Planning and Zoning Commission
Hearing Date: June 18, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CU2025-0020**

APPLICANT/PROPERTY OWNER: **Bulmaro Rosales**
REPRESENTATIVE: **Silvestre Castaneda**

APPLICATION: **Conditional Use Permit: Staging Area and Contractor Shop**

LOCATION: **4420 Farmway Rd. Caldwell ID, 83607**
Parcel# R32602, 7.83 (+/-) Acres

ANALYST: **Arbay Mberwa**

STAFF RECOMMENDATION: **Approval with conditions**

REQUEST:
Case No. CU2025-0020: The applicant, Bulmaro Rosales, represented by Silvestre Castaneda, is requesting a conditional use permit for a contractor shop and staging area for seventeen (17) vehicles and equipment on 2.75-acres of 7.83-acres of the property in an "A" (Agricultural) zone. The subject property is located at 4420 Farmway Road, Caldwell, Idaho, 83607, also referenced as Parcel R32602, a portion of the NE quarter of Section 05, T3, R3, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See **Exhibit C1** for parcel information.*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

BACKGROUND:
The subject property (Parcel R32602) was created in 2017 via an administrative land division (**Exhibit C2 & C3**). The subject property received a code enforcement violation for trash, debris and occupied recreational vehicles (RV) on September 6, 2023. The property was brought into compliance and the RV's were unoccupied, the code enforcement violation was closed on January 16, 2025(**Exhibit C11**). The property owner submitted an application for a conditional use permit for a staging area on August 29, 2025 and amended the application to include for a contractor shop on February 12, 2026. The subject property is zoned "A" (Agricultural) with a future land use designation of Agricultural (**Exhibit C1**).

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**

Analysis	The proposed uses consist of a contractor shop and a staging area on the east 2.75-acres of the subject property. The proposed uses are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The applicant submitted a conditional use permit for a contractor shop and staging area on February 12, 2026. *See **Exhibit B** for the application and submitted materials.* A contractor shop is defined as "a building where a contractor conducts his business, including offices and parking of equipment and employee parking" per CCCO §07-02-03. A staging area is defined as "an area where equipment and/or materials are stored for use conducted entirely off site" per CCCO §07-02-03. *See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.*	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The nature of the request consists of a conditional use permit to establish a 50'x 80' contractor shop and a staging area for 17 vehicles and equipment for agricultural and construction operations. • The applicants request seventeen (17) vehicles and equipment be parked on the subject property (**Exhibit B1**). The trucks are used to haul gravel, potatoes and sugar beets operated by the property owner. • The applicant proposes to store three (3) construction vehicles on site such as gravel trailers during the winter season when they are not utilized out in the field. • The ten (10) seasonal agricultural vehicles and equipment will be parked on the north side of the subject property as seen in **Exhibit B2**. This includes sugar beet trucks which will be utilized in September and October and onion vehicle/equipment to be utilized from August to October. • Four to five (4-5) semi-trucks with trailers that are being utilized will be parked on the southside of the subject property as seen in **Exhibit B2**. The applicant submitted a parking and circulation plan on February 12, 2026 (**Exhibit B3**). • Hours of operation are from 6 a.m. to 10 p.m. 6 days a week during the harvest season, approximately between late August to October; however, it may fluctuate due to the climate and the season. • Hours of operations year round are 24 hours, 7 days a week as the applicant partners with Simplot, transporting their goods operating based on their needs. Four to five (4-5) semi-trucks will be used for the 24 hour operations with drivers accessing the subject property sporadically. • The operations have five (5) employees; the staging area will be operated by the property owner and his brother. • The applicant additionally requests a contractor shop to utilize an existing structure as a small office area for record keeping and proposes to construct an approximately 50' x 80' contractor shop in 1-2 years to store equipment. • The remainder of the subject property is utilized as farm ground and in the future may have a secondary residence on site.	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the 2030 Comprehensive Plan. The subject property is zoned "A" (Agricultural) with a future land use designation of Agriculture. Staging area and contractor shop are permitted in the Agricultural zone via a conditional use permit. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "A" (Agricultural) adjacent to Caldwell's area of impact (**Exhibit C1**). Although the subject property is not located within Caldwell's area of impact, it is contiguous with Caldwell city limits. The City of Caldwell's Comprehensive Plan designates the subject property and the surrounding area as Neighborhood 2; the proposed use would not be compatible with the incoming single-family residential subdivisions to the north and east according to the City of Caldwell (**Exhibit E6**).	

	The proposed uses align with the 2030 Comprehensive Plan's goals, actions and policies as listed, however not limited to the following: Chapter 1: Property Rights: ***G1.01.00*** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.* "The right of control: Is the right to use the property legally (2030 Comprehensive Plan, pg. 10)." The applicant submitted a conditional use permit on August 29, 2025, to establish a staging area and contractor shop on the property legally. Chapter 2: Population: ***G2.02.00*** *Promote housing, business, and service types needed to meet the demand of the future and existing population.* The applicant operates an agriculturally related business on the property, providing services such as hauling potatoes, onions and sugar beets for farmers. Additionally, the applicant has partnered with The Simplot Company, a large agricultural provider for the community. Chapter 3: Economic Development: ***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.* ***G3.04.00*** *Increase agricultural-based and supportive businesses.* ***P3.04.01*** *Build Canyon County as the premier location for agricultural-based businesses of all sizes.* The applicant primarily operates an agricultural oriented business transporting agricultural goods primarily for Simplot. According to the 2030 Comprehensive Plan "Agriculture is a significant economic driver (2030 Comprehensive Plan, pg. 19)". Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that addresses the potential impacts (noise, traffic, dust, etc.). *See Section 07-07-05(4) detailing the character of the area and the proposed conditions of approval on page 9 to mitigate concerns that may arise.* The applicant aids farmers in the community during harvest seasons. Chapter 4: Land Use and Community Design: ***P4.01.02*** *Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.* ***P4.02.01*** *Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* ***P4.01.01*** *Maintain a balance between residential growth and agriculture that protects the rural character.* ***G4.03.00*** *Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.* ***P4.03.03*** *Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.* ***G4.05.00*** *Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.*

P4.05.01 *Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.*

"Working Lands are an essential component in the landscape of the County and consist of farms, ranches, and other extractive land uses that support economic activity and land based livelihoods. A majority of these uses occur on private lands and public lands. Approximately 293,049 acres of County land are zoned agricultural (2030 Comprehensive Plan, pg. 24)." The applicant provides agricultural services that are complementary to agricultural uses such as harvesting onions, potatoes and sugar beets. Per the site plan the southwest corner of the subject property will be utilized as a garden area to continue the use of agricultural operations on site.

Chapter 12: Agricultural
P12.01.01 *Preserve and maintain agriculturally designated lands for agricultural use.*
P12.01.04 *Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County's economy, identity, and sense of place.*
G12.02.00 *Support farmers and enhance local farmland.*
G12.04.00 *Minimize conflicts between agricultural uses and operations and adjacent nonagricultural uses.*

"Farming and ranching operations, both large and small, continue to contribute to our economy by providing high-quality crops, local produce and livestock, including direct and indirect employment (2030 Comprehensive Plan, pg. 85)." The proposed use of a staging area indirectly supports agricultural practices in the County. The subject property is contiguous with Caldwell city limits where single-family residences will be constructed in the future. To allow for compatibility conditions of approval have been proposed.

Criteria Met?		
Yes	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

The proposed uses will not be injurious to other property in the immediate vicinity and/or will not negatively change the essential character of the area, with the proposed conditions of approval mitigating concerns that may arise.

Adjacent Existing Conditions within a 600' radius of the subject property:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural and Residential	Agricultural	R-1 Low Density Residential within the City of Caldwell
E	Agricultural	R-1 Low Density Residential within the City of Caldwell	
S	Agricultural and Residential	Agricultural	
W	Agricultural	Agricultural	
"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)			

The existing uses and zoning within a 600' radius of the property show there is an agricultural presence in the area, and the City of Caldwell is growing in this direction.

Surrounding Land Use Cases: There does not appear to be any surrounding land use cases within a 600' radius of the subject property (**Exhibit C10**). Within a one (1) mile radius there have been two (2) rezones to Rural Residential, a conditional rezone to Rural Residential and a short plat consisting of three (3) lots

		that have been approved in the past six (6) years (**Exhibits C5-C9**). Directly to the north the parcel was annexed into the City of Caldwell's jurisdiction in January of 2025, to be developed into a subdivision currently with approved preliminary plats for single-family residential use. Within the City of Caldwell's jurisdiction to the north and east, the properties are zoned Low Density Residential (R-1). The surrounding area located in the County to the south and west of the subject property is primarily in agricultural use with residences scattered in the area. **Character of the Area:** There are large agricultural parcels in the surrounding area to the south and west of the subject parcel with a few existing residences. The subject property is touching City of Caldwell's city limits, however, it is located outside of Caldwell's area of impact. The City of Caldwell has designated the area as low density residential, single family residential and neighborhood commercial. Caldwell's future land use designates the area for Neighborhood 2 zoning. Canyon County designates the surrounding area as Agricultural in the 2030 Comprehensive Plan. The average lot size in the area is approximately 27.01 acres. Per the subdivision lot report within a one (1) mile radius there are 43 subdivisions in the surrounding area mainly to the northeast and east of the subject property located in city limits (**Exhibit C10.9**). Farmway Road is classified as a principal arterial roadway serving the major regional centers of activity. Farmway provides higher traffic volume corridors to the surrounding area (2030 Comprehensive Plan, pg. 62). **Compatibility Analysis:** The requested use of a staging area may directly or indirectly impact the incoming subdivision to the north and east of the subject property as heavy vehicles and/or equipment such as semi-trucks and gravel trailers enter and exit the site. The fence plan submitted will obscure the staging area from the incoming subdivision. *See proposed condition of approval No. 9 to further obscure the staging area from the future neighboring uses.* The requested uses are not anticipated to negatively impact the surrounding agricultural uses since the agriculturally related activities on site would be allowed in the agricultural zone if the agricultural equipment and vehicles were utilized strictly on the subject property. Due to the applicant servicing farmers in the area and staging semi-trucks a conditional use permit is required. *See conditions of approval to mitigate negative impacts the use may have on the surrounding area.* The proposed uses are not anticipated to directly or indirectly exclude or diminish another's use of public and/or private services. The proposed uses will utilize the paved approach off Farmway Road. The overhead transmission lines shall not be negatively impacted by parking vehicles and equipment under 14 feet tall on site. *See condition of approval No. 5.* The proposed agricultural vehicles and semi-trucks coming on and off the site will result in approximately thirty-six (36) average daily trips according to Highway District No. 4 (**Exhibit E5**). *See CCCO §07-07-05(7) for potential traffic impact analysis.* The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use. *See the proposed conditions of approval to mitigate noise, dust, and emission concerns that may arise.* The potential interactions between the proposed use and the surrounding area are anticipated to be minimal as the majority of the generated trips will occur during the harvest season and then decline. The use may have 24-hour operations to accommodate the applicant's partnership with Simplot. The construction vehicles and equipment will be utilized outside of the harvest season to limit the number of average daily trips. To allow for compatibility between the proposed uses and the surrounding residential uses see the proposed conditions of approval. The proposed uses are not anticipated to be injurious to the surrounding area with the proposed conditions of approval. As a proposed condition of approval a minimum six (6) foot tall sight obscuring fence shall be installed along all 2.75-acres of the staging area in compliance with the site plan (**Exhibit B4**). *See proposed condition of approval No. 9.*
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**

Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The applicant proposes to use an individual domestic well according to the land use worksheet (**Exhibit B5**). The proposed use is anticipated to have an adequate water system for the proposed use if connected to city services. City main lines are located on Farmway Road according to the City of Caldwell (**Exhibit E6.1**). **Sewer:** Southwest District Health (SWDH) states that city water and sewer are available therefore the existing septic system will be abandoned, to allow the applicant to connect to city services. Southwest District Health was notified of the request on February 2, 2026, according to SWDH, a nutrient pathogen study is not required. If the applicant is unable to connect to city sewer the applicant shall discuss wastewater disposal options with SWDH, and all SWDH requirements shall be followed (**Exhibit E1**). *See proposed condition of approval No. 12.* As conditioned the use will have adequate sewer systems to accommodate the proposed use. **Irrigation:** Irrigation is proposed to be provided via surface irrigation via gravity irrigation. Boise Project Board of Control and Wilder Irrigation District were notified of the request on February 2, 2026, no comments were provided by Wilder Irrigation District. According to the applicant's site plan there is an irrigation canal on the west boundary of the property. It's not anticipated that the canal system on the west boundary of the subject parcel will be impacted by the proposed use since the use will utilize the east approximately 2.75 acres of the 7.83-acres on site located outside of the canal locations. During the site visit, staff observed a ditch behind the residence (**Exhibit D**). All irrigation facilities and easements shall be maintained and protected unless approved by the local irrigation district. **Drainage/ Stormwater drainage facilities:** The applicant proposes to discharge stormwater runoff into the irrigation ditch behind the residence (**Exhibit B5 & D**). Staff reached out to Boise Project Board of Control to verify if the disposal of stormwater into the ditch will cause a disturbance to the irrigation system. Boise Project Board of Control provided comments stating stormwater can not be accepted into the system. A pond will need to be built to capture the stormwater runoff (**Exhibit E9**)**.** *See proposed condition of approval No. 11 to protect the ditch that bisects the staging area and comply with Boise Project Board of Control.* **Utility Systems:** The proposed uses are anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required. Idaho Power submitted a comment on May 5, 2026, stating there are transmission and overhead distribution lines, poles and facilities on site that shall not be obstructed (**Exhibit E8**). *See proposed condition of approval No. 5 to comply with Idaho Power requirements.* **Building/Addressing:** According to Development Services GIS Department the proposed structure and small office will need to obtain an address (**Exhibit E4**). The applicant is proposing a new 50' x 80' shop to be utilized as a contractor shop that will need to be permitted and addressed. *See proposed condition of approval No. 6 & 7.* If approved and three (3) addressed structures take access on the same approach a private road shall be required in accordance with Canyon County Code §07-10-03.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the development and will exist at the time of the development.	

	In the 2017 administrative land division, access was established via a 75' wide easement on the southeast corner of the property (**Exhibit C3**). A 140' wide approach (inclusive of the existing 75' wide approach) was permitted onto Farmway; the north half of the approach is graveled, and the south half is paved to accommodate the heavy agricultural vehicles and equipment. According to Highway District No. 4 the paved portion was built to meet commercial approach standards and is suitable for the proposed use of a staging area and contractor shop. As a proposed condition of approval, the staging area shall only utilize the paved portion of the approach. Highway District No. 4 in collaboration with the City of Caldwell have completed a Farmway Road Corridor Study (2022). Improvements will be made to Farmway Road; direct access to Farmway may be modified, relocated or restricted to accommodate future traffic operations on Farmway Road (**Exhibit C4**). Changes with the existing access include but are not limited to right of way dedication and an approach permit (**Exhibit E5**).	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The Highway District is anticipating thirty-six (36) average daily trips with seven (7) trips being generated during peak hour. The proposed use has five (5) drivers that will access the subject property sporadically throughout the day mainly during harvest season. The semi-trucks may be used 24-hours 7-days a week. Idaho Transportation Department (ITD) was notified of the application on February 2, 2026, and comments were received on February 9, 2026 stating the use is not anticipated to meet the 100 average daily trips threshold for a Traffic Impact Study (**Exhibit E3**). Farmway Road is classified as a principal arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit C12**). The operations on the property do not appear to generate increased vehicle traffic according to Highway District No. 4. The subject property access may be relocated with the implementation of the Farmway Road Corridor Plan if a loon is placed in the southeast corner of the subject property as planned to allow for U-Turns on Farmway Road. Highway District No. 4 anticipates construction between Homedale and Ustick on Farmway Road will be completed in June of 2026 (**Exhibit E5.1**).	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Agency notice was provided to Caldwell School District on February 2, 2026 and May 14, 2026, no comments were received. The proposed use is not anticipated to negatively impact school facilities. **Police and Fire protection:** Agency notice was provided to Canyon County Sherriff and Caldwell Rural Fire District on February 2, 2026 and May 14, 2026, and no comments were received from the Sherriff's Department. Caldwell Rural Fire District provided comments on February 3, 2026 stating the office shall be addressed, a fire extinguisher shall be located in the office space, and the driveway area shall meet fire and EMS requirements (**Exhibit E2**). According to the Fire District there is a five to six (5-6) minute emergency response time to the subject property. Since Ustick Road is closed due to the Farmway improvements being implemented the response time is twelve (12) minutes (**Exhibit E2.1)**. S*ee proposed*	

	condition of approval No. 1a. The proposed use is not anticipated to negatively impact police and fire protection services with the proposed conditions of approval. **Emergency Medical Services:** Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on February 2, 2026, and May 14, 2026, no comments were received. The proposed use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Wilder Irrigation District and Boise Project Board of Control were notified of the application on February 2, 2026 and May 14, 2026, no comments were received from Wilder Irrigation District. The proposed use is not anticipated to negatively impact irrigation facilities with proposed condition of approval No. 11.

Table 2. Use Standards – Contractor Shop CCCO §07-14-09

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Analysis	The applicant proposes to use an existing structure as an office space for record keeping and proposes to construct a 50'x 80' contractor shop to store items and complete minor maintenance on vehicles. The proposed use of a contractor shop will be contained within the proposed structure (**Exhibit B2&3**). There will be approximately seventeen (17) parking spaces enclosed with a wire fence (**Exhibit B4**). A sight obscuring fence is defined as "the construction of a solid barrier that blocks the visibility through the fence and is erected to screen areas from public streets and abutting properties" per CCCO 07-02-03. *See proposed condition of approval No. 9 for fencing requirements.*	

Table 3. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**All work shall be conducted off site.**
Analysis	All work shall be completed off-site (**Exhibit B1**). Work that does take place on site shall strictly be under the contractor shop criteria such as in a building or behind a sight obscuring fence. The proposed use of the staging area is strictly for parking seventeen (17) agricultural, construction vehicles, semi-trucks and equipment on-site (**Exhibit B7**).	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	The proposed use consists of seventeen (17) parking spaces for vehicles and equipment without a loading area for the staging area (**Exhibit B2**). According to the site plan and proposed condition of approval No. 4c, all parking shall be off-street parking, located on the premises and all vehicles shall be operable (**Exhibit B2 & 3**). During the site visit staff observed multiple vehicles that did not appear to be operable. The applicant states that all vehicles will be operable and currently is in process of removing or repairing the inoperable vehicles on site (**Exhibit D & B7**). As a proposed condition of approval, the inoperable vehicles shall be removed or repaired and remain operable within 60 days of the signed FCO's should the request be approved (*Condition No. 4c*).	
Criteria Met?	**3**	

Yes		**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Analysis	According to the Land Use Worksheet, the proposed use does not have employees' the use is operated by the applicant and his brother. After further discussion with the applicant, it was found that there are three (3) additional drivers associated with the request, therefore a total of five (5) employees (**Exhibit B7**). If the use requires employees to visit the site for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles, employees may do so.	
Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	The five (5) employees may meet on the premises to share rides to and from job sites if needed.	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	Vehicles and equipment shall be parked on site and out of Farmway Road. On February 12, 2026, the applicant provided a parking plan for eight (8) vehicles the plan was later updated with semi-trucks to be parked on the southeast corner of the staging area and the seasonal trucks parked on the north side of the property; all the parking is proposed to be on the premises, off-street (**Exhibit B2 &B4**). *See proposed condition of approval No. 4c.*	

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on February 2, 2026. Property owners within 600 feet of the subject property boundaries were notified on May 14, 2026. Full political notice was completed on May 14, 2026. A newspaper notice was published on May 19, 2026. The subject property was posted with a notice on May 19, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline (June 8, 2026), the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in **Exhibit E**.

PUBLIC COMMENTS
No public comments received by the aforementioned materials deadline.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit is compliant with Canyon County Ordinance §07-07-05. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy structures (**Exhibit E2**).

b. Comply with all Southwest District Health requirements (**Exhibit E1**).

2. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
   a. Commencement shall be the date of the signed Findings of Fact and Conclusions of Law and Order (FCO's).
3. The contractor shop and staging area conditional use permit shall be limited to parcel R30632 and the property owner, Bulmaro Rosales. This permit is not transferable to any other property or individual and is not valid for any business or use other than the property owner or that specifically approved by the Planning and Zoning Commission.
4. The proposed development shall be in conformance with the applicant's Site Plan and Letter of Intent (**Exhibits B1-4**).
   a. The staging area and contractor shop shall be limited to the eastern 2.75-acres of the subject property in accordance with the site plan (**Exhibit B4**).
   b. Hours of Operation: 24-hour operations for five (5) semi-trucks, the applicant shall provide evidence of contract with The Simplot Company to DSD prior to the commencement of 24-hour operations. Otherwise, hours of operations shall be 6 a.m. to 10 p.m. Monday through Saturday.
   c. Staging Area: No more than a total of seventeen (17) vehicles and/or equipment shall be parked on site (not on a public road) and shall be in operable condition. All inoperable vehicles shall be removed or repaired within 60-days of the signed FCO's.
   d. Number of Employees: No more than five (5) employees shall access the subject property for the proposed use.
5. Idaho Power facilities shall not be obstructed. Vehicles and equipment on site shall be 14' feet in height or less unless approved by Idaho Power's National Electrical Safety Code (**Exhibit E8**).
6. Per Development Services Building Department the applicant shall obtain a commercial building permit/change of occupancy permit for the accessory structure, evidenced by a certificate of occupancy provided to DSD once connected to city services (**Exhibit E7**).
   a. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.
7. If three (3) addressed structures share the same approach a private road shall be established in accordance with CCCO §07-10-03. The private road shall be built to meet the minimum construction standards (CCCO §07-10-03). The private roads must be constructed before the issuance of a building permit via the private road construction permit. Evidence shall be a certification from a licensed engineer submitted to DSD as part of the private road construction permit process.
8. The applicant shall comply with the applicable highway district's requirements, including paying any applicable impact fees (**Exhibit E5**).
   a. The applicant shall obtain an approach permit prior to commencement of use.
   b. The applicant shall strictly utilize the paved portion of the approach for ingress/egress for the heavy equipment and vehicles.
9. A minimum six (6) foot sight obscuring fence in accordance with CCCO §07-02-03, shall be installed on the 2.75-acre staging area boundary of the subject parcel as to obscure the vehicles and storage of materials and equipment within 120-days of the signed decision (**Exhibit B4**).

10. A dust mitigation plan shall be submitted within 120 days of the signed decision. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
11. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction. Discharging into the irrigation system is prohibited. The applicant shall retain stormwater on site.
12. Prior to issuing a certificate of occupancy for the office and contractor shop, the applicant shall connect to Caldwell city services.
13. The subject property shall be maintained and kept in good repair clear of trash, debris and junk with photo evidence submitted to DSD within 60-days of the signed FCO's.

Should the Commission wish to deny the subject application, staff recommends the following actions the applicant may take to gain approval:

1. Restrict 24-hour operations on site.
2. All inoperable vehicles shall be removed or repaired prior to the commencement of use.
3. The subject property shall be clear of trash, debris and junk with photo evidence provided to DSD.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2025-0020, Rosales, finding the application **does** meet the criteria for approval under Article §07-07-05 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CU2025-0020, Rosales, finding the application **does not** meet the criteria for approval under Article §07-07-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CU2025-0020, Rosales, to a [*date certain or uncertain*].

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
   1. Letter of Intent
   2. Site Plan(s)
   3. Parking and Circulation Plan
   4. Fence Plan
   5. Land use worksheet
   6. Neighborhood Meeting
   7. Email Correspondence
   8. Images of subject property

C. Supplemental Documents
   1. Parcel Information Report
   2. PI2023-0269
   3. AD2017-54
   4. Farmway Road Corridor Study/Plan

5. RZ2020-0029
6. SD2022-0014
7. CR2022-0020
8. SD2022-0030
9. CU2022-0016
10. Cases Maps/Reports
    - 10.1. Notification Map
    - 10.2. Aerial
    - 10.3. FEMA Map
    - 10.4. Vicinity Map
    - 10.5. Zoning Map
    - 10.6. Future Land Use Map
    - 10.7. City of Caldwell Future Land Use Map
    - 10.8. Case Map
        a. Case Summary
    - 10.9. Subdivision Map
        a. Subdivision Report
    - 10.10. Soil/Prime Farmland Map
    - 10.11. Nitrate Priority Map
11. CDEF2023-0200
12. Road Classification Map

D. Site Visit Photos: February 13, 2026

E. Agency Comments Received by: June 8, 2026

1. Southwest District Health; Received: February 2, 2026
    - 1.1. Pre-development meeting notes; Received: February 2, 2026
2. Caldwell Rural Fire District; Received: February 3, 2026
    - 2.1. Emergency Response Time; Received: March 31, 2026
3. Idaho Transportation Department; Received: February 9, 2026
4. Development Services- GIS; Received: February 19, 2026
5. Highway District No. 4; Received: March 2, 2026
    - 5.1. Additional information; Received: April 1, 2026
6. City of Caldwell; Received: March 31, 2026
    - 6.1. City Services; Received: May 4, 2026
7. Development Services- Building; Received: May 15, 2026
8. Idaho Power; Received: May 18, 2026
9. Boise Project Board of Control; Received: June 5, 2026

EXHIBIT A

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case# CU2025-0020

Hearing date: June 18, 2026

In the matter of the application of:
Rosales – CU2025-0020

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Bulmaro Rosales, represented by Silvestre Castaneda, is requesting a conditional use permit for a contractor shop and staging area for a total of 17 vehicles and equipment ranging from semi-trucks to tractors and trailers on the east 2.75 acres of the 7.83 acre parcel in an "A" (Agricultural) zone. There will be five (5) employees with 24 hours of operations for 5 semi-trucks, six (6) days a week from 6 a.m. to 10 p.m. primarily during harvest season (August to October). The subject property is located at 4420 Farmway Road, Caldwell, Idaho, 83607, also referenced as Parcel R32602, a portion of the NE quarter of Section 05, T3, R3, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0020.
      1. All exhibits are located in the case staff report dated June 20, 2026

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

   a. Notice of the public hearing was provided pursuant to CCCO §07-05-01, Idaho Code §67-6509 and 67-6512.

   b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.

   c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCCO §07-07-01.

   d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school

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districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCCO §07-07-17, and 07-07-19.

e. Use Standards – Contractor's Shop: The use shall be contained within a building or behind a sight obscuring fence. *See* CCCO §07-14-09.

f. Use Standards – Staging Area: (1) All work shall be conducted off site. (2) Business vehicles shall be operable and parked on site, not on a public or private road. (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles. (4) Employees may meet on the premises to share rides to and from job sites. (5) Employees' vehicles shall be parked on site and not on a public or private road. *See* CCCO §07-14-29.

2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-07-01.

3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

6. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CU2025-0020, was presented at a public hearing before the Canyon County Planning and Zoning Commission on June 18, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The proposed uses consist of a contractor shop and a staging area on the east 2.75-acres of the subject property. The proposed uses are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The applicant submitted a conditional use permit for a contractor shop and staging area on *February 12, 2026.* See **Exhibit B** of the Staff Report for the application and submitted materials. A contractor shop is defined as "a building where a contractor conducts his business, including offices and parking of equipment and employee parking" per CCCO §07-02-03. A staging area is defined as "an area where equipment and/or materials are stored for use conducted entirely off site" per CCCO §07-02-03. *See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.*	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The nature of the request consists of a conditional use permit to establish a 50'x 80' contractor shop and a staging area for 17 vehicles and equipment for agricultural and construction operations.	

	• The applicants request seventeen (17) vehicles and equipment be parked on the subject property (**Exhibit B1**). The trucks are used to haul gravel, potatoes and sugar beets operated by the property owner. • The applicant proposes to store three (3) construction vehicles on site such as gravel trailers during the winter season when they are not utilized out in the field. • The ten (10) seasonal agricultural vehicles and equipment will be parked on the north side of the subject property as seen in **Exhibit B2** of the Staff Report. This includes sugar beet trucks which will be utilized in September and October and onion vehicle/equipment to be utilized from August to October. • Four to five (4-5) semi-trucks with trailers that are being utilized will be parked on the southside of the subject property as seen in **Exhibit B2** of the Staff Report. The applicant submitted a parking and circulation plan on February 12, 2026 (**Exhibit B3** of the Staff Report). • Hours of operation are from 6 a.m. to 10 p.m. 6 days a week during the harvest season, approximately between late August to October; however, it may fluctuate due to the climate and the season. • Hours of operations year round are 24 hours, 7 days a week as the applicant partners with Simplot, transporting their goods operating based on their needs. Four to five (4-5) semi-trucks will be used for the 24 hour operations with drivers accessing the subject property sporadically. • The operations have five (5) employees; the staging area will be operated by the property owner and his brother. • The applicant additionally requests a contractor shop to utilize an existing structure as a small office area for record keeping and proposes to construct an approximately 50' x 80' contractor shop in 1-2 years to store equipment. • The remainder of the subject property is utilized as farm ground and in the future may have a secondary residence on site.
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the 2030 Comprehensive Plan. The subject property is zoned "A" (Agricultural) with a future land use designation of Agriculture. Staging area and contractor shop are permitted in the Agricultural zone via a conditional use permit. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "A" (Agricultural) adjacent to Caldwell's area of impact (**Exhibit C1** of the Staff Report). Although the subject property is not located within Caldwell's area of impact, it is contiguous with Caldwell city limits. The City of Caldwell's Comprehensive Plan designates the subject property and the surrounding area as Neighborhood 2; the proposed use would not be compatible with the incoming single-family residential subdivisions to the north and east according to the City of Caldwell (**Exhibit E6** of the Staff Report). The proposed uses align with the 2030 Comprehensive Plan's goals, actions and policies as listed, however not limited to the following: <u>Chapter 1: Property Rights:</u> ***G1.01.00*** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.* "The right of control: Is the right to use the property legally (2030 Comprehensive Plan, pg. 10)." The applicant submitted a conditional use permit on August 29, 2025, to establish a staging area and contractor shop on the property legally. <u>Chapter 2: Population:</u> ***G2.02.00*** *Promote housing, business, and service types needed to meet the demand of the future and existing population.*	

	The applicant operates an agriculturally related business on the property, providing services such as hauling potatoes, onions and sugar beets for farmers. Additionally, the applicant has partnered with The Simplot Company, a large agricultural provider for the community. Chapter 3: Economic Development: ***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.* ***G3.04.00*** *Increase agricultural-based and supportive businesses.* ***P3.04.01*** *Build Canyon County as the premier location for agricultural-based businesses of all sizes.* The applicant primarily operates an agricultural oriented business transporting agricultural goods primarily for Simplot. According to the 2030 Comprehensive Plan "Agriculture is a significant economic driver (2030 Comprehensive Plan, pg. 19)". Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that addresses the potential impacts (noise, traffic, dust, etc.). *See Section 07-07-05(4) detailing the character of the area and the conditions of approval on page 9 to mitigate concerns that may arise.* The applicant aids farmers in the community during harvest seasons. Chapter 4: Land Use and Community Design: ***P4.01.02*** *Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.* ***P4.02.01*** *Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* ***P4.01.01*** *Maintain a balance between residential growth and agriculture that protects the rural character.* ***G4.03.00*** *Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.* ***P4.03.03*** *Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.* ***G4.05.00*** *Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.* ***P4.05.01*** *Promote future development and land-use decisions that do not create hardship for farmers and agricultural operators.* "Working Lands are an essential component in the landscape of the County and consist of farms, ranches, and other extractive land uses that support economic activity and land based livelihoods. A majority of these uses occur on private lands and public lands. Approximately 293,049 acres of County land are zoned agricultural (2030 Comprehensive Plan, pg. 24)." The applicant provides agricultural services that are complementary to agricultural uses such as harvesting onions, potatoes and sugar beets. Per the site plan the southwest corner of the subject property will be utilized as a garden area to continue the use of agricultural operations on site. Chapter 12: Agricultural ***P12.01.01*** *Preserve and maintain agriculturally designated lands for agricultural use.* ***P12.01.04*** *Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County's economy, identity, and sense of place.* ***G12.02.00*** *Support farmers and enhance local farmland.* ***G12.04.00*** *Minimize conflicts between agricultural uses and operations and adjacent nonagricultural uses.* "Farming and ranching operations, both large and small, continue to contribute to our economy by providing high-quality crops, local produce and livestock, including direct and indirect employment (2030 Comprehensive Plan, pg. 85)." The use of a staging area indirectly supports agricultural practices in the

	County. The subject property is contiguous with Caldwell city limits where single-family residences will be constructed in the future. To allow for compatibility conditions of approval have been added.	
Criteria Met?	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
Yes		

Analysis

The proposed uses will not be injurious to other property in the immediate vicinity and/or will not negatively change the essential character of the area, with the proposed conditions of approval mitigating concerns that may arise.

Adjacent Existing Conditions within a 600' radius of the subject property:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural and Residential	Agricultural	R-1 Low Density Residential within the City of Caldwell
E	Agricultural	R-1 Low Density Residential within the City of Caldwell	
S	Agricultural and Residential	Agricultural	
W	Agricultural	Agricultural	
"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)			

The existing uses and zoning within a 600' radius of the property show there is an agricultural presence in the area, and the City of Caldwell is growing in this direction.

Surrounding Land Use Cases: There does not appear to be any surrounding land use cases within a 600' radius of the subject property (**Exhibit C10** of the Staff Report). Within a one (1) mile radius there have been two (2) rezones to Rural Residential, a conditional rezone to Rural Residential and a short plat consisting of three (3) lots that have been approved in the past six (6) years (**Exhibits C5-C9** of the Staff Report). Directly to the north the parcel was annexed into the City of Caldwell's jurisdiction in January of 2025, to be developed into a subdivision currently with approved preliminary plats for single-family residential use. Within the City of Caldwell's jurisdiction to the north and east, the properties are zoned Low Density Residential (R-1). The surrounding area located in the County to the south and west of the subject property is primarily in agricultural use with residences scattered in the area.

Character of the Area: There are large agricultural parcels in the surrounding area to the south and west of the subject parcel with a few existing residences. The subject property is touching City of Caldwell's city limits, however, it is located outside of Caldwell's area of impact. The City of Caldwell has designated the area as low density residential, single family residential and neighborhood commercial. Caldwell's future land use designates the area for Neighborhood 2 zoning. Canyon County designates the surrounding area as Agricultural in the 2030 Comprehensive Plan. The average lot size in the area is approximately 27.01 acres. Per the subdivision lot report within a one (1) mile radius there are 43 subdivisions in the surrounding area mainly to the northeast and east of the subject property located in city limits (**Exhibit C10.9** of the Staff Report). Farmway Road is classified as a principal arterial roadway serving the major regional centers of activity. Farmway provides higher traffic volume corridors to the surrounding area (2030 Comprehensive Plan, pg. 62).

