAIN ST. GREENLEAF, ID  
GREENLEAF COMMUNITY CENTER

MEETING START TIME: 5:55 pm

MEETING END TIME: 6:55 PM

ATTENDEES: MATT WILKE

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

- |                    |  |                                       |
|--------------------|--|---------------------------------------|
| 1. Ryan Whittig    |  | 1891 Upper Pleasant Ridge Rd Caldwell |
| 2. Gary Tracy      |  | 20179 Weitz                           |
| 3. Steven Tracy    |  | 20177 Weitz Rd                        |
| 4. Dan Anderson    |  | 19372 Lower Pleasant Ridge            |
| 5. Dan Anderson    |  | 19372 Lower Pleasant Ridge            |
| 6. VIVIAN FERKIN   |  | 19335 LOWER PLEASANT RIDGE            |
| 7. MARK FERKIN     |  | 19335 LOWER PLEASANT RIDGE            |
| 8. Brad Benko      |  | 19222 Upper Pleasant Ridge            |
| 9. Colleen Whittig |  | 19720 Main Rd                         |

10.	Suzanne Dixon	<i>Suzanne Dixon</i>	19163 Lower Pleasant Ridge Rd.
11.	KIM DIXON	<i>KIM DIXON</i>	19163 LOWER PLEASANT RIDGE RD
12.	Dave House	<i>Dave House</i>	18472 Lower Pleasant Ridge Rd
13.	Sonny House	<i>Sonny House</i>	18472 Lower Pleasant Ridge Rd.
14.	Tyler Slate	<i>Tyler Slate</i>	19627 Middle Rd
15.	Lynn Whittig	<i>Lynn Whittig</i>	19220 Mait Rd Caldwell 183600
16.	Dale Corning	<i>Dale Corning</i>	19004 Lwr Pleasant Ridge Rd
17.	Dan Chadwell	<i>Dan Chadwell</i>	18450 Lower Pleasant ridge rd
18.	Marnie Fillmore	<i>M. Fillmore</i>	18954 LOWER PLEASANT RIDGE RD, CALDWELL, ID
19.	Jake Fillmore	<i>Jake Fillmore</i>	18954 LOWER PLEASANT RIDGE RD, CALDWELL, ID
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):

MATT WILKE

APPLICANT/REPRESENTATIVE (Signature):

*Matt Wilke*

DATE: 3/27/2024

# Neighborhood Notification Map

## Parcel No. R36356

### Buffer Distance 600 Feet

Canyon County  
Development Services  
111 North 11th Ave, #140  
Caldwell, ID 83605

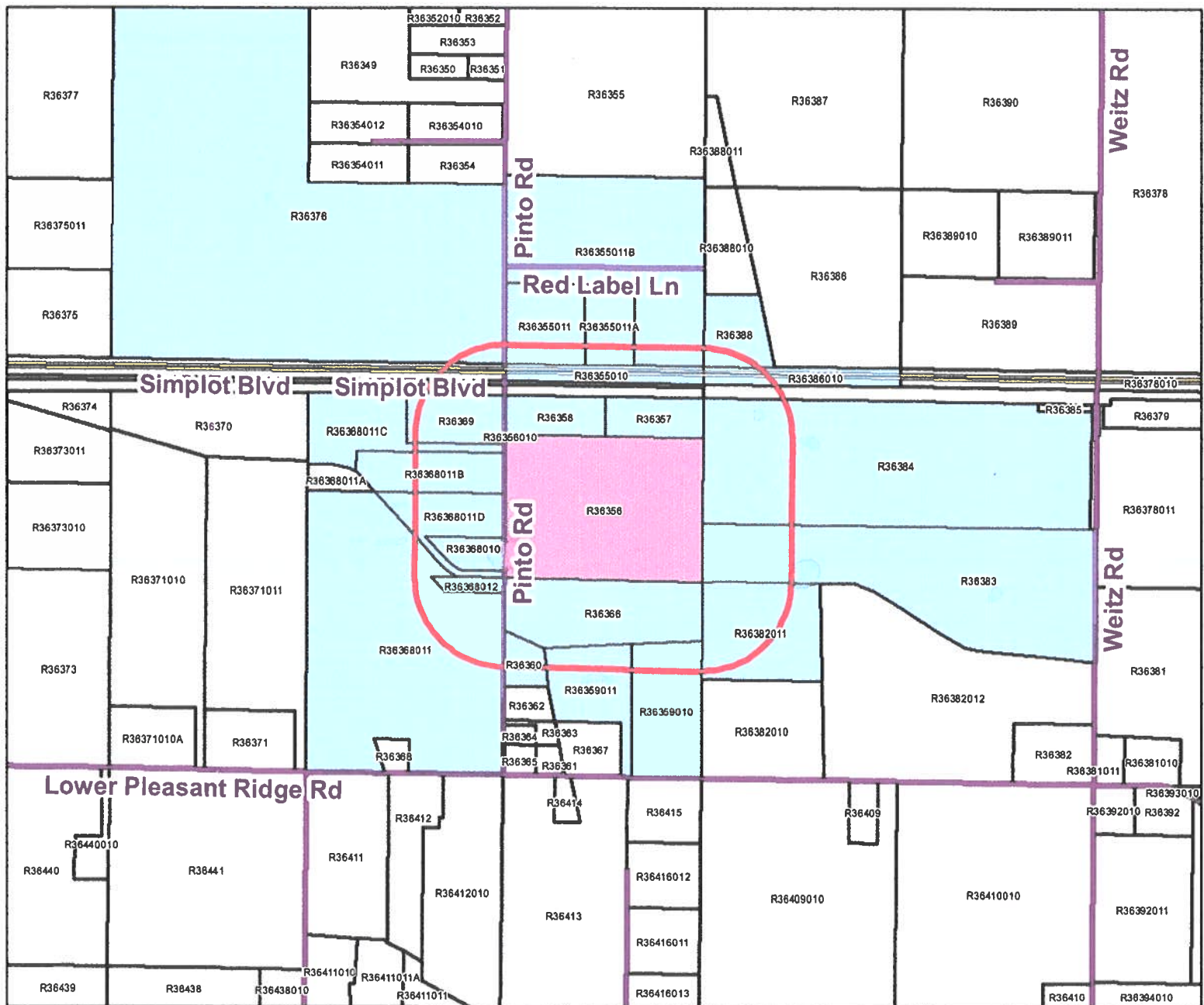


This map is for informational purposes only and does not suggest approval of the project.

Date: 2/13/2024

By: SHuggins

The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.



**Legend**

  NOTIFICATION BUFFER

  SUBJECT\_PROPERTY

  NOTIFIED PARCELS

  TAX PARCELS

Highway

Interstate

Local Road

SCALE 1 in = 1,000 feet  
Map Scale 1:12,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.



<b>PARCEL_NO</b>	<b>OwnerName</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>ZipCode</b>
R36355010	STATE OF IDAHO	PO BOX 8028	BOISE	ID	83707-2028
R36356010	INTERMOUNTAIN GAS CO	PO BOX 5650	BISMARCK	ND	58506
R3636801B	PA AOA LLC	607 GARBER ST	CALDWELL	ID	83606
R3636801D	PA AOA LLC	607 GARBER ST	CALDWELL	ID	83606
R36355011	JRP PROPERTIES LLC	20488 PINTO RD	CALDWELL	ID	83607
R36359011	PARK BENJAMIN J	16582 MARAVILLA PL	CALDWELL	ID	83607
R36366	SCHNEIDER RONALD G	20240 PINTO RD	CALDWELL	ID	83607
R36368011	ANDERSON JOHN W	19372 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
R36369	WILBUR-ELLIS CO	16300 CHRISTENSEN RD SUITE 135	SEATTLE	WA	98188
R36382011	FILLMORE JACOB P	18954 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
R36386010	STATE OF IDAHO	PO BOX 8028	BOISE	ID	83707-2028
R36388	SCHMID AND SCHMID LLC	1092 COUNTRY HILLS DR	SANTA ANA	CA	92705
R36355011A	VISIONARY 2 LLC	7115 BERMUDA RD	LAS VEGAS	NV	89119
R36356	GAYLE MANUFACTURING CO INC	PO BOX 158	CALDWELL	ID	83605
R36359010	CORNING DALE I	19004 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
R36360	MURPHY CHAD R	20152 PINTO RD	CALDWELL	ID	83607
R36368010	GAH PROPERTIES LLC	132 SW 5TH AVE	MERIDIAN	ID	83642
R36368012	BUREAU OF RECLAMATION	230 COLLINS RD	BOISE	ID	83702-4520
R36376	SIMPLOT FEED LOTS INC	PO BOX 27	BOISE	ID	83707
R36383	TRACY STEVEN LEROY	20179 WEITZ RD	CALDWELL	ID	83607
R36355011B	VISIONARY 2 LLC	7115 BERMUDA RD	LAS VEGAS	NV	89119
R36357	GAYLE MANUFACTURING CO INC	PO BOX 158	CALDWELL	ID	83605
R36358	S S STEINER INC	PO BOX 9174	BROOKS	OR	97305-0174
R36368011C	HERITAGE OPERATING L P	PO BOX 965	VALLEY FARGO	PA	19482
R36384	GAYLE MANUFACTURING COMPANY INC	PO BOX 158	CALDWELL	ID	83605

STATE OF IDAHO  
PO BOX 8028  
BOISE ID 83707

JRP PROPERTIES LLC  
20488 PINTO RD  
CALDWELL ID 83607

VISIONARY 2 LLC  
7115 BERMUDA RD  
LAS VEGAS NV 89119

VISIONARY 2 LLC  
7115 BERMUDA RD  
LAS VEGAS NV 89119

INTERMOUNTAIN GAS CO  
PO BOX 5650  
BISMARCK ND 58506

GAYLE MANUFACTURING CO INC  
PO BOX 158  
CALDWELL ID 83605

S S STEINER INC  
PO BOX 9174  
BROOKS OR 97305

DALE CORNING  
19004 LOWER PLEASANT RIDGE  
RD  
CALDWELL ID 83607

BENJAMIN PARK  
16582 MARAVILLA PL  
CALDWELL ID 83607

CHAD MURPHY  
20152 PINTO RD  
CALDWELL ID 83607

RONALD SCHNEIDER  
20240 PINTO RD  
CALDWELL ID 83607

GAH PROPERTIES LLC  
132 SW 5TH AVE  
MERIDIAN ID 83642

JOHN ANDERSON  
19372 LOWER PLEASANT RIDGE  
RD  
CALDWELL ID 83607

PA AOA LLC  
607 GARBER ST  
CALDWELL ID 83606

OPERATING HERITAGE  
PO BOX 965  
VALLEY FARGO PA 19482

PA AOA LLC  
607 GARBER ST  
CALDWELL ID 83606

BUREAU OF RECLAMATION  
230 COLLINS RD  
BOISE ID 83702

WILBUR-ELLIS CO  
16300 CHRISTENSEN RD SUITE  
135  
SEATTLE WA 98188

SIMPLOT FEED LOTS INC  
PO BOX 27  
BOISE ID 83707

JACOB FILLMORE  
18954 LOWER PLEASANT RIDGE  
RD  
CALDWELL ID 83607

STEVEN TRACY  
20179 WEITZ RD  
CALDWELL ID 83607

GAYLE MANUFACTURING  
COMPANY INC  
PO BOX 158  
CALDWELL ID 83605

STATE OF IDAHO  
PO BOX 8028  
BOISE ID 83707

SCHMID AND SCHMID LLC  
1092 COUNTRY HILLS DR  
SANTA ANA CA 92705



## AGENCY ACKNOWLEDGMENT

Date: 2/22/2024  
Applicant: GAYLE MANUFACTURING COMPANY, INC.  
Parcel Number: R 36356 00000  
Site Address: 20334 PINTO ROAD CALDWELL, ID 83607

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

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

#### Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 03/18/2024 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

☒ Applicant submitted/met for informal review.

District: CALDWELL RURAL FIRE

Date: 4/2/2024 Signed: SEE EMAIL  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

☒ ITD SEE EMAIL DATED 3/7/2024

#### Highway District:

☒ Applicant submitted/met for informal review.

District: HD4

Date: 2/22/2024 Signed: [Signature]  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District: NOT APPLICABLE

☐ Applicant submitted/met for informal review.

District: NON-DISTRICT AREA

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

#### Area of City Impact

☒ Applicant submitted/met for informal review.

City: GREENLEAF

Date: 3/19/2024 Signed: SEE EMAIL  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

**RE: Water Right Assessment / Section 23, T4N, R4W**

Front Desk <frontdesk@pioneerirrigation.com>

Mon 6/24/2024 10:55 AM

To: Matt Wilke <matt@mywhitebarn.com>

This is not Pioneer's, it appears to fall in what we call no man's land. We don't know who assesses this or who it might be. Thanks!

Heather Harris

Office assistant | Pioneer irrigation District Po Box 426 | Caldwell ID 83606 | 208-459-3617

[frontdesk@pioneerirrigation.com](mailto:frontdesk@pioneerirrigation.com) | [assessments@pioneerirrigation.com](mailto:assessments@pioneerirrigation.com) | [www.pioneerirrigation.com](http://www.pioneerirrigation.com)

**From:** Matt Wilke <matt@mywhitebarn.com>

**Sent:** Monday, June 24, 2024 10:22 AM

**To:** info <info@pioneerirrigation.com>; assessments <assessments@pioneerirrigation.com>

**Subject:** Water Right Assessment / Section 23, T4N, R4W

To whom it may concern,

I am representing Gayle Manufacturing Company.

Could you please verify that parcel R36356 is out of the Pioneer Irrigation District boundaries, and that there are no water rights available to irrigate from the Pioneer Irrigation District?

Thank you,



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

[www.mywhitebarn.com](http://www.mywhitebarn.com)



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Thank you,



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

[www.mywhitebarn.com](http://www.mywhitebarn.com)



# APPLICATION-Acknowledgement Notice

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

Parcel #: R36356 00000 (Official Use Only) Acres: 28.96

Property Address: 20334 PINTO ROAD City CALDWELL Zip Code 83607

Legal Description: Township 4N Range 4W Section 23 County CANYON

Subdivision: N/A Lot \_\_\_\_\_ Block \_\_\_\_\_

Applicants Name: WHITE BARN VENTURES/MATT WILKIE Email: matt@mywhitebarn.com

Mailing Address: PO Box 7 Phone # (208) 412-9803

City: MIDDLETON State: ID Zip Code: 83644

Applicant is: ☐ Landowner ☐ Contractor ☐ Installer ☒ Other AGENT Date: 3/18/2024

Owners Name: GAYLE MANUFACTURING COMPANY, INC.

Mailing Address: PO Box 158 Phone #: (208) 468-0400

City: CALDWELL State: ID Zip Code: 83605

The proposed use will be: ☐ Residential ☐ Commercial ☐ Agricultural ☒ INDUSTRIAL

Is there an existing structure(s) on this parcel? ☒ Yes ☐ No

Is a Letter of Intended Use provided? ☐ Yes ☒ No ☒ NEIGHBORHOOD LETTER

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:

WE ARE IN THE PROCESS OF SUBMITTING AN APPLICATION FOR A REZONE OF THE PARCEL TO M1 LIGHT INDUSTRIAL TO CANYON COUNTY. ONE OF THE REQUIREMENTS PRIOR TO SUBMITTING THE APPLICATION IS THIS AGENCY ACKNOWLEDGMENT

SIGNATURE: Matt Wilkie

DATE: 3/18/2024

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. SWDHI 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.



## *Caldwell Rural Fire Protection District*

707 Notus Road

Notus ID 83656

April 2, 2024

Matt Wilke  
White Barn Real Estate

Delivered by Email to: matt@mywhitebarn.com

Mr. Wilke

This letter is to confirm that the Caldwell Rural Fire Protection District has been notified of your intent to rezone the property located at 20334 Pinto Road, parcel R363560000, near Gayle Manufacturing to Industrial, within the Fire District.

The Caldwell Rural Fire Protection District looks forward to working with you on the development of this property, as it relates to the adopted Fire Code. We encourage you to meet early and often with us as the plans move forward so we can address issues and options available, based on the project.

In the rural area one of the challenges, you will face is providing an adequate water supply for fire protection. But the installation of a fire sprinkler system can greatly reduce the required fire flow based on the occupancy type.

As you move forward with your plans, please feel free to contact us, and we look forward to working with you in the future.

Respectfully Submitted,

*Mark Wendelsdorf*

Mark Wendelsdorf  
Fire District Manager



HIGHWAY DISTRICT No.4  
15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135  
FAX 208.454.2008

## Pre- Development Meeting Minutes

**Project Name:** Pinto- Gayle Manufacturing  
**Project Owner/Representative:** Matt Wilke  
**Phone:** 208-412-9803  
**Email:** matt@mywhitebarn.com

**Project Location:** R36356

**Jurisdiction:**

### Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Pinto	Local	50' prescriptive; 25' half-width from cl	60' (30' half width from centerline or 1/4 section line)	

### Request:

Applicant desires approach 745' north of centerline of HWY 19. No building permits requested at this time. Current entitlement request is a rezone from ag to industrial. Future admin split request.

### Access:

Rural local road spacing for major generator applies unless uses are less than 2,500 vehicle ADT. Approach spacing of 360' same side applies.

Applicant shall locate approach approx. 35' north—align with driveway aisle of parking lot on west side of road.

Approach permit from HD4 required and improve per SD-106.

### Improvement Requirements:

Improvements and right-of-way dedication applicable at time of subdivision or building permit; whichever comes first

Shared driveway easement to R36357 – show on future administrative land division

### Other Comments:

TIS may be required at time of subdivision or building permit. Connect driveway easement to parcel

Comments on rezone forthcoming and will be provided at agency notification from Canyon County.

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.

**Re: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company**

Matt Wilke <matt@mywhitebarn.com>

Thu 3/7/2024 2:39 PM

To: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

Hi Niki,

Not yet. We need to submit our application before we get a planner assigned.

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

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**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

**Sent:** Thursday, March 7, 2024 1:42 PM

**To:** Matt Wilke <matt@mywhitebarn.com>

**Subject:** RE: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

Hi Matt!

Do you have a point of contact at the county that you were speaking to about this?

Thanks!



**Niki Benyakhlef**

*Development Services Coordinator*

**District 3 Development Services**

O: 208.334.8337 | C: 208.296.9750

Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)

Website: [itd.idaho.gov](http://itd.idaho.gov)

**From:** Matt Wilke <matt@mywhitebarn.com>

**Sent:** Thursday, March 7, 2024 8:00 AM

**To:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

**Subject:** Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

**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.



Good morning Niki,

I am notifying you to conform with canyon counties requirement for agency acknowledgment prior to submitting our application for a rezone of the subject parcel and comprehensive plan map amendment. I am representing Gayle Manufacturing Company with this process.

At this point there will be no development plans, as we are just proposing to rezone the southern portion of the parcel #R36356. The northern third of the parcel is already zoned light Industrial.

Please let me know how you would like me to proceed. Your email response can suffice as an agency acknowledgment to me, or I can fill out the agency acknowledgment form from canyon county and get a formal signature if you would prefer. The county will most likely reach out to you again once they process the application.

Thank you for your time in this matter,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

## Re: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

Greenleaf City Hall <cityhall@greenleaf-idaho.us>

Tue 3/19/2024 1:11 PM

To: Matt Wilke <matt@mywhitebarn.com>

Cc: Carrie Huggins <treasurer@greenleaf-idaho.us>

Hi Matt!

Probably easiest for you to print and submit this email string in lieu of signature. Not much to talk about as it sounds like this is a rezone request rather than a conditional rezone.

Comments from the city would likely include whether the application is complete. For an unconditioned rezone, the most impactful uses in the use table may be assumed as a basis for comment, especially if there are existing residential, agricultural, or other uses near the subject property which would likely be impacted by approval of an unrestricted / unconditioned use table.

Thank you,

Lee C. Belt  
Greenleaf City Clerk  
208/454-0552 phone  
208/454-7994 fax  
208/880-4061 cell

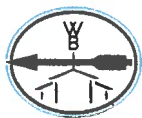
On 3/19/2024 11:22 AM, Matt Wilke wrote:

Hi Lee,

Sorry I missed this email. Thank you for the response! Here is the latest agency acknowledgment form we have going around.

I can send over to you for electronic signature if you would like to do that, or I can just print off our email unless you would prefer I meet with you in person to go over the details of our proposed rezone.

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

**From:** Greenleaf City Hall <[cityhall@greenleaf-idaho.us](mailto:cityhall@greenleaf-idaho.us)>

**Sent:** Tuesday, March 5, 2024 9:42 AM

**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Cc:** Carrie Huggins <[treasurer@greenleaf-idaho.us](mailto:treasurer@greenleaf-idaho.us)>

**Subject:** Re: Agency Acknowledgement Notice / Industrial Rezone / Gayle Manufacturing Company

Hi Matt!

I believe Canyon County Development Services Department (CCDSD) requires communication per the Agency Acknowledgement. I will make myself available to meet with you, if you would like to do so. I'm also okay with you submitting this email string as record of communication in lieu of a signature.

Please submit a complete application.

Thank you,

Lee C. Belt  
Greenleaf City Clerk  
208/454-0552 phone  
208/454-7994 fax  
208/880-4061 cell

On 3/5/2024 8:00 AM, Matt Wilke wrote:

Good morning Lee,

I was wondering if I need to meet with you regarding Canyon Counties agency acknowledgement provision for our proposed rezone of this Parcel to Light Industrial in Canyon County. The parcel is in Greenleaf's area of impact on the south side of Hwy 19 and East side of Pinto Road.

At this point there will be no development plans, as we are just proposing to rezone the southern portion of the parcel #R36356 from Ag to Light Industrial in the county. The northern third of the parcel is already zoned light Industrial.

Please let me know how you would like me to proceed.

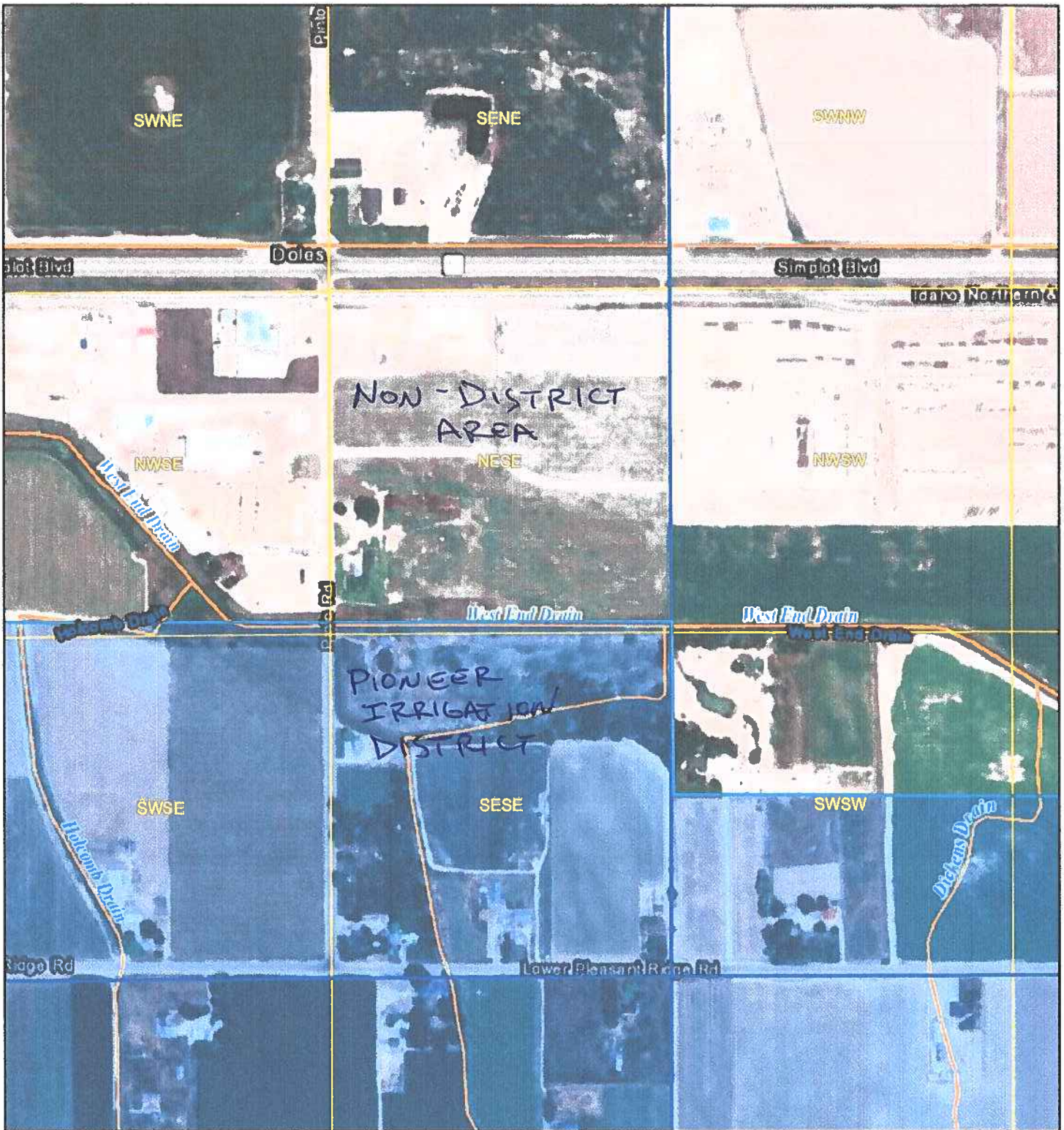
Thank you for your time in this matter,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)



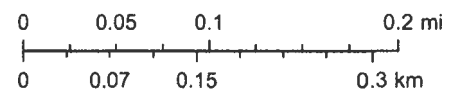
# Irrigation Organizations



6/18/2024, 6:53:05 PM

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- World Transportation
- Irrigation Organizations
- Township/Range
- Section
- Quarter Quarter



State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, iPC, USGS  
TNM - National Hydrography Dataset. Data Refreshed July, 2024., State of  
Oregon GEO, Esri, HERE, iPC, Maxar



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State of Idaho  
Department of Water Resources

## Water Right

63-33058

IRRIGATION

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



### Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



Date: 09/17/2010

[illegible]

Total Acres: 29

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. G16 This right remains subject to the right of the original appropriator, in good faith and in compliance with state laws governing changes in use and/or expansion of water rights, to cease wasting water, to change the place or manner of wasting it, or to recapture it.
3. This right is a split from former right 63-2650 .
4. Place of use for this right does not include land owned by the State of Idaho.