Compatibility Analysis: The requested uses of a staging area may directly or indirectly impact the incoming subdivision to the north and east of the subject property as heavy vehicles and/or equipment such as semi-trucks and gravel trailers enter and exit the site. The fence plan submitted will obscure the staging area from the incoming subdivision. *See condition of approval No. 9 to further obscure the staging area from the future neighboring uses.* The requested uses are not anticipated to negatively impact the surrounding agricultural uses since the agriculturally related activities on site would be allowed in the

	agricultural zone if the agricultural equipment and vehicles were utilized strictly on the subject property. Due to the applicant servicing farmers in the area and staging semi-trucks a conditional use permit is required. *See conditions of approval to mitigate negative impacts the use may have on the surrounding area.* The proposed uses are not anticipated to directly or indirectly exclude or diminish another's use of public and/or private services. The proposed uses will utilize the paved approach off Farmway Road. The overhead transmission lines shall not be negatively impacted by parking vehicles and equipment under 14 feet tall on site. *See condition of approval No. 5.* The proposed agricultural vehicles and semi-trucks coming on and off the site will result in approximately thirty-six (36) average daily trips according to Highway District No. 4 (**Exhibit E5** of the Staff Report). *See CCCO §07-07-05(7) for potential traffic impact analysis.* The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use. *See the conditions of approval to mitigate noise, dust, and emission concerns that may arise.* The potential interactions between the proposed use and the surrounding area are anticipated to be minimal as the majority of the generated trips will occur during the harvest season and then decline. The use may have 24-hour operations to accommodate the applicant's partnership with Simplot. The construction vehicles and equipment will be utilized outside of the harvest season to limit the number of average daily trips. To allow for compatibility between the proposed uses and the surrounding uses of agricultural and residential uses see the conditions of approval. The proposed uses are not anticipated to be injurious to the surrounding area with the proposed conditions of approval. As a proposed condition of approval a minimum six (6) foot tall sight obscuring fence shall be installed along all 2.75-acres of the staging area in compliance with the site plan (**Exhibit B4** of the Staff Report). *See condition of approval No. 9.*
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The applicant proposes to use an individual domestic well according to the land use worksheet (**Exhibit B5** of the Staff Report). The proposed use is anticipated to have an adequate water system for the proposed use if connected to city services. City main lines are located on Farmway Road according to the City of Caldwell (**Exhibit E6.1** of the Staff Report). **Sewer:** Southwest District Health (SWDH) states that city water and sewer are available therefore the existing septic system will be abandoned, to allow the applicant to connect to city services. Southwest District Health was notified of the request on February 2, 2026, according to SWDH, a nutrient pathogen study is not required. If the applicant is unable to connect to city sewer the applicant shall discuss wastewater disposal options with SWDH, and all SWDH requirements shall be followed (**Exhibit E1** of the Staff Report). *See condition of approval No. 12.* As conditioned the use will have adequate sewer systems to accommodate the proposed use. **Irrigation:** Irrigation is proposed to be provided via surface irrigation via gravity irrigation. Boise Project Board of Control and Wilder Irrigation District were notified of the request on February 2, 2026, no comments were provided by Wilder Irrigation District. According to the applicant's site plan there is an irrigation canal on the west boundary of the property. It's not anticipated that the canal system on the west boundary of the subject parcel will be impacted by the proposed use since the use will utilize the east approximately 2.75 acres of the 7.83-acres on site located outside of the canal locations. During the site visit, staff observed a ditch behind the residence (**Exhibit D** of the Staff Report). All irrigation facilities and easements shall be maintained and protected unless approved by the local irrigation district. **Drainage/ Stormwater drainage facilities:** The applicant proposes to discharge stormwater runoff into the irrigation ditch behind the residence (**Exhibit B5 & D** of the Staff Report). Staff reached out to Boise Project Board of Control to verify if the disposal of stormwater into the ditch will cause a disturbance to	

	the irrigation system. Boise Project Board of Control provided comments stating stormwater can not be accepted into the system. A pond will need to be built to capture the stormwater runoff (**Exhibit E9** of the Staff Report)**.** *See condition of approval No. 11 to protect the ditch that bisects the staging area and comply with Boise Project Board of Control.* **Utility Systems:** The proposed uses are anticipated to have adequate utilities to operate the proposed use. The applicant may contact utility companies if additional utilities are required. Idaho Power submitted a comment on May 5, 2026, stating there are transmission and overhead distribution lines, poles and facilities on site that shall not be obstructed (**Exhibit E8** of the Staff Report). *See condition of approval No. 5 to comply with Idaho Power requirements.* **Building/Addressing:** According to Development Services GIS Department the proposed structure and small office will need to obtain an address (**Exhibit E4** of the Staff Report). The applicant is proposing a new 50' x 80' shop to be utilized as a contractor shop that will need to be permitted and addressed. *See proposed condition of approval No. 6 & 7.* If approved and three (3) addressed structures take access on the same approach a private road shall be required in accordance with Canyon County Code §07-10-03.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the development and will exist at the time of the development. In the 2017 administrative land division, access was established via a 75' wide easement on the southeast corner of the property (**Exhibit C3** of the Staff Report). A 140' wide approach (inclusive of the existing 75' wide approach) was permitted onto Farmway; the north half of the approach is graveled, and the south half is paved to accommodate the heavy agricultural vehicles and equipment. According to Highway District No. 4 the paved portion was built to meet commercial approach standards and is suitable for the proposed use of a staging area and contractor shop. As a condition of approval, the staging area shall only utilize the paved portion of the approach. Highway District No. 4 in collaboration with the City of Caldwell have completed a Farmway Road Corridor Study (2022). Improvements will be made to Farmway Road; direct access to Farmway may be modified, relocated or restricted to accommodate future traffic operations on Farmway Road (**Exhibit C4** of the Staff Report). Changes with the existing access include but are not limited to right of way dedication and an approach permit (**Exhibit E5** of the Staff Report).	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The Highway District is anticipating thirty-six (36) average daily trips with seven (7) trips being generated during peak hour. The proposed use has five (5) drivers that will access the subject property sporadically throughout the day mainly during harvest season. The semi-trucks may be used 24-hours 7-days a week. Idaho Transportation Department (ITD) was notified of the application on February 2, 2026, and comments were received on February 9, 2026 stating the use is not anticipated to meet the 100 average daily trips threshold for a Traffic Impact Study (**Exhibit E3** of the Staff Report). Farmway Road is classified as a principal arterial roadway per Canyon County Comprehensive Plan Functional Classification Map (**Exhibit C12** of the Staff Report). The operations on the property do not appear to generate increased vehicle traffic according to Highway District No. 4. The subject property access may be relocated with the implementation of the Farmway Road Corridor Plan if a loon is placed in the southeast corner of the subject property as planned to allow for U-Turns on Farmway Road. Highway District No. 4 anticipates construction between Homedale and Ustick on Farmway Road will be completed in June of 2026 (**Exhibit E5.1** of the Staff Report).	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation**

		facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
Analysis	Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Agency notice was provided to Caldwell School District on February 2, 2026 and May 14, 2026, no comments were received. The proposed use is not anticipated to negatively impact school facilities. **Police and Fire protection:** Agency notice was provided to Canyon County Sherriff and Caldwell Rural Fire District on February 2, 2026 and May 14, 2026, and no comments were received from the Sherriff's Department. Caldwell Rural Fire District provided comments on February 3, 2026 stating the office shall be addressed, a fire extinguisher shall be located in the office space, and the driveway area shall meet fire and EMS requirements (**Exhibit E2** of the Staff Report). According to the Fire District there is a five to six (5-6) minute emergency response time to the subject property. Since Ustick Road is closed due to the Farmway improvements being implemented the response time is twelve (12) minutes (**Exhibit E2.1** of the Staff Report**)**. S*ee condition of approval No. 1a.* The proposed use is not anticipated to negatively impact police and fire protection services with the proposed conditions of approval. **Emergency Medical Services:** Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on February 2, 2026, and May 14, 2026, no comments were received. The proposed use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Wilder Irrigation District and Boise Project Board of Control were notified of the application on February 2, 2026 and May 14, 2026, no comments were received from Wilder Irrigation District. The proposed use is not anticipated to negatively impact irrigation facilities with proposed condition of approval No. 11.	

Table 2. Use Standards – Contractor Shop CCCO §07-14-09

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Analysis	The applicant proposes to use an existing structure as an office space for record keeping and proposes to construct a 50'x 80' contractor shop to store items and complete minor maintenance on vehicles. The proposed use of a contractor shop will be contained within the proposed structure (**Exhibit B2&3** of the Staff Report). There will be approximately seventeen (17) parking spaces enclosed with a wire fence (**Exhibit B4** of the Staff Report). A sight obscuring fence is defined as "the construction of a solid barrier that blocks the visibility through the fence and is erected to screen areas from public streets and abutting properties" per CCCO 07-02-03. *See condition of approval No. 9 for fencing requirements.*	

Table 3. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**All work shall be conducted off site.**

Analysis	All work shall be completed off-site (**Exhibit B1** of the Staff Report). Work that does take place on site shall strictly be under the contractor shop criteria such as in a building or behind a sight obscuring fence. The proposed use of the staging area is strictly for parking seventeen (17) agricultural, construction vehicles, semi-trucks and equipment on-site (**Exhibit B7** of the Staff Report).	
Criteria Met?	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Yes		
Analysis	The proposed use consists of seventeen (17) parking spaces for vehicles and equipment without a loading area for the staging area (**Exhibit B2** of the Staff Report). According to the site plan and conditions of approval No. 4c, all parking shall be off-street parking, located on the premises and all vehicles shall be operable (**Exhibit B2 & 3** of the Staff Report). During the site visit staff observed multiple vehicles that did not appear to be operable. The applicant states that all vehicles will be operable and currently is in process of removing or repairing the inoperable vehicles on site (**Exhibit D & B7** of the Staff Report). As a condition of approval, the inoperable vehicles shall be removed or repaired and remain operable within 60 days of the signed FCO's should the request be approved (*Condition No. 4c*).	
Criteria Met?	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Yes		
Analysis	According to the Land Use Worksheet, the proposed use does not have employees' the use is operated by the applicant and his brother. After further discussion with the applicant, it was found that there are three (3) additional drivers associated with the request, therefore a total of five (5) employees (**Exhibit B7** of the Staff Report). If the use requires employees to visit the site for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles, employees may do so.	
Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	The five (5) employees may meet on the premises to share rides to and from job sites if needed.	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	Vehicles and equipment shall be parked on site and out of Farmway Road. On February 12, 2026, the applicant provided a parking plan for eight (8) vehicles the plan was later updated with semi-trucks to be parked on the southeast corner of the staging area and the seasonal trucks parked on the north side of the property; all the parking is on the premises, off-street (**Exhibit B2 &B4** of the Staff Report). *See condition of approval No. 4c.*	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case CU2025-0020, a conditional use permit for a staging area and contractor shop subject to the following conditions as enumerated:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy structures (**Exhibit E2**).
    b. Comply with all Southwest District Health requirements (**Exhibit E1**).
2. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.

a. Commencement shall be the date of the signed Findings of Fact and Conclusions of Law and Order (FCO's).

3. The contractor shop and staging area conditional use permit shall be limited to parcel R30632 and the property owner, Bulmaro Rosales. This permit is not transferable to any other property or individual and is not valid for any business or use other than the property owner or that specifically approved by the Planning and Zoning Commission.
4. The development shall be in conformance with the applicant's Site Plan and Letter of Intent (**Exhibits B1-4**).
    a. The staging area and contractor shop shall be limited to the eastern 2.75-acres of the subject property in accordance with the site plan (**Exhibit B4**).
    b. Hours of Operation: 24-hour operations for five (5) semi-trucks, the applicant shall provide evidence of contract with The Simplot Company to DSD prior to the commencement of 24-hour operations. Otherwise, hours of operations shall be 6 a.m. to 10 p.m. Monday through Saturday.
    c. Staging Area: No more than a total of seventeen (17) vehicles and/or equipment shall be parked on site (not on a public road) and shall be in operable condition. All inoperable vehicles shall be removed or repaired within 60-days of the signed FCO's.
    d. Number of Employees: No more than five (5) employees shall access the subject property for the use.
5. Idaho Power facilities shall not be obstructed. Vehicles and equipment on site shall be 14' feet in height or less unless approved by Idaho Power's National Electrical Safety Code (**Exhibit E8**).
6. Per Development Services Building Department the applicant shall obtain a commercial building permit/change of occupancy permit for the accessory structure, evidenced by a certificate of occupancy provided to DSD once connected to city services (**Exhibit E7**).
    a. All exterior lighting, if installed, shall be downward facing and directed away from surrounding properties.
7. If three (3) addressed structures share the same approach a private road shall be established in accordance with CCCO §07-10-03. The private road shall be built to meet the minimum construction standards (CCCO §07-10-03). The private roads must be constructed before the issuance of a building permit via the private road construction permit. Evidence shall be a certification from a licensed engineer submitted to DSD as part of the private road construction permit process.
8. The applicant shall comply with the applicable highway district's requirements, including paying any applicable impact fees (**Exhibit E5**).
    a. The applicant shall obtain an approach permit prior to commencement of use.
    b. The applicant shall strictly utilize the paved portion of the approach for ingress/egress for the heavy equipment and vehicles.
9. A minimum six (6) foot sight obscuring fence in accordance with CCCO §07-02-03, shall be installed on the 2.75-acre staging area boundary of the subject parcel as to obscure the vehicles and storage of materials and equipment within 120-days of the signed decision (**Exhibit B4**).
10. A dust mitigation plan shall be submitted within 120 days of the signed decision. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
11. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property and easement without written approval from the irrigation district with jurisdiction. Discharging into the irrigation system is prohibited. The applicant shall retain stormwater on site.
12. Prior to issuing a certificate of occupancy for the office and contractor shop, the applicant will need to connect to Caldwell city services.
13. The subject property shall be maintained and kept in good repair clear of trash, debris and junk with Photo evidence submitted to DSD within 60-days of the signed FCO's.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

EXHIBIT B

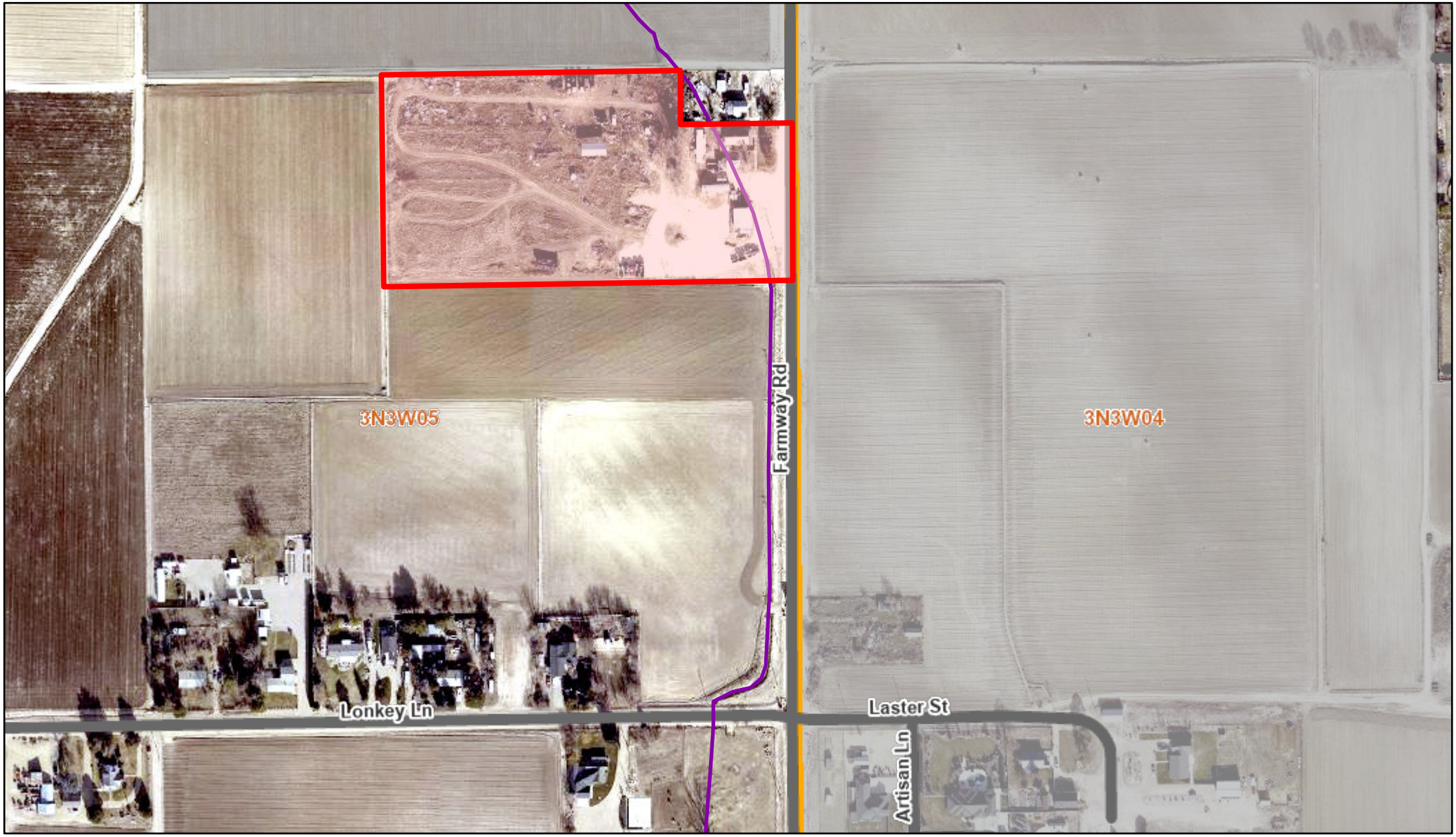
Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2025-0020

Hearing date: June 18, 2026

Canyon County, ID Web Map



8/29/2025, 12:54:44 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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

Canyon County, ID

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

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Bulmaro Rosales MAILING ADDRESS: 4420 Fairway PHONE: [redacted] EMAIL: [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Bulmaro Rosales *Date:* 8/25/25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Silvestre Castaneda COMPANY NAME: MAILING ADDRESS: 119 7th Ave S #2 Nampa, ID 83651 PHONE: [redacted] EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 4420 Fairway Rd., Caldwell ID 83605 PARCEL NUMBER: R32602 PARCEL SIZE: 7-8 Acres REQUESTED USE: Trucking Staging Area FLOOD ZONE (YES/NO) ZONING DISTRICT: Agriculture

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0020	DATE RECEIVED:	08/29/2025
RECEIVED BY:	LO	APPLICATION FEE: $1600	CK MO CC CASH

350
50
1200

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/23

RECEIVED
AUG 29 2025
BY: LO

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	X	✓
Letter of Intent (see standards on next page)	X	✓
Site Plan (see standards on next page)	X	✓
Operation Plan (see standards on next page) in letter of Intent	X	✓
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed		✓
Proof of application/communication with the following agencies:	—	✓
Southwest District Health	X	✓
Irrigation District		✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact (if applicable)		N/A
Deed or evidence of property interest to the subject property	X	✓
Fee: ~~$950.00~~ $600.00 ~~(CUP Modification)~~		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

☐Contractor Shop

☐Mineral Extraction (Long Term)

☐Wind Farm

☒Staging Area trucking / hauling gravel + produce

☐Manufacturing or processing of hazardous chemicals or gases

☐Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

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

reference : PA2025-0057

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
A scaled drawing showing: - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
Operation Plan to include: - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth ($^1/_4$) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained ono-site.		

Exhibit B1

02/12/2026 Second

Canyon County Planning and Zoning

Re: Letter of Intent for 4420 Farmway Rd. Caldwell Id. 83605

Hereby, I Bumaro Rosales owner of parcel # R32602 Consisting of 7.83 Acres intent to operate a Stage Trucking Station for me and my brother's (co-owners) trucks

These trucks amount to ten semi-trucks with trailers to haul gravel, potatoes, or sugar beets. Those are the owners used only, and the owner operated.

Our normal schedule is from six in the morning to 9 or ten at night for six days a week at the peak of the season. There are weeks when there is no activity at all.

No heavy repairs or oil changes will be made in this location or fuel. Some small repairs like changing flat tires or replacing a starter.

We intend to have a small office on the front for record keeping as it was used before when this property was undergoing a farm operation.

There is a designated area for small trucks which are parked there and used only for sugar beet harvesting, from September to October every year.

The rest we intend to use as a farming area or garden for domestic consumption and leave it alone until a residence can be built or other residential use can be accommodated.

Sincerely.

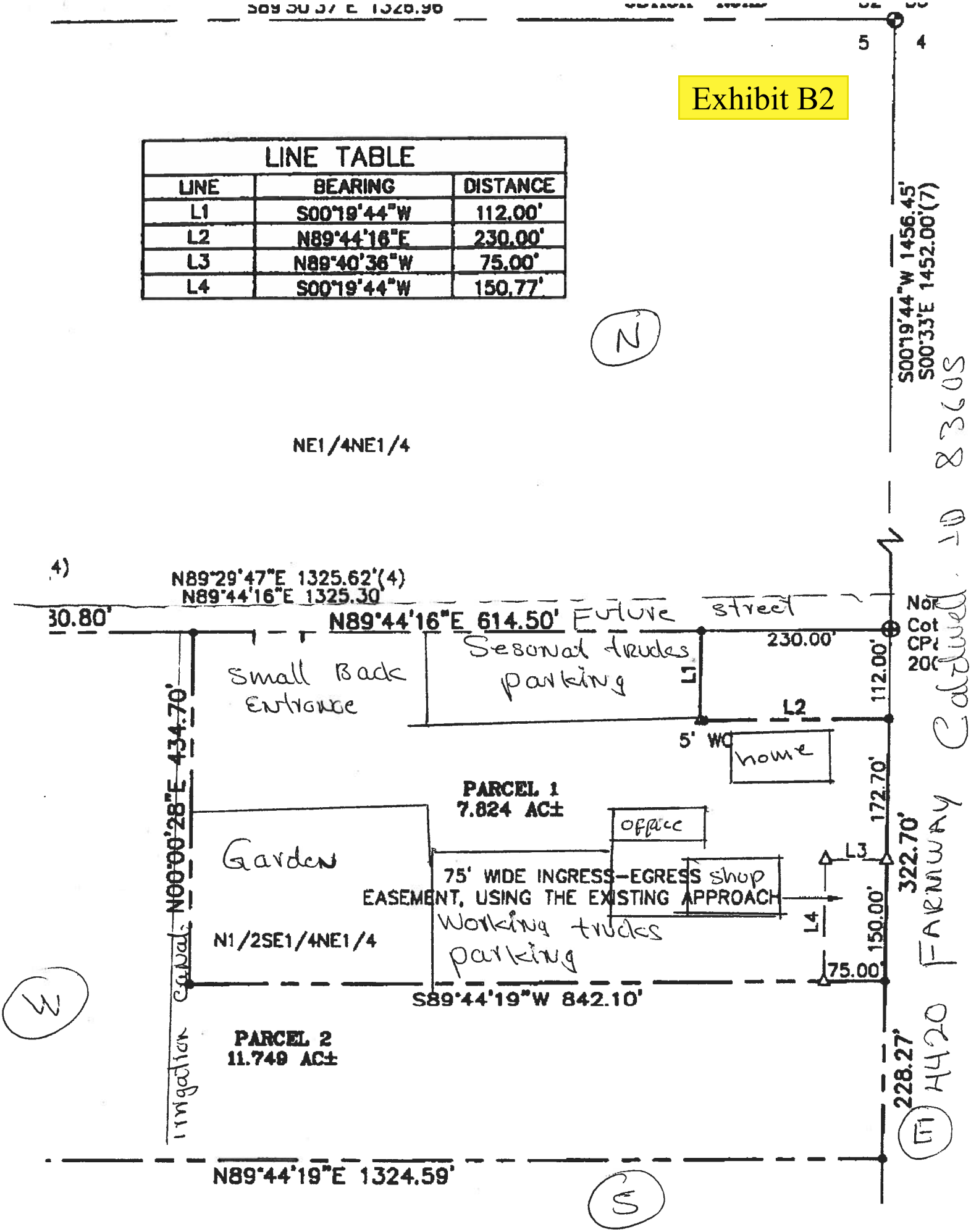
Silvestre Castaneda POA. For Bulmaro Rosales

119 7th. Ave. S. 2. Nampa Id. 83651.

[redacted]

Exhibit B2

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°19'44"W	112.00'
L2	N89°44'16"E	230.00'
L3	N89°40'36"W	75.00'
L4	S00°19'44"W	150.77'



4420 Farway. Caldwell. ID 83651

Exhibit B3

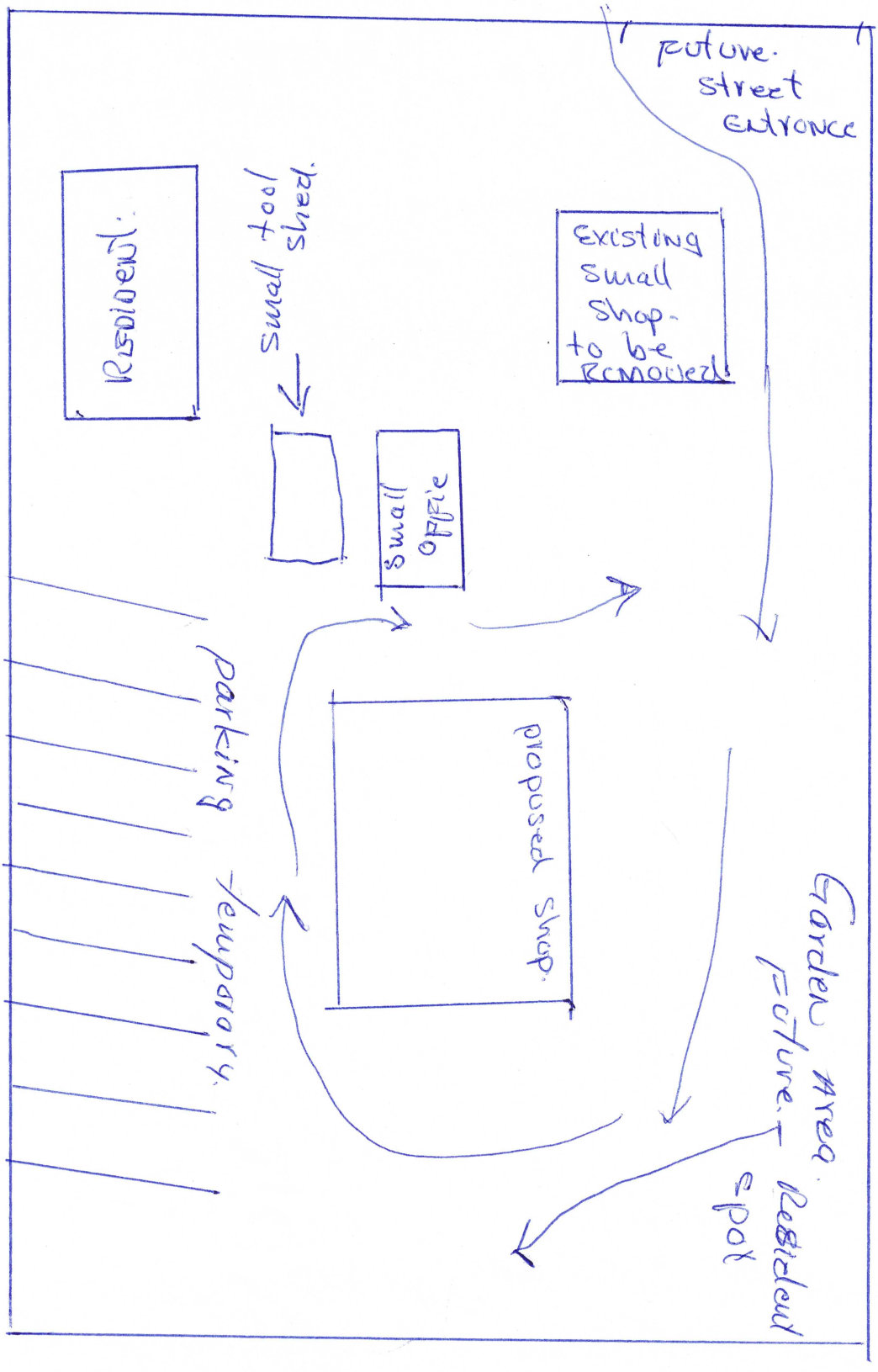


Exhibit B4

[External] Re: Conditional use permit

BR

Bulmaro Rosales <[redacted]>

To Arbay Mberwa; Sylvester Castaneda

Follow up. Completed on Wednesday, May 13, 2026.
You replied to this message on 5/12/2026 5:05 PM.



LAND USE WORKSHEET

Exhibit B5

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☑ Individual Domestic Well ☐ Centralized Public Water System ☐ City

   ☐ N/A – Explain why this is not applicable: _____

   ☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☑ Individual Septic ☐ Centralized Sewer system

   ☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

   ☑ Surface ☐ Irrigation Well ☐ None

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

   ☐ Pressurized ☑ Gravity

5. **ACCESS:**

   ☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

   ☑ Public ☐ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)

   Type: Wire Fence Height: _____

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

   ☐ Other: There is a waste irrigation ditch in the middle

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

   _____

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable NONE.

2. FIRE SUPPRESSION:

☐ Water supply source: NONE

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

☐ Monday _____ to _____

☐ Tuesday _____ to _____

☐ Wednesday _____ to _____

☐ Thursday _____ to _____

☐ Friday _____ to _____

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? NONE ☐ No

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? NONE

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** NONE

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

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?** N/A

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL** N/A

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

CANYON COUNTY ZONING ORDINANCE §07-01-15

Before submitting an application for a public hearing, these steps must be completed:

(1) Applicants shall conduct a neighborhood meeting for any proposed variance, conditional use, zoning ordinance map amendment, expansion, or extension of nonconforming uses requiring a public hearing.

(2) It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within six hundred (600) feet of the exterior boundary of the property subject to the application. Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location and purpose of the meeting.

(3) The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.

A. The meeting shall not be on a holiday, a holiday weekend, or the day before a holiday.

B. The meeting shall be held at one of the following locations:

1. On the property subject to the application;

2. At a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or

3. At a location with suitable meeting facilities if such facilities are within a one (1) mile radius of the nearest public meeting place.

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

(5) Each application for a public hearing shall include a form acceptable to the director, which requires the applicant to provide the starting and ending times of the neighborhood meeting and an attendance list, with names and addresses of those who attended the neighborhood meeting. (Ord.10-006, 8-16-2010)

Notice of Neighborhood Meeting
Pre-application requirement for a Public Hearing

Date

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a _____[write in applicable application type i.e. variance, zoning ordinance map amendment, rezone]. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance § 07-01-15.* This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a governing body of Canyon County. Once our application has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date:
Time:
Location:
Property description:

The project is summarized below:

Site Location:
Proposed access:
Total acreage:
Proposed lots:

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is a PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at (insert phone, email, or written correspondence).

Sincerely,

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

Exhibit B6

111 North 11th Avenue, #310, Caldwell, ID 83605
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: 4420 Farmway Rd	Parcel Number:	
City: Caldwell ID 83605	State: ID	ZIP Code: 83605
Notices Mailed Date: March 04 2025	Number of Acres: 7	Current Zoning:
Description of the Request: truck staging Area.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Silvestre Castaneda		
Company Name:		
Current address: 119 - 7th Ave S #2		
City: Nampa	State: ID	ZIP Code: 83651
Phone: [redacted]	Cell: [redacted]	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: March - 26 - 2025	MEETING LOCATION: 4420 Farmway Rd
MEETING START TIME: 4: pm	MEETING END TIME: 6: pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Galen Hill.		Meridian [redacted]
2. Gumaro Rosales		446 Galveston [redacted]
3. Bertha Rosales		524 - E. Galveston [redacted]
4. Eugenio Rosales		3104 - E. 43rd [redacted]
5. Silvestre Castaneda		119 - 7th Ave - Nampa [redacted]
6.		
7.		
8.		
9.		

Neighborhood Meeting 4420 Farmway Rd. Caldwell Id. 83605.

Today is March 20, 2025. Meeting started at 4:pm

List of Assistance. According to mailing list. Sent on March 04, 2025

Name	Adress	Contact
GREEN HILL	MERIDIAN	[redacted]
[redacted]	416 Galveston st	[redacted]
Berta Rosales	924 E Galveston st	[redacted]
Eugenio Rosales	3104 e astick rd	[redacted]

I certify this is a true list and statesman to the best of my knowledge.

Kylie Caldwell
Silvestre Castaneda
power of attorney for
Bulmaro Rosales

[redacted]
119. 7th Ave. S #2
Nampa, ID 8365
[redacted]

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Silvestre Castaneda

APPLICANT/REPRESENTATIVE (Signature): [signature]

DATE: 03 / 20 / 2025

Notice of Neighborhood Meeting Pre-application requirements for Public Hearing

March 04, 2025

Dear Neighbor We are in the process of presenting to Canyon County Development Services for a Conditional Use Permit. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning ordinance 07-01-15. This meeting for our surrounding neighbors is only information purposes. We would like to receive feed back from you, our neighbors, as we move trough the land use application process with the county.

This neighborhood meeting is NOT a public hearing before the governing body of canyon County. Once our application has been submitted to the county's Development Services Department, only then will a public hearing be scheduled. Also, only after our application is accepted and a public hearing is scheduled with a confirmed date by the county, will the surrounding neighbors receive an official notification from the county via postal mail. The notice will also appear in the newspaper publication, a sign will be displayed on the parcel notifying the public of the county Planning and Zoning land use hearing for our application.

meeting: March 20, 2025

Tome 4:PM

Location 4420 Farmway Rd. Caldwell Id. 83605, total of 7 acres to be used for Truck shop Service for individual use of the owner semitrucks in the from half of the property with residential use in the back half.

A portion of the North Half of the Southeast Quarter of the Northeast Quarter (N1/2 SE1/4 NE1/4) of Section 5, Township 3 North, Range 3 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:
COMMENCING at the Northeast corner of said N1/2 SE1/4 NE14, also being the North 1/16th corner of said Section 4 and Section 4; thence, along the East boundary line of said N1/2 SE1/4NE1/4, South 00°19'44" West, 112.00 feet to the POINT OF BEGINNING;
Thence, continuing along said East boundary line, South 00°19'44" west, 322.70 feet;
Thence, departing said East boundary line, South 89°44'19" West, 842.10 feet;
Thence, North 00°00'28" East, 434.70 feet, to the North boundary line of said N1/2 SE1/4 NE1/4;
Thence, along the North boundary line, North 89°44'16" East, 614.50 feet;
Thence, departing said North boundary line, South 00°19'44" West, 112.00 feet;
Thence, North 89°44'16" East, 230.00 feet to the POINT OF BEGINNING.

We look forward to our neighborhood meeting and encourage you to attend. During our meeting, we will answer any questions you may have. Please note, the country does not

currently have information about our project. Also, please do not call the county regarding this meeting. This meeting is a PRE_APPLICATION requirement: We have not submitted to the county for consideration currently.

Feel free to contact Silvestre Castaneda at. [redacted]. 119 7th. Ave. S. 2. Nampa Id. 83651. [redacted] Attorney if Fact for Bulmaro Rosales (owner of the property)

Sincerely

Silvestre Castaneda

Attorney in Fact for Bulmaro Rosales

AGENCY ACKNOWLEDGMENT

Date:

Applicant:

Parcel Number:

Site Address:

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 05/16/2025 Signed: Anthony Lee

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

Fire District: See Email District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: separate page District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: Wilder Irrigation District

☑ Applicant submitted/met for official review.

Date: 8/28/25 Signed: [signature] Secretary Treasurer

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

~~**Area of City Impact:**~~ City:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant: Bumaro Rosales

Parcel Number: R32602

Site Address: 4420 Farmway Rd, Caldwell Id. 83605

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

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

Southwest District Health:

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Highway District: District: HD 4

☒ Applicant submitted/met for informal review.

Date: May 29 2025 Signed: Kris Wahl

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

Irrigation District: District: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

Area of City Impact City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

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

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

Hi Silvester,

I have tried to call a couple of times now regarding this project. The first time the phone rang a couple of times then went to voicemail. The next couple of times it went directly to voicemail. I thought I would try to email you to connect on this. I just have a letter of intent I'm not sure what exactly you are needing from us at this point.

If you are looking to obtain a permit, you will need to submit a County Fire application online. →HERE

If you are wanting to have a concept discussion, maybe we can find a time to meet.

Let me know how I can help and what you need and we will get it taken care of.

Caldwell Fire Department
Lisa Richard, CFI-II, CFIT, CFPE
Battalion Chief of Fire Prevention
Deputy Fire Marshal
521 Cleveland Blvd. Caldwell, Idaho 83605

PHONE:208.455.4704

LEGAL AND CONFIDENTIALITY NOTICE:
All communications transmitted with the City of Caldwell email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et. seq.) and as such may be copied and reproduced by members of the public. If you are not the intended recipient of this transmission, please notify the sender immediately by reply e-mail and destroy copies of the original message.

LEGAL AND CONFIDENTIALITY NOTICE:

All communications transmitted with the City of Caldwell email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et. seq.) and as such may be copied and reproduced by members of the public. If you are not the intended recipient of this transmission, please notify the sender immediately by reply e-mail and destroy copies of the original message.

Silvestre -
You should find my response attached to the previous email in this thread, originally sent on July 17th. Thanks for stopping by the district office.
My office is down at Lewis and Clark Elementary School. My contact info is in my signature line below.
Feel free to reach out.

For Kids and Families
pw

On Thu, Jul 17, 2025 at 1:51 PM Paul Webster <pwebster@caldwellschools.org> wrote:
Silvestre -
Thanks for reaching out for input for the Rosales brothers' Truck Staging Station at 4420 Farmway Rd.
Please extend my greetings to the family. I think I had the Rosales kids as students at Sacajawea.

Attached, please see comments from Caldwell School District regarding their plan at 4420 Farmway Rd.
Feel free to reach out if there is anything I can do to help or follow up or clarify.

For Kids and Families
Paul

--
Paul Webster
Community Schools Coordinator
Caldwell School District and Lewis & Clark Elementary
208-455-3345 x1711
Schedule an appointment to meet with me: LINK

Caldwell School District
COMMUNITY SCHOOLS
OVERCOMING BARRIERS TO REACH SUCCESS

findhelpidaho.org
Connects Idahoans with FREE Community Resources
findhelpidaho.org
Need help? Visit findhelpidaho.org today!

--
Paul Webster
Community Schools Coordinator
Caldwell School District and Lewis & Clark Elementary
208-455-3345 x1711
Schedule an appointment to meet with me: LINK

Power of Attorney

General

KNOWN TO ALL ME BY THE PRESENTS: That _Bulmaro Rosales hereby makes, constitutes and appoints Silvestre Castaneda Delfin as his true and lawful attorney(s), for Him and in his name, place and stead for use and benefit: To sign and execute all documents in his name(s)

To complete Conditional Use Permit with Canyon County for property at 4420 Farmway Rd. Caldwell Id. 83605, parcel # R32602. Consisting in of 7 acres + -

GIVING AND GRANTING unto him attorney(s) full power and authority to do and perform all and every act and thing whatsoever requisite, necessary, or appropriate to be done in and about all legal procedures in her name and place, with all purposes and intents as She might or could be personally present, hereby ratifying all that his attorney(s) shall lawfully do or cause to be done by virtue of these presents.

Dated: 01/28/2025

Bulmaro Rosales

Bulmaro Rosales

County of Canyon. *Seal*

On this 5th *day of* Feb. .2025.

-Appeared before me Bulmaro Rosales, *who known or identified to me as the person subscribed above, and acknowledged to me that He executed this document.*

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____*notary public for the state of*_____. *Residing in*

_____*My commission expire* _____

See Attachment

ACKOWLEDGMENT

STATE OF IDAHO)

: SS.

County of CANYON)

On this 5th day of Feb, in the year of 2025,

before me Bethany Weeks a notary public, personally appeared

Bulmaro Rosales, known to me to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument, and acknowledge to me that he/~~she/they~~ executed the same.

IN WITNESS WHEREOF, I have set my hand and seal that day and year as above written.

BETHANY WEEKS
Notary Public - State of Idaho
Commission Number 20231598
My Commission Expires Apr 03, 2029

Notary Public for Idaho

Residing at 620 S. Kimball Ave. Caldwell, ID 83651

Commission Expires: Apr. 03, 2029

TitleOne
a title & escrow co.

Order Number: 24511949

2024-023685
RECORDED
07/29/2024 03:27 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

Warranty Deed

For value received,

Cecil Vassar, an unmarried person

the grantor, does hereby grant, bargain, sell, and convey unto

Bulmaro Rosales and Mariela Villasenor, husband and wife and Bertin Rosales and Jessica Rosales, husband and wife,

whose current address is 416 E Galveston St, Caldwell, ID, 83605

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: July 15, 2024

Cecil Vassar

State of Idaho, County of Canyon, ss.

On this 29 day of July in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Cecil Vassar, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Notary Public
Residing In: Fruitland, ID
My Commission Expires: ~~September 09, 2028~~ March 9, 2028
(seal)

JASMIN SALINAS
COMMISSION #20221214
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 03/09/2028

Exhibit B7

Arbay Mberwa

From: Sylvester Castaneda <[redacted]>
Sent: Monday, June 1, 2026 5:17 PM
To: Arbay Mberwa
Subject: Re: [External] Re: Conditional Use Permit (CU2025-0020)

That is correct. We are looking for the date of the hearing June 18. At 6.30 Pm.

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, June 1, 2026 3:39 PM
To: 'Sylvester Castaneda' <[redacted]>
Cc: 'Bulmaro Rosales' <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

Hello,

The following answers to my questions were provided by Mr. Rosales on June 1, 2026 over the phone. If I misunderstood anything or documented the conversation incorrectly please let me know or I will be under the assumption that the information below is correct.

Advised the applicant a fencing will be required along the perimeter of the 2.75-acres of the staging area/contractor shop if approved. The applicant is fine with this requirement, that was his understanding.
Confirmed the applicant would like to proceed with 24 hour operations for the 4-5 commodity/semi-trucks on site which will leave the site sporadically throughout the day. The remainder of the trucks/equipment will have hours of operations between 6 a.m. and 10 p.m. Monday through Saturday (off on Sundays).
Applicant anticipates 5-6 average daily trips outside of the harvest season (August to October). The trucks may occasionally be taken home by the drivers (therefore trucks are not always returned to the subject property).
The main function of the property is the 24-hour partnership with Simplot and the seasonal harvest operations are secondary while the construction vehicles are incidental to the agricultural operational use.
The contractor shop will be built within 1-2 years if approved.
There are no trucks on site over 14' tall to meet Idaho Power requirements.
Applicant noted the tires have all been removed and he will continue working on cleaning up the property.

The material deadline is next week June 8, 2026, if you would like to submit any more material, documents or a presentation for the Commissioners, please send that to me by next week so I can include it in the Staff Report. I will send over the DRAFT conditions of approval if the Commissioners wish to approve your request on June 18.
Please reach out and let me know if you have questions,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Wednesday, May 13, 2026 4:40 PM

To: 'Sylvester Castaneda' <[redacted]>
Cc: 'Bulmaro Rosales' <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

I'm sorry the attached letter in the previous email had the wrong date here is the correct date **June 18, 2026 at 6:30 p.m.**

Thank you,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Wednesday, May 13, 2026 4:34 PM
To: 'Sylvester Castaneda' <[redacted]>
Cc: Bulmaro Rosales <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

Hello,

I've got the case scheduled to go before the Planning and Zoning Commission on **June 18, 2026 at 6:30 p.m.** please see the attached applicant schedule letter for details.

Please reach out and let me know if you have questions,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
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Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Tuesday, May 12, 2026 5:01 PM
To: 'Sylvester Castaneda' <[redacted]>
Cc: 'Bulmaro Rosales' <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

Hello,

The following answers were given by Mr. Rosales on May 12, 2026 over the phone. If I misunderstood anything or documented the conversation incorrectly please let me know or I will be under the assumption that the information below is correct.

1. Applicant is working on cleaning up the tires currently- the previous property was supposed to clean out the property but now can not be reached by the current owner. The broken vehicles will be repaired by august or September before harvest season and the remainder of the broken/inoperable (4) vehicles will be removed from the property by the end of May 2026. Trailers and scrap metal will be removed from the property. The applicant is willing to clean up the property and is in the process of doing so.
2. Harvest season for onions begins at the end of August and ends in October (10-wheeler vehicles are used). Sugar beets harvest season is early September and ends in October. 3 to 4 semis may be operating at all times. Harvest season does fluctuates with time/climate. Sugar beet trucks will be parked on the property that is being serviced (therefore there will not be daily activity generated by the sugar beet equipment). Total vehicles/equipment on site is 17.
    a. 4 semis with trailers
    b. 10 tractor bucket trucks and 10 wheelers.
    c. 3 construction gravel trailers stored in the winter time. Applicant alternates between bell trailers and gravel trailers both are not utilized simultaneously.
3. Applicant has control over the hours of operations related to the harvest trucks but does not control the hours of operations related to bell trailers/commodity trailers as they may be operating anytime of any day depending on Simplot's needs as the applicant is partners with Simplot.
4. 2 employees associated with the use but there will be 5 drivers (1 of which lives on site). A total of five (5) employees. The timing of the operations is different not all drivers will leave/come to the site at once.
5. Five (5) commodity trucks and a few bell trucks.
6. Working trucks is the trucks that are in use. *Applicant is aware that repairs are not allowed and will only have small repairs such as tire changes and repairs that will take an hour or less to complete.
7. The applicant anticipates to use the existing septic system for the residence but understands that it's not in the best shape. Applicant would prefer to install a septic system for the proposed shop however is willing to connect to city services as recommended by SWDH. The applicant will need to do a study with SWDH to determine if a septic system is feasible.
8. Applicant will look into it and will share the email correspondence with the school district if found.
9. Fencing will be installed to obscure the vehicles, likely along the property boundaries. The shop will also be used to obscure the vehicles.
10. The shop is proposed to be 50'x80'but may be larger.
11. Applicant proposes to use the front/east 3 acres of the parcel which includes the existing residence (closer to 2.75-acres excluding the residence). The secondary residence will be remodeled to be a storage office area. In the future a different secondary residence may be placed on site.
12. The contractor shop will be used to store small items and complete small maintenance on vehicles.

Please reach out and let me know if you have questions,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Monday, May 4, 2026 2:39 PM
To: 'Sylvester Castaneda' <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

Hello,

As discussed here are the questions I have regarding the case (CU2025-0020). See additional question in this email thread.
How many acres of the property will be used for the staging area and contractor shop?
What will take place in the contractor shop?
Please submit a site plan showing the boundaries of the staging area/contractor shop.
Please reach out and let me know if you have questions,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Wednesday, April 29, 2026 1:35 PM
To: 'Sylvester Castaneda' <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

Hello,

I wanted to follow up on this case. I would like to schedule this before the Planning and Zoning Commission on June 18, but need additional information; please see the email below and respond by May 11, 2026.

Thanks,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Tuesday, March 31, 2026 10:58 AM
To: Sylvester Castaneda <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

Good Morning,

I just wanted to follow up with you and the staging area/contractor shop conditional use permit.

1. Has there been any progress with clearing up the junk off the property from the previous owner? I recommend clearing the junk before the case goes to hearing.
2. When is harvest season?
3. The hours of operation are 6 a.m. to 9/10 p.m. 6 days a week, which day will the property owner not be working?
4. Please verify the number of employees.

5. Based on the letter of intent/site plan the sugar beet trucks/equipment will be parked on the north side of the property how many trucks will be used during that season?
6. When the site plan says "working trucks parking" is that referring to the everyday agricultural/semi-trucks that is used daily during the harvesting season?
7. In the land use matrix individual well and septic is proposed however Southwest District Health states that City water and sewer will be available. Are you planning on connecting to city services? If not please contact Southwest District Health.
8. In the application there is email correspondence with the Caldwell School District and there is an attachment to that email that was not included in the application, can you please share that with me?
9. Please submit a fencing plan, if approved a 6' sight obscuring fence will need to be constructed around the staging area.
10. How large is the proposed contractor shop, what will it be utilized for? If approved a building permit shall be required.

Please reach out and let me know if you have questions,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Sylvester Castaneda <[redacted]>
Sent: Wednesday, February 18, 2026 6:15 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: Re: [External] Re: Conditional Use Permit (CU2025-0020)

Yes, all the trucks will be operable
10 is the amount of trucks
Those are junk left by the previous owner will be cleared
No there is only one home on the site the other is a place that will be used for office
No other address needed

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Wednesday, February 18, 2026 3:27 PM
To: Sylvester Castaneda <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

Hello,

I did a site visit last week and had some concerns about the property.

1. Are all of the trucks proposed to be parked on site operable?
2. How many trucks will be parked on the property?
3. There appeared to be debris/junk, piles of tires on the property. Please have that cleaned up before the case gets to hearing (hopefully sometime in June).
4. Is there a secondary residence on the property? If so it will require an address. It appeared that there were two (2) manufacture red homes on site but based on the site you submitted in the previous email, one of the structures will be used as an office area.
5. The proposed structures may need an address.

Please reach out and let me know if you have questions,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
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Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Sylvester Castaneda <[redacted]>
Sent: Thursday, February 12, 2026 4:37 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: Re: [External] Re: Conditional Use Permit (CU2025-0020)

Here it is. Any questions please let me know.

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Wednesday, February 11, 2026 1:14 PM
To: Sylvester Castaneda <[redacted]>
Subject: RE: [External] Re: Conditional Use Permit (CU2025-0020)

Hello,

I'm working through your conditional use permit request for a staging area and contractor shop on R32602 and I have a few questions about the case.

1. How many residences are on the property?
2. Can you please send in an updated site plan describing all of the structures on the property.
3. Will the shop be a part of the application?
4. Please submit a parking and circulation plan?
5. Are you proposing to use the access labeled as "future street" in the site plan? Do you have access to that, if so can provide an easement?

Thanks,

Arbay Mberwa
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
Website: www.canyoncounty.id.gov
Public office hours:
Monday, Tuesday, Thursday and Friday

From: Sylvester Castaneda <[redacted]>
Sent: Wednesday, January 28, 2026 2:09 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: Re: [External] Re: Conditional Use Permit (CU2025-0020)

Photo evidence provided by the applicant on 6/8/26 the subject property is in process of being cleaned (removal of junk/debris and inoperable vehicles). According to the applicant “most of metal and all tires have been removed from the property and 3 old dump trucks a well as the 2 trailer that where seating on there that where no usable.”

Exhibit B8





EXHIBIT C

Supplemental Material

Planning & Zoning Commission

Case# CU2025-0020

Hearing date: June 18, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

Exhibit C1

R32602 PARCEL INFORMATION REPORT

6/8/2026 9:52:04 AM

PARCEL NUMBER:	R32602
OWNER NAME:	ROSALES BULMARO
CO-OWNER:	VILLASENOR MARIELA
MAILING ADDRESS:	416 E GALVESTON ST CALDWELL ID 83605
SITE ADDRESS:	4420 FARMWAY RD
TAX CODE:	0200000
TWP: 3N RNG: 3W SEC: 05 QUARTER: NE	
ACRES:	7.83
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	CALDWELL SCHOOL #132
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0240G
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2024023685
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	05-3N-3W NE TX 24310 IN N1/2 SENE T73701 T77860
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 SHERRIFS 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.

Exhibit C2

Dan Lister

From: Dan Lister
Sent: Thursday, December 14, 2023 2:36 PM
To: 'Judit Crace'
Subject: RE: [External] 4420 Farmway rd

Judit,

An original parcel, a parcel created on or before 9/6/1979, is eligible for a land division in an "A" Zone. The subject parcels R32602 and R32602010 were created via an Administrative Land Division into its current configuration in 2017 (AD2017-54, below). Therefore, division per CCZO Section 07-18-07 has been already utilized.

CCZO section 07-17-03(3)E allows an original parcel to be divided into a total of four parcels through the Administrative Land Division process. Further division beyond the four parcels created from the original parcel requires platting.

Options for further division:

- Annexation into the City of Caldwell. Requires application through the City of Caldwell. The city promotes residential development in its comprehensive plan in this location. Low to higher-density residential is supported in the city's plan.

- 07-18-09: Land Division of Nonviable Farm ground in the "A" Zone. The application must include the following proof: 1. The parcel, in whole or in part, shall consist of land with site constraints and/or resource issues, such as lack of water, suitable soils, topography, land compatibility, lot size or configuration, that makes productive agricultural use extremely difficult; and 2. the division shall not create a negative impact to surrounding agricultural uses. The director may include conditions of approval to mitigate potential negative impacts. If approved, and subject to the adjacent parcel not beating you to it, the parcel may be divided into a total of three parcels subject that the parcels meet the minimum lot size of one acre. The application process is $600. Per CCZO Section 07-18-09(6): A. Deliberate action to withhold agricultural land from productive use strictly to qualify for a land division pursuant to this section shall disqualify such land from treatment under this section.
- 07-18-11: Building Permit Relocation. The application must include the following proof: The relocation must demonstrate at least one of the following: 1. Promotion of effective or efficient farming. If the applicant demonstrates that the relocation would create a more cost-effective or efficient method of farming the originating parcels or make them more viable for the production of crops; or 2. Clustering of structures. If approved, and subject to the adjacent parcel not beating you to it, the parcel may be divided into a total of three parcels subject to the number of building permits being relocated from an adjacent parcel and that the parcels meet the minimum lot size of one acre. The application process is $600.
- Comprehensive Plan Amendment from future land use of agricultural to residential ($2,800 application fee) and rezone from "A" (agricultural) to either "R-R" (Rural Residential, two-acre lot size) and "R-1" (One-acre lot size, or 13,000sf lot size if connected to city services; $950). If approved and depending on the number of lots to be created wither a land division per CCZO 07-18-13 or platting will be required.

Dan Lister, Principal Planner
DSD Office: (208) 454-7458 - Direct Line: (208) 455-5959
Daniel.Lister@canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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

From: Judit Crace <[redacted]>
Sent: Thursday, December 14, 2023 11:30 AM
To: Canyon County Zoning Info <ZoningInfo@canyoncounty.id.gov>
Subject: [External] 4420 Farmway rd

Good afternoon,

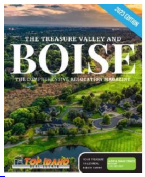
I am looking for some information about a 7.83 acre property at 4420 Farmway Rd in Caldwell, parcel # R3260200000. Can the owner do an administrative split on this property and if so how many parcels and what is the minimum size? Any additional information you can give me would be greatly appreciated

Thank you



JUDIT CRACE
Owner / Broker
GRI, RENE, SRES, SFR, REDS
[redacted]
TOP IDAHO REAL ESTATE

CLIENT REVIEWS



CLICH HERE TO GET THE RELOCATION GUIDE

This message and any attachment(s) are intended only for the use of the person or entity to which it is addressed and may contain confidential and/or proprietary information. Any review, re-transmission, dissemination, or other use of, or taking of any action in reliance upon, this message and any attachment(s) by persons or entities other than the intended recipient is prohibited. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and delete this message, including any attachments. Sender accepts no liability for any damages caused by any virus transmitted by this e-mail.

Be aware! Online bank fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS; please call your Mortgage Loan Processor and/or Escrow Officer immediately on a known number to you, to verify the information verbally prior to sending any wired funds.

Director Decision
Administrative Land Division: AD2017:54
Canyon County Code of Ordinances 16-001

2017-028021
RECORDED
07/07/2017 04:41 PM

00309965201700280210100103

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=10 HCRETAL $37.00
MISC
CECIL VASSAR

Exhibit C3

Case Number: AD2017-54
Parcel # (s): R32062
Property Owner/Applicant(s): Charlene & Gifford Vassar

Request: Charlene and Gifford Vassor have requested to complete a land division of parcel R32062.

Findings (Administrative Land Division): Staff finds the proposed division of parcel R32062 are compliant with Canyon County Code 07-18. Parcel R32062 is considered an original parcel per old plat book maps. Pursuant to CCZO 07-18-01, an administrative land division of an original parcel under 80 acres in the Agricultural (A) Zone is allowed to be divided into no more than two (2) residential parcels. The parcels created from this land division meet lot size requirements of at least (1) one acre. Parcels created from this division will have access to a 75' shared approach off of Farmway Road. All development within parcel 1 & 2 will be required to meet the Canyon Hwy District #4 requirements.

Parcel R32062 is to be divided into two residential parcels and includes all easements of record (ROS2017-027004)	
Parcels	**Access**
Parcel 1: 7.824 acres more or less (one residential building permit available)	Parcel will have access to 75' shared approach
Parcel 2: 11.749 acres more or less (one residential building permit available)	Parcel will have access to 75' shared approach

Decision: The application to complete an administrative land division of parcel R32062 is **APPROVED** and the development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.

This decision is based on ROS2017-027004 and legal descriptions dated June 29, 2016. Idaho Right to Farm Act (Idaho Code § 22-4503) applies to this land use decision.

Patricia Nilsson
Director

July 7, 2017
Date

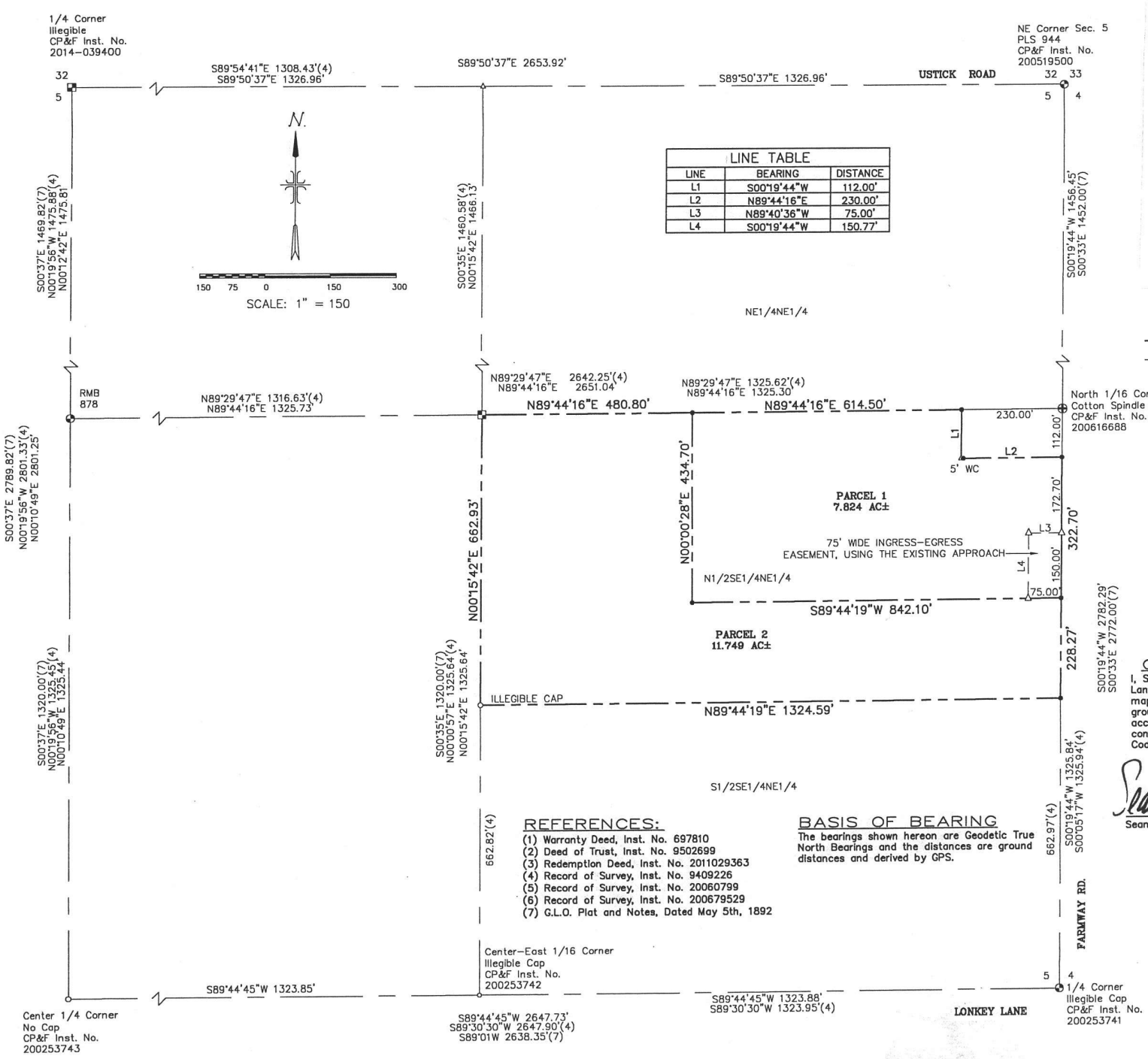
State of Idaho)
SS
County of Canyon County)

On this 7th day of July, in the year of 2017, before me Kathleen Frost, a notary public, personally appeared Patricia Nilsson, personally known to me to be the person(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he (she)(they) executed the same.

Notary: K Frost

My Commission Expires: 06-03-2022

KATHLEEN FROST
NOTARY PUBLIC
STATE OF IDAHO



2017-027004
RECORDED
06/30/2017 09:50 AM

0030870220170027004001 0010

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 LBERG $5.00
SURVEY
ALS LAND SURVEYING

LEGEND

- Boundary Line
- Section Line
- Found Brass Cap (As Noted)
- Found Aluminum Cap (As Noted)
- Cotton Spindle
- Set Aluminum Cap PLS 13446
- Found 5/8" Iron Pin (As Noted)
- Found 1/2" Iron Pin (As Noted)
- Set 1/2"x24" Iron Pin PLS 13446
- Calculated Point
- (N89°44'45"W 2647.73') Data of Record

REFERENCES:

(1) Warranty Deed, Inst. No. 697810
(2) Deed of Trust, Inst. No. 9502699
(3) Redemption Deed, Inst. No. 2011029363
(4) Record of Survey, Inst. No. 9409226
(5) Record of Survey, Inst. No. 20060799
(6) Record of Survey, Inst. No. 200679529
(7) G.L.O. Plat and Notes, Dated May 5th, 1892

BASIS OF BEARING

The bearings shown hereon are Geodetic True North Bearings and the distances are ground distances and derived by GPS.

CERTIFICATE OF SURVEYOR

I, Sean P. Sullivan, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground under my direct supervision, and that this map is an accurate representation of said survey and that it is in conformity with the Corner Perpetuation and Filing Act, Idaho Code 55-1601 through 55-1612.

Sean P. Sullivan

PROFESSIONAL LAND SURVEYOR LICENSED 13446 STATE OF IDAHO SEAN P. SULLIVAN

6/29/17
License No. 13446

INDEX No. 334-5-1-2-0-0-00-00

RECORD OF SURVEY FOR
CECIL VASSAR

THE N1/2 OF THE SE1/4 OF THE NE1/4
SECTION 5, T. 3 N., R. 3 W., B.M.,
CANYON COUNTY, IDAHO

SCALE: 1" = 150'	DR: MET	CK: SPS	SHEET: 1 OF 1
DATE: June 29, 2017		FILE: 9225-01 ROS.dwg	

ALS
Surveyors • Planners
4 N VIKING AVE.
Middleton, Idaho
208-585-5858

FARMWAY ROAD CORRIDOR STUDY



Exhibit C4
Full report can be found here:
Farmway Road Corridor Study/Plan

FINAL REPORT

NOVEMBER 17, 2022

Prepared for:

Canyon Highway District No. 4

City of Caldwell

Prepared by:

Six Mile Engineering

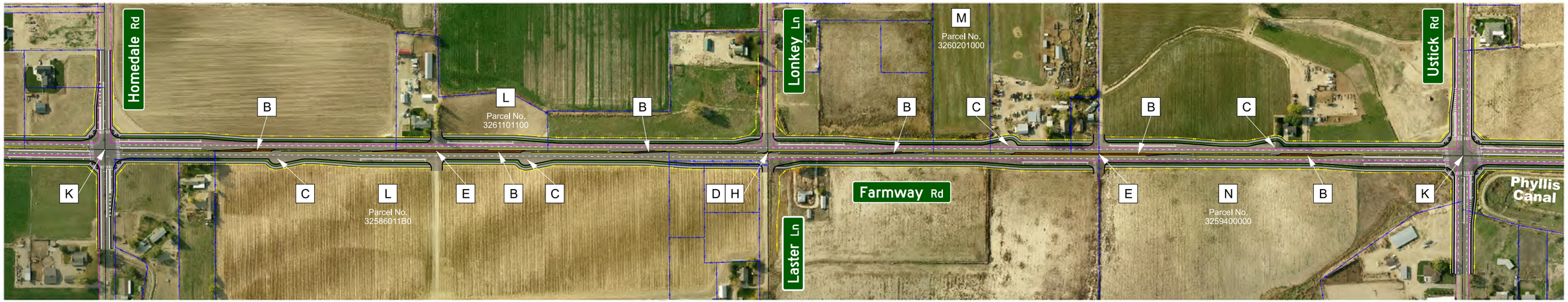
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November 2021

Farmway Road Corridor Planning Study

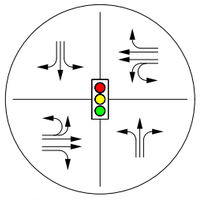
Design Year (2045) Corridor Improvement Option - Traffic Signal Corridor

Homedale Road to Ustick Road



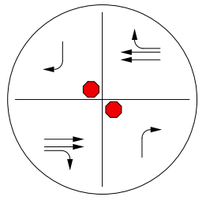
Corridor Plan

Homedale Road



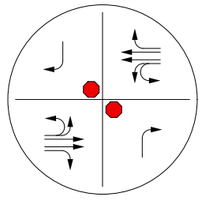
Full Access Intersection
Traffic Signal Control

Future Road



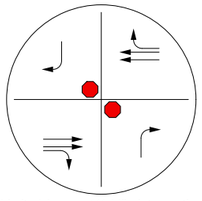
Limited Access 1/4-Mile Intersection
(Right-turn Only from Cross Street and
No Left-turn from Farmway Road)
Stop Control

Lonkey Lane and Laster Lane



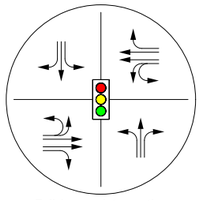
Limited Access 1/2-Mile Intersection
(Right-turn Only from Cross Street)
Stop Control

Future Road



Limited Access 1/4-Mile Intersection
(Right-turn Only from Cross Street and
No Left-turn from Farmway Road)
Stop Control

Ustick Road



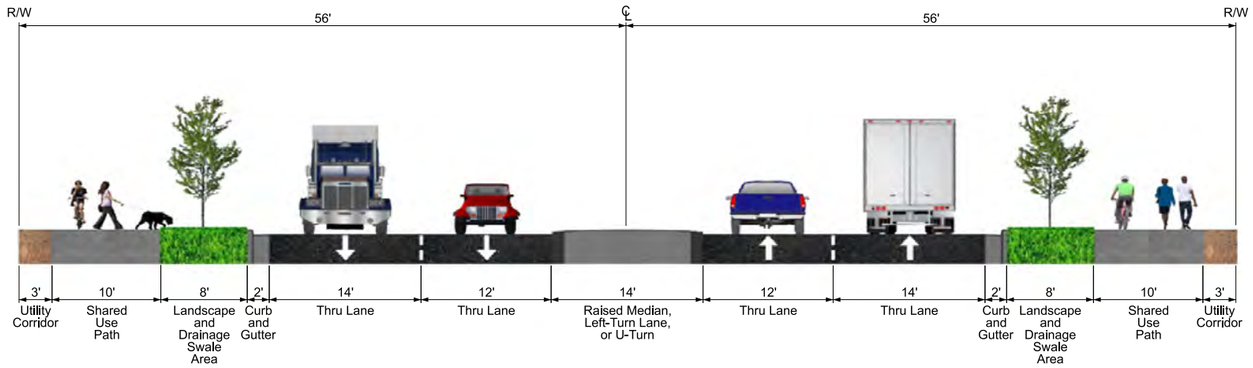
Full Access Intersection
Traffic Signal Control

Notes

- B Raised median to limit access along Farmway Road to right-in and right-out, except as shown at public street intersections.
- C Loon provided to allow U-turns for passenger cars and pick-up trucks.
- D Future collector road per the City of Caldwell's 2040 Comprehensive Plan.
- E Future limited access intersection located ¼-mile from nearest full-access intersection.
- H Access for ½-mile intersection is initially limited to right-in/right-out with left-in and U-turn access. A future full-access intersection will be constructed when needed to handle traffic demand. Right-of-way limits are shown for a traffic signal.
- K Full-access intersection. Traffic signal control with receiving lanes on Farmway Road widened to allow northbound and southbound U-turns for passenger cars and pick-up trucks.
- L Access for the future development of Parcel No. 32586011B0 and Parcel No. 3261101100 will be at the future ¼-mile intersection.
- M Temporary access for the future development of Parcel No. 3260201000 on Farmway Road will be abandoned when other public road access is available.
- N Access for the future development of Parcel No. 3259400000 will be at the future ¼-mile intersection.

1. Existing property lines and right-of-way limits shown are approximate and based on data from the 2020 Canyon County GIS.

Intersection Configurations



Farmway Road Cross Section

Legend

- New Asphalt Pavement
- New Concrete Sidewalk or Shared Use Path
- New Median or Median Curb
- New Landscape Buffer
- New Landscape Rock
- GIS Section Line
- Existing GIS Property Line
- Existing GIS Prescriptive Easement
- Proposed Right-Of-Way

MILE 6

Exhibit C5

Canyon County Board of County Commissioners
Troost Family Living Trust / Best Investments, LLC.