Dates:

Licensed Date:

Decreed Date: 05/20/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: Or

Water District Number: 63

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False



State of Idaho  
Department of Water Resources

# Water Right

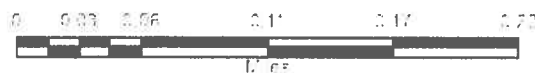
63-20883

DOMESTIC

The map depicts the place of use for the water use listed above and point(s) of diversion of this right as currently derived from interpretations of the paper records and is used solely for illustrative purposes. Discrepancies between the computer representation and the permanent document file will be resolved in favor of the actual water right documents in the water right file.



Date created: 05/2004



Legend

- Quarter Quarters
- PLS Sections
- Townships
- Place of Use Boundary
- Point of Diversion



AFTER RECORDING MAIL TO:

Gayle Manufacturing Co., Inc.  
80 N. Kings Rd.  
Nampa, ID 83642

ELECTRONICALLY RECORDED - DO NOT  
REMOVE THE COUNTY STAMPED FIRST  
PAGE AS IT IS NOW INCORPORATED AS  
PART OF THE ORIGINAL DOCUMENT.

<b>2019-040705</b>	
RECORDED	
<b>08/30/2019 01:18 PM</b>	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 EHOWELL	\$15.00
TYPE: DEED	
FIRST AMERICAN TITLE INSURANCE	
ELECTRONICALLY RECORDED	

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## WARRANTY DEED

File No.: 4120-3307381 (KD)

Date: **August 28, 2019**

dd For Value Received, **Shane Garbarino, a married man as his sole and separate property**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Gayle Manufacturing Co., Inc., a California corporation**, hereinafter referred to as Grantee, whose current address is **PO Box 1398, Nampa, ID 83653** the following described premises, situated in **Canyon County, Idaho**, to wit:

**LEGAL DESCRIPTION:** Real property in the County of Canyon, State of Idaho, described as follows:

**(See Exhibit "A" attached hereto and made a part hereof by reference.)**

APN: **36356000 0**


TO HAVE AND TO HOLD the said premises, with their appurtenances, unto said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.



APN:

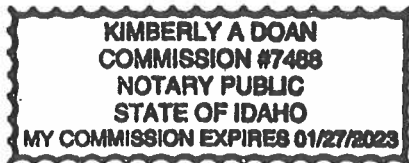
Warranty Deed  
- continued

File No.: 4120-3307381 (KD)  
Date: 08/28/2019

  
Shane Garbarino

STATE OF Idaho )  
COUNTY OF Canyon )  
ss.

This record was acknowledged before me on August 28, 2019 by Shane Garbarino.



  
Signature of Notary Public  
My Commission Expires: \_\_\_\_\_

## **EXHIBIT A**

**The Northeast Quarter of the Southeast Quarter of Section 23, Township 4 North, Range 4 West,  
Boise Meridian, Canyon County, Idaho.**

### **EXCEPTING THEREFROM:**

**Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter;  
thence  
South a distance of 364 feet; thence at right angles running  
West a distance of 80 rods; thence running  
North a distance of 364 feet to a point in the North line of said Northeast Quarter of the  
Southeast Quarter; thence  
East along said North line 80 rods to the POINT OF BEGINNING.**

### **FURTHER EXCEPTING THEREFROM:**

**A parcel of land located in the Northeast Quarter of the Southeast Quarter of Section 23,  
Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly  
described as follows:**

**Commencing at a 5/8 inch iron pin marking the Central East 1/16 corner of said Section 23  
from**

**which a brass cap monument marking the East Quarter corner of said Section 23 bears  
South 89°23'30" East, 1324.84 feet; thence along the West boundary line of the Northeast  
Quarter of the Southeast Quarter of said Section 23**

**South 00°10'51" West, 364.00 feet; thence leaving said West boundary line**

**South 89°23'30" East, 25.00 feet to the REAL POINT OF BEGINNING; thence continuing**

**South 89°23'30" East, 10.00 feet; thence**

**South 00°10'51" West, 10.00 feet; thence**

**North 89°23'30" West, 10.00 feet; thence**

**North 00°10'51" East, 10.00 feet to the REAL POINT OF BEGINNING.**

# National Flood Hazard Layer FIRMette



116°46'49"W 43°40'15"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
Zone A, V, A99  
With BFE or Depth Zone AE, AO, AH, VE, AR  
Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone B

### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/19/2024 at 10:43 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# 2021 Manufacturing Economic Impact Report

AN ECONOMIC ASSESSMENT OF IDAHO'S MANUFACTURING INDUSTRY



Idaho  
Manufacturing  
Alliance



# IMA Members

Current members as of January 2022

## Manufacturing Members

Acclima, Inc.  
Accura Outdoors  
Accurate Manufacturing Company Inc.  
Ace Co/NxEdge  
AceCo Industrial Knives  
Admiral Beverage  
Advanced Control Systems  
Alexander Clark Printing  
ALK Source Materials  
American Semiconductor  
Ardent Industries  
ATC Manufacturing  
Atomic Potato Chip Company  
Autovol  
Aviation Specialties Unlimited  
Bestbath  
Black Sage Technologies  
Blue Wolf  
Campbell Company  
Capitol Distributing  
Chris Reeve Knives  
CJ Precision Machine  
Computrol Inc  
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CXT Incorporated  
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Diamond Mfg Inc  
Dina Consulting & Design LLC  
Diversified Fluid Solutions  
Dixon Container Company  
Drill Pro International, Inc.  
DyneAquaculture  
Fiberguide - a Molex Company  
Fiberon  
Fresca  
G Zero CNC Machine  
GameFACE Athletics  
Greyloch  
Highlight Technologies, Inc.  
House of Design  
Idaho National Laboratory  
Image National Signs  
in-Finite Solutions, Inc  
Intermountain 3D  
International Minute Press  
Inventive-Group  
Inventure Engineering and Machine, LLC  
JB Laser  
Johnson Thermal Systems Inc.  
JR Simplot Company  
K2 Construction, Inc.  
Lactalis American Group  
Legacy US  
Lubrication Sciences International  
Materne North America (GoGo squeezeZ)  
Micron Technology, Inc.  
Milne MicroDried

## Manufacturing Members Cont'd

Milstak  
Mirage Trailers  
Moser Manufacturing, LLC  
Northwest Machining & Mfg  
Novation Inc  
ON Semiconductor  
Orgill  
Packaging Corporation of America  
Panic Plastics, Inc.  
Plexus  
Portsmith Technologies  
Precision Automation & Pumping Systems  
PRECO/Sensata  
Price Pump  
ProMoto Billet  
QTI Sensing Solutions  
Quality Machine Products, Inc.  
Quintex Molding LLC  
Ramper Innovations  
Rekluse Motor Sports  
Robo-Jet  
Sapphire Metal Finishing  
Scherer Inc.  
Seat Concepts  
Silicon Mountain Contract Services  
Smoke Guard  
Talus Expedition Gear  
Teton Machine Solutions  
TMC, Inc  
TMF Werks, LLC  
Trinity Trailer Mfg., Inc.  
Unger Powder Coating  
United Metals Recycling  
Valor Trailers  
Vanmark Equipment  
VersaBuilt  
VISION Design & Machine, LLC  
Western Trailers  
WMDTech LLC  
Worry Free Manufacturing  
ZoRoCo Packaging, Inc

## Supply Chain Members

AAP Automation  
Apex Manufacturing Solutions  
Custom Fluid Power  
Intermountain Machining Supply  
King Machine  
Klinger IGI  
Navis Pack & Ship  
Northwest Fulfillment  
Omega Morgan  
Pilot Freight Services  
Rogers Machinery Company  
Rollon  
Revitiv Corp  
Vessel

## Associate Members

Atova  
Bank of America Merrill Lynch  
Bright Bank  
Capital One  
Cascade Energy  
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Experis, a ManpowerGroup Company  
HUB International Northwest LLC  
Idaho Power Company  
Impello Global  
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Law Office of David Ballard  
Lee and Associates Idaho, LLC  
Northwest Engineering Service, INC.  
PayneWest Insurance Company  
Rectify  
S Massie Consulting LLC  
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Strategic Tax Solutions  
Sunwest Bank  
The Nichols Accounting Group  
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Washington Trust Bank  
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## Partner Members

Aerospace Joint Apprenticeship Committee (AJAC)  
Better Business Bureau  
Buy Idaho  
City of Caldwell Economic Development  
City of Kuna - Economic Development  
City of Meridian  
City of Nampa Economic Development  
Clearwater Economic Development Association  
Coeur d'Alene Area Economic Development Corp.  
College of Western Idaho  
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Idaho Business for Education  
Idaho Commerce  
Idaho Department of Labor  
Idaho Manufacturing Alliance  
Idaho Small Business Development Center (SBDC)  
Idaho State University  
Idaho Veterans Chamber of Commerce  
North Idaho College  
Northwest Nazarene University  
Northwest Trade Adjustment Assistance Center  
PNAA (Pacific Northwest Aerospace Alliance)  
TechHelp  
Transit Management of Canyon County  
Treasure Valley Community College

IMA Sponsors





# Foreword

On behalf of the Board of Directors and staff at the Idaho Manufacturing Alliance (IMA), I am privileged to present this Manufacturing Economic Impact Report for the State of Idaho.

Thanks to our partners at the University of Idaho and Alturas, we've been able to fulfill a long-time organizational goal of formally highlighting how important manufacturing is to the Idaho economy. Manufacturing benefits the individuals who are employed within its companies, the families it supports, and the communities they are a part of. Manufacturing makes Idaho a better place.

IMA's three main activities are to connect, support and promote manufacturing. We're hopeful that this does all three.

If you feel as strongly about Idaho manufacturing as we do, join us! We have various ways to get involved.

For the good of Idaho and its manufacturing industry,



**Sheri Johnson**  
**Co-Founder & Executive Director**  
**Idaho Manufacturing Alliance**











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## Overview of the Study

This is a report of the economic footprint of Idaho's manufacturing sector for the year 2020. The sponsor is the Idaho Manufacturing Alliance and authored by the Vandal Impact Center. The student authors are Jacob Spence, Christopher Giddings, Josh Gehring, and Keegan Opdahl. The faculty advisor is Steven Peterson, who has conducted over 150 studies on nearly every Idaho industry in his career<sup>1</sup>. The study was completed in November 2021.

<sup>1</sup> The results and findings of this study are those of the author, Steven Peterson, and do not necessarily represent the University of Idaho or any of the aforementioned organizations or individuals.

# Summary Results

**Manufacturing is one of Idaho's most important and emerging industries.**

**170,210**

TOTAL JOBS  
20% OF IDAHO'S TOTAL JOBS

**\$16.2 BILLION**

GROSS STATE PRODUCT (GSP)  
19% OF TOTAL GSP

**\$10.1 BILLION**

SALARIES & BENEFITS  
18% OF IDAHO'S TOTAL COMPENSATION

**\$1.16 BILLION**

PROPERTY, SALES, EXCISE,  
AND INCOME TAXES

## **Idaho manufacturing creates jobs and output.**

- Employed 70,577 workers in 2020 or 8.2% of Idaho's total employment (Page 6).
- Increased 14,771 new manufacturing jobs in the last decade (2010 to 2020) (Page 6).
- Ranked 1<sup>st</sup> place as Idaho's largest industry, as measured by the direct contribution to gross state product.
- Ranked 4<sup>th</sup> place as measured by direct contributions to Idaho's employment (behind only government, health care, and retail trade (Page 6).
- Total manufacturing jobs increased by 26%, the *second highest* rate of increase in the U.S., (2010 to 2020), behind only Nevada at 51% (Page 10).
- Food processing employed the most manufacturing workers at 19,329, followed by computer and electronic manufacturing (11,558), wood products (6,977), and fabricated metal (6,113) (Page 9).
- The fastest growing manufacturing sector (2010 to 2020) in *percentage increase* in jobs was textile product mills (170%), electrical equipment and appliance (126%), beverage/tobacco (104%),
- The fastest growing manufacturing sector (2010 to 2020) in *net new jobs* created was food processing (3,447 jobs), wood products (1,904), and fabricated metal product (1,341).

## **Idaho manufacturing pays living wages.**

- Average salary package pays \$76,655 (including benefits), 40% above Idaho average salary package of (\$54,927) (Page 7).
- Average salaries range from a high computer/electronic manufacturing (\$157,510) to a low of \$28,725 in Textile Product Mills (considered an Idaho living wage) (Page 8).

## **Manufacturing creates economic contributions.**

- An economic model of the economy measured the economic contributions of manufacturing including the multiplier effects.