Findings of Fact, Conclusions of Law, and Order
Zoning Map Amendment – RZ2020-0029

1. The applicant is requesting a **rezone** of approximately 24.31 acres from an "A" (Agricultural) zone to a "R-R" (Rural Residential) zone.
2. The subject properties, parcel no. s R35590012, R35598010A, & R35598014 are located in the NW ¼ of Section 32, T4N, R3W, BM, Canyon County, Idaho.
3. The subject property is designated residential on the 2020 Comprehensive Plan Future Land Use Map.
4. The subject property is located within Caldwell's Area of City Impact.
5. The subject property is located within Canyon Highway District, Caldwell Fire District, and Caldwell School District.
6. The neighborhood meeting was held on December 1, 2020 in compliance with CCZO §07-01-15.
7. The Planning & Zoning Commission recommended denial of the request on May 6, 2021 *(tied vote 2-2).*
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on October 14, 2021. Full Political notice was sent April 19, 2021. Newspaper notice was published on October 20, 2021. Property owners within 600' were notified by mail on October 14, 2021. The property was posted on or before October 28, 2021.
9. The record consists of exhibits as provided as part of the public hearing staff report, exhibits submitted during the public hearing on May 6, 2021, August 18, 2021, October 14, 2021, November 8, 2021 and all information contained in DSD case file, RZ2020-0029.

Conclusions of Law
For this request the Board of County Commissioners find and conclude the following regarding the Standards of Evaluation for a Zoning Map Amendment (§07-06-07 (7) A):

A. Is the proposed zone change generally consistent with the comprehensive plan?

Conclusion: The proposed zoning map amendment is generally consistent with the comprehensive plan and future land use map which designates the property as "residential."

Finding: Property Rights Policy No. 1: *"No person shall be deprived of private property without due process of law."*

Population Policy No. 3: *"Encourage future population to locate in areas that are conducive for residential living and that do not pose an incompatible land use to other land uses."* The property is identified on the Canyon County Future Land Use Map as residential. The property is located within Caldwell's Area of City Impact where growth is anticipated. The City of Caldwell designates the property as "low density residential." The requested rezone is in conformance with the future land use plans for the county as well as the city.

Land Use Goal No. 5: *"Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."* The area contains agricultural and residential uses that co-exist. The addition of two (2) acre parcels would be commensurate with the residential parcels in the vicinity.

Economic Development Policy No. 7: *"Canyon County should identify areas of the county suitable for commercial, industrial, and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished."* The property is identified on the Canyon County Future Land Use Map as "residential." The site is within Caldwell's Area of City Impact where growth is anticipated. Adjacent to the property are residential uses and parcels as well as agricultural parcels that currently co-exist. The addition of two (2) acre home sites will provide residential lots that are commensurate with those that exist in the area.

Land Use Goal No. 5: *"Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area."* The area contains a mix of residential and agricultural uses. Approval of the rezone to "R-R" would not impact the land use balance that currently exists in the area.

Land Use Goal No. 6: *"Designate areas where rural type residential development will likely occur and recognize areas where agricultural development will likely occur."* The property is identified on the Canyon County Future Land Use Map as residential. The property is also designated as "low density residential" on the future land use map for the City of Caldwell.

Land Use Policy No. 1: *"Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas."* The rezone is compatible with the adjacent residential uses and residential lots within the vicinity. The property is also adjacent to agricultural uses, however, the addition of two (2) acre lots would not create an incompatible use, when considering the residential uses that already exist in the vicinity.

Public Services, Facilities, and Utilities Policy No. 3: *"Encourage the establishment of new development to be located within the boundaries of a rural fire protection district."* The property is located within Caldwell Rural Fire District.

Transportation Policy No. 13: *"Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency services purpose."* The subject property is accessible to a public road, W. Linden Street.

B. When considering the surrounding land uses, is the proposed zone change more appropriate than the current zoning designation?

Conclusion: The proposed zone change is more appropriate as the current zoning designation.

Finding: There are residential uses and platted subdivisions located to the north of the property along Linden St. as well as residential uses to the southwest. The east side of Wagner Road contains residential uses (Exhibit 5 of the staff report).

The two (2) acre parcels on the west side of Tranquil Place (R35597012. R35597011, R35590010, & R35590011) have residential building permits available to them, but have not yet been built upon.

The future land use map for the County as well as the City of Caldwell identify the properties as residential. The property is also located within Caldwell's Area of City Impact where growth is anticipated.

C. Is the proposed zoning map amendment compatible with surrounding land uses?

Conclusion: The proposed zoning map amendment, is compatible with the surrounding residential land uses.

Finding: The proposed zoning map amendment is compatible with the surrounding residential uses that exist in the vicinity of the site. There are residential uses and platted subdivisions located to the north of the property along Linden St. as well as residential uses to the southwest. The east side of Wagner Road contains residential uses (Exhibit 5 of the staff report).

The two (2) acre parcels on the west side of Tranquil Place (R35597012. R35597011, R35590010, & R35590011) have residential building permits available to them, but have not yet been built upon.

D. Will the proposed zoning map amendment negatively affect the character of the area? What measures will be implemented to mitigate impacts?

Conclusion: The proposed zoning map amendment will not have a negative effect to the character of the area.

Finding: The zoning map amendment will not be injurious to other properties in the vicinity nor will it negatively change the essential character of the area. The proposed zoning map amendment is compatible with the surrounding residential uses that exist in the vicinity of the site.

There are residential uses and platted subdivisions located to the north of the property along Linden St. as well as residential uses to the southwest. The east side of Wagner Road contains residential uses (Exhibit 5 of the staff report).

The two (2) acre parcels on the west side of Tranquil Place (R35597012. R35597011, R35590010, & R35590011) have residential building permits available to them, but have not yet been built upon.

The future land use map for the County as well as the City of Caldwell identify the properties as residential. The property is also located within Caldwell's Area of City Impact where growth is anticipated.

No additional mitigation measures are required.

E. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate the proposed zoning map amendment?

Conclusion: Adequate water, sewer, irrigation, drainage and storm water drainage facilities and utility systems will be provided to accommodate the proposed use.

Finding: No evidence has been provided to indicate there would be issues with the rezone in regards to adequate water, sewer, irrigation, drainage and storm water drainage facilities.

Individual septic systems and individual wells are proposed for the residences.

All requirements of Southwest District Health and Idaho Department of Water Resources shall be adhered to during the platting and development of the site.

F. Does legal access to the property for the zoning map amendment exist or will it exist at the time of development?

Conclusion: The properties will utilize Tranquil Place (private) for access to the public road system.

Finding: The properties will utilize Tranquil Place (private) for access to the public road system. The road will be required to be brought to CCZO standards for a private road and be part of a Road User's Maintenance Agreement.

G. Does the proposed zoning map amendment require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns created by the proposed development? What measures have been taken to mitigate road improvements or traffic impacts?

Conclusion: The properties will utilize Tranquil Place (private) for access to the public road system.

Finding: The properties will utilize Tranquil Place (private) for access to the public road system. The road will be required to be brought to CCZO standards for a private road and be part of a Road User's Maintenance Agreement. All of which will be required prior to the Board of County Commissioner's signature on the final plat.

Canyon Highway District No. 4 has indicated that a traffic impact study will not be required for this project, as it does not meet the minimum threshold for requiring a TIS (Exhibit 19).

H. Will the proposed zoning map amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts?

Conclusion: Essential services will be provided to accommodate the use. No mitigation is proposed at this time.

Finding: Canyon County Ambulance District, Caldwell School District, Canyon County Sheriff, and Caldwell Fire Department were notified of the request and did not provide responses to indicate that the proposed zoning map amendment would have a negative impact. No mitigation measures are proposed.

ORDER OF DECISION:

Based upon the Findings of Fact, Conclusions of Law, and the reasons contained herein the Board of County Commissioners order that Case No. RZ2020-0029, a request for a **Zoning Map Amendment (Rezone)** of R35590012, R35598010A, & R35598014 from an "A" (Agricultural) Zone to a "R-R" (Rural Residential) Zone, be **approved.**

APPROVED this 8th day of November, 2021

BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY,

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	✓		
Commissioner Keri Smith	✓		
Commissioner Pamela White	✓		

Attest: Chris Yamamoto, Clerk

By: _____ Date: 11-8-21

FINDINGS, CONCLUSIONS LAW, AND ORDER

Exhibit C6

Findings of Fact

1. The applicant, TJ Wellard, Skinner Land Survey, is requesting approval of a **Preliminary Plat** for Rhett's Acres Subdivision. The development consists of ten (10) lots and one (1) road lot (Attachment 2 and 3). The request includes a waiver of subdivision improvements such as curb, gutter, sidewalk, streetlights, and landscaping per Canyon County Code Section 09-11-19(6).
2. The subject property was rezoned from "A" (Agricultural) to "R-R" (Rural Residential) on November 8, 2021 (RZ2020-0029, Ordinance No. 21-037).
3. The property is located within the Caldwell Area of City Impact. The City of Caldwell did not waive city subdivision improvements but does not oppose the subdivision. (Attachment 4b)
4. The subject property is located within Pioneer Irrigation District. The district responded that the property has water rights available and that it would be a private system after the head gate (Attachment 4e). The irrigation system is already in place and has an Engineer's Statement. (Attachment 4i)
5. The development will be served by individual wells and septic systems.
6. Access to the public road system will be via Tranquil Place, a private road. At the time of the Final Plat, a recorded Road User's Maintenance Agreement (RUMA) will be required pursuant to CCZO 07-10-03(1)B3. The existing/upgraded private road has an Engineer's Statement. (Attachment 4h)
7. The subject property is located within Canyon Highway District No.4 and Caldwell Rural Fire Protection District. Comments and requirements were provided by each district. (Attachment 4d and 4f)
8. Post development storm water run-off is to be contained with swales, ditches, and similar retention methods and is the responsibility of the property owner.
9. The development is not located in a floodplain (Flood Zone X).
10. Notice of the public hearing was provided in accordance with CCZO §07-05-01. The Agency and City of Caldwell notice was sent on June 29, 2022. Agencies were noticed again on July 11, 2023. A newspaper notice was published on July 14, 2023. Property owners within 600' were notified by mail on July 13, 2023. The property was posted on July 21, 2023.
11. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2022-0014.

Conclusions of Law

Pursuant to CCZO §07-17-09(4): Commission Action:

Pursuant to CCZO §07-17-09(4): "*The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the Commission's minutes. The reasons for action taken shall specify.*

1. *The ordinance and standards used in evaluating the application;*
2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.*"

Standard of Review for Subdivision Plat:

A. Idaho Code, Sections 67- 6513 (Subdivisions);
B. Idaho Code, Section 31-3805 & 67-6537 (Water Rights/Irrigation Water Delivery);
C. Idaho Code, Section 22-4503 (Right-to-Farm Act);

D. Idaho Code, Sections 50-1301 through 50-1329 (Platting);

E. Canyon County Zoning Ordinance (CCZO), Article 17 (Subdivision Regulations).
   a. The preliminary plat was found to be complete by Keller Associates (Attachment 4a) subject to conditions to approval.

F. Canyon County Code Section 09-01-19, Caldwell – Area of City Impact Agreement.
   a. The property is located within the Caldwell Area of City Impact. Pursuant to CCZO Section 09-01-19, Caldwell – Area of City Impact Agreement, the City had the opportunity to review the plat application and render an opinion and recommendation to the County. On June 29, 2022, the City of Caldwell was noticed regarding the plat application which included a copy of the plat. The City of Caldwell responded that the subject parcels are too far from the city to annex and that the proposed subdivision would be permitted with the Residential Estates zone in their 2040 Caldwell Comprehensive Plan (Attachment 4b).

Conditions of Approval

1. All subdivision improvements and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
   a. Prior to the Board signature on the final plat, a drainage plan for the existing private road shall be approved by the County Engineer.
   b. A Road User's Maintenance Agreement (RUMA) shall be recorded in accordance with CCZO Section 0-10-03(1)B3 prior to the signing of the final plat. All parties using Tranquil Place shall be subject to a RUMA or a new RUMA that includes all users for the construction and maintenance of the shared access/private road, including repairs, and necessary improvements to accommodate additional accesses in the future.
2. Historic irrigation lateral, drain, ditch flow patterns, and easements shall be maintained unless approved in writing by the local irrigation of the ditch company (Attachment 4a).
3. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved (Attachment 4a).
4. Plat shall comply with the requirements of Canyon Highway District No. 4 (Attachment 4d). Evidence of compliance shall be Canyon Highway District No. 4 signature on the final plat.
5. Plat shall comply with the requirements of Caldwell Rural Fire Protection District.
6. The development shall comply with Southwest District Health requirements (Attachment 4c). Evidence of compliance shall be Southwest District Health's signature on the final plat.
7. An Irrigation Water User's Maintenance Agreement for all lots within the development shall be recorded with the Canyon County Recorder's Office prior to the Board signing the final plat.
8. Prior to the Board signing the final plat, an easement or common lot shall be added to provide a United States Postal Service community mailbox unless waived by the United States Postal Service.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2022-0014, the Board of County Commissioners **approve** the preliminary plat of Rhett's Acres Subdivision subject to conditions of approval as enumerated herein. A waiver of the City of Caldwell subdivision requirements is hereby granted.

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of the final decision to seek reconsideration before seeking judicial review.

DATED this 23 day of August, 2023.

CANYON COUNTY BOARD OF COMMISSIONERS

✓ Motion Carried Unanimously
____ Motion Carried/Split Vote Below
____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	X		
Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

Attest: Chris Yamamoto, Clerk

By: Monica Reeves Date: 8-23-23
Deputy

Exhibit C7

In the matter of the application of:
Jeremy Eells – Case # CR2022-0020
The Canyon County Board of County Commissioners considers the following:

1) Conditional Rezone of Parcel R32703 from "A" (Agricultural) to "CR-R-R" (Conditional Rezone Rural Residential); and

2) Development Agreement limiting development to 3 lots with an average lot size of 2.99 acres. No secondary dwellings are allowed on Lots 2 and 3 of Block 1, The Landing Spot subdivision.

CR2022-0020, 16695 Marshall Lane, Caldwell (Parcel Number: R32703), a portion of the SW¼ of Section 9, T3N, R3W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CR2022-0020.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and Canyon County Code §09-01-25 (Area of City Impact Agreement).

   a. Notice of the public hearing was provided per CCZO §07-05-01 and Idaho Code §67-6509.

   b. The presiding party may establish conditions, stipulations, restrictions, or limitations which restrict and limit the use of the rezoned property to less than the full use allowed under the requested zone, and which impose specific property improvement and maintenance requirements upon the requested land use. Such conditions, stipulations, restrictions, or limitations may be imposed to promote public health, safety, and welfare, or to reduce any potential damage, hazard, nuisance, or other detriment to persons or property in the vicinity to make the land use more compatible with neighboring land uses. *See* CCZO §07-06-07(1).

   c. All conditional rezones for land use shall commence within two (2) years of the approval of the board. If the conditional rezone has not commenced within the stated time requirement, the application for a conditional rezone shall lapse and become void. *See* CCZO §07-05-01

2. The Board has the authority to exercise powers granted to it by the Idaho Local Land Use and Planning Act ("LLUPA") and can establish its own ordinances regarding land use. *See* I.C. §67-6504, §67-6511.

3. The Board has the authority to hear this case and make its own independent determination. *See* I.C. §67-6519, §67-6504, 67-6509 & 67-6511.

4. The Board can sustain, modify, or reject the Commission's recommendations. *See* CCZO §07-05-03.

5. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.

6. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the

rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record. The County's hearing procedures adopted per Idaho Code §67-6534, require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

The application, CR2022-0020, was presented at a public hearing before the Canyon County Board of County Commissioners on December 17, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Board of County Commissioners decides as follows:

CONDITIONAL REZONE CRITERIA – CCZO §07-06-07(6)

1. **Is the proposed conditional rezone generally consistent with the comprehensive plan?**

Conclusion: The proposed conditional rezone is consistent with the comprehensive plan.

Findings: (1) The Future Land Use Map in the 2020 comprehensive plan is residential (**Exhibit 3.B2.4** of the staff report).

(2) The goals and policies of the 2020 Comprehensive Plan that this application is generally consistent with follow:

- Chapter 1. Property Rights:
  - *Policy 1. No person shall be deprived of private property without due process of law.*
  - *Policy 8. Promote orderly development that benefits the public good and protects the individual with a minimum of conflict.*
  - *Policy 11. Property owners shall not use their property in a manner that negatively impacts the surrounding neighbors or neighborhoods.*

  The request was processed in compliance with the following applicable laws and ordinance to ensure due process was provide by the county: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-06-01 (Initiation of Proceedings), Canyon County Code §07-06-07 (Conditional Rezones), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6511 (Zoning Map Amendments and Procedures), and Canyon County Code §09-01-25 (Area of City Impact Agreement).

  Conditions of the development agreement ensure minimum conflict with the surrounding neighbors and neighborhoods (See Attachment A).

- Chapter 2. Population:
  - *Goal 2. To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.*
  - *Policy 2. Encourage future high-density development to locate within incorporated cities and/or areas of city impact.*
  - *Policy 3. Encourage future populations to locate in areas that population for residential living and that do not pose an incompatible land use to other land uses.*

  The Future Land Use Map in the 2020 comprehensive plan is residential (Exhibit_ of the staff report). *"The residential designation is a zone specifically set aside for residential development. A minimum lot size is established in order to accommodate a septic system and well on the same parcel. In areas where soils are not adequate to support septic systems, development alternatives must be considered. Residential development must be compatible with the existing agricultural activity. Residential development should be encouraged in or near Areas of City Impact or within areas that demonstrate a development pattern of residential land uses"* (2020 Comprehensive Plan, Page 37).

- Chapter 4. Economic Development:

- *Policy 7. Canyon County should identify areas of the county suitable for commercial, industrial, and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.*

The Future Land Use Map in the 2020 comprehensive plan is residential (**Exhibit 3.B2.4** of the staff report).

- Chapter 5. Land Use:
  - *Goal 4. To encourage development in those areas of the county which provide the most favorable conditions for future community services.*
  - *Goal 5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.*
  - *Policy 1. Review all residential, commercial, and industrial development proposals to determine the land use compatibility and impact to surrounding areas.*
  - *Policy 2. Encourage orderly development of subdivisions and individual land parcels and require development agreements when appropriate.*

The Future Land Use Map in the 2020 comprehensive plan is residential (**Exhibit 3.B2.4** of the staff report). *See evidence in criteria 2, 3, and 4 for supporting information.*

(3) Evidence includes associated findings and evidence supported within this document.

2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation?

Conclusion: As conditioned (Attachment A), the requested zoning is more appropriate than the current zoning designation.

Findings:

(1) Per the 2020 Comprehensive plan, the project aligns with the future outlook of the area (**Exhibit 3.B2.4** of the staff report), as well as the property is located within the City of Caldwell Area of City Impact. (**Exhibit 3.B2.5** of the staff report). The Future Land Use Map in the 2020 comprehensive plan is residential. The City of Caldwell designates the future land use as Low Density Residential.

(2) The surrounding area is zoned primarily agricultural, but the land use to the west and south is predominantly residential. (**Exhibit 3.B2.3** of the staff report) The Caldwell city limits are approximately 665 feet to the west due to a recent annexation into the City, and approximately 1500 feet to the north. To the East, there is productive agriculture. Directly south of this parcel, there is Rural Residential zoning.

(3) The "R-R" (Rural Residential) zone, as conditioned (Attachment A), would be more appropriate than the "A" (Agricultural) zone because it is a transitional area that moves from a higher density into the larger agricultural parcels. There are 26 platted subdivisions in the area, with an average lot size of 0.76 acres. There are two higher-density subdivisions to the West that are in the County that are zoned "A" and have ½-acre or less parcel sizes. (**Exhibit 3.B2.2** of the staff report)

(4) The parcel directly to the South, which was part of the original parcel that created the subject parcel, was rezoned to "R-R" in 2019 and later went through an administrative land division.

(5) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CR2022-0020.

(6) Evidence includes associated findings and evidence supported within this document.

3. Is the proposed conditional rezone compatible with surrounding land uses?

Conclusion: The proposed conditional rezone change to "R-R" is compatible with surrounding land uses with conditions of approval as seen in Attachment A.

Findings: (1) The change from an "A" zone to an "R-R" zone is compatible with surrounding land uses. This parcel is in the Area of City Impact of the City of Caldwell, and they have the designation as Low Density Residential in their Future Land Use Map (**Exhibit 3.2B.5** of the staff report). This is a transitional area between the higher density subdivisions and the larger production agricultural parcels (**Exhibit 3.B2.3** of the staff report).

(2) The applicants currently have a tenant that is operating a Landscaping Business from this parcel, which is an allowed use per Canyon County Code of Ordinances (CCCO) §07-10-27 – Land Use Matrix. Changing the zoning to "R-R" will exclude those types of businesses being operated and reduce the traffic on the private road (Marshall Lane). A development agreement condition will be added that ensures the Landscaping Business will cease and desist on the parcel (*See Attachment A, condition #3*).

(3) Adding two additional residential lots is consistent with the lot sizes in the area, and the lot sizes are larger than many parcels that are in the area today (**Exhibit 3.B2.2** of the staff report).

(4) Evidence includes associated findings and evidence supported within this document.

4. **Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts?**

Conclusion: As conditioned (Attachment A), the request will not negatively affect the character of the area.

Findings: (1) The character of the area is a transitional area from higher density residential to productive agriculture (**Exhibit 3.B2.2** of the staff report).

(2) Adding two additional residential lots is consistent with the lot sizes in the area, and the lot sizes are larger than many parcels that are in the area today (**Exhibit 3.B2.2** of the staff report).

(3) The parcel is in the Caldwell Area of City Impact, and they agree that the development will meet their Future Land Use and should maintain the character of the existing area (**Exhibit 3.D7** of the staff report).

(4) With the approval of the rezone to "R-R", the residential character of the area will exclude the Landscaping Business that is currently being operated on the property. This should reduce traffic and any heavier equipment being taken in and out of the parcel down the private road. A development agreement condition will be added that ensures the Landscaping Business will cease and desist on the parcel (*See Attachment A, condition #3*).

(5) Evidence includes associated findings and evidence supported within this document.

5. **Will adequate facilities and services including sewer, water, drainage, irrigation, and utilities be provided to accommodate proposed conditional rezone?**

Conclusion: Adequate sewer, drainage, irrigation, and stormwater drainage facilities and utility systems will be provided to accommodate the proposed zoning map amendment at the time of any development.

Findings: (1) Individual septic systems are requested for each lot. This parcel is within the Ada Canyon Nitrate Priority area. An email from SWDH was received confirming that sanitary restrictions were satisfied on September 22, 2023. (**Exhibit 3.D10** of the staff report) Sanitary Restrictions will be satisfied when Southwest District Health signs the final plat.

(2) Individual wells are requested for each lot. Notice was given to the Idaho Department of Water Resources of this Preliminary Plat, but no comments were received.

(3) Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved. The private road, Marshall Lane, had to be extended past the driveway to Lot 2, Block 1, to meet Canyon County Code of Ordinance 07-10-03. The County Engineer approved the updated Preliminary Plat. (**Exhibits 3.D3 and 3.D3.1** of the staff report)

(4) The parcel is served by the Boise Project Board of Control/Wilder Irrigation. The parcel has a valid water right. The Boise Project Board of Control submitted a letter reminding the applicant that, per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer, and contractors. (**Exhibit 3.D9** of the staff report) The Canyon County Engineer reviewed the irrigation plan and deemed it sufficient to meet code. (**Exhibit 3.D**1 of the staff report)

(5) Evidence includes associated findings and evidence supported within this document.

6. **Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts?**

Conclusion: Legal access exists. No public street improvements need to be made to provide adequate access to and from the subject property.

Findings: (1) The subject parcel has access off of Homedale Road via a private road, Marshall Lane.

(2) Highway District 4, an Order of Final Plat Acceptance that states in the findings, "The subject Plat contains neither dedication of right-of-way or public roads or streets nor any required publicly dedicated improvements." (**Exhibit 3.D6.1** of the staff report)

(3) With the approval of the rezone to Rural Residential, the residential character of the area will exclude the Landscaping Business that is currently being operated on the property. This should reduce traffic and any heavier equipment being taken in and out of the parcel via the private road. A development agreement condition will be added that ensures the Landscaping Business will cease and desist on the parcel (*See Attachment A, condition #3*).

(4) The private road, Marshall Lane, will be used for access to the newly created parcels. The applicant has added the two new lots to the current RUMA that the existing parcel is a part of.

(5) To mitigate traffic impacts for a non-paved private road, the developer has amended the application to include the stipulation of only one residential dwelling on lots 2 and 3 of The Landing Spot (*Attachment A, condition #5*).

(6) Evidence includes associated findings and evidence supported within this document.

7. **Does legal access to the subject property for the conditional rezone exist or will it exist at the time of development?**

Conclusion: The proposed development for the conditional rezone does have legal access.

Findings: (1) The property has an ingress/egress easement through Marshall Lane off of Homedale Road. There was an easement reduction that was approved when Marshall Lane was approved to a 30 feet width (RD2019-0007). The road lot has been extended and is Lot 4, Block 1 of The Landing Spot. This is a 60 foot private road lot to comply with CCCO §07-10-03. (**Exhibit 3.A4 and 3.A4** of the staff report)

(2) Lot 2, Block 1 will also access off Marshall Lane. (**Exhibit 3.A4 and 3.A5** of the staff report) The applicant is asking for an easement reduction for the ingress/egress easement through Lot 1, Block 1, due to irrigation structures and landscaping that currently exist. An easement reduction was approved via AD2025-0033.

(3) Lot 3, Block 1 will access Marshall Lane via an easement through Lot 1, Block 1 and are asking for an ingress/egress easement reduction to 30 feet due to currently built driveway and landscaping. An easement reduction was approved via AD2025-0033.

(4) Evidence includes associated findings and evidence supported within this document.

8. **Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire, and emergency medical services? What measures will be implemented to mitigate impacts?**

Conclusion: As conditioned (Attachment A), essential services will not be impacted.

Findings:

(1) All affected agencies were notified per CCCO §07-05-01.

(2) The Vallivue School District was noticed. No comments were received. Kuna School District responded and said they had no comments. (**Exhibit 3.D13** of the staff report)

(3) Canyon County Sheriff's Office was noticed. No comments were received.

(4) Caldwell Rural Fire and Canyon County Emergency Services were noticed. No comments were received from Emergency Services. Caldwell Rural Fire commented that they did not have any concerns for the split, but will need to apply for a fire department permit for residences at the time of building permit. (**Exhibit 4.a** of the staff report) Prior to Board signature on the Final Plat, the Fire District will need to provide written approval for the private road. (CCCO 07-10-03(2))

(5) Evidence includes associated findings and evidence supported within this document.

Canyon County Code §09-01-25 Area of City Impact Agreement) - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The property is located within the Caldwell Area of City Impact. A notice was sent to the City of Caldwell per Canyon County Code Section 09-01-25. The City of Caldwell is not requiring any improvements for this development.

Findings:

(1) The City of Caldwell Engineering submitted a letter stating that they have no concerns with this request. (**Exhibit 3.D8** of the staff report)

(2) The City of Caldwell submitted a letter stating that this development fits their Comprehensive Plan and that the additional two lots should maintain the character of the existing area and would be consistent with the existing and proposed future land use designations. The city does not have any requests or recommendations regarding access, street buffers, or land use buffers. (**Exhibit 3.D7** of the staff report)

(3) With this information provided by the City of Caldwell, the applicant is requesting a waiver of CCCO 09-01-19 by the Board of County Commissioners in accordance with CCCO §09-01-19(6).

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Board of County Commissioners **approves** Case #CR2022-0020, a conditional rezone of R32730 from "A" (Agricultural) to "CR-R-R" (Conditional Rezone Rural Residential) subject to conditions of the development agreement (Attachment A).

DATED this 8th day of April, 2026.

CANYON COUNTY BOARD OF COMMISSIONERS

X Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek			✓
Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

Attest: Jess Urresti, Clerk

By: D. Hoff
Deputy

Date: 4/8/26

Exhibit C8

Planning & Zoning Commission
The Landing Spot - SD2022-0030
Development Services Department

FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

1. The applicant, Jeremy Eells, requests approval of a short plat for The Landing Spot (Attachment A). The result is dividing parcel R32703 (8.973 acres) into three lots (2.99 acre average lot size). The request includes a waiver of subdivision improvements. The subject property is 16995 Marshall Ln., Caldwell (Parcel R32703), also referenced as a portion of the SW¼ of Section 9, T3N, R3W, BM, Canyon County, Idaho.
2. The subject property is zoned "CR-RR" per decision on CR2022-0020 running concurrently with this application.
3. The subject property is located in the Caldwell Area of City Impact. The City of Caldwell was notified of the application per CCCO §09-01-23(1). The City of Caldwell – Planning Division supports the proposal because the density proposed aligns with their comprehensive plan. They are also not going to require any improvements since the plat is in alignment with the character of the area. (Exhibit D7 of the staff report). The City of Caldwell – Engineering Division also had no concerns with the request. (Exhibit D8 of the staff report)
4. Per CCCO §09-01-19(5), the county will not sign a final plat, or authorize the plat to be recorded, before the city engineer's signature is on the plat.
5. The property has irrigation water rights. The property has a pressurized irrigation system via water rights from Boise Project Board of Control/Wilder Irrigation District (Exhibit D9 of the staff report and Attachment A, plat note 4).
6. The development will be served by individual wells and septic systems (Attachment A, plat notes 2 & 3).
7. Subdivision runoff will be maintained within the subdivision (Attachment A, plat notes 8 & 9).
8. The subject parcel has an ingress/egress easement via a private road (Marshall Lane) off of a Homedale Road (public road). At the time of approval of Marshall Lane, an easement reduction to 30 feet was approved. The applicant is asking that the easement reduction continue for the part of Marshall Lane that was extended past the access for Lot 2 to comply with CCCO §07-10-03. The applicant is requesting a reduced 28' ingress/egress easement along the north boundary of Lot 1 to serve Lot 2 due to existing irrigation and landscaping. (Exhibit A2.2 of the staff report) An amendment to the road user's maintenance agreement for Marshall Lane per CCZO §07-10-03(1)B3 shall be recorded before the approval of the final plat.
9. Highway District #4 provided an Order of Final Plat Acceptance that states in the findings "The subject Plat contains neither dedication of right-of-way or public roads or streets nor any required publicly dedicated improvements." (Exhibit D6.1 of the staff report)
10. No comments were received from the Caldwell Rural Fire District. The private road access is over 150' from a public road. Therefore, the Caldwell Rural Fire District requires access and turnaround review before final plat approval.
11. The development is not in a mapped floodplain (Flood Zone X).
12. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2022-0030.
13. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on July 20, 2022, and August 20, 2024. The newspaper notice was published on August 20, 2024. Property owners were sent a notice on August 20, 2024. The property was posted on August 20, 2024.

Conclusions of Law

Section 07-17-09(4)A of the Canyon County Zoning Ordinance (CCZO) states, "*The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the*

board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:

1. *The ordinance and standards used in evaluating the application;*
2. *Recommendations for conditions of approval that would minimize adverse conditions, if any;*
3. *The reasons for recommending the approval, conditional approval, modification, or denial; and*
4. *If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."*

Upon review of the preliminary plat, the Planning and Zoning Commission finds that the plat is consistent with the following subject to conditions of approval:

A. Idaho Code §67-6513 (Subdivisions);
B. Idaho Code §50-1301 through 50-1329 (Platting);
C. Idaho Code §22-4503 (Right-to-Farm Act, Plat note #2);
D. Idaho Code, §31-3805 & 42-111 (Irrigation);
E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations); and
F. City of Caldwell– Area of City Impact Agreement, CCCO §09-01-25.

The preliminary plat was found to be consistent with the standards of review subject to conditions of approval. (Exhibits 7D1, 7D3, 7D3.1, 7D4 and 7D4.1 of the staff report)

Conditions of Approval

1. All subdivision improvements (public roads, shared access, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
2. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected unless approved by the irrigation district.
3. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on the subject property.
4. The development shall comply with Southwest District Health (SWHD) requirements. Evidence shall be SWDH's signature on the final plat.
5. The development shall comply with the requirements of Highway District No. 4 (Exhibit D6.1 of the staff report). Evidence shall be Highway District No. 4's signature on the final plat.
6. Per CCCO §09-01-19(5), the county will not sign a final plat, or authorize the plat to be recorded, before the city engineer's signature is on the plat.
7. Compliance with the international fire code administered through the fire district review of the access and turnaround is required. Evidence of compliance shall be submitted to DSD prior to the Board's signature on the final plat.
8. The road user's maintenance agreement for Marshall Lane shall be amended to add lots 1, 2 and 3, Block 1 of The Landing Spot, in accordance with CCZO §07-10-03(1)B3. The agreement instrument number shall be added as a plat note on the final plat.
9. A building permit for a residence on Lot 3 must be applied for within 6 months from the date of the signature on the Final Plat to bring the accessory building into compliance with CCCO 07-02-03: Definitions Enumerated, Accessory Structure.
10. Any building code violation shall be remedied prior to Final Plat signature by the Board of County Commissioners.
11. A Water Users Association shall be created for Lots 1, 2 and 3, Block 1 of The Landing Spot subdivision prior to Final Plat signature. Instrument number of this document shall be added to a plat note on the final plat.
12. Pressurized irrigation shall be provided to each lot prior to Final Plat signature.

13. An Administrative Decision application shall be submitted for the easement reduction request for access to lot 2 to be reduced to 28 feet and the easement reduction request for access to lot 3 to be reduced to 30 feet prior to Final Plat signature by the Board of County Commissioners.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2022-0030, the Planning & Zoning Commission **recommends approval** of the Preliminary Plat for The Landing Spot Subdivision to the Board of County Commissioners subject to the Conditions of Approval as enumerated herein.

RECOMMENDED FOR APPROVAL on this 3 day of October, 2024.

AMBER LEWTER
COMMISSION #20234371
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/20/2029

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)
SS
County of Canyon County)

On this 3rd day of October, in the year 2024, before me Amber Lewter, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

Notary: Amber Lewter

My Commission Expires: 10/20/2029

Attachment A

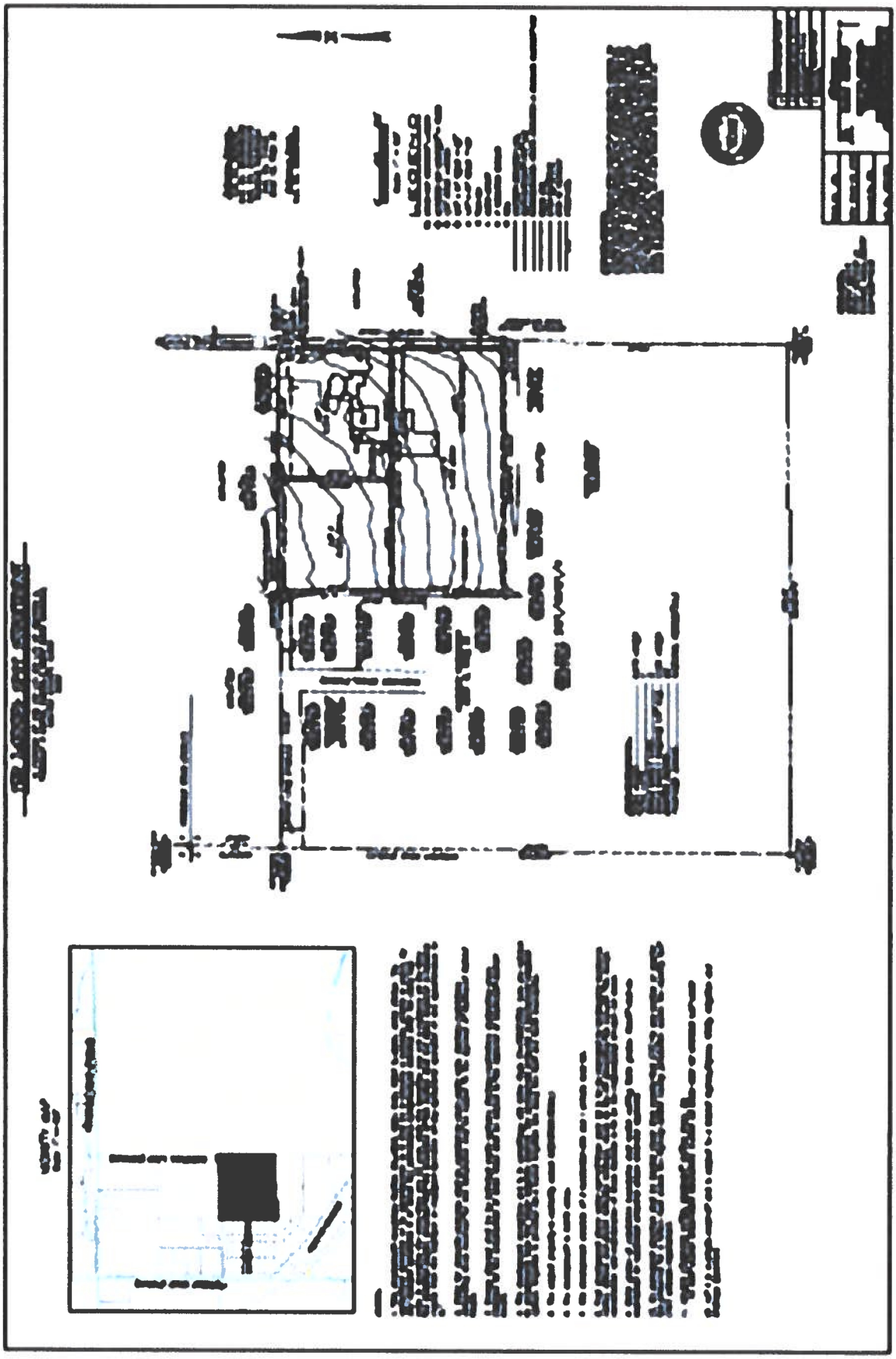


Exhibit C9

Findings of Fact, Conclusions of Law, Conditions of Approval and Order

CU2022-0016 – Conditional Use Permit – Telecommunications Facility

Findings of Fact

1. Powder River Development Services, LLC, representing Rise Broadband, is requesting a conditional use permit to allow the installation and operation of an unmanned telecommunications facility on Parcel R35543. The property is located 18111 Wagner Rd, Caldwell; also referenced as a portion of the SE ¼ of Section 31, Township 4N, and Range 3W, Canyon County, Idaho.
2. The 2.69-acre parcel is owned by Mark and Stephanie Tally.
3. The subject property is zoned "A" (Agricultural).
4. The 2020 Canyon County Comprehensive Plan Future Land Use map designates the area as Agricultural.
5. The subject property is located within the Canyon Highway District No. 4, Caldwell Rural Fire District, Vallivue School District, and Boise Project Board of Control Irrigation District.
6. A neighborhood meeting was conducted in accordance with CCZO §07-01-15 on March 18, 2022.
7. The request was noticed in accordance with Canyon County Code §07-05-01 & §03-05-09. Property owners within 600-feet of the property boundaries were noticed on May 19, 2022. Agencies were noticed on April 15, 2022. Notice was published on May 29, 2022. Notice was posted on June 6, 2022.
8. All record herein consists of exhibits provided as part of the public hearing staff report, exhibits submitted during the public hearing on June 15, 2022 and all information in case file CU2022-0016.

Conclusions of Law

For this request, the Hearing Examiner finds and concludes the following regarding the Standards of Review for Conditional Use Permit (§07-07-05):

1. Is the proposed use permitted in the zone by conditional use permit?

Conclusion: The subject property is zoned agricultural. A telecommunications facility is allowed by conditional use permit (CUP) in the agricultural zone.

Finding: The subject property is zoned agricultural and the proposed use is permitted in the Agricultural zone by conditional use permit. CCZO §07-10-27.

2. What is the nature of the request?

Powder River Development Services, LLC, representing Rise Broadband, is requesting a conditional use permit to allow the installation and operation of an unmanned telecommunications facility on Parcel R35543. The facility includes an 80-foot metal self-support tower (replacing and relocating an already existing wooden tower) and associated equipment listed in the letter of intent (Exhibit 1a) within a 100 square foot fenced area. The facility will require a building permit prior to commencement of use (Condition No. 3).

3. Is the proposed use consistent with the Comprehensive Plan?

Conclusion: The proposed use is consistent with multiple goals and policies of the 2020 Canyon County Comprehensive Plan.

Finding: The proposed use is consistent with multiple goals and policies of the Comprehensive Plan including but not limited to:

- Property Rights Policy No. 1 - *"No person shall be deprived of private property without due process of law".*

- Population Policy No. 1 – *"Provide the planning base for an anticipated population of 225, 503 by the year 2015, and 242,908 by the year 2020.*
  - As the population increases, the need for dependable cellular and data service is necessary.
- Public Services, Facilities and Utilities Goal No. 1 – *"Canyon County will endeavor to provide public services and facilities related to solid waste management, emergency medical service, development review, law enforcement, community health and other services for which it is responsible in a fair, efficient and professional manner."*
- Public Services, Facilities and Utilities Policy No. 1 – *"Continue to evaluate and improve the delivery of the public services it provides."*

4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

Conclusion: As conditioned, the proposed use will not be injurious to other properties or property owners in the immediate vicinity. The proposed use will not change the essential character of the area.

Finding: The proposed 80-foot self-support tower will be visible within the area. However, the setting has limited residential uses and is surrounded by open agricultural fields. The nearest dwelling (other than the applicant's residence) to the site is more than 450 feet away. Other dwellings within the area are over 500 feet from the proposed location.

5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Conclusion: The unmanned telecommunications tower does not require water, sewer, irrigation, or drainage facilities.

Finding: The unmanned facility does not require water/wastewater services, connection to irrigation, or will disrupt existing services. Power is in the vicinity and will be provided to the facility.

6. Does legal access to the subject property for the development exist or will it exist at the time of development?

Conclusion: Legal access to the subject property already exists.

Finding: The facility will use an existing access from Wagner.

7. Will there be undue interference with existing or future traffic patterns?

Conclusion: There will not be undue interference with existing or future traffic patterns.

Finding: The proposed telecommunications facility once constructed will be an unmanned facility with infrequent maintenance visits required. Traffic patterns will not be affected by the use.

8. Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

Conclusion: Essential services will be provided to accommodate the use.

Finding: The request is not anticipated to impact essential services to the property or area. All applicable agencies were notified of the intended uses; no comments were received.

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the subject property and the proposed use.
2. The facility shall meet all applicable Federal Communication Commission (FCC) requirements and standards regarding RF Emissions.

3. Prior to commencement of use, a building permit is required for construction of the facility.
4. The applicant shall comply with applicable Caldwell Rural Fire District requirements. The applicant shall obtain a fire district permit prior to construction of the telecommunications tower. A copy of the permit shall be provided at the time of building permit submittal.
5. Prior to building permit issuance, the applicant shall obtain an access permit from Canyon Highway District No. 4.
6. The facility shall be developed in general conformance with the Letter of Intent and Site Plan as conditioned. The Site Plan and Letter of Intent are attached as FCO's Attachment 1a.
7. The facility site shall be maintained and kept in good repair. The facility and surrounding area shall be kept weed free and/or maintained so weeds are 6" in height or less.
8. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.

Order

Based upon the Findings of Fact, Conclusions of Law, Conditions of Approval and Order contained herein, the Hearing Examiner **approves** Case #CU2022-0016, to allow the installation and operation of a telecommunications facility on parcel R35543 subject to conditional of approval.

APPROVED this 15 day of June, 2022.

BONNIE C PULEO
COMMISSION #20215954
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 12/10/2027

HEARING EXAMINER
CANYON COUNTY, IDAHO

Bruce Eggleston

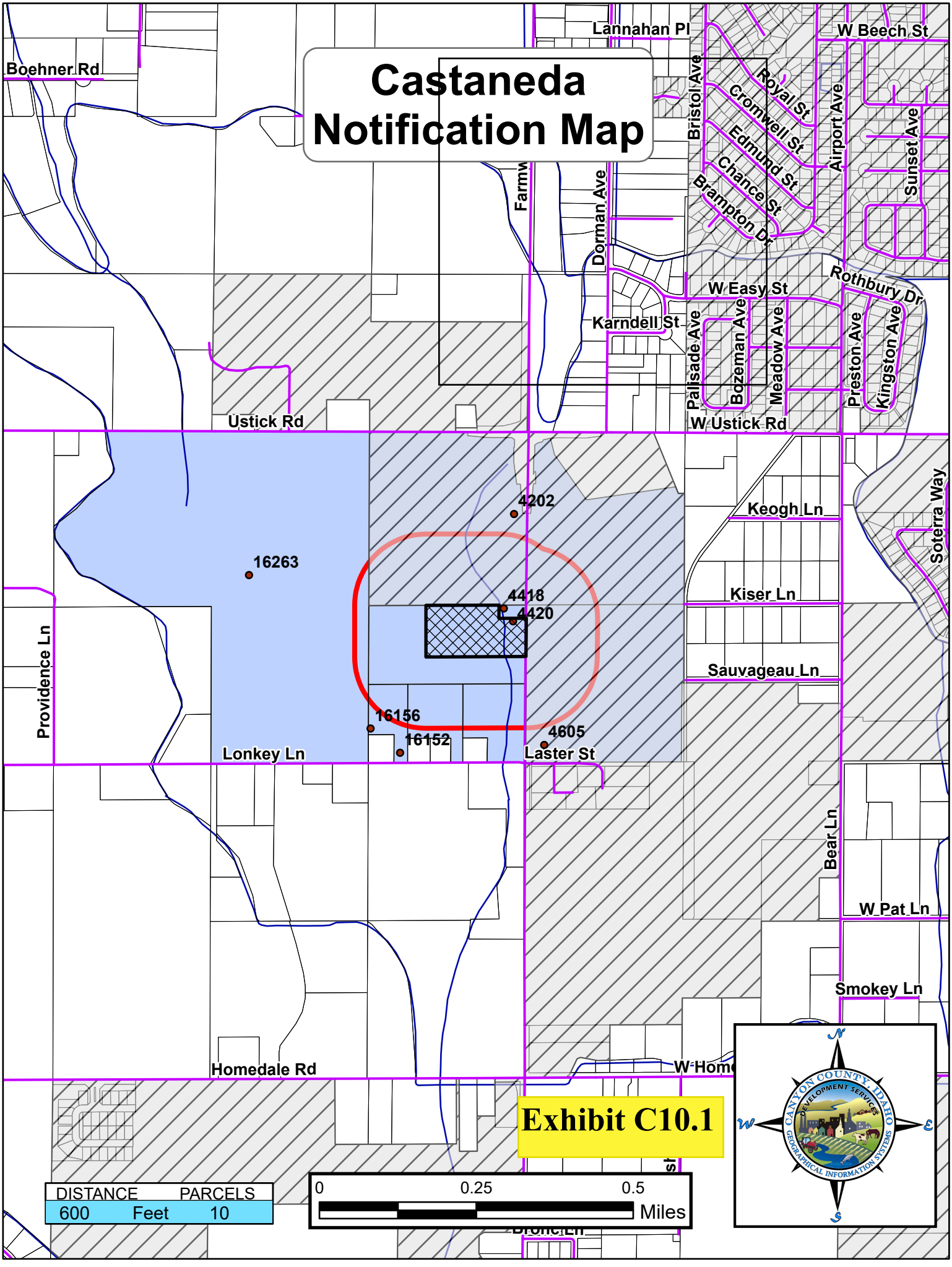
Bruce Eggleston, Hearing Examiner

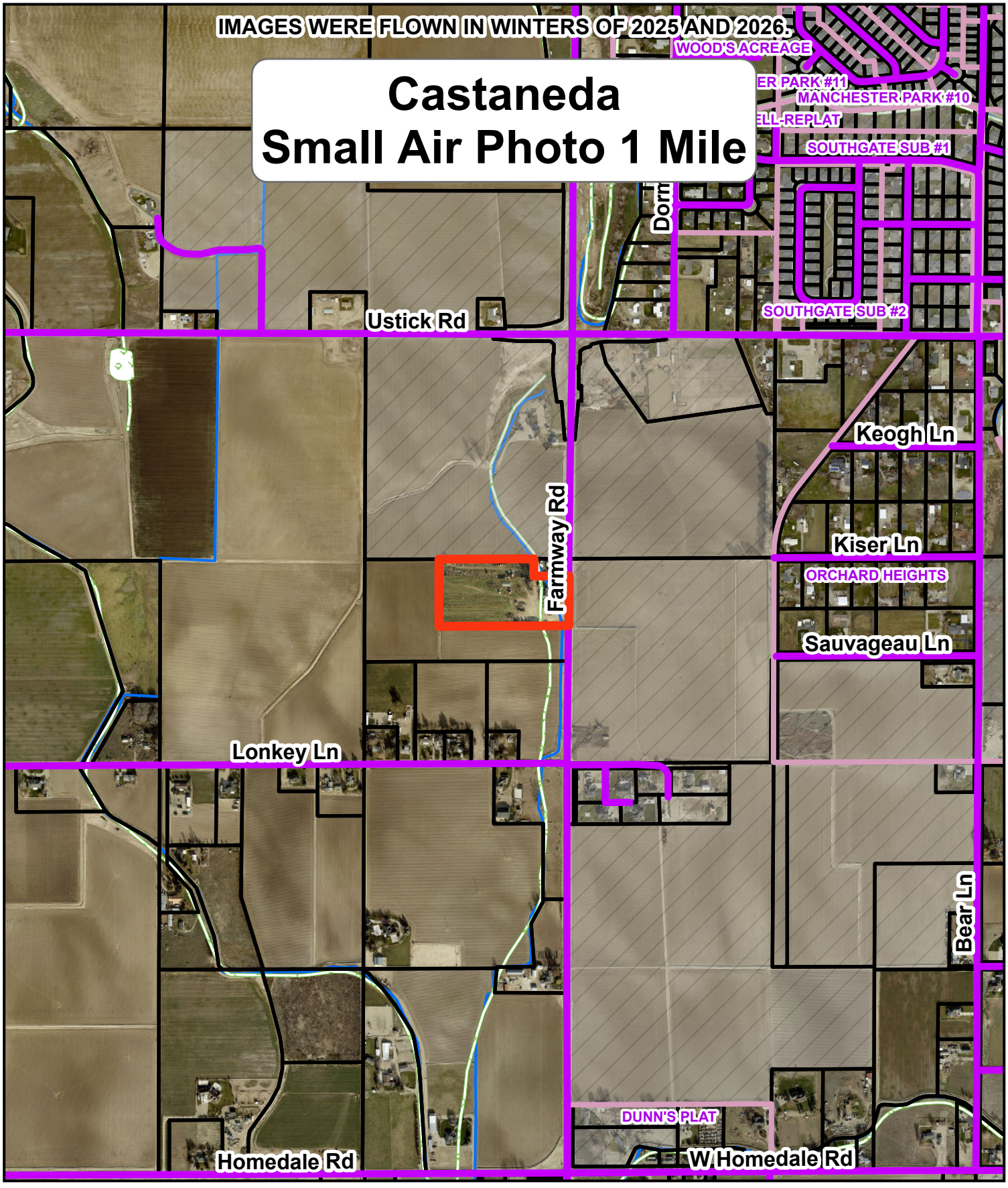
State of Idaho)
SS
County of Canyon County)

On this 15th day of June, in the year 2022, before me Bonnie Puleo, a notary public, personally appeared Bruce Eggleston, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

Notary: Bonnie C. Puleo

My Commission Expires: 12/10/2027

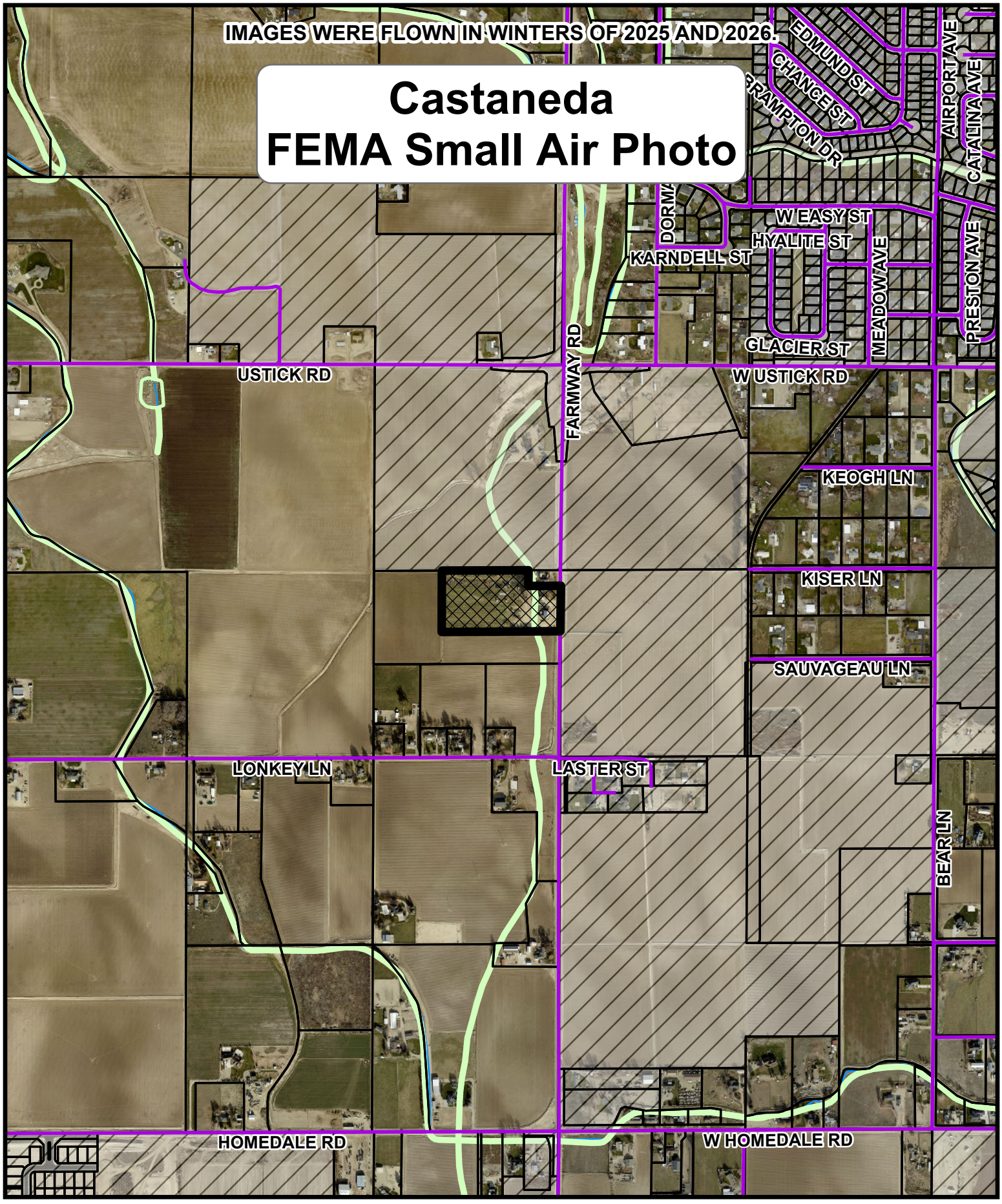

Castaneda
Notification Map
Boehner Rd
Lannahan Pl
W Beech St
Bristol Ave
Royal St
Cromwell St
Edmund St
Chance St
Brampton Dr
Airport Ave
Sunset Ave
Farmw
Dorman Ave
Rothbury Dr
W Easy St
Karndell St
Palisade Ave
Bozeman Ave
Meadow Ave
Preston Ave
Kingston Ave
Ustick Rd
W Ustick Rd
4202
Keogh Ln
Soterra Way
16263
4418
4420
Kiser Ln
Providence Ln
Sauvageau Ln
16156
16152
4605
Lonkey Ln
Laster St
Bear Ln
W Pat Ln
Smokey Ln
Homedale Rd
W Hom
Exhibit C10.1
DISTANCE PARCELS
600 Feet 10
0 0.25 0.5
Miles
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S



City_Limits
Wetlands

Exhibit C10.2

0 0.25 0.5 Miles

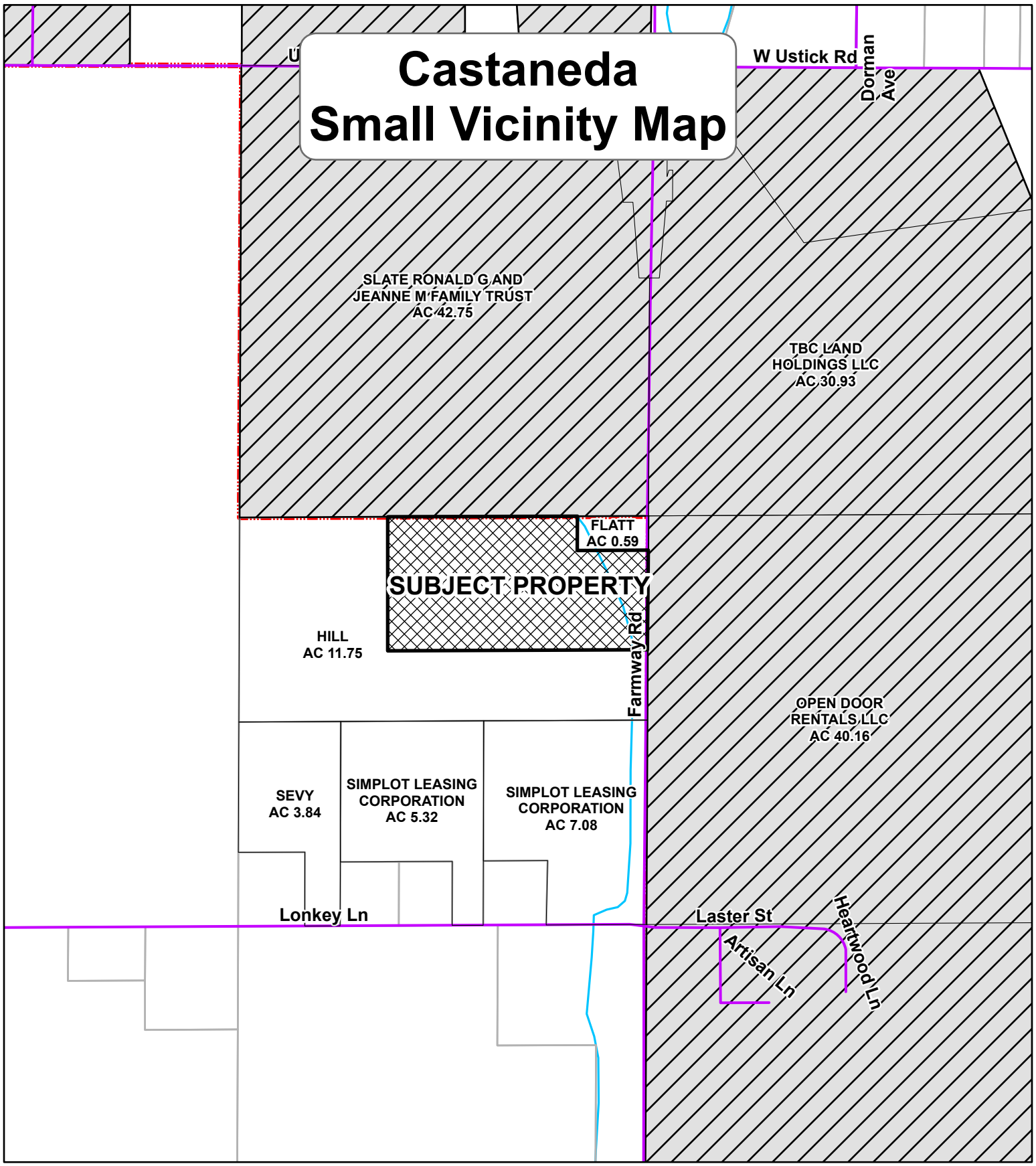


Legend

- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

Exhibit C10.3

400 0 400 Feet



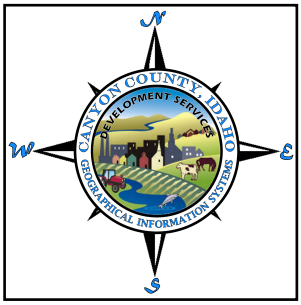
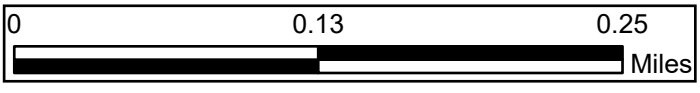
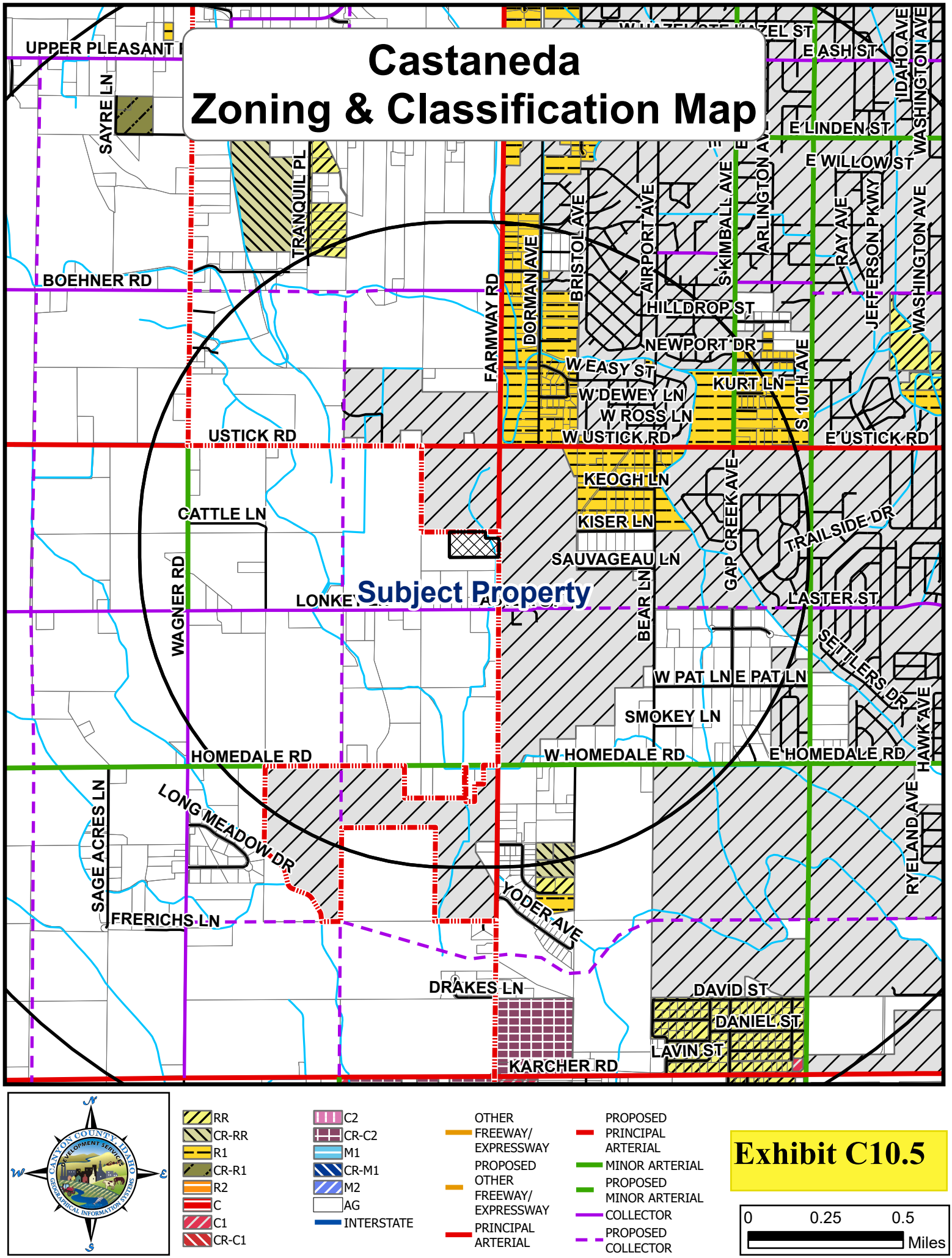
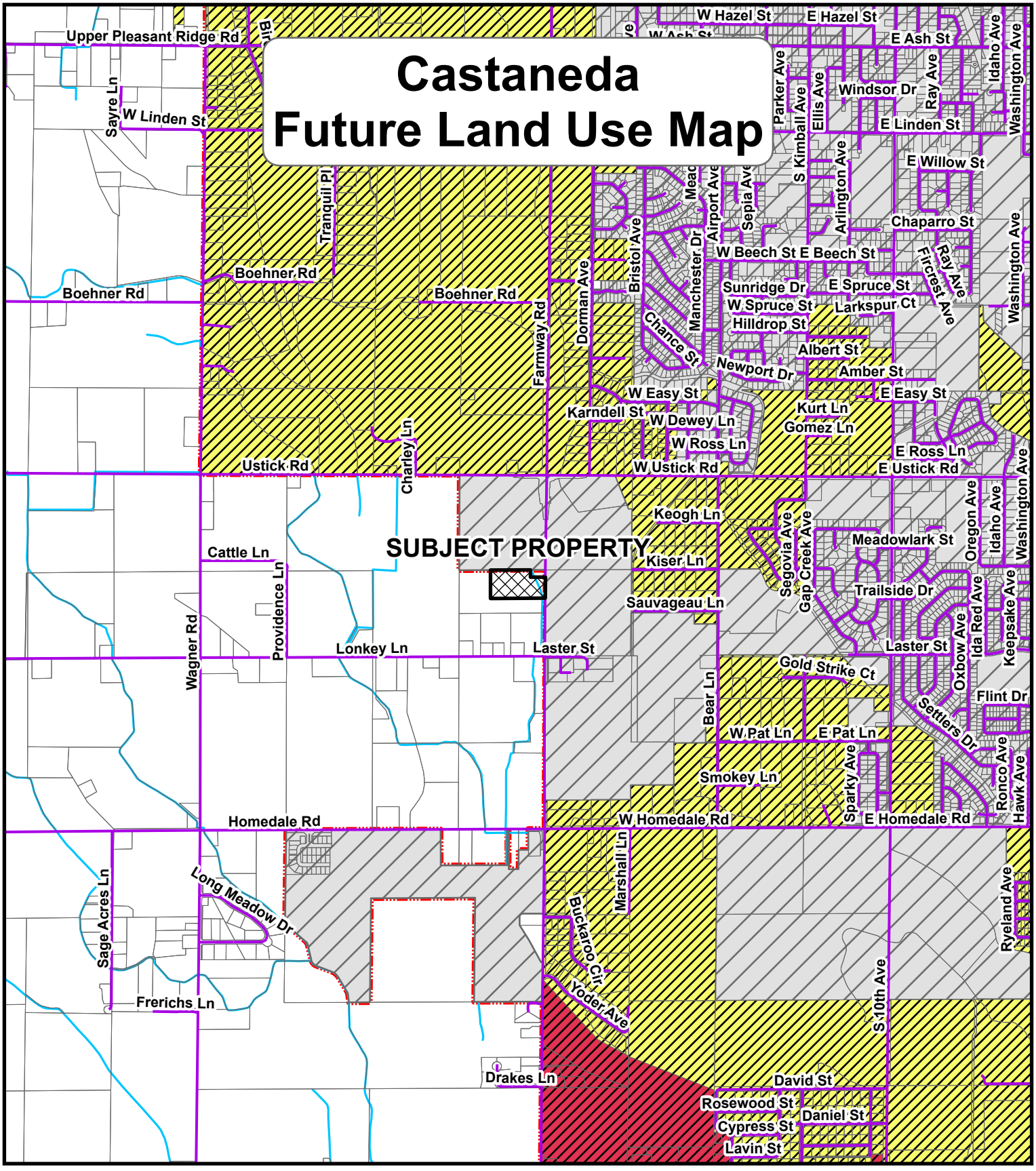
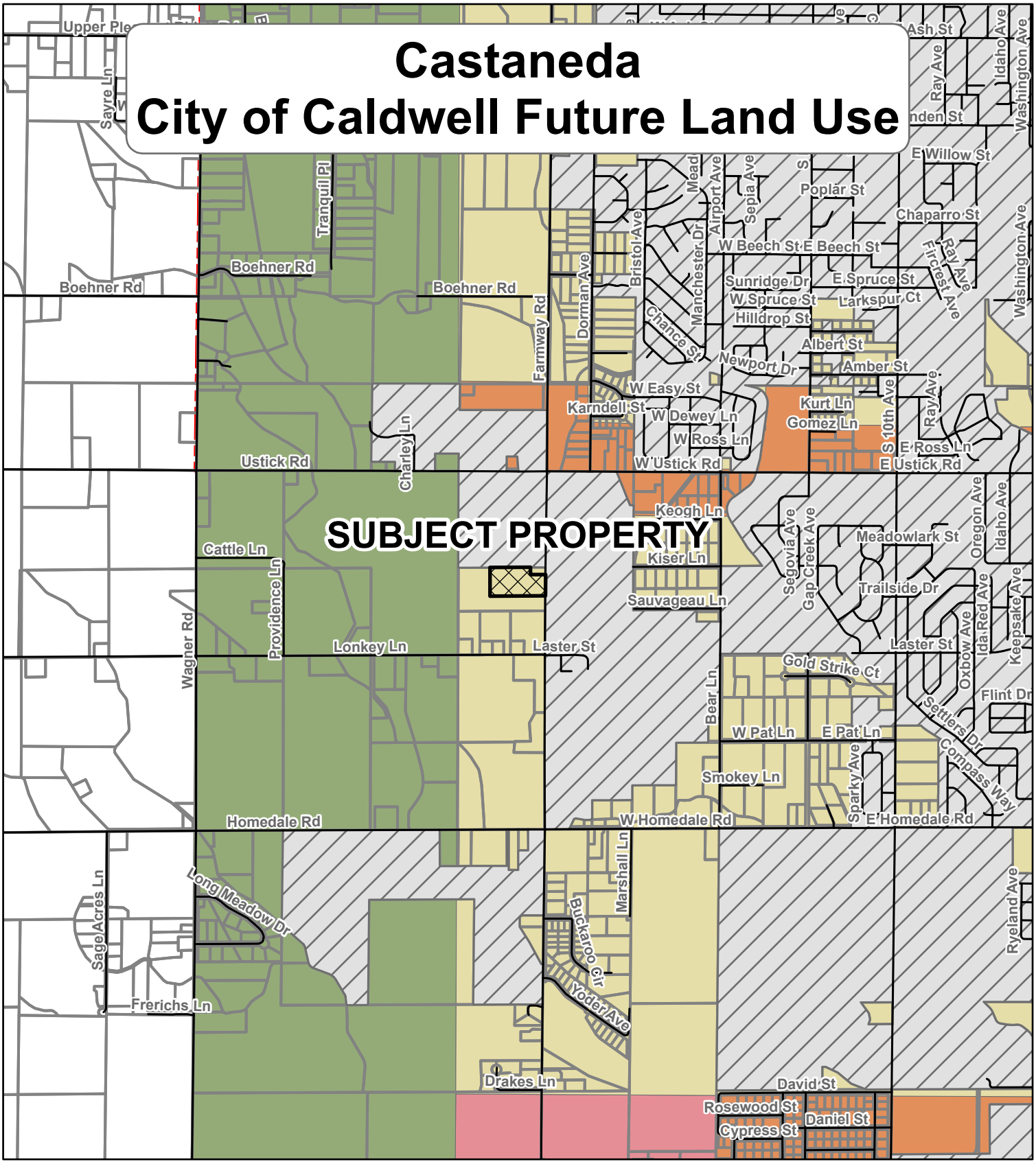