### **Key Conclusion**

**If manufacturing did not exist, Idaho's economy would shrink by 20%.**  
(When considering the multiplier effect)



# Idaho Manufacturing Sectors

## A Sampling of Idaho Companies

### **Food Processing** (NAICS 311-312)

CS Beef Packers  
HB Specialty Foods  
JR Simplot Company  
Lactalis American Group  
Materne North America/GoGo squeeZ  
Milne Microdried  
ZoRoCo Packaging

### **Textiles** (NAICS 313-316)

Worry Free Manufacturing  
Shurco  
Owyhee Group Companies  
Fabricspan

### **Wood Products** (NAICS 321)

Gem State Truss  
Woodgrain Inc  
Fiberon  
Idaho Forest Group  
PotlatchDeltic Corporation  
J.D. Lumber  
Inteframe

### **Paper Manufacturing** (NAICS 322-323)

Dixon Container Corp  
Packaging Corporation of America  
Westrock Paper and Packaging

### **Petroleum Manufacturing** (NAICS 324)

Idaho Asphalt Company  
Valley Paving and Asphalt

### **Chemical Manufacturing** (NAICS 325)

Bandz USA  
Lubrication Sciences International  
Itafos Conda  
Redox Chemicals  
Technichem Corp  
Watertech Inc

### **Plastics** (NAICS 326)

Bestbath  
Smoke Guard  
Panic Plastics  
Quintex Molding  
Yellowstone Plastics  
Ipex USA  
Kellogg Plastics

### **Nonmetallic Mineral Product Manufacturing** (NAICS 327)

JR Simplot Company  
Bayer Incorporated  
CXT Incorporated  
Ash Grove Cement Company  
Idaho Concrete Company

### **Primary Metal Manufacturing** (NAICS 331)

LA Aluminum Casting Company  
Hern Iron Works  
Pine Creek Industries  
Boise Foundry

### **Fabricated Metal Product Manufacturing** (NAICS 332)

Accura Outdoors  
Drill Pro International  
Sapphire Metal Finishing  
AceCo Industrial Knives  
Chris Reeve Knives  
Buck Knives  
R&M Steel Co.  
Gayle Manufacturing Company

### **Machinery Manufacturing** (NAICS 333)

House of Design  
Milstak  
Precision Automation & Pumping Systems  
Price Pump  
VersaBuilt  
Johnson Thermal Systems  
Hydroblend

### **Computer and Electronic Product Manufacturing** (NAICS 334)

Acclima Inc  
American Semiconductor  
ON Semiconductor  
American Semiconductor  
Black Sage Technologies  
Insignis Technology Corp  
Micron Technology Inc  
Silicon Mountain Contract Services  
Percussionaire

### **Electrical Equipment, Appliance, and Component Manufacturing** (NAICS 335)

NxEdge/AceCo Precision Manufacturing  
Blue Wolf  
Diversified Fluid Solutions  
Campbell Company  
ECCO Safety Group  
Schweitzer Engineering Laboratories  
Fiberguide Industries/Molex  
VTC Corp

### **Transportation Equipment Manufacturing** (NAICS 336)

ATC Manufacturing  
Heatercraft Marine Products  
In The Ditch Towing Company - Innovative Group  
Klim  
ProMoto Billet  
Rekluse Motor Sports  
Trinity Trailers  
Valor Trailers  
Western Trailers

### **Furniture and Related Product Manufacturing** (NAICS 337)

Greyloch Custom Cabinetry  
Woodland Furniture  
Pacific Cabinets  
T&L Cedar Lawn Furniture

### **Miscellaneous Manufacturing** (NAICS 339)

Image National Signs  
IndieDwell  
Unger Powder Coating  
Lytle Signs  
Autovol



# Strong Stable Job Growth

**Added 14,771 New Jobs - 2010 to 2020**

**Idaho creates nearly 1,500 new manufacturing jobs every year—a 2.4% average annual growth rate**

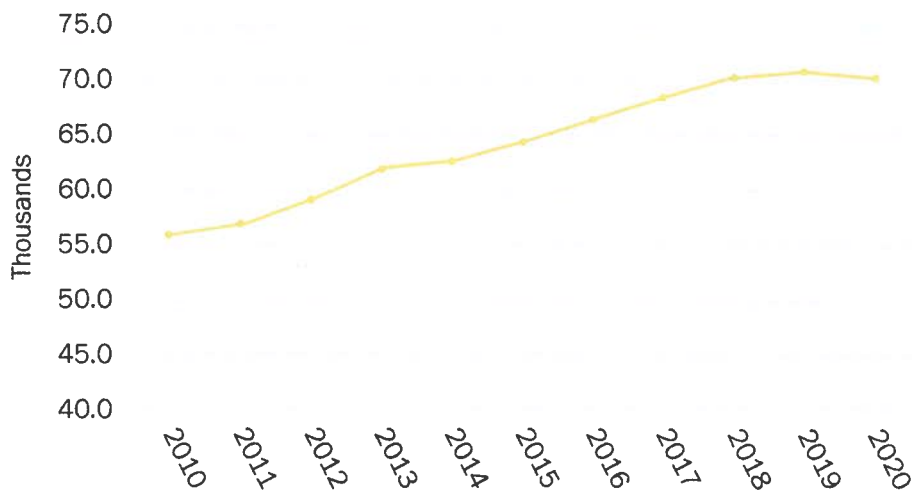


Figure 1. Idaho Manufacturing Job Growth 2010 to 2020. Source: Emsi 2021 Q3

## Idaho's 4<sup>th</sup> Largest Industry Ranked by Employment

**8.2% of Total Employment—70,577 Jobs**

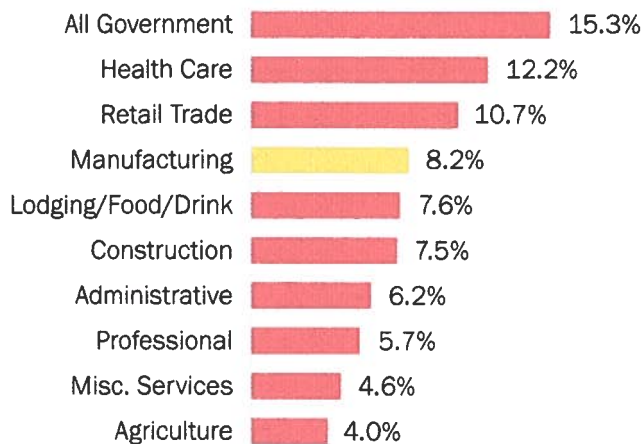


Figure 2. Top Ten Idaho Industries in 2020 (North American Industrial Classification (NAICS) Two Digit Level). Source: Emsi 2021 Q3





## Idaho's Average Annual Salaries

**Manufacturing Pays 40% Higher Idaho Wages and Benefits (\$78,926) Versus Idaho's Average Salary (\$56,563)**

Highest Salaries: Utilities (\$131,041)

Lowest Salaries: Accommodation/Food Services (\$21,400)

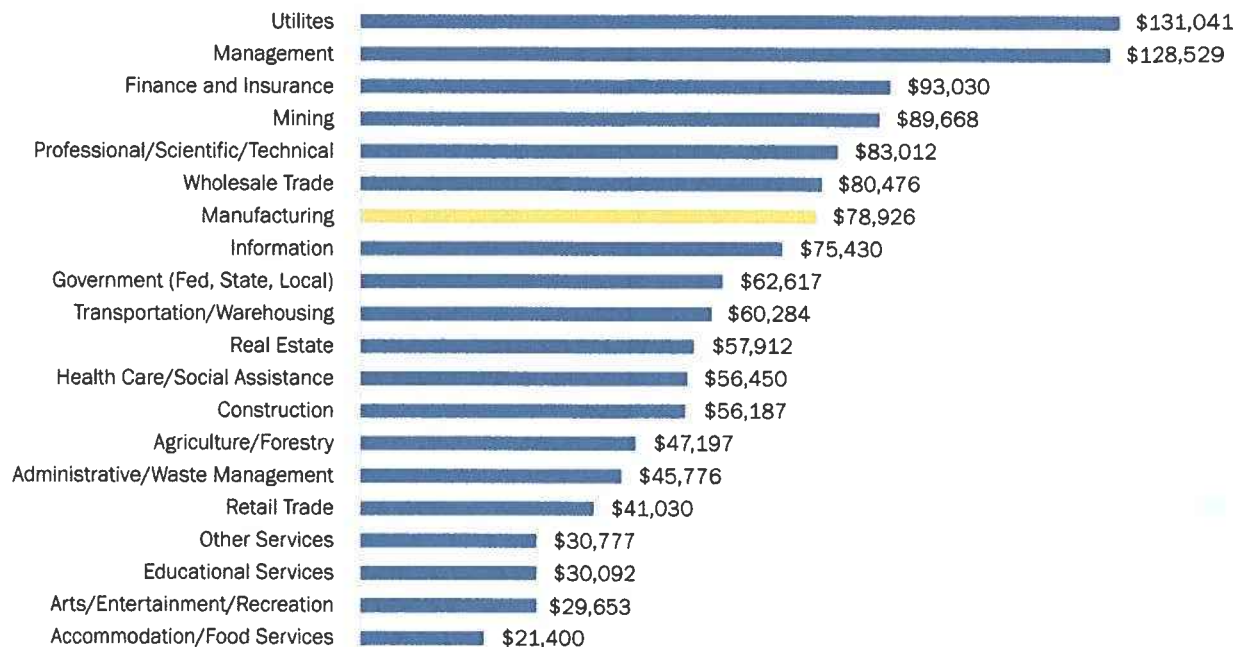


Figure 4. Average Annual Salary Package Across All Idaho Industries (2-Digit NAICS). Source: Emsi



## 2020 Manufacturing Job Rankings by Sector

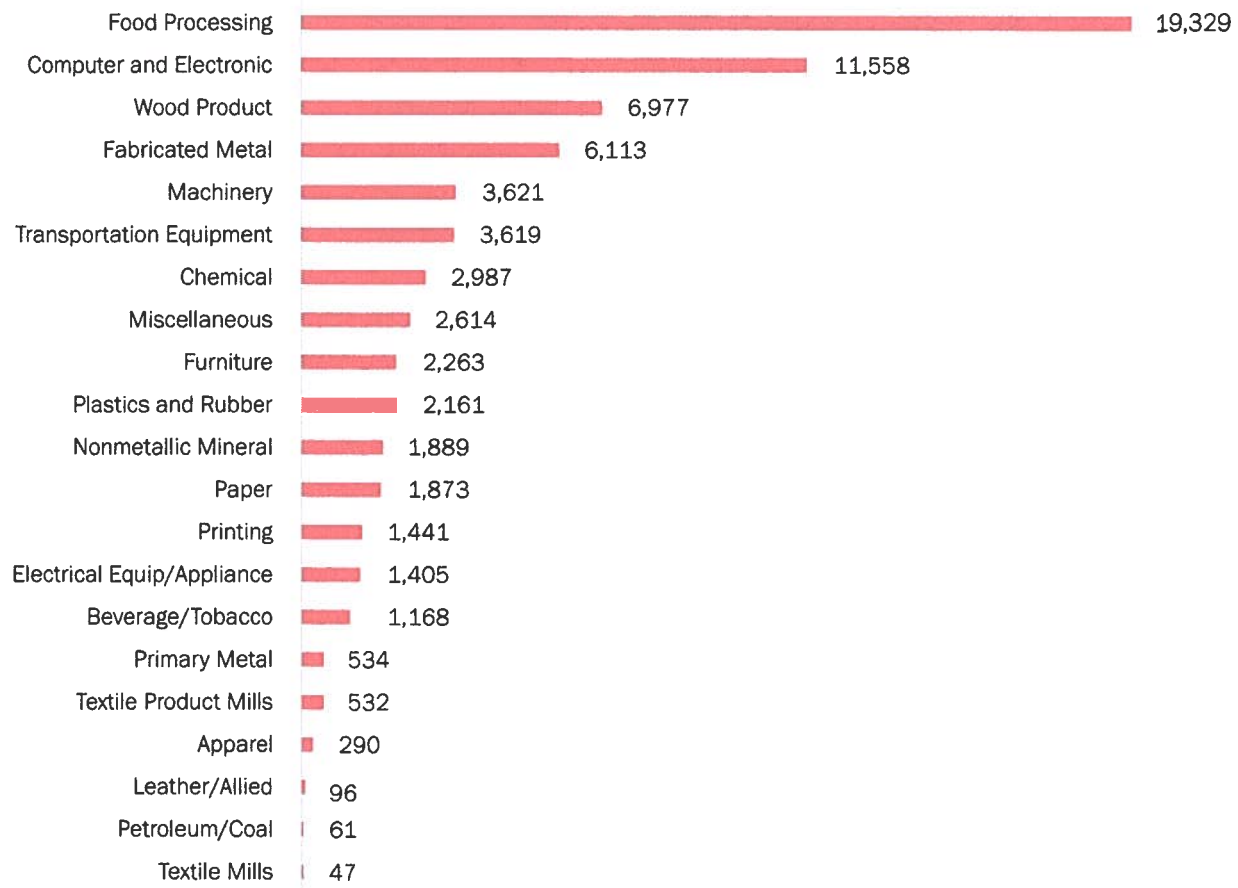


Figure 6. 2020 Manufacturing Jobs by Industry (3-Digit NAICS Code). Source: Emsi 2021 Q3

The two largest manufacturing sectors represent Idaho's changing economy, both its past and its future. Production agriculture has been the historic bedrock of Idaho's economy. Recent expansion of agricultural processing and value-added agricultural products is the future, as represented by the expansion of dairy, cheese, and yogurt production. *Food processing* directly employs 19,329 workers and pays \$63,464 in salary and benefits per year.