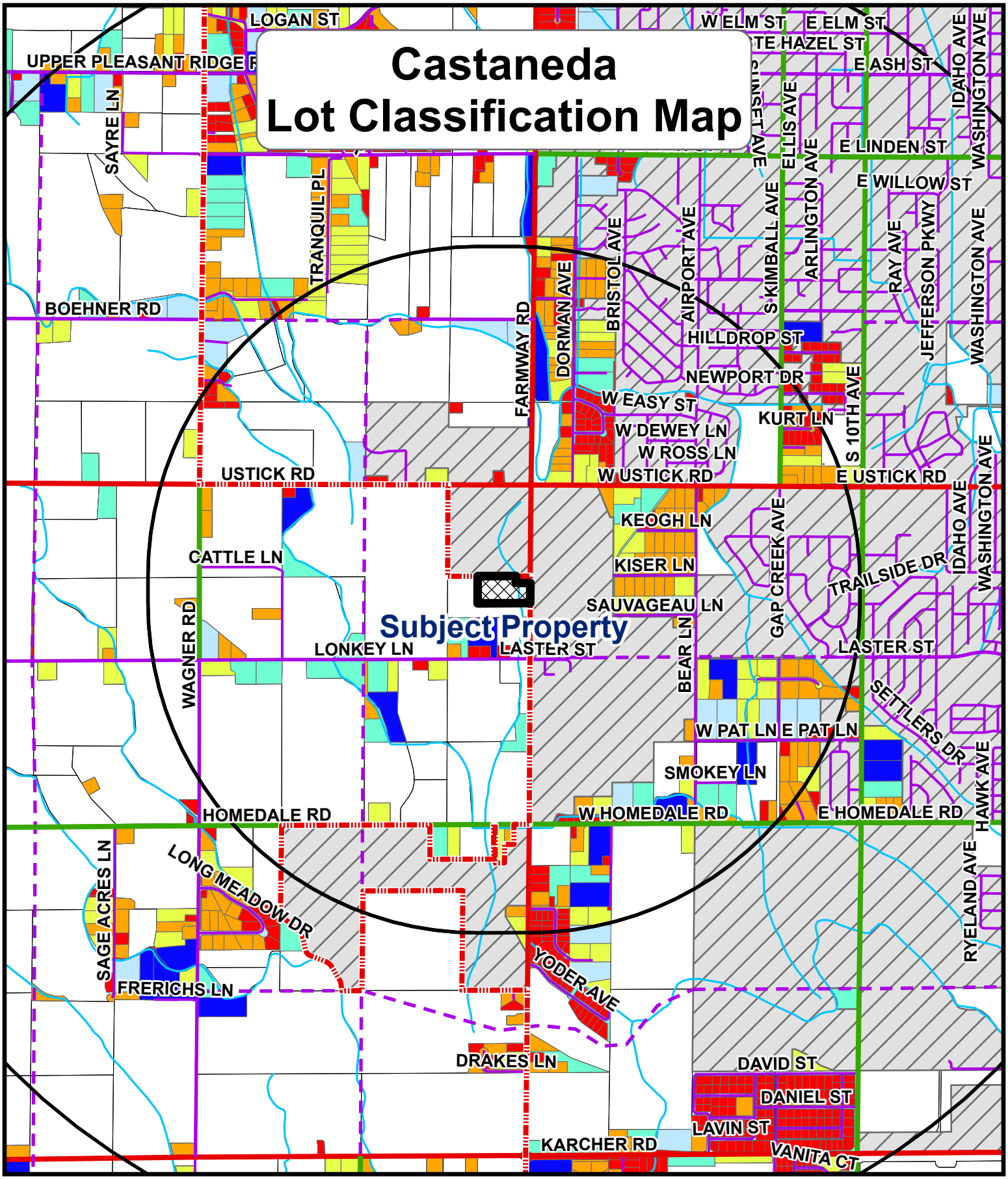
Exhibit C10.4




Castaneda
Zoning & Classification Map
Subject Property
UPPER PLEASANT
SAYRE LN
TRANQUIL PL
BOEHNER RD
FARMWAY RD
DORMAN AVE
BRISTOL AVE
AIRPORT AVE
S KIMBALL AVE
ARLINGTON AVE
HILLDROP ST
NEWPORT DR
W EASY ST
W DEWEY LN
W ROSS LN
W USTICK RD
KURT LN
S 10TH AVE
E ASH ST
E LINDEN ST
E WILLOW ST
RAY AVE
JEFFERSON PKWY
IDAHO AVE
WASHINGTON AVE
USTICK RD
E USTICK RD
KEOGH LN
KISER LN
SAUVAGEAU LN
GAR CREEK AVE
TRAILSIDE DR
CATTLE LN
WAGNER RD
LONKEY
BEAR LN
LASTER ST
SETTLERS DR
W PAT LN
E PAT LN
SMOKEY LN
HOMEDALE RD
W HOMEDALE RD
E HOMEDALE RD
HAWK AVE
RYELAND AVE
SAGE ACRES LN
LONG MEADOW DR
FRERICHS LN
YODER AVE
DRAKES LN
DAVID ST
DANIEL ST
LAVIN ST
KARCHER RD
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
Exhibit C10.5
0
0.25
0.5
Miles


Castaneda
Future Land Use Map
SUBJECT PROPERTY
Upper Pleasant Ridge Rd
Sayre Ln
W Linden St
Tranquil Pl
Boehner Rd
Boehner Rd
Boehner Rd
Farmway Rd
Dorman Ave
Bristol Ave
Manchester Dr
Airport Ave
Sepia Ave
Chance St
Ustick Rd
Charley Ln
Cattle Ln
Providence Ln
Wagner Rd
Lonkey Ln
Laster St
Homedale Rd
Sage Acres Ln
Long Meadow Dr
Frerichs Ln
Drakes Ln
W Hazel St
E Hazel St
E Ash St
Parker Ave
Ellis Ave
S Kimball Ave
Windsor Dr
Ray Ave
Idaho Ave
Washington Ave
E Linden St
E Willow St
Arlington Ave
Chaparro St
W Beech St
E Beech St
Flicrest Ave
Sunridge Dr
E Spruce St
W Spruce St
Larkspur Ct
Hilldrop St
Albert St
Newport Dr
Amber St
W Easy St
E Easy St
Karndell St
W Dewey Ln
Kurt Ln
Gomez Ln
W Ross Ln
E Ross Ln
W Ustick Rd
E Ustick Rd
Keogh Ln
Kiser Ln
Sauvageau Ln
Segovia Ave
Gap Creek Ave
Meadowlark St
Trailside Dr
Oregon Ave
Ida Red Ave
Keepsake Ave
Oxbow Ave
Gold Strike Ct
Bear Ln
Flint Dr
Settlers Dr
W Pat Ln
E Pat Ln
Smokey Ln
Sparky Ave
Ronco Ave
Hawk Ave
W Homedale Rd
E Homedale Rd
Marshall Ln
Buckaroo Cir
Yoder Ave
S 10th Ave
Ryeland Ave
David St
Rosewood St
Daniel St
Cypress St
Lavin St
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
RURAL RESIDENTIAL
Exhibit C10.6
0
0.5
1
Miles


Castaneda
City of Caldwell Future Land Use
SUBJECT PROPERTY
Upper Ple
Sayre Ln
Tranquil Pl
Boehner Rd
Boehner Rd
Boehner Rd
Farmway Rd
Dorman Ave
Bristol Ave
Mead
Airport Ave
Sepia Ave
Manchester Dr
Chance St
Poplar St
E Willow St
Chaparro St
W Beech St
E Beech St
Sunridge Dr
E Spruce St
W Spruce St
Larkspur Ct
Hilldrop St
Albert St
Newport Dr
Amber St
W Easy St
Karndell St
W Dewey Ln
W Ross Ln
W Ustick Rd
Kurt Ln
Gomez Ln
S 10th Ave
E Ross Ln
E Ustick Rd
Ray Ave
Forrest Ave
Washington Ave
Ash St
Ray Ave
Idaho Ave
Washington Ave
Ustick Rd
Charley Ln
Keogh Ln
Cattle Ln
Kiser Ln
Sauvageau Ln
Segovia Ave
Gap Creek Ave
Meadowlark St
Trailside Dr
Oregon Ave
Idaho Ave
Providence Ln
Wagner Rd
Lonkey Ln
Laster St
Laster St
Ida Red Ave
Oxbow Ave
Keepsake Ave
Gold Strike Ct
Bear Ln
Flint Dr
Settlers Dr
W Pat Ln
E Pat Ln
Compass Way
Smokey Ln
Sparky Ave
Homedale Rd
W Homedale Rd
E Homedale Rd
Sage Acres Ln
Long Meadow Dr
Marshall Ln
Buckaroo Cir
Yoder Ave
Ryeland Ave
Frerichs Ln
Drakes Ln
David St
Rosewood St
Daniel St
Cypress St
Cald Comp Plan
Community Center
Downtown Core
Employment Center
Mixed Use Center
Neighborhood 1
Neighborhood 2
Neighborhood 3
Special Purpose
Urban Neighborhood
Exhibit C10.7
0
0.25
0.5
Miles


Castaneda
Lot Classification Map
Subject Property
LOGAN ST
UPPER PLEASANT RIDGE R
SAYRE LN
TRANQUIL PL
BOEHNER RD
FARMWAY RD
DORMAN AVE
BRISTOL AVE
AIRPORT AVE
S KIMBALL AVE
ARLINGTON AVE
ELLIS AVE
SUNSET AVE
W ELM ST
E ELM ST
E HAZEL ST
E ASH ST
IDAHO AVE
WASHINGTON AVE
E LINDEN ST
E WILLOW ST
RAY AVE
JEFFERSON PKWY
HILLDROP ST
NEWPORT DR
W EASY ST
W DEWEY LN
W ROSS LN
W USTICK RD
KURT LN
S 10TH AVE
USTICK RD
E USTICK RD
KEOGH LN
KISER LN
SAUVAGEAU LN
GAP CREEK AVE
TRAILSIDE DR
CATTLE LN
WAGNER RD
LONKEY LN
LASTER ST
BEAR LN
SETTLERS DR
W PAT LN
E PAT LN
SMOKEY LN
HAWK AVE
HOMEDALE RD
W HOMEDALE RD
E HOMEDALE RD
SAGE ACRES LN
LONG MEADOW DR
RYELAND AVE
FRERICHS LN
YODER AVE
DRAKES LN
DAVID ST
DANIEL ST
LAVIN ST
KARCHER RD
VANITA CT
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles

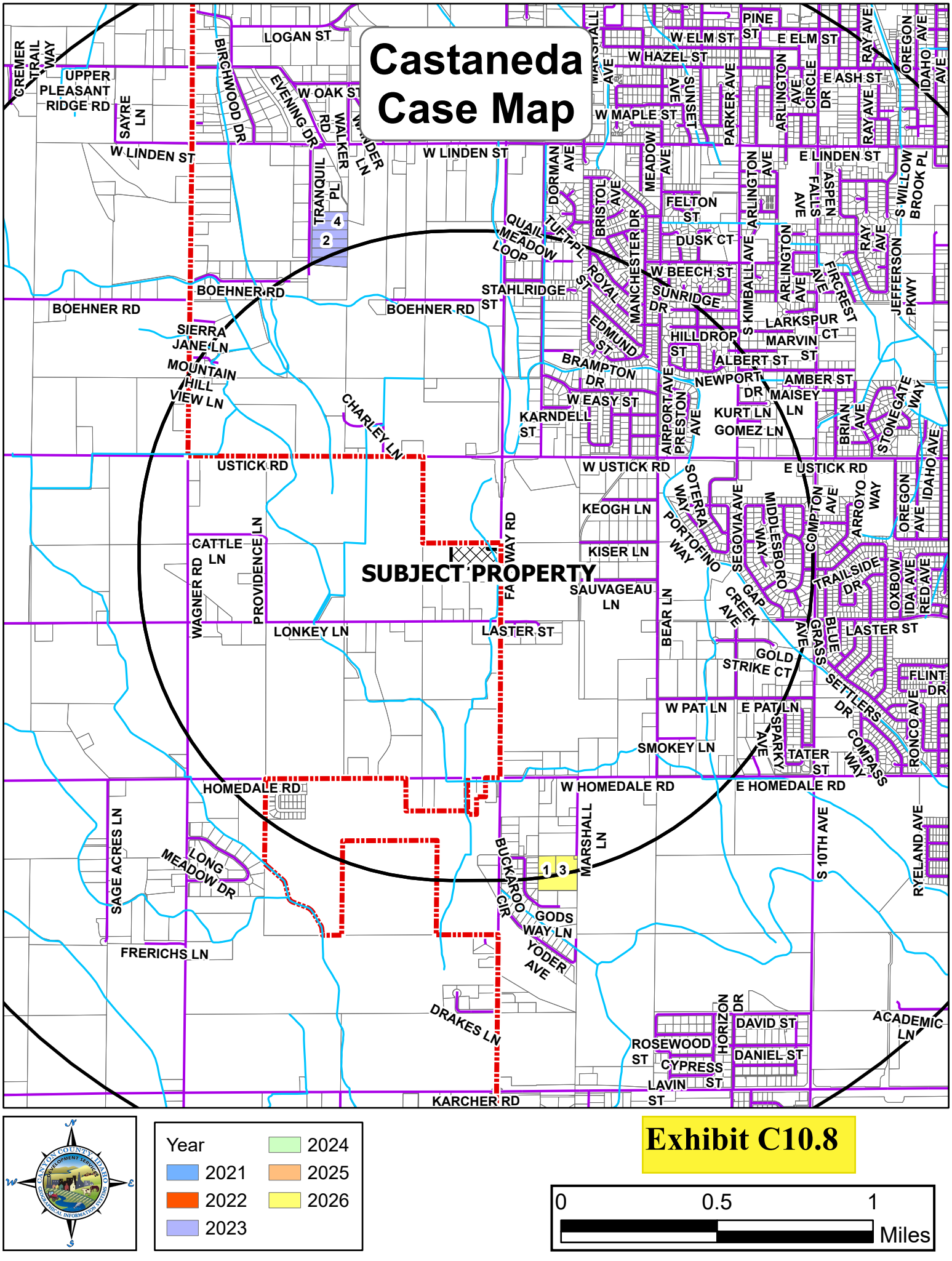

Castaneda
Case Map
SUBJECT PROPERTY
BOEHNER RD
USTICK RD
HOMEDALE RD
LONKEY LN
LASTER ST
KISER LN
KEOGH LN
SAUVAGEAU LN
W LINDEN ST
E LINDEN ST
W USTICK RD
E USTICK RD
W HOMEDALE RD
E HOMEDALE RD
W PAT LN
E PAT LN
SMOKEY LN
KARCHER RD
DRAKES LN
FRERICHS LN
LOGAN ST
W OAK ST
W ELM ST
E ELM ST
W HAZEL ST
E ASH ST
W MAPLE ST
FELTON ST
DUSK CT
W BEECH ST
STAHLRIDGE ST
SUNRIDGE DR
HILLDROP ST
ALBERT ST
NEWPORT DR
W EASY ST
KARNDELL ST
BRAMPTON DR
LARKSPUR CT
MARVIN ST
AMBER ST
MAISEY LN
KURT LN
GOMEZ LN
GOLD STRIKE CT
TATER ST
ROSEWOOD ST
CYPRESS ST
LAVIN ST
DAVID ST
DANIEL ST
HORIZON DR
ACADEMIC LN
S 10TH AVE
RYELAND AVE
SAGE ACRES LN
LONG MEADOW DR
BUCKAROO CIR
GODS WAY LN
YODER AVE
MARSHALL LN
CHARLEY LN
SIERRA JANE LN
MOUNTAIN HILL VIEW LN
CATTLE LN
WAGNER RD
PROVIDENCE LN
FA WAY RD
BEAR LN
GAP CREEK AVE
TRAILSIDE DR
BLUE GRASS SETTLERS DR
COMPASS WAY
SPARKY AVE
RONCO AVE
OXBOW IDA AVE
RED AVE
SOTERRA WAY
PORTOFINO WAY
SEGOVIA AVE
MIDDLESBORO WAY
COMPTON AVE
ARROYO WAY
OREGON AVE
IDAHO AVE
STONEGATE WAY
BRIAN AVE
AIRPORT AVE
PRESTON AVE
QUAIL MEADOW LOOP
TUFT PL
BRISTOL AVE
DORMAN AVE
MEADOW AVE
MANCHESTER DR
ROYAL ST
EDMUND ST
S KIMBALL AVE
ARLINGTON AVE
FIRCREST AVE
JEFFERSON PKWY
ASPEN FALLS AVE
S WILLOW BROOK PL
RAY AVE
PINE ST
MARSHALL AVE
SUNSET AVE
PARKER AVE
ARLINGTON CIRCLE DR
TRANQUIL PL
WALKER RD
EVENING DR
BIRCHWOOD DR
SAYRE LN
UPPER PLEASANT RIDGE RD
CREMER TRAIL WAY
4
2
1
3
0
0.5
1
Miles
Year
2021
2022
2023
2024
2025
2026
Exhibit C10.8

Exhibit C10.8a

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2022-0020	Rezone A to CR-RR	Eells	APPROVED
2	SD2022-0014	Rezone Ag to RR	Rhett's Acres	APPROVED
3	SD2022-0030	Short plat - 3 lots	The Landing Spot	APPROVED
4	RZ2020-0029	Rezone AG to RR	Troost Family Living Trust	APPROVED

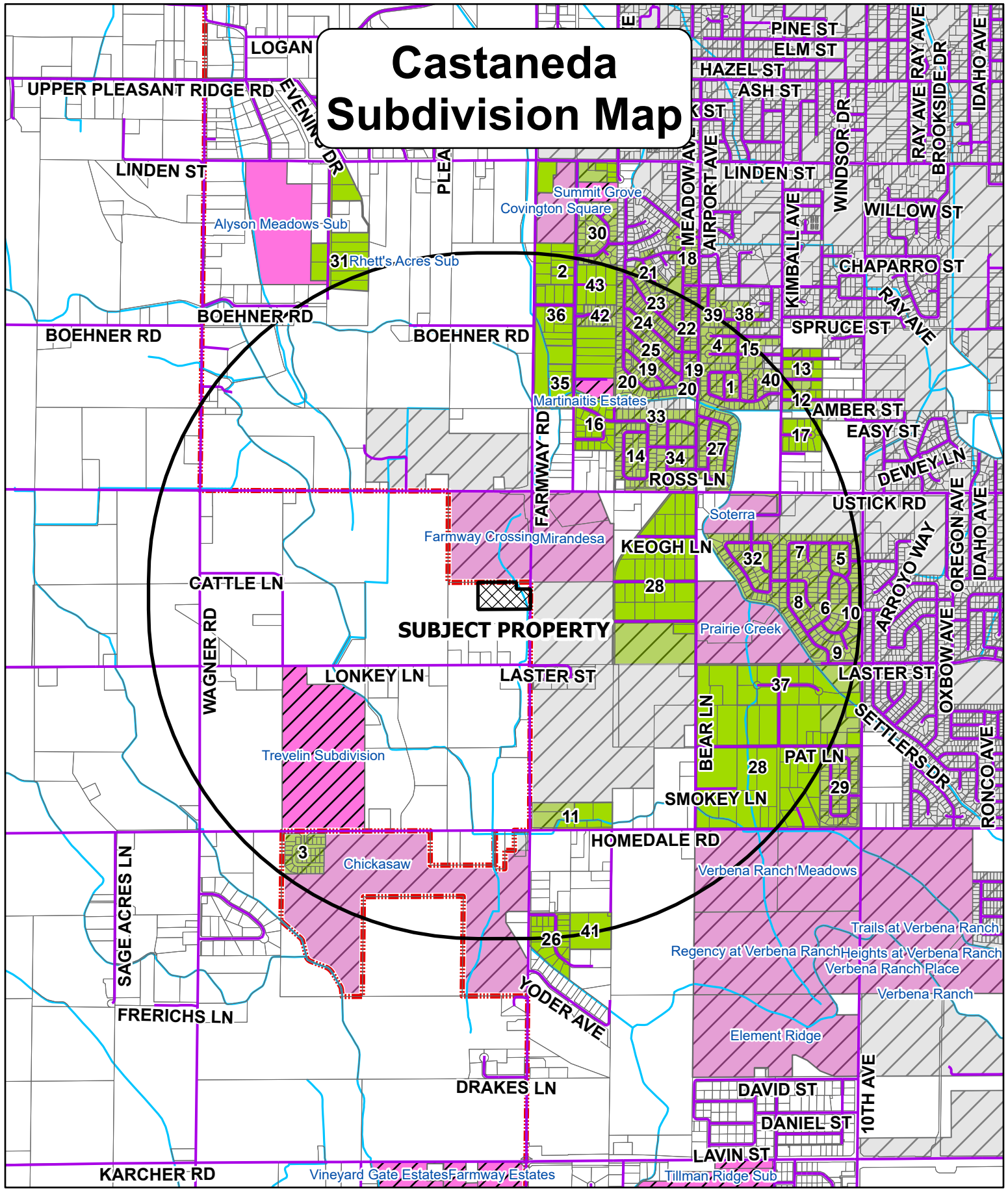

Castaneda Subdivision Map
SUBJECT PROPERTY
LOGAN
UPPER PLEASANT RIDGE RD
EVENING DR
LINDEN ST
Alyson Meadows Sub
Rhett's Acres Sub
BOEHNER RD
BOEHNER RD
BOEHNER RD
PINE ST
ELM ST
HAZEL ST
ASH ST
LINDEN ST
WILLOW ST
CHAPARRO ST
SPRUCE ST
AMBER ST
EASY ST
DEWEY LN
USTICK RD
Summit Grove
Covington Square
Martinaitis Estates
ROSS LN
FARMWAY RD
Farmway Crossing
Mirandesa
Soterra
KEOGH LN
CATTLE LN
WAGNER RD
Prairie Creek
LONKEY LN
LASTER ST
LASTER ST
Trevelin Subdivision
BEAR LN
PAT LN
SMOKEY LN
HOMEDALE RD
Chickasaw
Verbena Ranch Meadows
Trails at Verbena Ranch
Regency at Verbena Ranch
Heights at Verbena Ranch
Verbena Ranch Place
Verbena Ranch
Element Ridge
SAGE ACRES LN
FRERICHS LN
YODER AVE
DRAKES LN
DAVID ST
DANIEL ST
LAVIN ST
10TH AVE
KARCHER RD
Vineyard Gate Estates
Farmway Estates
Tillman Ridge Sub
MEADOW AVE
AIRPORT AVE
KIMBALL AVE
WINDSOR DR
RAY AVE
RAY AVE
BROOKSIDE DR
IDAHO AVE
OREGON AVE
IDAHO AVE
ARROYO WAY
OXBOW AVE
SETTLERS DR
RONCO AVE
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
Exhibit C10.9
0
0.25
0.5
Miles

Exhibit C10.9a

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
43	714.62	1274	0.56

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
9	445.04	1306	0.34

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
10	27.01	9.79	0.59	119.82

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
0				

PLATTED SUBDIVISIONS

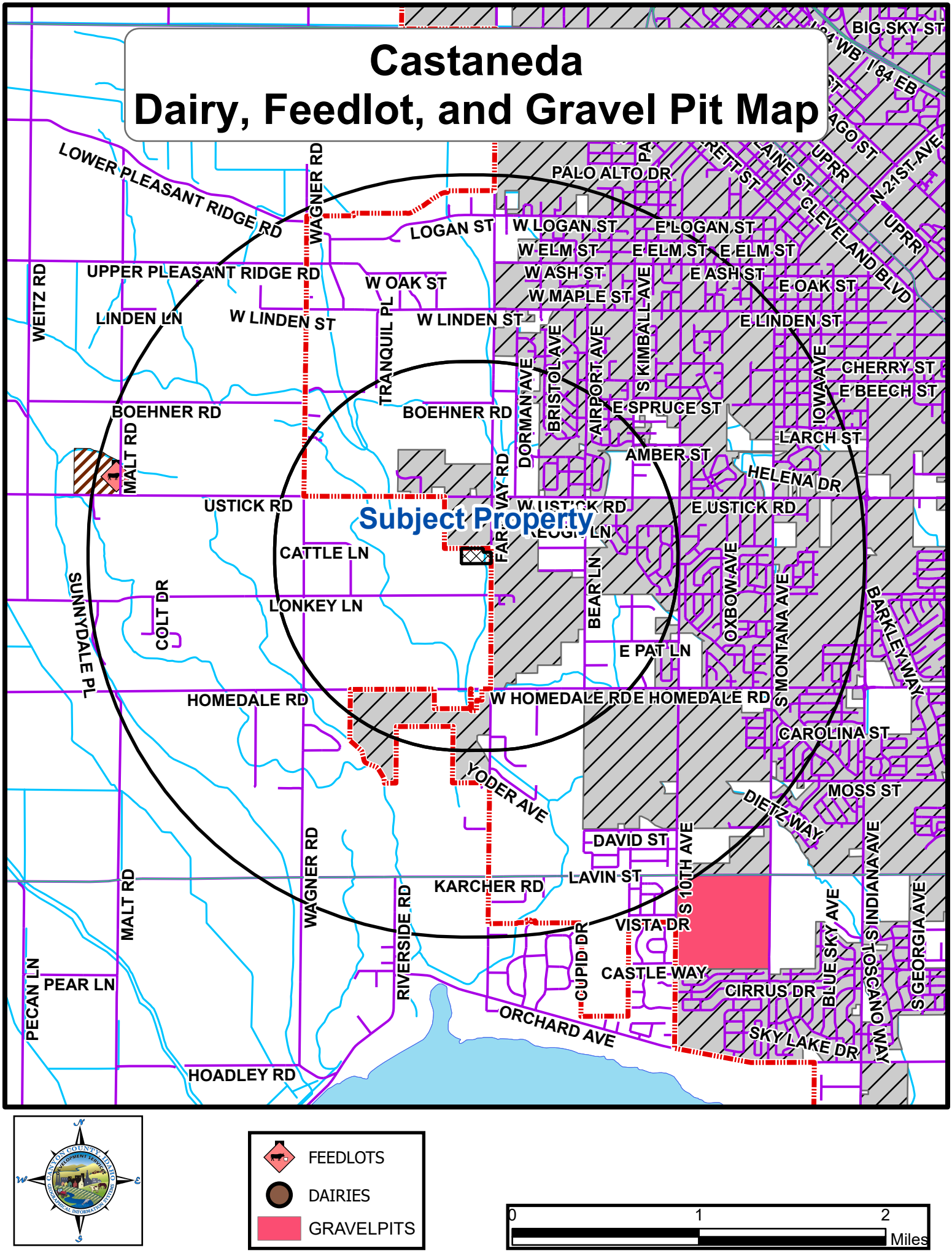
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
BROOKFIELD SUB	1	4N3W33	16.92	57	0.30	CALDWELL	2004
CALLSEN SUB	2	4N3W33	1.15	1	1.15	CANYON COUNTY	2005
CHICKASAW SUBDIVISION NO. 1	3	3N3W08	10.76	36	0.30	CALDWELL	2026
COPPERROCK	4	4N3W33	8.11	19	0.43	CALDWELL	1999
CUMBERLAND SUBDIVISION #1	5	0	11.47	31	0.37	0	2008
CUMBERLAND SUBDIVISION NO. 3	6	3N3W04	5.84	19	0.31	CALDWELL	2016
CUMBERLAND SUBDIVISION NO. 4	7	3N3W04	9.31	28	0.33	CALDWELL	2017
CUMBERLAND SUBDIVISION NO. 5	8	3N3W04	13.53	44	0.31	CALDWELL	2019
CUMBERLAND SUBDIVISION NO. 6	9	3N3W04	8.12	19	0.43	CALDWELL	2023
Cumberland Subdivision No. 2	10	4N3W04	9.10	23	0.40	CALDWELL	2014
DUNN'S PLAT	11	3N3W09	13.39	8	1.67	CANYON COUNTY	1976
HENDRICKSON SUB	12	4N3W33	5.05	10	0.50	CANYON COUNTY	1954
HENDRICKSON SUB #2	13	4N3W33	10.06	17	0.59	CANYON COUNTY	1955
HIGHLIGHT ESTATES SUBDIVISION	14	4N3W33	16.49	56	0.29	CALDWELL	2020
HILL DROP SUB	15	4N3W33	6.58	13	0.51	CALDWELL	1969
KARNDELL-REPLAT	16	4N3W33	12.78	24	0.53	CALDWELL	1996
KIMBALL ESTATES	17	4N3W33	8.07	12	0.67	CANYON COUNTY	1993
MANCHESTER PARK #1	18	4N3W33	12.79	51	0.25	CALDWELL	1994
MANCHESTER PARK #10	19	4N3W33	8.90	42	0.21	CALDWELL	2006
MANCHESTER PARK #11	20	4N3W33	9.31	35	0.27	CALDWELL	2007
MANCHESTER PARK #4	21	4N3W33	4.48	19	0.24	CALDWELL	1998
MANCHESTER PARK #6	22	4N3W33	9.03	45	0.20	CALDWELL	2000
MANCHESTER PARK #7	23	4N3W33	10.23	41	0.25	CALDWELL	2001
MANCHESTER PARK #8	24	4N3W33	8.16	42	0.19	CALDWELL	2002
MANCHESTER PARK #9	25	4N3W33	9.54	42	0.23	CALDWELL	2005
MAVERICK SUB	26	3N3W09	12.30	25	0.49	CANYON COUNTY	1973
NEWBURY SUB	27	4N3W33	19.22	56	0.34	CALDWELL	2006
ORCHARD HEIGHTS	28	3N3W04	192.49	78	2.47	CANYON COUNTY	1909
PRADERA SUBDIVISION	29	3N3W04	18.74	64	0.29	CALDWELL	2024
QUAIL MEADOW	30	4N3W33	14.68	39	0.38	CALDWELL	2000
RHETT'S ACRES SUBDIVISION	31	4N3W32	24.32	11	2.21	CANYON COUNTY	2024
SOTERRA SUBDIVISION PHASE 1	32	3N3W04	24.27	71	0.34	CALDWELL	2025
SOUTHGATE SUB #1	33	4N3W33	8.01	13	0.62	CALDWELL	1970
SOUTHGATE SUB #2	34	4N3W33	15.08	34	0.44	CALDWELL	1972
STAHLRIDGE SUB	35	4N3W33	5.27	16	0.33	CANYON COUNTY	1987
STAHLRIDGE SUB	36	4N3W33	12.63	16	0.79	CANYON COUNTY	1987
SUNCREST HEIGHTS	37	3N3W04	22.47	10	2.25	CANYON COUNTY	1996
SUNRIDGE SUB UNIT 2	38	4N3W33	4.20	17	0.25	CALDWELL	1997
SUNRIDGE SUB UNIT 3	39	4N3W33	6.35	24	0.26	CALDWELL	1999
SWEET HOME SUBDIVISION	40	4N3W33	2.00	10	0.20	CALDWELL	2022
THE LANDING SPOT SUBDIVISION	41	3N3W09	8.94	4	2.24	CANYON COUNTY	2026
WINDSONG SUB	42	4N3W33	4.65	20	0.23	CALDWELL	2002
WOOD'S ACREAGE	43	4N3W33	79.84	32	2.49	CALDWELL	1895

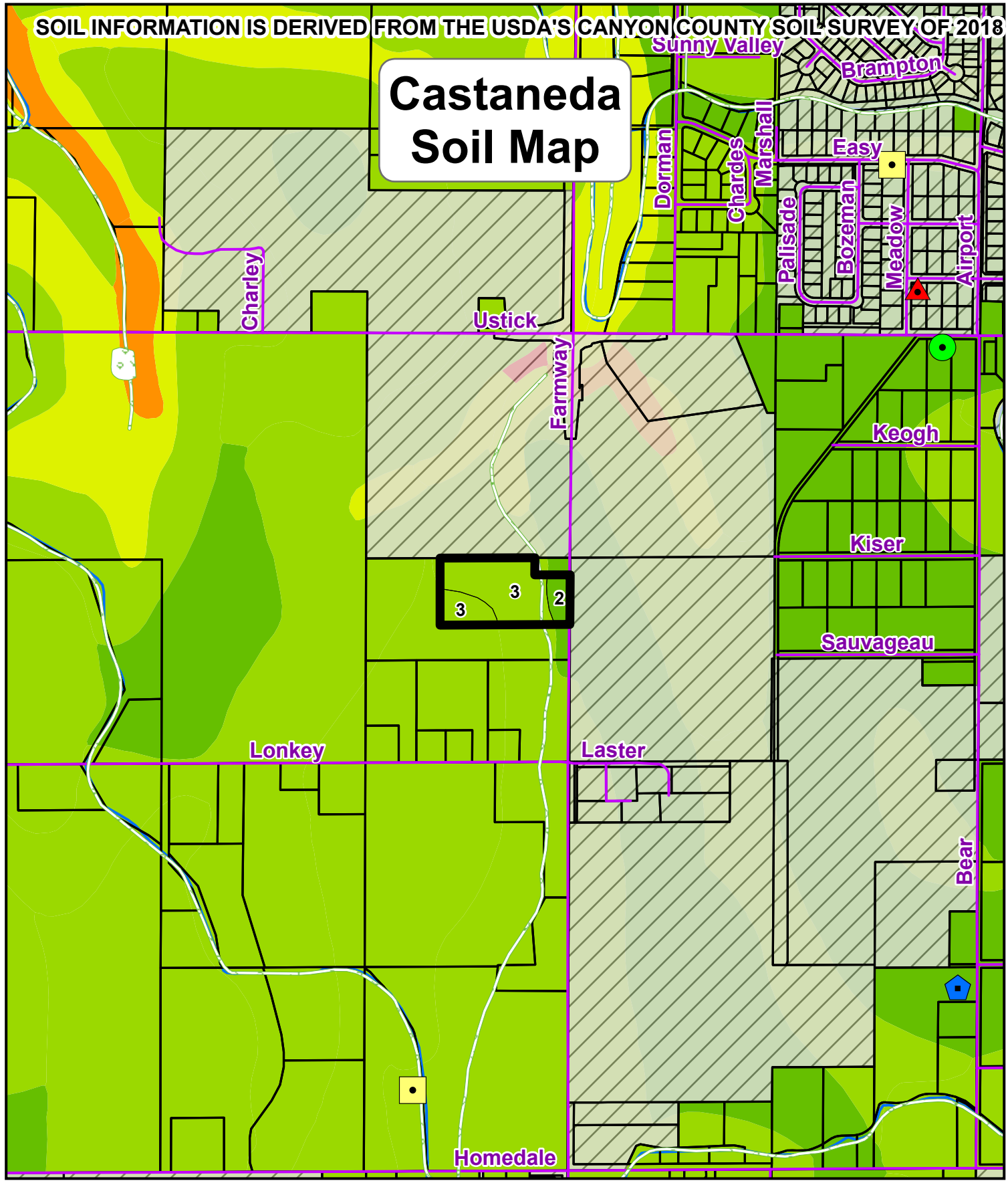
SUBDIVISIONS IN PLATTING

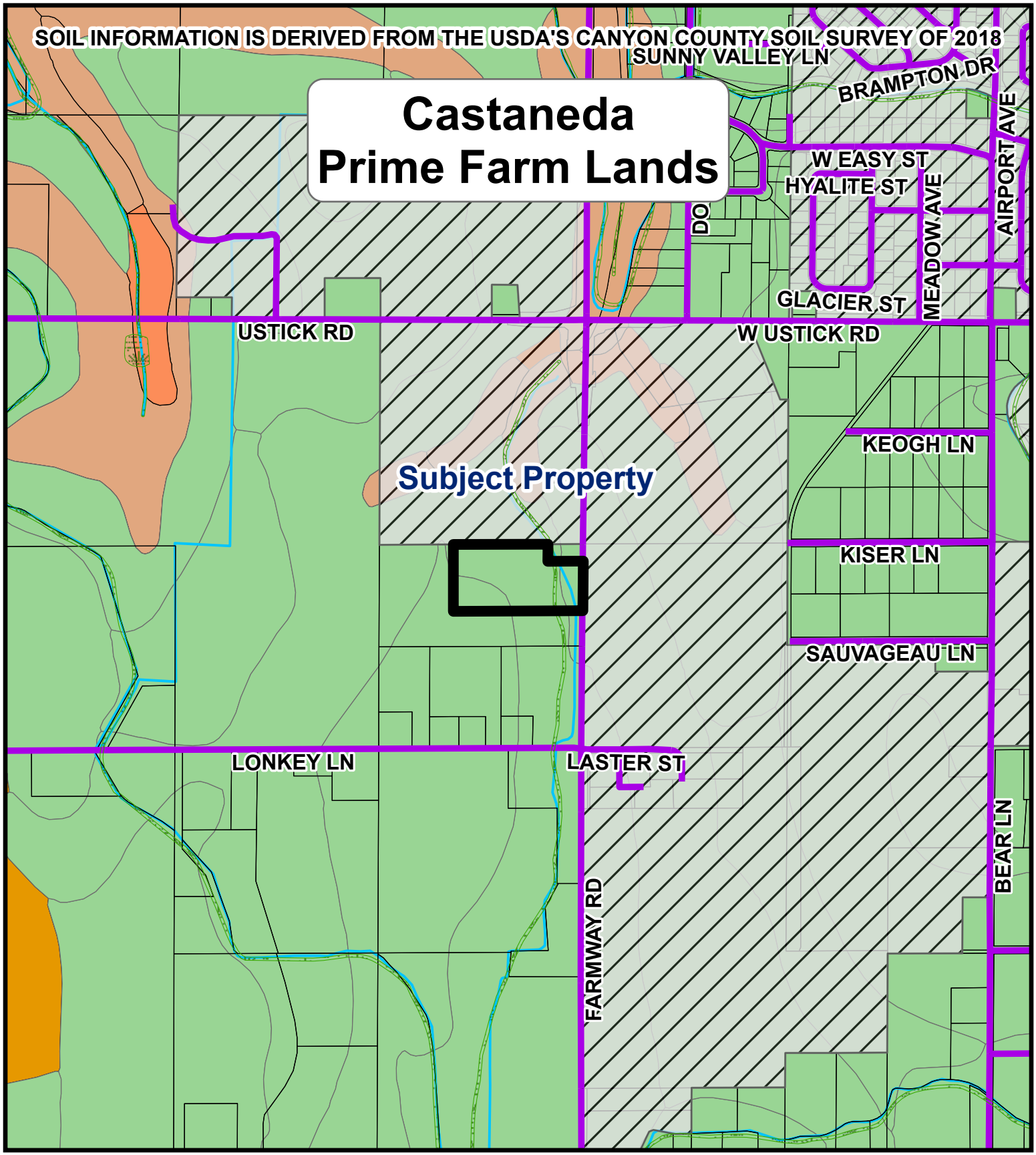
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Soterra	13.73	8	1.72
Rhett's Acres Sub	13.93	11	1.27
Prairie Creek	40.74	128	0.32
Chickasaw	134.79	439	0.31
Farmway Crossing	44.49	131	0.34
Mirandesa	42.37	152	0.28
Verbena Ranch Meadows	77.82	318	0.24
Martinaitis Estates	3.99	3	1.33
Trevelin Subdivision	73.18	116	0.63

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…


Castaneda
Dairy, Feedlot, and Gravel Pit Map
Subject Property
LOWER PLEASANT RIDGE RD
UPPER PLEASANT RIDGE RD
WAGNER RD
LOGAN ST
W LOGAN ST
E LOGAN ST
PALO ALTO DR
W ELM ST
E ELM ST
W ASH ST
E ASH ST
W MAPLE ST
E OAK ST
W OAK ST
WEITZ RD
LINDEN LN
W LINDEN ST
E LINDEN ST
TRANQUIL PL
BOEHNER RD
MALT RD
USTICK RD
W USTICK RD
E USTICK RD
CATTLE LN
LONKEY LN
COLT DR
SUNNYDALE PL
HOMEDALE RD
W HOMEDALE RD
E HOMEDALE RD
YODER AVE
KARCHER RD
LAVIN ST
DAVID ST
RIVERSIDE RD
VISTA DR
CUPID DR
CASTLE WAY
CIRRUS DR
ORCHARD AVE
SKY LAKE DR
HOADLEY RD
PEAR LN
PECAN LN
DORMAN AVE
BRISTOL AVE
AIRPORT AVE
S KIMBALL AVE
CHERRY ST
E BEECH ST
E SPRUCE ST
LARCH ST
AMBER ST
HELENA DR
BEAR LN
OXBOW AVE
S MONTANA AVE
BARKLEY WAY
E PAT LN
CAROLINA ST
MOSS ST
DIETZ WAY
S 10TH AVE
INDIANA AVE
BLUE SKY AVE
GEORGIA AVE
COSMOS ST
CLEVELAND BLVD
N 21ST AVE
UPRR
I-84 WB
I-84 EB
BIG SKY ST
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Castaneda Soil Map
Sunny Valley
Brampton
Easy
Marshall
Chardes
Dorman
Palisade
Bozeman
Meadow
Airport
Charley
Ustick
Farmway
Keogh
Kiser
Sauvageau
Lonkey
Laster
Bear
Homedale
3
3
2
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
Exhibit C10.10
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Castaneda
Prime Farm Lands
SUNNY VALLEY LN
BRAMPTON DR
W EASY ST
HYALITE ST
AIRPORT AVE
MEADOW AVE
GLACIER ST
USTICK RD
W USTICK RD
KEOGH LN
Subject Property
KISER LN
SAUVAGEAU LN
LONKEY LN
LASTER ST
FARMWAY RD
BEAR LN
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

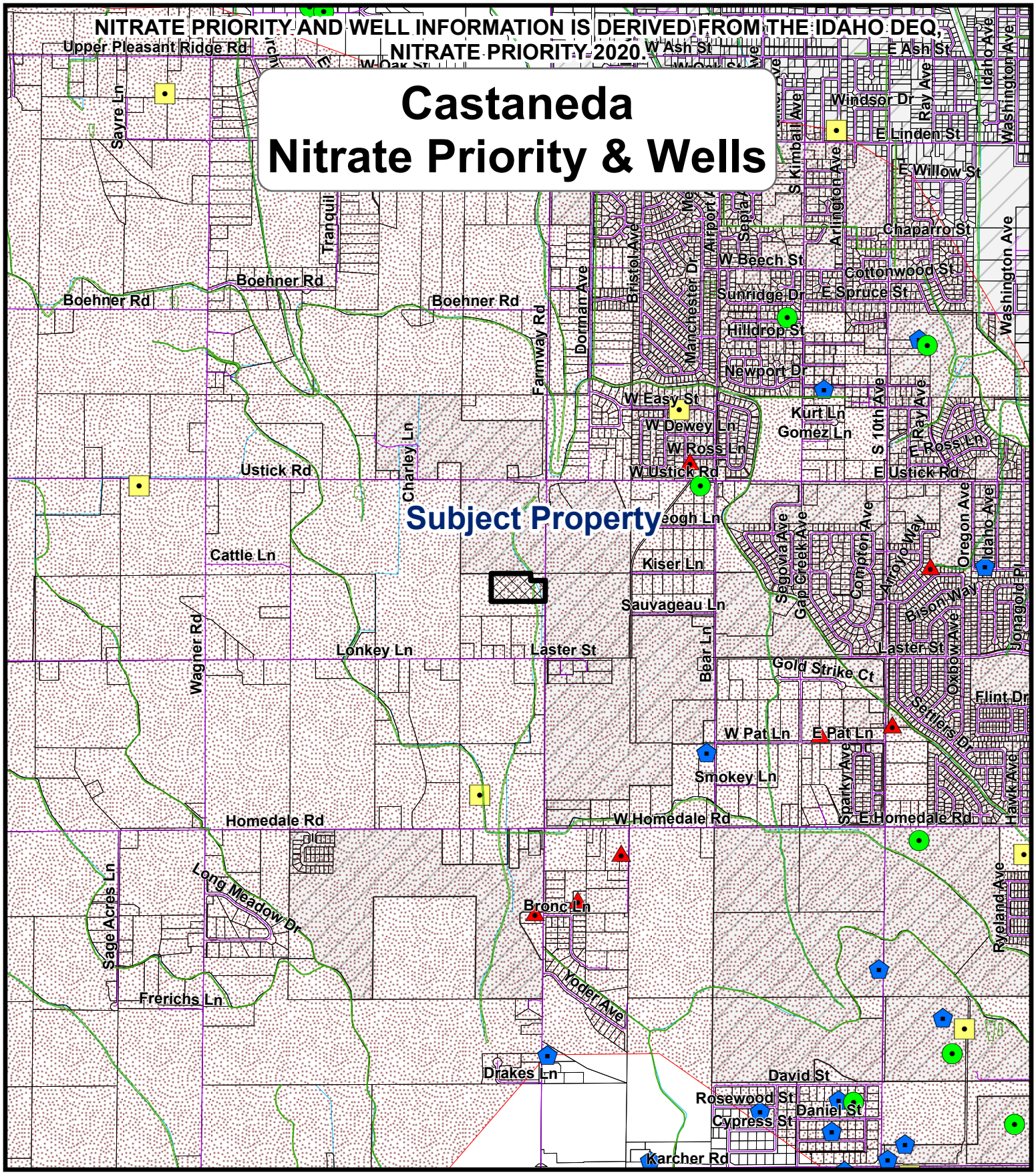
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	44426.12	1.02	13.04%
3	MODERATELY SUITED SOIL	228594.74	5.25	67.10%
3	MODERATELY SUITED SOIL	67643.36	1.55	19.86%
		340664.22	7.82	100%

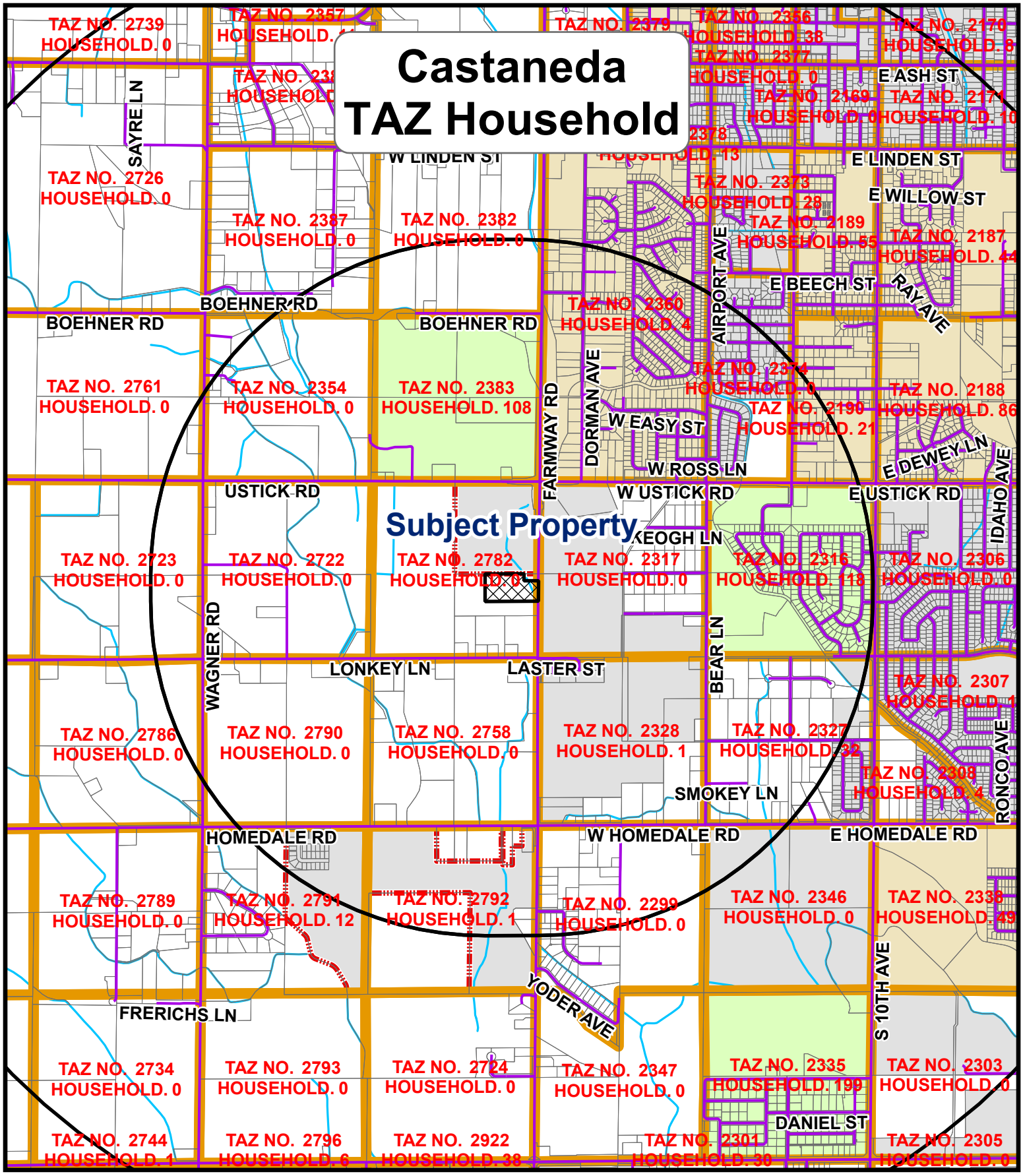
FARMLAND REPORT

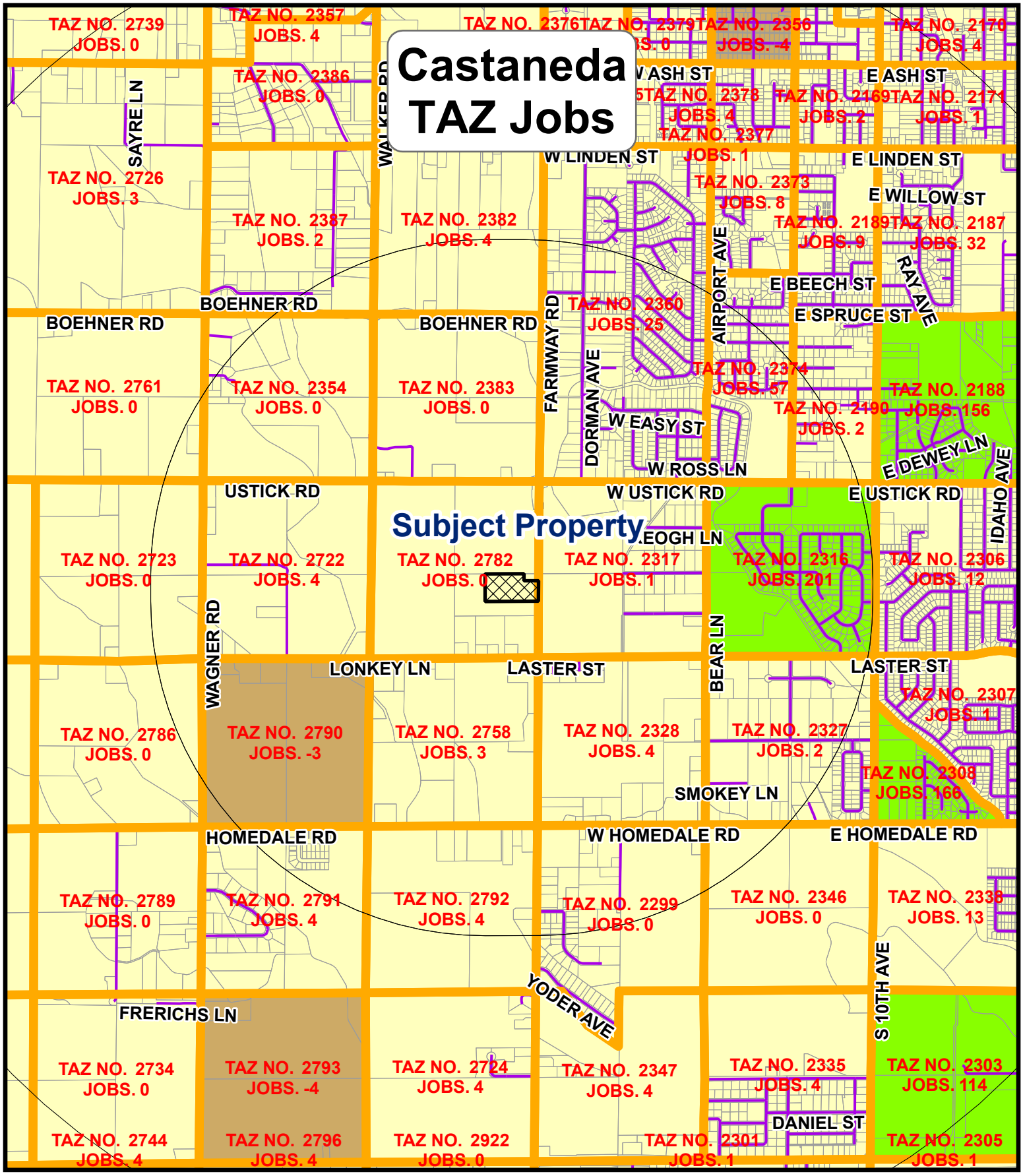
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpA	Prime farmland if irrigated	44426.12	1.02	13.04%
PrB	Prime farmland if irrigated	228594.74	5.25	67.10%
PrA	Prime farmland if irrigated	67643.36	1.55	19.86%
		340664.22	7.82	100%

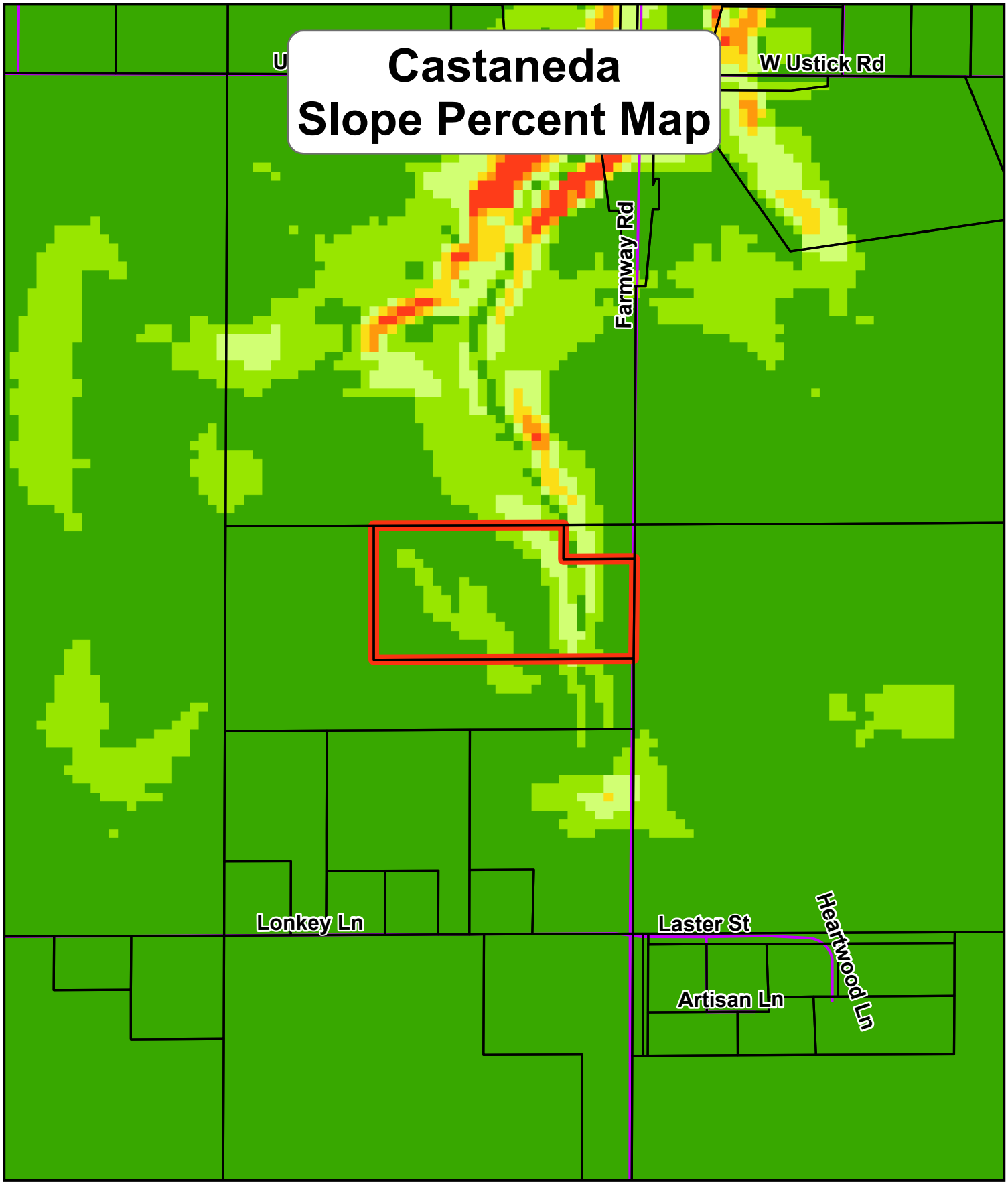
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

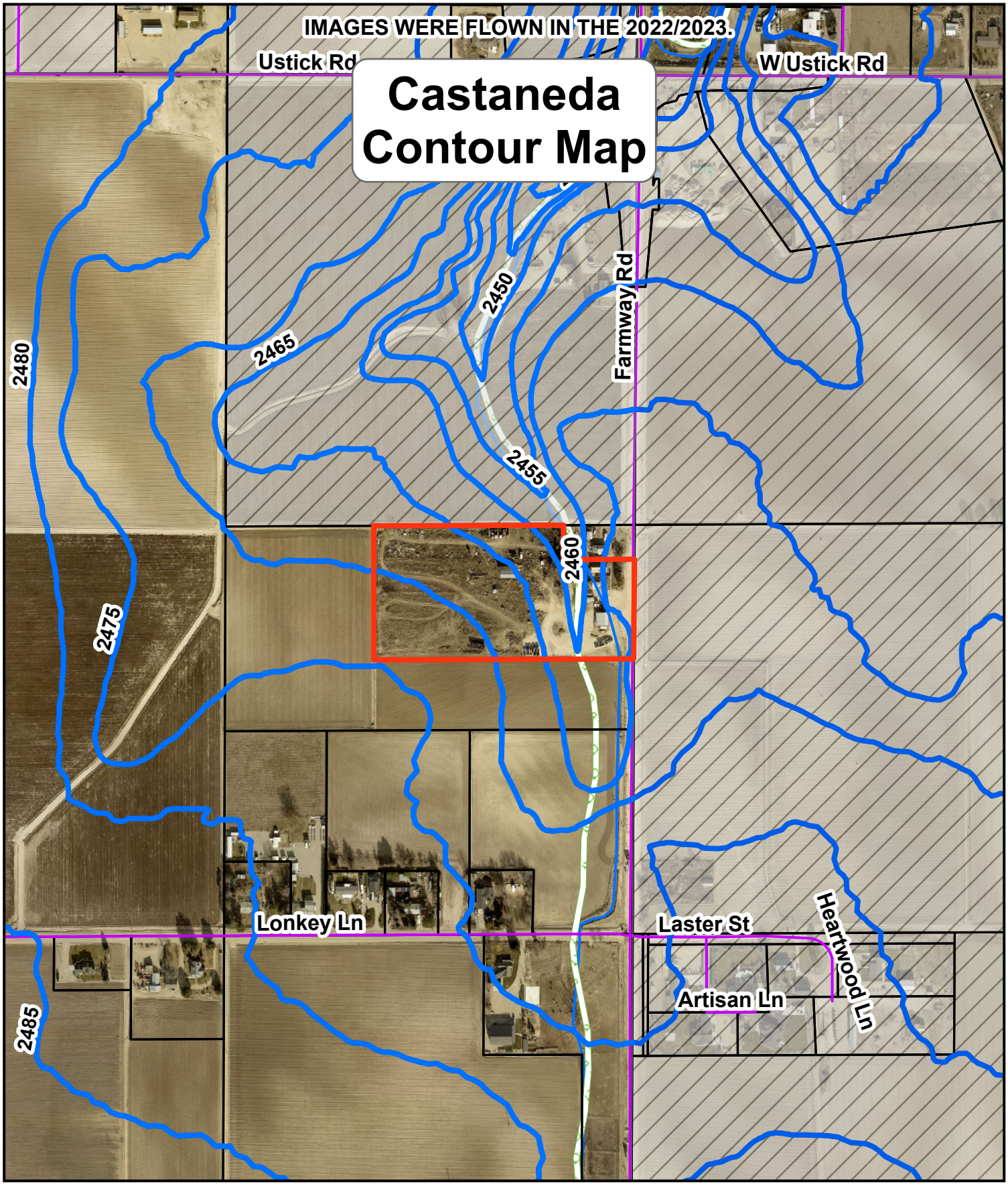
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Castaneda
Nitrate Priority & Wells
Subject Property
Upper Pleasant Ridge Rd
Sayre Ln
Tranquil
Boehner Rd
Boehner Rd
Boehner Rd
Farmway Rd
Dorman Ave
Bristol Ave
Manchester Dr
Airport
Septa
W Ash St
E Ash St
Idaho Ave
Washington Ave
Windsor Dr
Ray Ave
E Linden St
S Kimball Ave
Arlington Ave
E Willow St
Chaparro St
W Beech St
Cottonwood St
E Spruce St
Sunridge Dr
Hilldrop St
Newport Dr
W Easy St
W Dewey Ln
W Ross Ln
W Ustick Rd
Kurt Ln
Gomez Ln
S 10th Ave
Ray Ave
E Ross Ln
E Ustick Rd
Ustick Rd
Charley Ln
Cattle Ln
Kiser Ln
Sauvageau Ln
Segovia Ave
Gap Creek Ave
Compton Ave
Arroyo Way
Oregon Ave
Idaho Ave
Bison Way
Jonagold Pl
Wagner Rd
Lonkey Ln
Laster St
Bear Ln
Laster St
Gold Strike Ct
Oxbow Ave
Flint Dr
Settlers Dr
W Pat Ln
E Pat Ln
Smokey Ln
Sparky Ave
Hawk Ave
Homedale Rd
W Homedale Rd
E Homedale Rd
Long Meadow Dr
Sage Acres Ln
Bronc Ln
Ryeland Ave
Yoder Ave
Frerichs Ln
Drakes Ln
David St
Rosewood St
Daniel St
Cypress St
Karcher Rd
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
Exhibit C10.11
0
0.5
1
Miles


Castaneda
TAZ Household
Subject Property
TAZ NO. 2739 HOUSEHOLD. 0
TAZ NO. 2357 HOUSEHOLD. 4
TAZ NO. 2379
TAZ NO. 2356 HOUSEHOLD. 38
TAZ NO. 2377 HOUSEHOLD. 0
TAZ NO. 2170 HOUSEHOLD. 3
TAZ NO. 2169 HOUSEHOLD. 0
TAZ NO. 2171 HOUSEHOLD. 10
TAZ NO. 2378 HOUSEHOLD. 13
TAZ NO. 2373 HOUSEHOLD. 28
TAZ NO. 2189 HOUSEHOLD. 55
TAZ NO. 2187 HOUSEHOLD. 44
TAZ NO. 2726 HOUSEHOLD. 0
TAZ NO. 2387 HOUSEHOLD. 0
TAZ NO. 2382 HOUSEHOLD. 0
TAZ NO. 2360 HOUSEHOLD. 4
TAZ NO. 2374 HOUSEHOLD. 0
TAZ NO. 2190 HOUSEHOLD. 21
TAZ NO. 2188 HOUSEHOLD. 86
TAZ NO. 2761 HOUSEHOLD. 0
TAZ NO. 2354 HOUSEHOLD. 0
TAZ NO. 2383 HOUSEHOLD. 108
TAZ NO. 2723 HOUSEHOLD. 0
TAZ NO. 2722 HOUSEHOLD. 0
TAZ NO. 2782 HOUSEHOLD. 0
TAZ NO. 2317 HOUSEHOLD. 0
TAZ NO. 2316 HOUSEHOLD. 118
TAZ NO. 2306 HOUSEHOLD. 0
TAZ NO. 2307 HOUSEHOLD. 1
TAZ NO. 2786 HOUSEHOLD. 0
TAZ NO. 2790 HOUSEHOLD. 0
TAZ NO. 2758 HOUSEHOLD. 0
TAZ NO. 2328 HOUSEHOLD. 1
TAZ NO. 2327 HOUSEHOLD. 32
TAZ NO. 2308 HOUSEHOLD. 4
TAZ NO. 2789 HOUSEHOLD. 0
TAZ NO. 2791 HOUSEHOLD. 12
TAZ NO. 2792 HOUSEHOLD. 1
TAZ NO. 2299 HOUSEHOLD. 0
TAZ NO. 2346 HOUSEHOLD. 0
TAZ NO. 2336 HOUSEHOLD. 49
TAZ NO. 2734 HOUSEHOLD. 0
TAZ NO. 2793 HOUSEHOLD. 0
TAZ NO. 2724 HOUSEHOLD. 0
TAZ NO. 2347 HOUSEHOLD. 0
TAZ NO. 2335 HOUSEHOLD. 199
TAZ NO. 2303 HOUSEHOLD. 0
TAZ NO. 2744 HOUSEHOLD. 1
TAZ NO. 2796 HOUSEHOLD. 6
TAZ NO. 2922 HOUSEHOLD. 38
TAZ NO. 2301 HOUSEHOLD. 30
TAZ NO. 2305 HOUSEHOLD. 0
SAYRE LN
W LINDEN ST
E ASH ST
E LINDEN ST
E WILLOW ST
AIRPORT AVE
E BEECH ST
RAY AVE
BOEHNER RD
BOEHNER RD
BOEHNER RD
DORMAN AVE
FARMWAY RD
W EASY ST
W ROSS LN
E DEWEY LN
IDAHO AVE
USTICK RD
W USTICK RD
E USTICK RD
KEOGH LN
WAGNER RD
LONKEY LN
LASTER ST
BEAR LN
SMOKEY LN
RONCO AVE
HOMEDALE RD
W HOMEDALE RD
E HOMEDALE RD
YODER AVE
S 10TH AVE
FRERICHS LN
DANIEL ST
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