## Wages and Benefits by Manufacturing Sector

(Range: \$157,510 Computer/Electronic Jobs—to \$28,725 for Textile Product Mills)

Average Idaho Wage and Benefit Package is \$78,926.

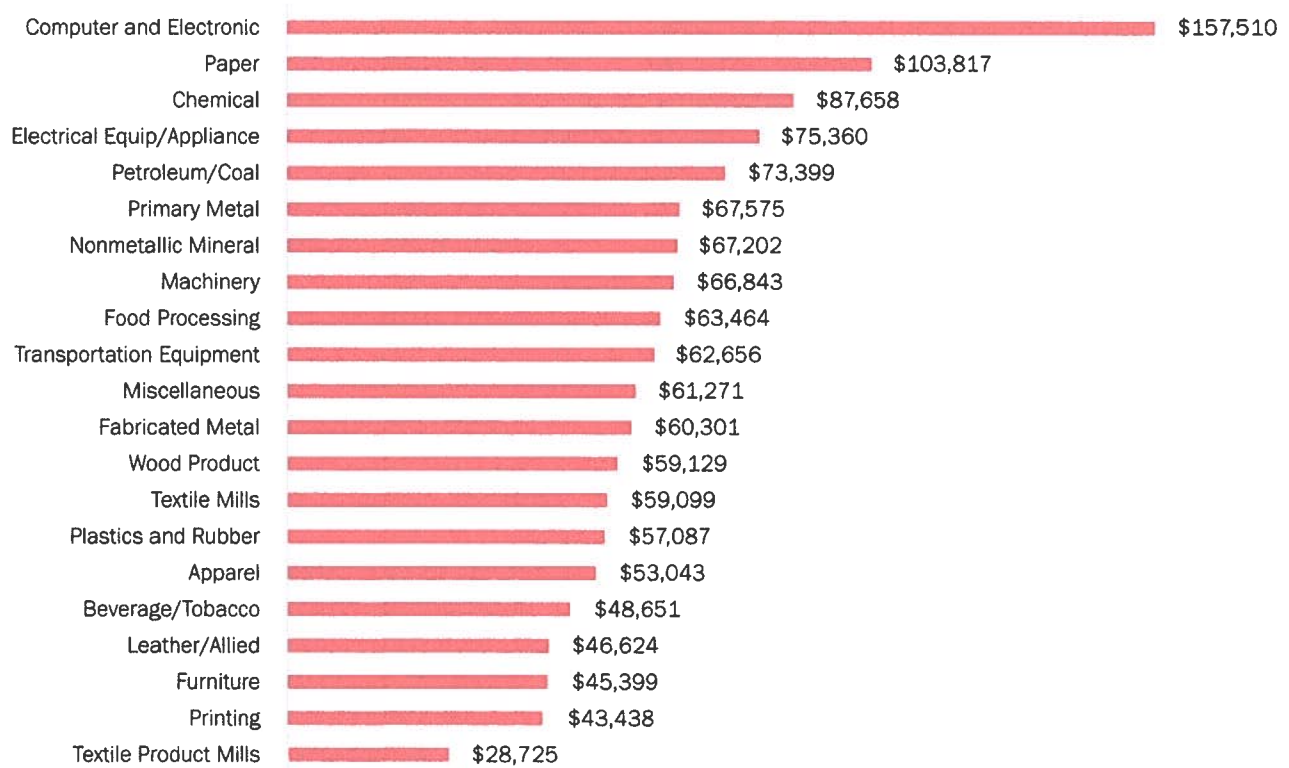


Figure 5. Wages and benefits by Manufacturing Sector (3-Digit NAICS Code). Source: Emsi 2021 Q3

The second largest manufacturing industry is *computer and electronic product manufacturing* that employs 11,558 workers and pays an average of \$157,510 *including benefits and salaries*. The epicenter of high technology manufacturing is the Treasure Valley, and a good representative firm is Micron Technology Inc in Boise. High-tech manufacturing is expanding throughout Idaho and represents Idaho's future economy.

## 26% Cumulative Job Growth - 2010 to 2020

### Second Fastest Growing In the U.S.

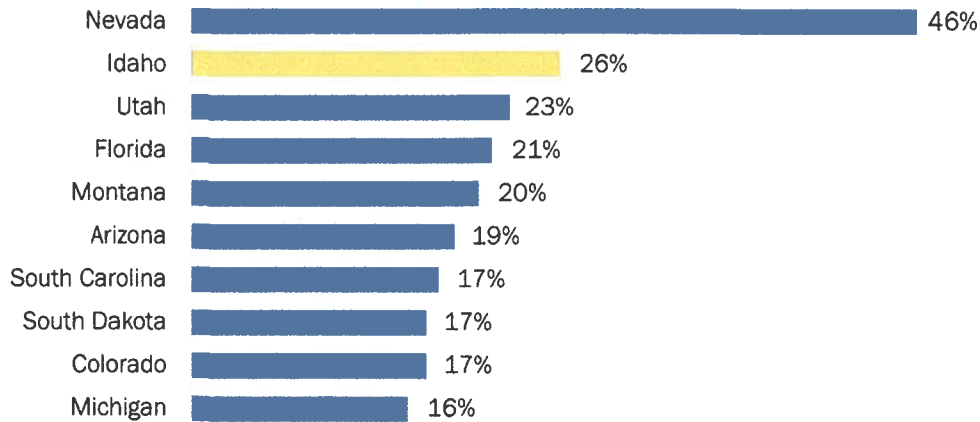



Figure 3. Top Ten U.S. States Ranked by Cumulative Manufacturing Growth 2010 to 2020. Source: Emsi 2021 Q3

## Manufacturing Employment Changes by Sector - 2010 to 2020

Sector	Idaho Job Count	Idaho % Change	U.S. % Change
Food Processing	3,447	22%	11%
Wood Product	1,904	38%	13%
Fabricated Metal	1,341	28%	7%
Transportation Equipment	1,219	51%	20%
Machinery	1,068	42%	1%
Computer and Electronic	961	9%	(4%)
Electrical Equip/Appliance	783	126%	7%
Miscellaneous	736	39%	1%
Plastics and Rubber	654	43%	11%
Chemical	622	26%	7%
Beverage/Tobacco	594	104%	50%
Furniture	557	33%	1%
Nonmetallic Mineral	484	34%	7%
Textile Product Mills	335	170%	(14%)
Paper	294	19%	(10%)
Printing	56	4%	(22%)
Petroleum/Coal	30	97%	(3%)
Textile Mills	(26)	(35%)	(21%)
Leather/Allied	(47)	(33%)	(11%)
Apparel	(83)	(22%)	(41%)
Primary Metal	(158)	(23%)	(3%)

Table 1. Employment Changes by Manufacturing Sector 2010 to 2020. Source: Emsi 2021 Q3





Idaho *food processing* increased by 3,447 jobs over the last decade, a cumulative 22% change. This is followed by *wood products* (1,904 jobs, 38%), *fabricated metal* (1,341 jobs, 28%), *transportation equipment* (1,219 jobs, 51%), and *computer and machinery* (1,068 jobs, 42%).

The fastest growing Idaho sector measured by percentage change was *textile product mills* (170%), *electrical equip/appliance* (126%), *beverage/tobacco* (126%), and *petroleum/coal* (97%).

**3,447**

INCREASE IN  
FOOD PROCESSING JOBS

**1,904**

INCREASE IN  
WOOD PRODUCT JOBS

**1,341**

INCREASE IN  
FABRICATED METAL JOBS

**170%**

TEXTILE PRODUCT MILLS  
GROWTH

**126%**

ELECTRICAL EQUIPMENT/  
APPLIANCE GROWTH

**104%**

BEVERAGE/TOBACCO  
GROWTH



# Idaho's Largest Industry

As Measured by Direct Contributions to Gross State Product (GSP), in Billions

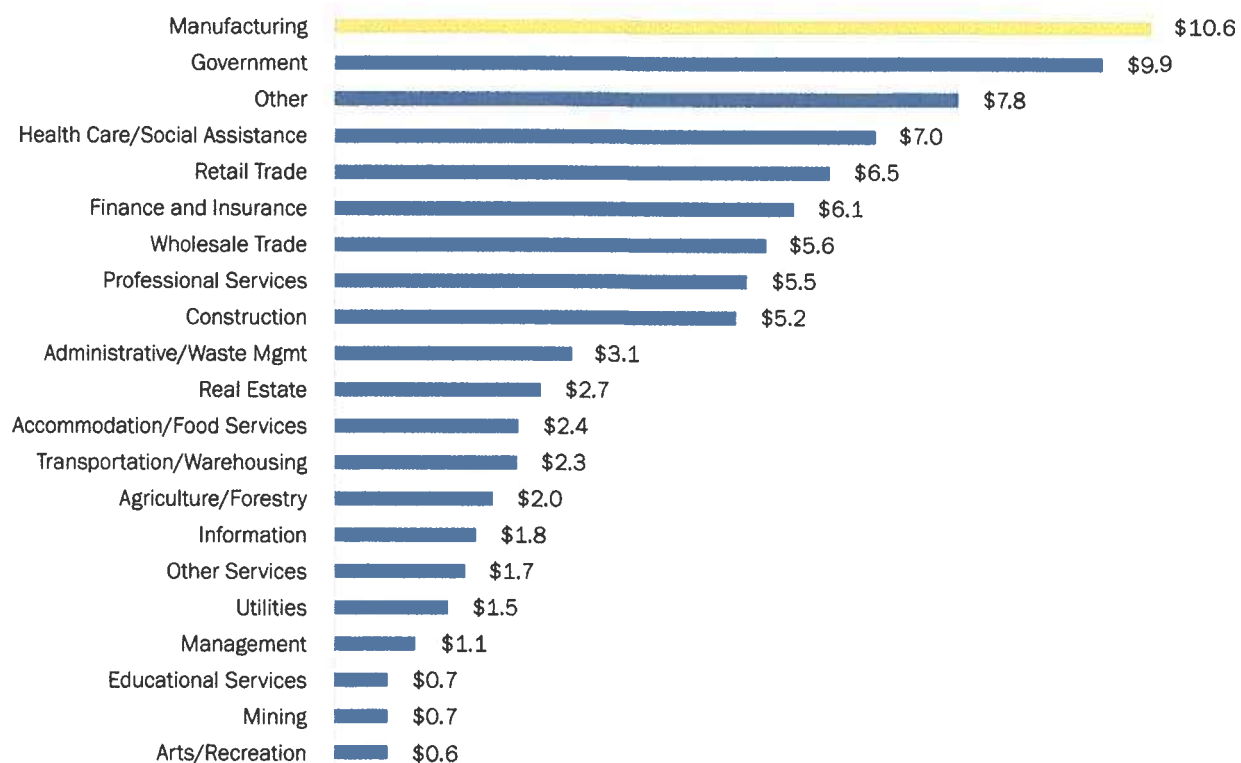


Figure 7. Direct Contributions to Idaho Gross State Product (GSP) by Industry (2-Digit NAICS). Source: Emsi 2021 Q3



## Contributions by Manufacturing Sector, in Billions

### Idaho Manufacturing Contributed \$10.6 billion to Idaho's Gross State Product in 2020

Computer and Electronic Manufacturing Contributes \$3.15 billion alone!

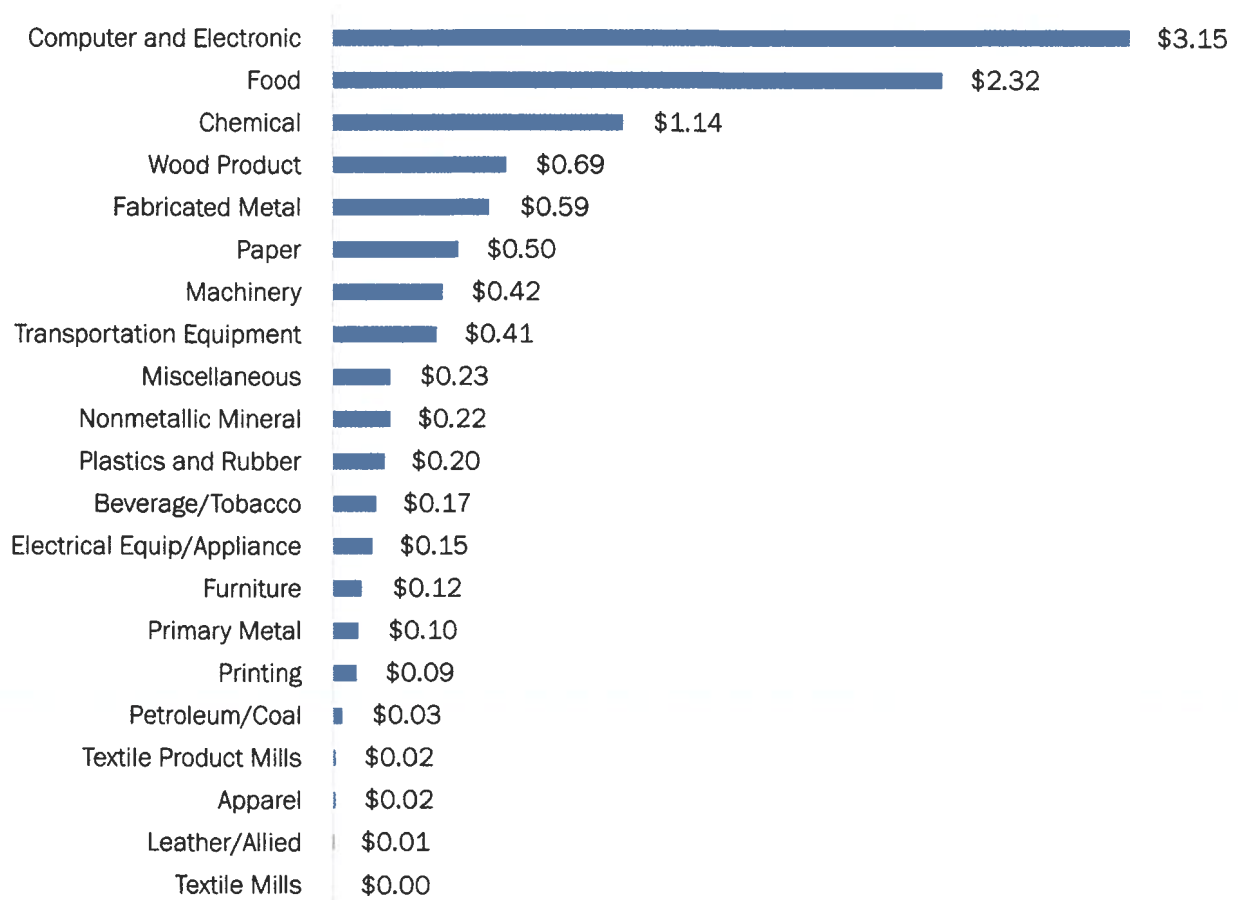


Figure 8. Direct 2020 Gross State Product by Sector. Source: Emsi 2021 Q3

While *food processing* (manufacturing) is the largest manufacturing sector in terms of jobs, *computer and electronic* manufacturing is the largest sector in terms of generating direct contributions to gross state product (GSP).

# Economic Contributions

## Including the Multiplier Effects (Direct, Indirect, and Induced Impacts)

The results are generated from an IMPLAN (IMpacts from PLANNing) input-output Model.

### Manufacturing creates:

**170,210**

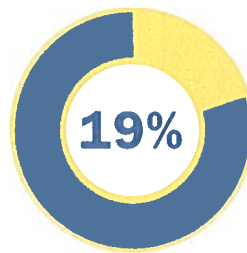
TOTAL JOBS



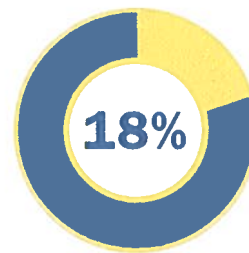
OF IDAHO JOBS

**\$10.1B**

SALARIES AND BENEFITS



OF IDAHO GSP



OF TOTAL IDAHO  
COMPENSATION

**\$16.2B**

GROSS STATE PRODUCT

**\$1.16B**

STATE AND LOCAL TAXES

Manufacturing Industry	Idaho Economic Contributions			
	Jobs	Wages and Benefits	Gross State Product	Taxes
Food Processing	62,377	\$3,444,786,894	\$5,474,890,960	\$397,396,264
Textiles	1,710	\$58,742,942	\$89,978,291	\$6,469,525
Wood Products	13,608	\$806,267,581	\$1,195,946,881	\$78,897,519
Paper	7,007	\$386,718,370	\$683,699,255	\$45,854,334
Petroleum	277	\$15,380,635	\$26,251,833	\$4,115,006
Chemical	9,015	\$559,079,133	\$870,186,182	\$90,948,881
Plastics	4,218	\$215,618,809	\$395,790,986	\$25,445,112
Nonmetallic Mineral	1,964	\$102,711,140	\$169,320,586	\$12,096,670
Primary Metal	1,985	\$104,622,508	\$257,742,181	\$14,390,275
Fabricated Metal	10,600	\$560,798,820	\$892,211,360	\$59,578,062
Machinery	6,313	\$345,960,424	\$545,374,220	\$40,564,297
Computer/Electronic	33,546	\$2,679,197,125	\$4,354,773,193	\$277,257,491
Electrical Equipment/Appl.	2,997	\$173,748,647	\$312,430,684	\$24,093,623
Transportation Equip.	5,935	\$325,469,444	\$439,746,711	\$39,496,987
Furniture	3,416	\$154,710,193	\$218,759,217	\$14,631,738
Miscellaneous	5,243	\$185,201,136	\$307,116,746	\$24,880,781
<b>Total Manufacturing Contributions</b>	<b>170,210</b>	<b>\$10,119,013,801</b>	<b>\$16,234,219,286</b>	<b>\$1,156,116,565</b>

Table 2. Results by Manufacturing Sector Including Multiplier Effects



## Employment Contributions of Manufacturing Employment

Including the Multiplier Effects

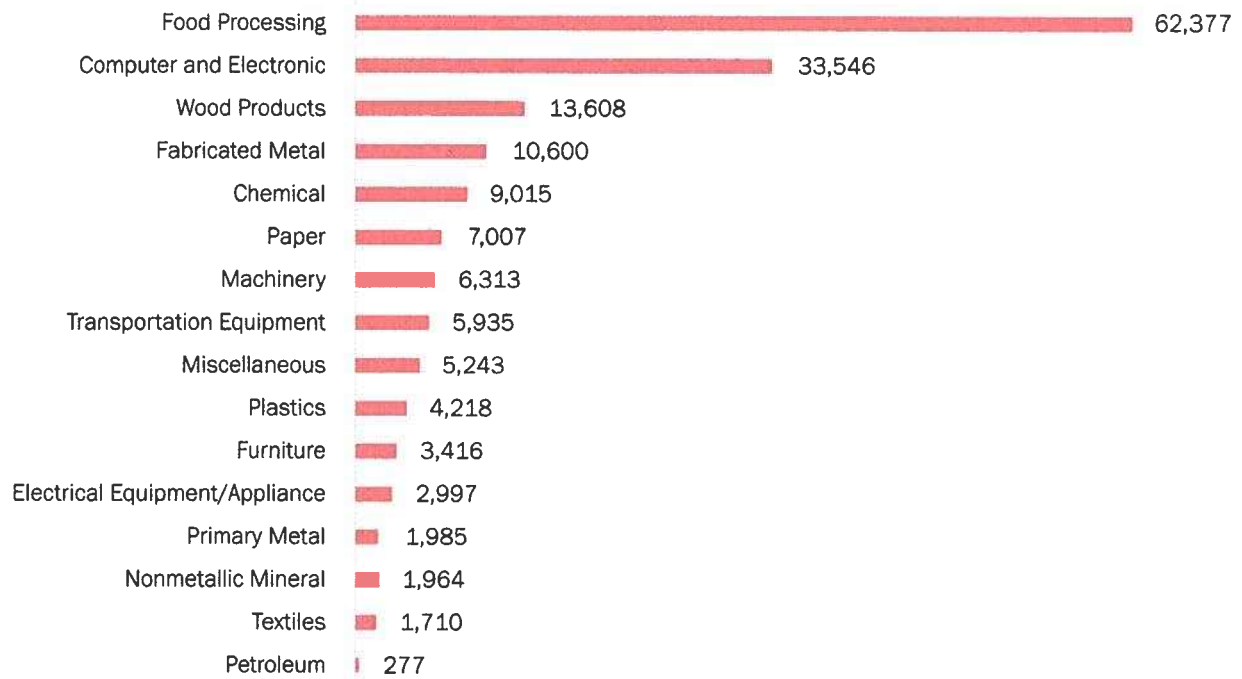


Figure 9. Economic contributions of jobs by manufacturing industry including the multiplier effects





# Technical Notes

## Economic Impact Assessment and Contribution Assessment

### Economic Base Assessment

This analysis is founded on economic base theory. A local or regional economy has two types of industries: base industries and non-base industries. Any economic activity that brings money into the local economy from the outside is considered a base industry. A base industry is sometimes identified as an export industry, which is defined as any economic activity that brings new monies into the community from outside. For example, base industries can include high-technology companies, federal government operations, and other manufacturing and service firms. Firms providing services to individuals living outside the region's trade center, such as medical and legal services, are included in the region's economic base. Payments from state and federal governments (including Social Security, Medicare, university funding, retirement accounts, and welfare payments) are sources of outside income to businesses and residents. These are counted as part of the economic base.

Non-base industries are defined as economic activity within a region that support local consumers and businesses within the base sector. They re-circulate incomes generated within the region from the base industries. Such activities include, but are not limited to, shopping malls that serve the local population, business and personal services consumed locally, barbers, medical services consumed locally, and local construction contracts. Non-base industries support the base industries.

Base industries are sometimes confused with non-base industries. For example, some county economies have large retail trade sectors that produce a paradox: they employ a substantial percentage of the workforce but actually contribute little to the local economy because most of the retail sales are local. They bring little new money into the community. Thus, it appears from the size effect that the retail trade sector contributes a large amount of employment and earnings to the economy. Most of this employment and earning activity is allocated or attributed to other local "export" industries that bring revenues into the community from outside sales. From an economic base perspective, which determines the economic "drivers" of the economy, the retail trade sector is much smaller. Only the retail trade activities serving visitors from outside the area can be counted as economic base activity.

Economic base analysis is important for identifying the vital export industries of a region. Non-base industries, on the other hand, are important for keeping money within a region and stimulating local economic activity for residents. In this respect, non-base industries are said to deepen the economy while export industries are said to broaden it. For example, suppose a Washington patient elects surgery at a local hospital instead of traveling to a medical center in Salt Lake City, Utah for specialized treatment. The substitution of local services for an imported service represents an increase in the demand for local business services. Keeping income in the community enhances the multiplier effects of the export industries. The overall effect of import substitution can be viewed as an analogous increase in demand for an export industry. Our economic model in this section is founded on economic base theory.

### Defining and Explaining Economic Impacts

Economic impacts measure the magnitude or importance of the expenditures of basic (export) industries. Our economic model estimates multipliers for each industrial sector. Suppose you have a (hypothetical) multiplier of 1.45. Every dollar of direct expenditures creates \$1.45 dollars of total new spending in the community's economy.

Impacts are apportioned into two levels: the direct impact and the multiplier effects. The first level is the direct impact of value-added expenditures on the regional economy (i.e., the jobs, payroll and earnings, value added, and sales that are directly created by the industry of study through their exports). The second is comprised of two parts: a) the impacts on other regional businesses that provide goods or services in support of the industry of study (i.e., the indirect impacts), and b) the effect of employee and related consumer spending on the economy (i.e., the induced impacts). The indirect and induced impacts are the so-called "ripple" or multiplier effects of value-added expenditures in the regional economy. The direct effects are driven by exports whereas the multiplier effects are driven by local expenditures and the deepening of an economy. Exports, the new money coming into an economy, set off a web of transactions as each business seeks to fulfill the demands of their customers.

A manufacturer's impact upon the economy is thus comprised of the magnitude of the exports and magnitude of the multiplier(s). The sum of the direct, indirect, and induced effects measures the total impact of an industry to an economy.

# Terminology

## Results are reported in several different measures:

**Sales (Output):** The total transactions in dollars from direct and indirect manufacturer's economic activity. This gross measure of economic activity is considered less accurate than gross regional product or job creation.

**Gross regional product GRP (value-added):** This is a state measure of Gross Domestic Product) and a subset of sales (output). GSP includes employee compensation, proprietary income, other property income, and indirect business taxes. GSP is a measure of economic activity. It is distinguished from sales in that double-counting has been eliminated. Some products are utilized by other products in the manufacturing process. When adding them up in sales, they get counted twice or more. Some steel is used in automobile manufacturing, for example, and gets counted both as steel production and in the cost of the automobile. Value added eliminates any double counting. The steel utilized in autos is netted out when tallying total steel production.

**Total Compensation (wages and salaries):** The wage/salary and proprietor's income to individuals including employer contributions and fringe benefits. This is a subset of gross regional product.

**Jobs:** The total employment resulting from operations, firms, and entities associated with manufacturing.

**Indirect Taxes:** All taxes generated from manufacturing's economic activity excluding personal and corporate income taxes. These consist of mostly sales taxes and property taxes.

## Other measures or terminology:

**Direct spending (effects):** This represents the actual sales, income, and jobs from the Port's operations and enterprises.

**Indirect effects:** These are the downstream economic effects on sales, income, jobs, and indirect taxes in the regional economy from direct spending. For example, the Port and associated firms and operations purchase goods and services in the community. This supports other area businesses, which in turn, purchase even more goods and services as the effects ripple through the economy. These are part of the multiplier effects of direct spending.

**Induced effects:** These are downstream effects of employee and consumer spending on the economy. They are part of the multiplier effects.

# References

Bureau of Economic Analysis. U.S. Department of Commerce. <http://www.bea.gov/>. Date Accessed: 10/2021.

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Miller, Ronald E. & Blair, Peter D. (2009). Input-Output Analysis: Foundation and Extensions (2nd ed.). Cambridge University Press, New York.

**Special thanks to the following organizations and individuals for their generous contributions to the creation and publishing of this report.**

Alturas

University of Idaho, Vandal Impact Center

Dr. Steven Peterson

Jacob Spence

Christopher Giddings

Josh Gehring

Keegan Opdahl

**The Idaho Manufacturing Alliance was formed in 2014 by manufacturers, for manufacturers. We exist to connect, support, and promote Idaho manufacturers and the industry as a whole.**

To learn more or get involved, reach out.

208.550.9296

[info@idmfg.org](mailto:info@idmfg.org)

[idmfg.org](http://idmfg.org)





**Idaho  
Manufacturing  
Alliance**

Learn more about the Idaho Manufacturing Alliance at  
[www.idmfg.org](http://www.idmfg.org)

**This report was made in partnership with University of Idaho and Alturas.**



**ALTURAS**

## 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.

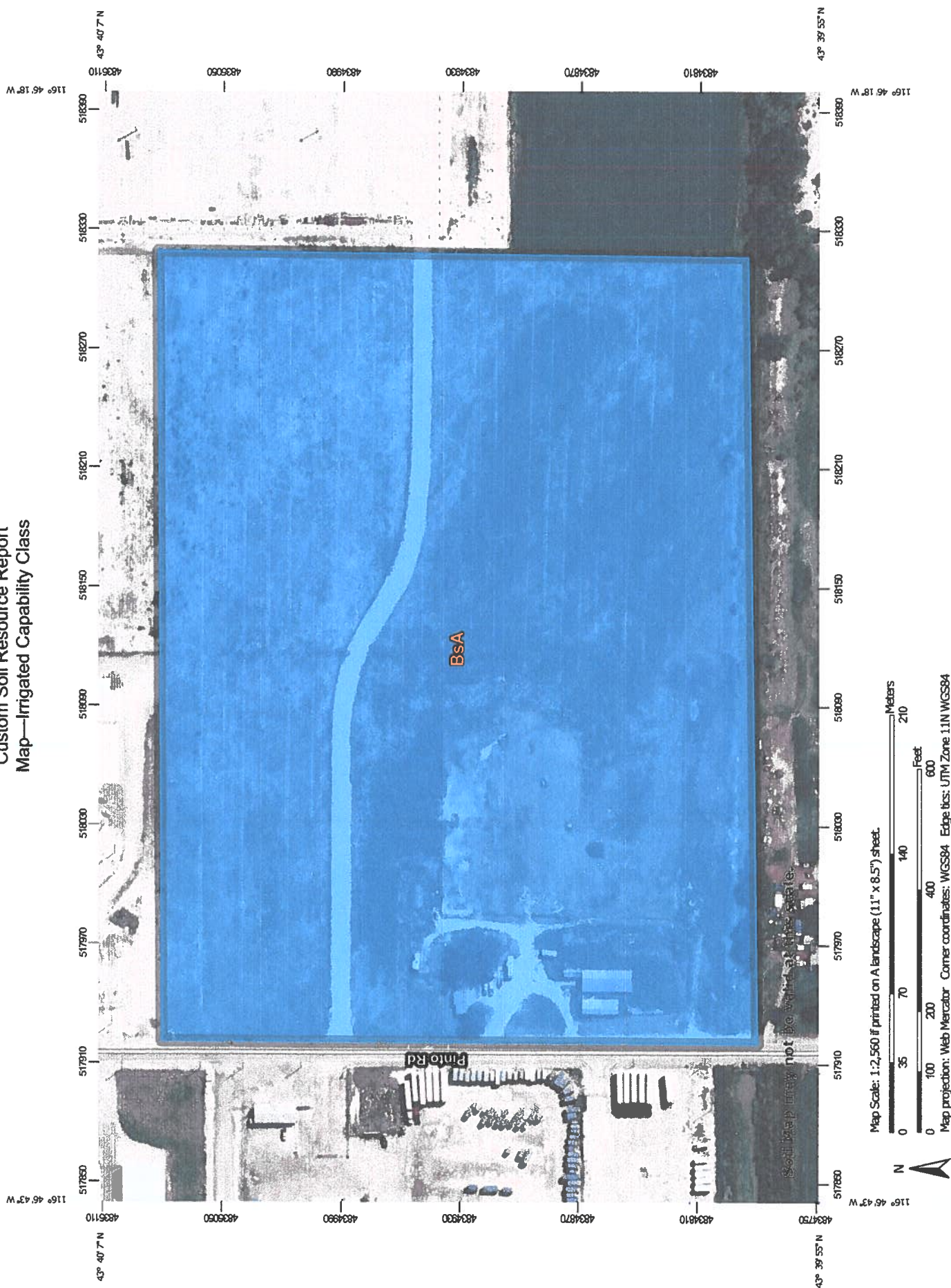
Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

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





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 20, Aug 31, 2023

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.

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

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

**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

Capability Class - III

Capability Class - IV

Capability Class - V

Capability Class - VI

Capability Class - VII

Capability Class - VIII

Not rated or not available

## Custom Soil Resource Report

**Table—Irrigated Capability Class**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BsA	Bram silt loam, saline-alkali, 0 to 1 percent slopes	6	29.4	100.0%
<b>Totals for Area of Interest</b>			<b>29.4</b>	<b>100.0%</b>

### **Rating Options—Irrigated Capability Class**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

**Canyon County Property Profile Information****Parcel ID:** R3635600000**Alt Parcel ID:** 04N04W237350**Property Addr:** 20334 Pinto Rd

Caldwell ID 83607 - 8000

**Owner Information****Name:** Gayle Manufacturing Co Inc**Address:** PO Box 158

Caldwell ID 83605

**Assessor Information****Legal** 23-4N-4W SE NESE LS N 364' & TX**Description:** 01524**Twn/Range/Section** 04N / 04W / 23 / SE  
n:**Acres:** 28.96 (1,261,498 SqFt)**Irrigation Dist:** Non-District Area**School District:** Vallivue**Instrument #:** 2019040705**Subdivision:****Plat Instr. #:****Lot:****Block:****Recreation:****Assessed Values****Land Value:** \$301,220.00**Improvement** \$235,500.00**Value:****Total Value:** \$536,720.00 (2023)**Treasurer Information****Year:** 2022 **Tax:** \$2,381.16**Year:** 2021 **Tax:** \$2,854.48**Year:** 2020 **Tax:** \$2,770.96**Levy Year:** 2022**Levy Code:** 230-00**Levy Rate:** 0.0055**Assessor Land Categories**

Use Code	Description	Value
02	02 Irr pasture	\$26,370.00
32	32 Non-res imp on 1-12,15	\$2,600.00
31H	31H Res imp on 10	\$3,900.00
10H	10H Homesite	\$160,000.00
10	10 Homesite	\$6,000.00
32	32 Non-res imp on 1-12,15	\$3,900.00
31H	31H Res imp on 10	\$218,000.00
32	32 Non-res imp on 1-12,15	\$1,300.00
10	10 Homesite	\$108,850.00
32	32 Non-res imp on 1-12,15	\$1,200.00
32	32 Non-res imp on 1-12,15	\$1,100.00
32	32 Non-res imp on 1-12,15	\$1,200.00
32	32 Non-res imp on 1-12,15	\$1,100.00
32	32 Non-res imp on 1-12,15	\$600.00
32	32 Non-res imp on 1-12,15	\$600.00



**Residential Characteristics**

<b>Main Floor SqFt:</b>		<b>Second Floor SqFt:</b>		<b>Half Baths:</b>		<b>Bedrooms:</b>	
<b>Lower Floor SqFt:</b>		<b>Year Built:</b>		<b>Full Baths:</b>		<b>Carport SqFt:</b>	
<b>Upper Floor SqFt:</b>		<b>Garage Area:</b>		<b>Decks:</b>		<b>AC:</b>	
<b>Attic SqFt:</b>		<b>Attic Finished SqFt:</b>		<b>Deck SqFt:</b>			
<b>Bsmt SqFt:</b>		<b>Bsmt Finished SqFt:</b>		<b>Porches:</b>			
<b>Total SqFt:</b>				<b>Porch SqFt:</b>			
<b>Main Floor SqFt:</b>	1,668	<b>Second Floor SqFt:</b>		<b>Half Baths:</b>		<b>Bedrooms:</b>	3
<b>Lower Floor SqFt:</b>		<b>Year Built:</b>	1958	<b>Full Baths:</b>	2	<b>Carport SqFt:</b>	
<b>Upper Floor SqFt:</b>		<b>Garage Area:</b>		<b>Decks:</b>	1	<b>AC:</b>	Yes
<b>Attic SqFt:</b>		<b>Attic Finished SqFt:</b>		<b>Deck SqFt:</b>	462		
<b>Bsmt SqFt:</b>		<b>Bsmt Finished SqFt:</b>		<b>Porches:</b>			
<b>Total SqFt:</b>	1,668			<b>Porch SqFt:</b>			

**Transfer Information**

<b>Rec. Date:</b> 08/30/2019	<b>Sale Price:</b>	<b>Doc Num:</b> 40705	<b>Doc Type:</b> Deed
<b>Owner:</b> Gayle Manufacturing Co Inc		<b>Grantor:</b> GARBARINO SHANE	
<b>Orig. Loan Amt:</b>		<b>Title Co:</b> FIRST AMERICAN TITLE INSURANCE	
<b>Finance Type:</b>	<b>Loan Type:</b>	<b>Lender:</b>	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.



Date 06/23/2025

Canyon County Development Services  
Rezone /, Zoning Map Amendment  
Parcel: R363560000  
Re: Case Number: RZ2024-0003, Gayle Manufacturing

The Caldwell Rural Fire District has reviewed the application and can approve the applicants request regarding Rezoning subject to compliance with all the following code requirements and conditions set forth by the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

**Conditions for Canyon County Rural Construction:**

Commercial & Residential building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. [Citizenserve Online Portal](#)

The application can be found at [Permits/Inspections | Caldwell, ID](#)

**General Requirement:**

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

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

Regards,

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



June 23, 2025

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

Subject: Agency Notice RZ2024-0003 Gayle Manufacturing

Dear Ms. Bunn:

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

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

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and 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.

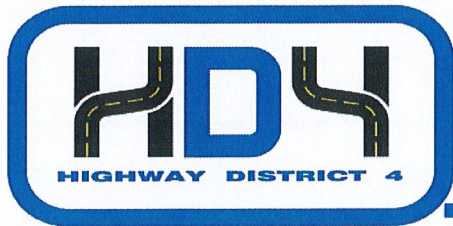
We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

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





**HIGHWAY DISTRICT No.4**  
**15435 HIGHWAY 44**  
**CALDWELL, IDAHO 83607**

**TELEPHONE 208.454.8135**  
**FAX 208.454.2008**

July 7, 2025

Canyon County Commissioners, P&Z Commission, & Development Services  
111 N. 11<sup>th</sup> Ave Suite 140  
Caldwell, Idaho 83605  
Attention: Emily Bunn, Planner

**RE: RZ2024-003 Gayle Manufacturing**  
**17.4 Acres from Agricultural to M-1 Light Industrial**  
**Canyon County Parcel R36356 aka 20334 Pinto Rd**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a rezone of a portion of the above described parcel from Agricultural to M-1 Light Industrial. The subject property is located east of Pinto Rd and south of SH 19 in the SE ¼ Section 23 T4N R4W. HD4 offers the following comments on the proposed use:

#### **General**

The subject property consists of one parcel, totaling approximately approximately 29 acres. Applicants indicate a desire to rezone approximately 17.4 acres to M-1 light industrial, to make zoning consistent across the entirety of the property. The subject parcel has approximately 957-feet of frontage on Pinto Rd along the westerly boundary. The property has historically been in agricultural use.

Pinto Rd adjacent to the subject property is classified as a local road on the functional classification maps adopted by Canyon Co and HD4. Existing r/w width is a 25-foot half width prescriptive right-of-way, measured from the existing road centerline. Ultimate r/w width for a local road is a 30-foot half width, measured from the section line. Given the request for zoning amendment to M-1 industrial, HD4 recommends planning for Pinto Rd to become a major collector roadway to serve similar industrial uses between SH 19 and Lower Pleasant Ridge Rd to the south. Ultimate right-of-way for a major collector is 40-feet half width, measured from the property line.

#### **Access**

Access for the historic agricultural use has been via a several private driveways onto Pinto Rd serving one or more existing residences, livestock corrals, and pastures.

The applicants, Gayle Manufacturing Co, requested and were granted an access permit to serve future expansion of their steel girder fabrication facility to the east of the subject property in April 2024. A commercial approach meeting ACCHD Standard Drawing 106 was constructed, paved, and approved by HD4 in May 2025. This approach, located approximately 270-feet south of the northerly property line, provides access to a private road ("Metal Lane") which is suitable to serve industrial development of the subject property.

**Transportation Impacts**

Transportation impacts from industrial development of the 29 acre subject property are anticipated to have significant impacts on the local and regional transportation system. Industrial uses can vary significantly in traffic density, and specific impacts will be determined at the time of access permit issuance. Traffic impacts will be mitigated through right-of-way dedication, public improvements, transportation impact fees, or a combination of these means.

HD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read 'CH', followed by a long horizontal flourish.

Chris Hopper, P.E.  
District Engineer

File: Pinto Rd- RZ2024-003 Gayle Manufacturing



## Pre-Development Meeting

Name of Development: Gayle Manufacturing Company, Inc.  
Applicant: Mike Wilkes  
P.E./P.G.: \_\_\_\_\_  
All others in Attendance: \_\_\_\_\_

EHS#035 Date 03/18/2024

Number of Lots or Flow: 1 Acreage of Proposed Development: 28.96  
Location of Development: 20334 Pinto Rd  
Caldwell, ID 83607  
R3635600000

Project in Area of Concern: No Groundwater/Rock <10' <10'  
Level 1 NP Necessary for N: No

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

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

Additional Comments: Applicant discussed with SWDH the proposal for a rezone from AG to  
M-1 Light Industrial. No future plans for development for the rezoning to  
M-1 Light Industrial at this time. The parcel is not in a designed Nitrate  
Priority Area. SWDH has no concerns with the rezoning of the parcel to  
M-1 Light industrial. 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.



## Emily Bunn

---

**From:** Caitlin Ross  
**Sent:** Tuesday, June 17, 2025 8:41 AM  
**To:** Emily Bunn  
**Subject:** FW: [External] RE: Agency Notice RZ2024-0003 / Gayle Manufacturing

FYI – thanks!  
-Caitlin

---

**From:** Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>  
**Sent:** Tuesday, June 17, 2025 8:35 AM  
**To:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Cc:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Subject:** [External] RE: Agency Notice RZ2024-0003 / Gayle Manufacturing

Good Morning, Emily –

In reference to Agency Notification for RZ2024-0003 / Gayle Manufacturing, ITD has no comments or concerns to make at this time. No direct access to SH-19 is being requested and not will be granted.

Thank you,



*Niki Benyakhlef*  
Development Services Coordinator

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

---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Monday, June 16, 2025 9:12 AM  
**To:** 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; 'lisa.boyd@vallivue.org' <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; 'joseph.palmer@vallivue.org' <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; 'lrichard@cityofcaldwell.org' <[lrichard@cityofcaldwell.org](mailto:lrichard@cityofcaldwell.org)>; 'aperry@cityofcaldwell.org' <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'chopper@hwydistrict4.org' <[chopper@hwydistrict4.org](mailto:chopper@hwydistrict4.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'arobins@idahopower.com' <[arobins@idahopower.com](mailto:arobins@idahopower.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'kirk@pioneerirrigation.com' <[kirk@pioneerirrigation.com](mailto:kirk@pioneerirrigation.com)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; D3 Development Services <[D3Development.Services@itd.idaho.gov](mailto:D3Development.Services@itd.idaho.gov)>; Niki Benyakhlef <[Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov)>; Brian Cawforth <[Brian.Cawforth@canyoncounty.id.gov](mailto:Brian.Cawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>;

'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Kathy Husted <[kathy.husted@canyoncounty.id.gov](mailto:kathy.husted@canyoncounty.id.gov)>; GIS and Addressing Division <[GISAddressing@canyoncounty.id.gov](mailto:GISAddressing@canyoncounty.id.gov)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'file@idwr.idaho.gov' <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; 'makline2@marathonpetroleum.com' <[makline2@marathonpetroleum.com](mailto:makline2@marathonpetroleum.com)>

**Subject:** RE: Agency Notice RZ2024-0003 / Gayle Manufacturing

**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.

My apologies, my prior email had a wrong attachment. Please see attached.

Thank you,  
-Caitlin

**From:** Caitlin Ross

**Sent:** Monday, June 16, 2025 9:09 AM

**To:** 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; 'lisa.boyd@vallivue.org' <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; 'joseph.palmer@vallivue.org' <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; 'lrichard@cityofcaldwell.org' <[lrichard@cityofcaldwell.org](mailto:lrichard@cityofcaldwell.org)>; 'aperry@cityofcaldwell.org' <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'chopper@hwydistrict4.org' <[chopper@hwydistrict4.org](mailto:chopper@hwydistrict4.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingham@idahopower.com' <[eingham@idahopower.com](mailto:eingham@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'arobins@idahopower.com' <[arobins@idahopower.com](mailto:arobins@idahopower.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'kirk@pioneerirrigation.com' <[kirk@pioneerirrigation.com](mailto:kirk@pioneerirrigation.com)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; Brian Crowthorn <[Brian.Crowthorn@canyoncounty.id.gov](mailto:Brian.Crowthorn@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; 'middletown.rich@gmail.com' <[middletown.rich@gmail.com](mailto:middletown.rich@gmail.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Lucy Ostyn <[lucy.ostyn@canyoncounty.id.gov](mailto:lucy.ostyn@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Kathy Husted <[kathy.husted@canyoncounty.id.gov](mailto:kathy.husted@canyoncounty.id.gov)>; GIS and Addressing Division <[GISAddressing@canyoncounty.id.gov](mailto:GISAddressing@canyoncounty.id.gov)>; 'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'file@idwr.idaho.gov' <[file@idwr.idaho.gov](mailto:file@idwr.idaho.gov)>; 'makline2@marathonpetroleum.com' <[makline2@marathonpetroleum.com](mailto:makline2@marathonpetroleum.com)>

**Subject:** Agency Notice RZ2024-0003 / Gayle Manufacturing

Please see the attached agency notice. You are invited to provide written testimony or comments by **July 16, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-7463

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

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

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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



## Emily Bunn

---

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Monday, June 16, 2025 12:04 PM  
**To:** Emily Bunn  
**Cc:** Mitch Kiester  
**Subject:** [External] RE: Agency Notice RZ2024-0003 / Gayle Manufacturing  
**Attachments:** Pre.Development.Notes.Signed.03.18.2024.pdf

Hi Emily,

- 1.) Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Subsurface sewage disposal systems were not proposed for his project.**
- 3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Please let me know if you have any questions.

Thank you,



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

**Anthony Lee, RS/BS | Land Development Senior**

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

[13307 Miami Ln., Caldwell, ID 83607](#)

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Monday, June 16, 2025 9:09 AM  
**To:** 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com'

<brandy.walker@centurylink.com>; 'eingham@idahopower.com' <ingham@idahopower.com>;  
'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com'  
<arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com'  
<monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziplay.com'  
<Contract.Administration.Bid.Box@ziplay.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; Mitch  
Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org'  
<gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>;  
'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawford  
<Brian.Crawford@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell  
<mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com'  
<middletown.rich@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn  
<lucy.ostyn@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Tom Crosby  
<Tom.Crosby@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>; 'makline2@marathonpetroleum.com'  
<makline2@marathonpetroleum.com>

**Subject:** Agency Notice RZ2024-0003 / Gayle Manufacturing

**CAUTION:** This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **July 16, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Emily Bunn** at [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov).

Thank you,



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

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

Direct Line: 208-454-7463

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

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

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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## Emily Bunn

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**From:** Matt Wilke <matt@mywhitebarn.com>  
**Sent:** Friday, July 25, 2025 1:37 PM  
**To:** Emily Bunn  
**Subject:** Re: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Hi Emily,

Thanks for the update and input. We will take your comments into consideration. Have a great weekend.

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

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**From:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Sent:** Thursday, July 24, 2025 3:55 PM  
**To:** Matt Wilke <matt@mywhitebarn.com>  
**Subject:** RE: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Hi Matt,

I have been working through the application, so hopefully I can get something scheduled sometime in the fall – probably more likely later in the fall.

I am still waiting for City of Greenleaf's response, but they have about two (2) months to respond compared to one (1) month like the rest of the agencies.

Also, I would suggest considering a conditional rezone application if you haven't already. The hearing bodies have recently like the option of having a conditional rezone to add potential conditions to areas that are in transition, like this one. I know the Comprehensive Plan calls for industrial further south of the property, but the parcels immediately to the south are still zoned agricultural and there are residences nearby.

Sincerely,



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

Development Services Department (DSD)  
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**From:** Matt Wilke <matt@mywhitebarn.com>  
**Sent:** Thursday, July 24, 2025 9:21 AM  
**To:** Emily Bunn <Emily.Bunn@canyoncounty.id.gov>  
**Subject:** Re: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Good morning Emily,

Just checking in to see if we are getting close to knowing a hearing date on this application.

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

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**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Friday, June 13, 2025 2:45 PM  
**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Subject:** RE: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Hi Matt,

I am still working through the case and have others cases in front of it so I am unsure of the public hearing date right now. I am headed out of town tomorrow and will be back in office July 1<sup>st</sup> so hopefully I can give you a better estimate when I get back.

Sincerely,



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

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Wednesday, June 11, 2025 11:58 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Re: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Hi Emily,

Just checking back in to see if you made it through the notification period, and if you can give a rough estimate on a P&Z hearing date yet.

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

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**From:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Sent:** Thursday, May 8, 2025 2:54 PM  
**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Subject:** RE: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Hi Matt,

I do not have an estimate yet. I have about 6-7 cases in front of it right now. I have a couple more to review and then I can look over your case and get it to the agency notification period.

Once I have the agency notification period done, I can hopefully give you a better estimate.

Sincerely,



Emily Bunn,  
Principal Planner  
Canyon County Development Services Department



111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: (208) 454-6632  
Email: [emily.bunn@canyoncounty.id.gov](mailto:emily.bunn@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Thursday, May 8, 2025 11:10 AM  
**To:** Emily Bunn <[Emily.Bunn@canyoncounty.id.gov](mailto:Emily.Bunn@canyoncounty.id.gov)>  
**Subject:** Fw: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Good morning Emily,

Jay mentioned you were assigned this application. Please let me know if you have any questions.

Do you have an estimate on when we will have the P&Z hearing or see the Hearing Examiner?

Thank you!



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Tuesday, May 6, 2025 5:41 PM  
**To:** Jay Gibbons <[Jay.Gibbons@canyoncounty.id.gov](mailto:Jay.Gibbons@canyoncounty.id.gov)>  
**Subject:** Re: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Thanks Jay, much appreciated.



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

---

**From:** Jay Gibbons <[Jay.Gibbons@canyoncounty.id.gov](mailto:Jay.Gibbons@canyoncounty.id.gov)>  
**Sent:** Tuesday, May 6, 2025 3:39 PM  
**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Subject:** RE: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

All applications have been assigned. Emily will be your planner. Please bear in mind that she absorbed 8 of the aging cases so she has a load. Coordinate with her appropriately. Thank you.



**Jay A. Gibbons, PLA ASLA**

Director  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605  
Direct Line: 208-455-5958  
Mobile: 208-599-6738  
Email: [Jay.Gibbons@canyoncounty.id.gov](mailto:Jay.Gibbons@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
Development Services Department (DSD)

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>  
**Sent:** Tuesday, May 6, 2025 2:47 PM  
**To:** Jay Gibbons <[Jay.Gibbons@canyoncounty.id.gov](mailto:Jay.Gibbons@canyoncounty.id.gov)>  
**Subject:** Re: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Hi Jay,

How close are we getting with this application?

Thank you,



Matt Wilke  
Owner | Broker  
White Barn Real Estate  
White Barn Ventures  
208.412.9803  
[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)  
[www.mywhitebarn.com](http://www.mywhitebarn.com)

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**From:** Jay Gibbons <[Jay.Gibbons@canyoncounty.id.gov](mailto:Jay.Gibbons@canyoncounty.id.gov)>  
**Sent:** Monday, March 3, 2025 4:03 PM

**To:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Subject:** RE: [External] RE: RZ2024-0003 / Gayle Manufacturing Company

This is what I sent to Angela Bruno this morning when she requested an update . . .

Angela,

Carl Anderson left the County a couple days prior to your message to him. I apologize for the delayed response. It appears that the referenced application has not been assigned quite yet. There are 6 in front of it, but we have two public hearings this week which should free up staff workloads. You are getting closer. We are working diligently to get through older applications. Feel free to reach out to me if you haven't heard a status update in the next few weeks. Thanks.



**Jay A. Gibbons, PLA ASLA**

Director

Canyon County Development Services Department

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

Direct Line: 208-455-5958

Mobile: 208-599-6738

Email: [Jay.Gibbons@canyoncounty.id.gov](mailto:Jay.Gibbons@canyoncounty.id.gov)

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

Development Services Department (DSD)

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**From:** Matt Wilke <[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)>

**Sent:** Monday, March 3, 2025 3:37 PM

**To:** Jay Gibbons <[Jay.Gibbons@canyoncounty.id.gov](mailto:Jay.Gibbons@canyoncounty.id.gov)>

**Subject:** [External] RE: RZ2024-0003 / Gayle Manufacturing Company

Good afternoon Jay,

Do you have an idea when the application will be assigned to a planner for rezone RZ2024-0003?

Thank you,



Matt Wilke

Owner | Broker

White Barn Real Estate

White Barn Ventures

208.412.9803

[matt@mywhitebarn.com](mailto:matt@mywhitebarn.com)

[www.mywhitebarn.com](http://www.mywhitebarn.com)