Castaneda
TAZ Jobs
Subject Property
TAZ NO. 2739
JOBS. 0
TAZ NO. 2357
JOBS. 4
TAZ NO. 2376
TAZ NO. 2379
JOBS. 0
TAZ NO. 2356
JOBS. -4
TAZ NO. 2176
JOBS. 4
TAZ NO. 2386
JOBS. 0
W ASH ST
E ASH ST
TAZ NO. 2378
JOBS. 4
TAZ NO. 2169
JOBS. 2
TAZ NO. 2171
JOBS. 1
TAZ NO. 2377
JOBS. 1
W LINDEN ST
E LINDEN ST
TAZ NO. 2726
JOBS. 3
TAZ NO. 2373
JOBS. 8
E WILLOW ST
TAZ NO. 2387
JOBS. 2
TAZ NO. 2382
JOBS. 4
TAZ NO. 2189
JOBS. 9
TAZ NO. 2187
JOBS. 32
E BEECH ST
BOEHNER RD
TAZ NO. 2360
JOBS. 25
E SPRUCE ST
TAZ NO. 2761
JOBS. 0
TAZ NO. 2354
JOBS. 0
TAZ NO. 2383
JOBS. 0
TAZ NO. 2374
JOBS. 57
TAZ NO. 2188
JOBS. 156
TAZ NO. 2190
JOBS. 2
W EASY ST
W ROSS LN
E DEWEY LN
USTICK RD
W USTICK RD
E USTICK RD
TAZ NO. 2723
JOBS. 0
TAZ NO. 2722
JOBS. 4
TAZ NO. 2782
JOBS. 0
TAZ NO. 2317
JOBS. 1
TAZ NO. 2316
JOBS. 201
TAZ NO. 2306
JOBS. 12
LEOGH LN
LONKEY LN
LASTER ST
TAZ NO. 2307
JOBS. 1
TAZ NO. 2786
JOBS. 0
TAZ NO. 2790
JOBS. -3
TAZ NO. 2758
JOBS. 3
TAZ NO. 2328
JOBS. 4
TAZ NO. 2327
JOBS. 2
TAZ NO. 2308
JOBS. 166
SMOKEY LN
HOMEDALE RD
W HOMEDALE RD
E HOMEDALE RD
TAZ NO. 2789
JOBS. 0
TAZ NO. 2791
JOBS. 4
TAZ NO. 2792
JOBS. 4
TAZ NO. 2299
JOBS. 0
TAZ NO. 2346
JOBS. 0
TAZ NO. 2338
JOBS. 13
YODER AVE
FRERICHS LN
TAZ NO. 2734
JOBS. 0
TAZ NO. 2793
JOBS. -4
TAZ NO. 2724
JOBS. 4
TAZ NO. 2347
JOBS. 4
TAZ NO. 2335
JOBS. 4
TAZ NO. 2303
JOBS. 114
DANIEL ST
TAZ NO. 2744
JOBS. 4
TAZ NO. 2796
JOBS. 4
TAZ NO. 2922
JOBS. 0
TAZ NO. 2301
JOBS. 1
TAZ NO. 2305
JOBS. 1
SAYRE LN
WALKER RD
FARMWAY RD
DORMAN AVE
AIRPORT AVE
RAY AVE
IDAHO AVE
WAGNER RD
BEAR LN
S 10TH AVE
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles


Castaneda
Slope Percent Map
W Ustick Rd
Farmway Rd
Lonkey Ln
Laster St
Heartwood Ln
Artisan Ln
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet


IMAGES WERE FLOWN IN THE 2022/2023.
Castaneda
Contour Map
Ustick Rd
W Ustick Rd
Farmway Rd
2480
2475
2465
2460
2455
2450
2485
Lonkey Ln
Laster St
Artisan Ln
Heartwood Ln
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0
200
400
600
Feet

RELEASE OF CERTIFICATE OF NONCOMPLIANCE

Exhibit C11

STATE OF IDAHO)
) s.s.
County of Canyon)

The Board of County Commissioners of Canyon County, upon remedy of the enumerated violations, does hereby release and remise the CERTIFICATE OF NONCOMPLIANCE recorded as Instrument Number 2024-015061 on May 17, 2024, recorded in the name(s) of CECIL VASSAR in the office of the Canyon County Recorder against that certain real property and improvements thereon situated in the County of Canyon, Idaho, and described as:

4420 FARMWAY ROAD, CALDWELL, ID (PARCEL NO. 32602)

DATED this 13 day of Feb., 2025

BOARD OF CANYON COUNTY COMMISSIONERS

Commissioner Leslie Van Beek

Brad Holton
Commissioner Brad Holton

Commissioner Zach Brooks

2025-005133
RECORDED
02/14/2025 04:45 PM

00852079202500051330010015

RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=1 MBROWN NO FEE
MISC
CANYON COUNTY

STATE OF IDAHO)
) s.s.
County of Canyon)

On this 13th day of February, 2025, before me the undersigned, a Notary Public, in and for the State, personally appeared Leslie Van Beek, Brad Holton, and Zach Brooks, Board of Canyon County Commissioners, known or identified to me to be the persons whose names are subscribed to the within instrument and acknowledged to me they executed the same on behalf of the Board.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Pamela Dilbeck
Notary Public for the State of Idaho

SEAL

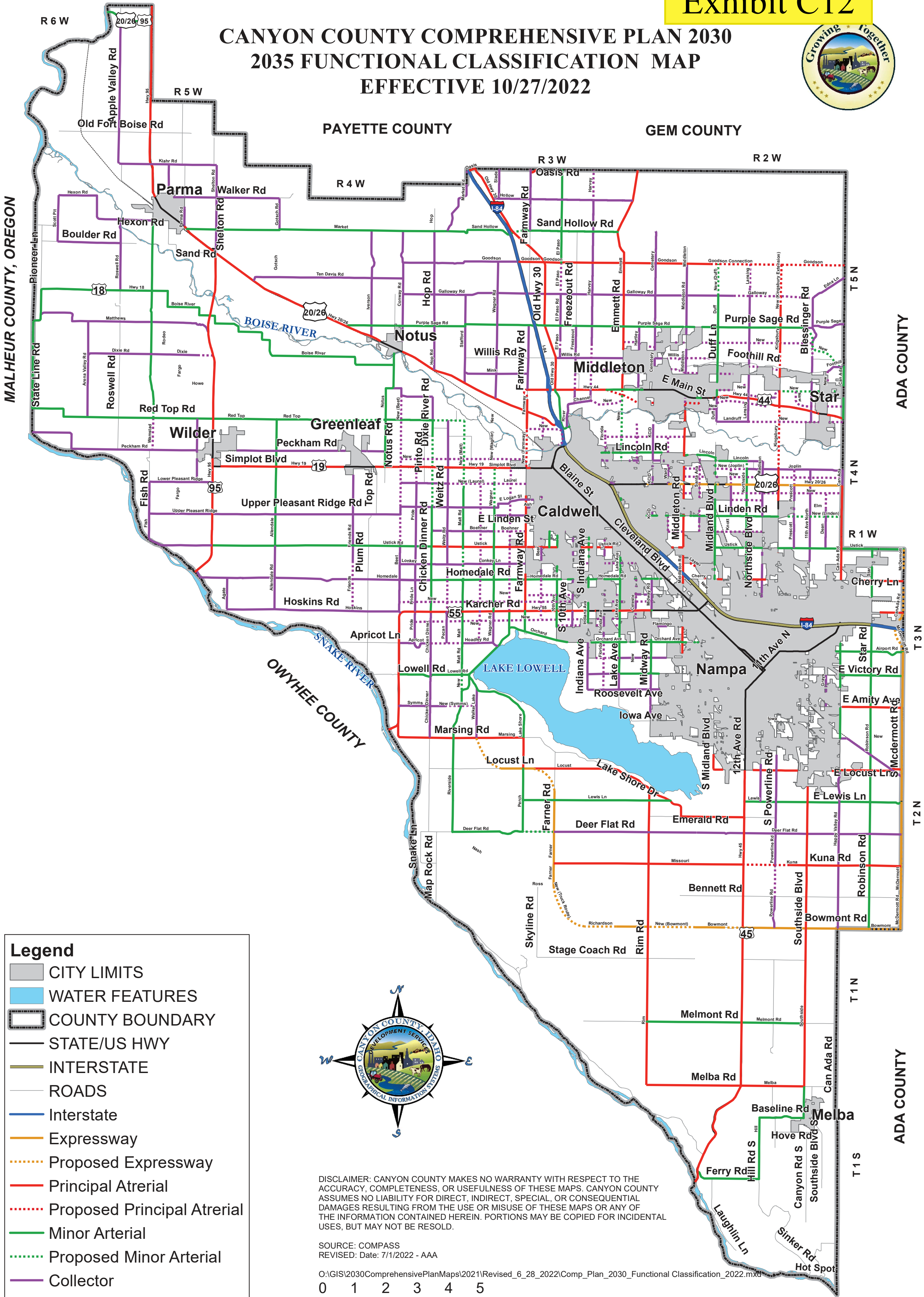
PAMELA DILBECK
COMMISSION #20224944
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 10/14/2028

Residing at: Canyon County Idaho

My Commission Expires: 10/14/2028

Exhibit C12

CANYON COUNTY COMPREHENSIVE PLAN 2030
2035 FUNCTIONAL CLASSIFICATION MAP
EFFECTIVE 10/27/2022



Legend

- CITY LIMITS
- WATER FEATURES
- COUNTY BOUNDARY
- STATE/US HWY
- INTERSTATE
- ROADS
- Interstate
- Expressway
- Proposed Expressway
- Principal Atrerial
- Proposed Principal Atrerial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

DISCLAIMER: CANYON COUNTY MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THESE MAPS. CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THESE MAPS OR ANY OF THE INFORMATION CONTAINED HEREIN. PORTIONS MAY BE COPIED FOR INCIDENTAL USES, BUT MAY NOT BE RESOLD.

SOURCE: COMPASS
REVISED: Date: 7/1/2022 - AAA

O:\GIS\2030ComprehensivePlanMaps\2021\Revised_6_28_2022\Comp_Plan_2030_Functional Classification_2022.mxd

0 1 2 3 4 5 Miles

EXHIBIT D

Site Visit Photos: February 13, 2026

Planning & Zoning Commission

Case# CU2025-0020

Hearing date: June 18, 2026



Photo 1 Facing north on Farmway Road.



Photo 2 Facing northeast on Farmway Road.



Photo 3 Facing east on Farmway Road.



Photo 4 Facing southeast on Farmway Road.



Photo 5 Facing South on Farmway Road.



Photo 6 Facing southwest on Farmway Road.



*Photo 7 Facing west on Farmway Road. (Structure above to be replaced by a 50'x'80' shop **Exhibit 3**)*



Photo 8 Facing northwest on Farmway Road. (structure above to be converted into an office for record keeping)



Photo 9 Facing north on the proposed semi-truck parking location. (Unutilized secondary residence to be removed according to the applicant.)



Photo 10 Facing east on the proposed semi-truck parking location.



Photo 11 Facing south on the proposed semi-truck parking location.



Photo 12 Facing west on the proposed semi-truck parking location.

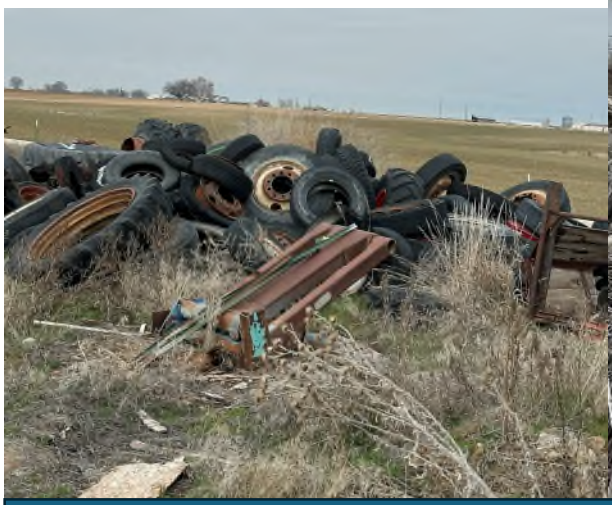




Current vehicles on site. According to the applicant the inoperable vehicles will be removed or repaired. The semi-trucks above will have 24-hour operations while the seasonal vehicles below will be used during harvest season only (August to October) 6 a.m. to 10 p.m. Monday through Saturday.









The previous property owner received a code enforcement violation for trash, debris and occupied recreational vehicles (RV) on September 6, 2023, the property was brought into compliance and the RV's were unoccupied. The code enforcement violation was closed on January 16, 2025 (CDEF2023-0200). The applicant is in process of cleaning the remainder of the trash, junk and debris.







Photo 13 Existing residence on site (not included in the application)

Photo 14 Seasonal trucks proposed parking location



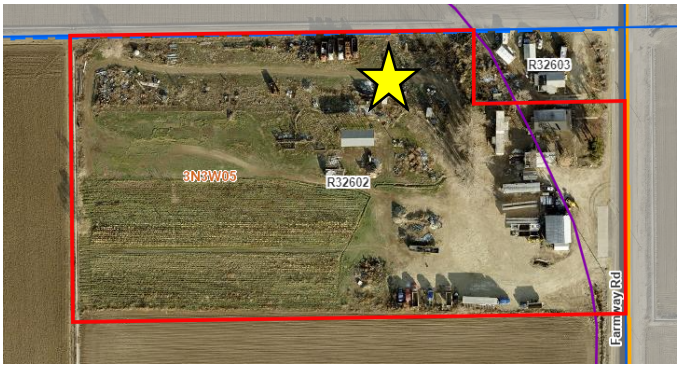








Photo 15 Ditch on the property

EXHIBIT E

Agency Comments Received by: June 8, 2026

Planning & Zoning Commission

Case# CU2025-0020

Hearing date: June 18, 2026

Arbay Mberwa

Exhibit E1

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Monday, February 2, 2026 12:15 PM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0020 / Castaneda
Attachments: Pre.Development.Notes.Signed.05.16.2025.pdf

Hi Arbay,

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? **According to my pre-development notes, city water and sewer is available. In the event that is not the case, the applicant will need to reach out to SWDH to discuss proper wastewater disposal.**
3.) Any concerns about the use or request for variance? If so, are there any conditions or mitigation measures recommended to ensure the use or requested variance minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see attached pre-development notes.

Let me know if you have any questions or concerns.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, February 2, 2026 8:23 AM
To: casanderson@caldwellschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com;

monica.taylor@intgas.com; Contract.Administration.Bid.Box@ziply.com; aflavel.bkirrdist@gmail.com; wilderirrigation10@gmail.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; makline2@marathonpetroleum.com
Subject: Agency Notice CU2025-0020 / Castaneda

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Please see the attached agency notice. You are invited to provide written testimony or comments by **March 3, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours:
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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Exhibit E1.1

Pre-Development Meeting

Name of Development: Stage Trucking Station
Applicant: Silvestre Castaneda
P.E./P.G.:
All others in Attendance:

EHS#035 Date 05/16/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 7.83
Location of Development: 4420 Farmway Rd
Caldwell, ID 83605
R32602000 0

Project in Area of Concern: No Groundwater/Rock <10' Unknown
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 ■
BRO meeting for PWS, Com: No

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

Additional Comments: The applicant discussed with SWDH the proposal for staging area for semi-trucks with trailer with a small office. City water and sewer will be available at the time of conditional use approval. The existing septic system will be abandoned. SWDH has no concerns with this proposal.
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.

Exhibit E2

Arbay Mberwa

From: Joseph Bongiorno <jbongiorno@cityofcaldwell.org>
Sent: Tuesday, February 3, 2026 3:17 PM
To: Arbay Mberwa
Subject: [External] FW: Agency Notice CU2025-0020 / Castaneda

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon Arbay. CFD has no issues with the conditional Use permit. A few comments:

1. There shall be a 2A-10BC fire extinguisher mounted in a conspicuous location in the office.
2. The driveway and area to the truck parking should be of a material made to handle 80,000 pounds, be an all weather surface, be 20' wide and be maintained for fire, police and EMS access.
3. Be sure the address for the business is clearly marked in 6" or larger letters on the office in a contrasting color to the building color.

Caldwell Fire Department
Joseph Bongiorno CFI, CFEI
Fire Prevention Officer
Cell: 208.741.8521
Office: 208.455.4580
Admin: 208.455.3032
www.cityofcaldwell.org

From: Alan Perry <aperry@cityofcaldwell.org>
Sent: Monday, February 2, 2026 12:10 PM
To: Joseph Bongiorno <jbongiorno@cityofcaldwell.org>
Subject: FW: Agency Notice CU2025-0020 / Castaneda

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, February 2, 2026 8:23 AM
To: casanderson@caldwellschools.org; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com; monica.taylor@intgas.com; Contract.Administration.Bid.Box@ziply.com; aflavel.bkirrdist@gmail.com; wilderirrigation10@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar

Exhibit E2.1

Date 05/14/2026

Canyon County – Development Services
Re: Case Number:

Dear, Canyon County Development Services Department

The Caldwell Rural Fire Protection District has reviewed and can approve the proposal is subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Details:

Station 12 724 E Ustick Rd. Caldwell,

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 12
Closest fire station (in miles) to site:	2.1
Approximate response time to site:	5 to 6 minutes
Will this development have other significant impacts on the ability to provide services?	X No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".* • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	X No

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions:

1. We agree with staff's comment of the office having its own address. The shop, if tied to the office, does not need an additional address.

2. We also agree the property should be cleaned up prior to approval to lessen the chances of wildfire.

3. 6-05-19: DISPLAY OF ROAD ADDRESS NUMBERS:
   (1) Approved residential address numbers a minimum of six inches (6") in height and in a contrasting color shall be placed on all new buildings in such a position as to be clearly visible and legible from the street or road fronting the property.

   (2) Commercial, industrial, and public building addresses must be approved by the county. Approved address numbers for commercial, industrial and public buildings shall be a minimum of ten inches (10") in height and shall be placed on all buildings in such a position as to be clearly visible and legible from the street or road fronting the property and the placement of address numbers shall be approved by the local fire department.

(3) When a building is set back from the public way on a private lane and/or the address is not visible from the street or road fronting the property, in addition to the building address number required by this section, there must also be placed on a post adjacent to the private lane an address number that shall be a minimum of four inches (4") in height and shall be reflective.

(4) During any construction properties will be posted in such a position as to be clearly visible and legible from the street or road fronting the property. (Ord. 11-008, 5-23-2011)

4. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

5. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

6. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

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

8. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)

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

10. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom or eKnox System.

11. 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 an address & receipt of fees, the applicant shall fill out the appropriate rural construction form and submit the project to the Caldwell Fire Department through the Caldwell City's CitizanServe (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. • Submit your application packet through the online portal found Citizenserve Online Portal

    The Commercial & Residential Fire Permit application can be found on-line at Fire Safety Permits | City of Caldwell, Idaho

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.

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Arbay Mberwa

Exhibit E3

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Monday, February 9, 2026 10:39 AM
To: Arbay Mberwa
Subject: [External] RE: Agency Notice CU2025-0020 / Castaneda

Hello,

After careful review of the transmittal submitted to ITD on February 02, 2026, regarding, CU2025-0020/Castaneda, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Monday, February 2, 2026 8:23 AM
To: casanderson@caldwellschools.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com; monica.taylor@intgas.com; Contract.Administration.Bid.Box@ziply.com; aflavel.bkirrdist@gmail.com; wilderirrigation10@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; makline2@marathonpetroleum.com
Subject: Agency Notice CU2025-0020 / Castaneda

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Please see the attached agency notice. You are invited to provide written testimony or comments by **March 3, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Arbay Mberwa

Exhibit E4

From: Madelyn Vander Veen
Sent: Thursday, February 19, 2026 10:58 AM
To: Arbay Mberwa
Subject: Agency Notice CU2025-0020 / Castaneda
Attachments: GIS_Address Request_Application.pdf

Hello Arbay,

Regarding case CU2025-0020 / Castaneda, it appears that there are two manufactured homes on the property in addition to the primary residence, with one of the manufactured homes serving as the office for the contractor shop/staging area. If the case is approved, the applicant may receive an address for the office by either submitting an "Address Request Application" to Development Services OR by submitting a building permit (for example, if a change of occupancy is required). A highway district approach permit will be required for both of these situations. An address is recommended for uses that involve employees on site so that emergency services can quickly and accurately locate the site in an emergency situation. Additionally, if the other manufactured home is used as a residence and will remain on the property, an address should be requested with the attached form regardless of the outcome of this case.

Thanks,

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

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ADDRESS REQUEST APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

Addressing Ordinance § 06-05-17(2): *The owner and/or occupants of every dwelling and business shall place or install or allow to be installed in a position visible from the street, address numbers as hereinafter directed. The general requirements for addressing are as follows: A. Only one number shall be assigned to each business use or dwelling unit; B. All addresses shall be assigned based on the location of the structure in relation to the street it fronts; C. All addresses located on the north and east sides of the streets shall be even numbers; all addresses located on the south and west sides of the streets shall be odd numbers. These requirements may be varied in the case of winding streets or circles. When a street has been determined to be running in predominately one direction, the numbering may continue as determined by the Director of Development Services.*

I am requesting to be assigned: _____ A NEW ADDRESS _____ CHANGE MY ADDRESS

Property Parcel/Account Number: _____

Property Site Address (if Applicable): _____

Owner/Applicant(s): _____ Phone: _____
Please Print Name

_____
Current Street Address City/State Zip

Email Address: _____

NOTE: This Address Request is a one-time address assignment and cannot be undone unless the Development Services Director foresees that the change will create confusion or hinders emergency personnel. Any changes to the site address will be forwarded to the County Assessor, Sheriff's Office, applicable post office and some utility service companies. It is the Owner/Applicant's responsibility to place new address numbers or replace old address numbers on the property, mailbox and personal information to reflect the address or new address assigned. The display of the address numbers shall be in accordance with Canyon County Addressing Ordinance § 06-05-19. The address or address change should reflect within six (6) weeks of the date on Canyon County Issuance of Certificate of Address. Canyon County assumes no responsibility for the determination of which post office (city) delivers mail to this address.

Please state reason/purpose of address request/change: _____

_____

There is a fee of _____$75_____for each requested address.

Signed: _____ Date: _____
Owner/Applicant

DEPARTMENT USE ONLY

Confirm Parcel Number: _____

Address Request: ☐ Approved ☐ Denied

Approved New Address: _____

Application Accepted by: _____ Date: _____
DSD Staff Member Signature

Revised 4/15/25

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

TELEPHONE 208.454.8135
FAX 208.454.2008

Exhibit E5

March 2, 2026

Canyon County Commissioners, P&Z Commission, & Development Services
111 N. 11th Ave Suite 140
Caldwell, Idaho 83605
Attention: Arbay Mberwa, Planner

RE: CU2025-00020 Bulmaro Rosales Contractor Shop and Staging Area
Canyon County Parcel R32602 aka 4420 Farmway Rd

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a contractor shop and staging area within an Agricultural zone. The subject property is located on the west side of Farmway Rd approximately 1/4 mile south of Ustick Rd in the NW ¼ Section 5 T3N R3W. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 7.8 acres. The parcel has approximately 323 feet of frontage on Farmway Road along the easterly boundary. Farmway Rd is classified as a principal arterial on the functional classification maps adopted by Canyon County and HD4. Existing right-of-way width along the subject property is a 25-foot prescriptive right-of-way measured from the roadway centerline. HD4 and the City of Caldwell have adopted a corridor plan for Farmway Rd between Karcher Rd and SH 19 which recommends the ultimate ROW width for the Farmway Rd corridor adjacent to the subject property is 56-feet (half width) measured from the section line. Additional right-of-way may be necessary near the southeast corner of the subject property to accommodate a left-turn pocket (loon) for U-turns on Farmway Rd.



Farmway Rd Corridor Plan 2022 (C is a left turn "loon", E is a RIRO access point).

Access
The subject property is served via an existing agricultural/residential approach to Farmway Rd. The existing approach is approximately 140-feet wide with the north half being gravel, and the southerly 70-feet improved with a paved apron. The paved portion of the approach was permitted by HD4 in 2017 to accommodate heavy ag equipment usage, and was constructed to meet the requirements of a commercial approach per ACCHD SD-106.

The existing paved access to Farmway Rd is suitable for the use proposed in the application (10 truck/trailer combinations used primarily for agricultural commodity transport), subject to the following conditions:

1. An access permit from HD4 is required to document the change in land use.
2. Only the paved portion of the access should be used for truck traffic.
3. Additional right-of-way dedication or impact fees are not applicable for this use as it is consistent with previous agricultural uses on the property.
4. Direct access to Farmway Rd may be modified, relocated, or restricted to accommodate future traffic operations on the corridor. This may include restriction to right-in-right-out operations at the approach, with provisions for u-turns provided north and south of the property.

Transportation Impacts
The conditional use application provided by the applicants indicates portions of the property will be used to support a contractor shop and staging area for approximately 10 agricultural truck/trailer combinations. A total of 10 employees are predicted to use this area during a typical day (10 drivers, implied from application). Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	10	7	36

For comparative purposes, this is equivalent to the traffic impacts from 3-4 single family residences.

The proposed use appears consistent with previous agricultural operations on the property, which included similar truck/trailer staging and equipment laydown areas. There does not appear to be any net increase in vehicle traffic with this request, and no traffic mitigation is recommended at this time.

Future changes in land use, or in the type of contractor use (commercial vs agricultural) at this property may change the traffic impacts from the property, and should require a new access permit from HD4 to assess and mitigate any changes.

HD4 does not opposed 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,



Chris Hopper, P.E.
District Engineer

File: Farmway Rd- CU2025-0020 Rosales Contractor Staging Area

Arbay Mberwa

Exhibit E5.1

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Wednesday, April 1, 2026 5:20 PM
To: Arbay Mberwa
Subject: RE: [External] CU2025-0020 Rosales Contractor Shop

Arbay Mberwa-

1. Is there an ETA for when construction of Farmway will be completed? Specially between Ustick and Homedale Rd.
   June 2026
2. Will there be a road going in east to west, north of parcel R32602? If so can the applicant obtain an approach permit there?
   Not now. Maybe eventually.
3. The Farmway Corridor Plan shows a loon being placed adjacent to the existing approach, will this pose any concerns or will the existing approach need to be relocated?
   Loon or approach will be relocated as needed during design of the corridor widening
4. It appears that there is a 150' access easement on parcel R32602 to get to parcel R32602010, with the corridor plan placing a loon there how will parcel R32602010 access their property?
   See answer for #3
5. How much more right of way will the loon need?
   Approx 12-ft wider at widest point
6. The ultimate right of way width will be 56' (half width) from the center of Farmway, however additional right of way dedication is not required, how will that work with the improvements outlined in the plan?
   Purchase additional r/w for project just like all other parcels
7. Will Farmway become a 5 lane road?
   Eventually but not for some time (10 years)

Respectfully,

Chris Hopper, P.E.
District Engineer Emeritus

Effective March 11, 2026 Mike Kaes, P.E. is the District Engineer for Highway District No. 4. I am winding down my responsibilities to the District as I prepare to retire in May.

Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135 Ext. 104

From: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Tuesday, March 31, 2026 9:10 AM
To: Chris Hopper <chopper@hwydistrict4.org>
Subject: RE: [External] CU2025-0020 Rosales Contractor Shop

Exhibit E6

Arbay Mberwa

From: Joe Dodson <jdodson@cityofcaldwell.org>
Sent: Tuesday, March 31, 2026 1:27 PM
To: Arbay Mberwa
Cc: Morgan Bessaw
Subject: [External] RE: R32602 Inquiry (CU2025-0020)

Hello,

I received your inquiry regarding the zoning for Parcel #R3259900000, adjacent to R32602. The property to the north and east of R32602 is R-1 and both also have approved preliminary plats for single-family residential.

Morgan, our Deputy Director, responds to the County land use applications so I am sure she has or will respond on this request as we would not approve of its compatibility to the approved developments nor to the future land use designation for this area which anticipates residential development in almost all cases.

If you have further questions, please do not hesitate to reach out!

CALDWELL™
COMMUNITY DEVELOPMENT
Planning & Zoning Division
Joe Dodson, AICP
Principal Planner
205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4523

** Please note my scheduled work hours are 7am – 4pm (M, T, TH, F) and 7am - 11am (W). If immediate assistance is needed on Wednesdays following 11am, please reach out to the PZ@cityofcaldwell.org general email. Thank you!

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Arbay Mberwa

Exhibit E6.1

From: Nicole Nicholson <nnicholson@cityofcaldwell.org>
Sent: Monday, May 4, 2026 3:32 PM
To: Morgan Bessaw
Cc: Arbay Mberwa
Subject: RE: [External] RE: R32602 Inquiry (CU2025-0020)

Hello Arbay,

Please see the snippet showing the sewer and water main lines on Farmway Road.



AMERICA 250
CITY OF CALDWELL

PUBLIC WORKS

Nicole Nicholson

Administrative Coordinator

205 S. 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-3006

Arbay Mberwa **Exhibit E7**

From: Lucy Ostyn
Sent: Friday, May 15, 2026 4:59 PM
To: Arbay Mberwa
Subject: FW: Agency Notice CU2025-0020 / Castaneda
Attachments: 30 day AGENCY notice PZ hearing.pdf

Arbay,

The portable office on site was never permitted. If the CUP is approved and the office is utilized, we ask that a commercial building permit be pulled for it, this also will remedy GIS' comment regarding the address as it would be assigned one during the permit review.

The secondary manufactured home on site is legal non-conforming according to Aumentum data (started being taxed in 1969) so we will not require permitting for it, but if it is being utilized as a secondary residence, an application for an address should be submitted to GIS for emergency service purposes.

A side note: if the property receives the addresses for the secondary home and the office and all three use the same access, that would be three uses triggering a private road. Something they may want to consider!

Sincerely,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, May 14, 2026 10:54 AM
To: 'casanderson@caldwellschools.org' <casanderson@caldwellschools.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@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>;

May 18, 2026

Exhibit E8

Arbay Mberwa
Canyon County Development Services Department
111 N. 11th Ave., Suite 310
Caldwell, ID 83605
Arbay.Mberwa@canyoncounty.id.gov
(sent via email)

Re: Safe Construction Near Idaho Power's Transmission Line #219 – CDWL-HSTN

Dear Ms. Mberwa;

Thank you for your commitment to safety and contacting Idaho Power about the conditional use permit for a contractor shop and staging area (CU2025-0020) proposed near Idaho Power's Transmission Line #219 – CDWL-HSTN ("transmission line") as well as an overhead distribution line. For Idaho Power to safely maintain these facilities, the following restrictions apply to development near the transmission line:

Restrictions on Buildings and Structures

Based on Idaho Power's preliminary review, there are no height restrictions for buildings or structures located at least 25' feet horizontally from the centerline of these structures, or 50' total, defined here as a line between the center of the existing transmission structures. This satisfies Idaho Power's clearance requirements for the line. All buildings and structures should be located beyond this distance to avoid future maintenance or construction issues. A more detailed analysis of the required clearances can be performed at your request and would require additional submittals, including a detailed plan of the proposed site improvements.

Restrictions on Vehicles and Equipment

National Electrical Safety Code ("NESC") clearance requirements also apply to vehicles and equipment near transmission lines. As the most practical way to meet these clearances, no vehicles or equipment over 14 feet in height should be brought under the transmission line. This height limitation will meet NESC requirements for the transmission line based on ground surface elevations. If you plan to use taller vehicles or equipment near the transmission line, please check with Idaho Power for applicable NESC clearance requirements.

Restrictions on Ground Surface Elevation Alterations

To maintain NESC's required ground clearances for the transmission line, the ground surface elevation below the transmission line should not be altered through excavations, grading, installation of berms or other changes without Idaho Power's prior written approval.

Restrictions on Vegetation

Idaho Power has the right to cut, trim and remove any vegetation that interferes with these facilities.

Idaho Power Access

In addition to the building and structure restrictions outlined above, Idaho Power maintains full rights of ingress and egress necessary for the complete use and occupation of these facilities. These access rights are critical for the ongoing operation and maintenance of these facilities.

To ensure adequate access, Idaho Power requires:

- A minimum 14-foot-wide clear path or roadway to each structure for heavy vehicles and equipment.
- A 60-foot minimum radius around each pole.
- Non-access slopes should not exceed a 2:1 ratio.

All roads, pads, and access paths leading to Idaho Power structures must be constructed in accordance with Idaho Power specifications and receive prior design approval. These specifications are based on AASHTO's Guidelines for Geometric Design of Low-Volume Roads.

Additional Legal Restrictions

In making your decision regarding the design, location and construction of your proposed improvements, it is also important to comply with the provisions of the Idaho Overhead Line Safety Act, which sets forth safety clearance requirements for activities near power lines. A pamphlet explaining the Overhead Line Safety Act is enclosed with this letter. Please review this pamphlet and follow the clearance requirements set forth in the Act whenever working near power lines.

Allowed Uses

The areas described above can be used for agriculture, roads, parking, restricted-height landscaping and other similar uses that will not interfere with these facilities, so long as the above restrictions are met.

Thank you for contacting Idaho Power on this matter. If you have any further questions or need further analysis, please contact me at 208-388-5224 or at lletson@idahopower.com.

Leon Letson
FACILITY SITING COORDINATOR
Idaho Power | Economic & Community Development

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An IDACORP Company

Idaho's Overhead Line Safety Act

Facts You Need To Know... When Working Near Overhead Power Lines

To protect individuals working near overhead power lines from accidental contact, the Idaho Legislature passed into law in 1992 the Overhead Line Safety Act, or the "10-foot rule," meaning 10 feet of clearance must be maintained.

The State of Oregon has similar legislation and Occupational and Safety Health Administration (OSHA) laws include bare low-voltage lines as well.

The law says that no work activities can take place near high-voltage, overhead power lines until:

1) you notify the utility operating the line near your worksite, and

2) you and the utility complete mutually satisfactory safety precautions for the work.

Working Together

As soon as you inform your local utility of your intended work activity, you're taking the first step to ensure your safety and the safety of your crew. When and where necessary, the following can then occur:

1) Coordination of work schedules;
2) Identification of temporary mechanical barriers to prevent contact with the lines;
3) Temporary de-energizing and grounding of the lines;
4) Temporary raising or moving of lines.

Failure to Comply

Any party working within prescribed distances of an overhead line without notifying the electric utility and establishing required safety precautions, will be held directly responsible for all financial consequences of an electrical accident.

Failure to comply with this rule can carry a penalty of up to $500 for each offense in addition to the cost of injuries and repairs.

For your reference, the text of the law is printed in full on the back of this sheet.

Contact Your Utility Immediately

If you or your contractor are going to be working near overhead lines, immediately contact the local electric utility nearest your intended job site. If you don't know who operates the power lines in question, any utility will be able to help. Make your work activities as safe as possible by meeting all requirements of this law.

Please contact Idaho Power at 1-800-488-6150 for help in taking appropriate steps to ensure the safety of you and your workers.

P.O. Box 70 (83707)
1221 W. Idaho St.
Boise, ID 83702

The Idaho Overhead Line Safety Act Of 1992

55-2401. Definitions

As used in this chapter:

(1) "Authorized person" means

(a) An employee of a public utility, or a contractor or subcontractor or employee of a contractor or subcontractor of a public utility, which produces, transmits or delivers electricity, while the employee is working within the scope of his employment with or for the public utility;

(b) An employee of a public utility which provides and whose work relates to communication services or an employee of a state, county or municipal agency which has authorized circuit construction on or near the poles or structures of a public utility, while the employee is working within the scope of his employment;

(c) An employee of an industrial plant whose work relates to the electrical system of the industrial plant, while the employee is working within the scope of his employment;

(d) An employee of a cable television or communication services company or an employee of a contractor of a cable television or communication services company, if specifically authorized by the owner of the poles to make cable television or communication services attachments, while the employee is working within the scope of his employment; or

(e) An employee or agent of a state, county or municipal agency which has or whose work relates to overhead electrical lines or circuit construction or conductors on poles or structures of any type, while the employee is working within the scope of his employment.

(2) "Contractor" means any person, sole proprietorship, partnership, joint venture, corporation, or other business entity doing business in the state of Idaho which contracts, subcontracts or otherwise agrees or undertakes to perform any function or activity upon any land, building, highway, waterway or other premises.

(3) "High voltage" means voltage in excess of six hundred (600) volts measured between conductors or between a conductor and the ground.

(4) "Overhead line" means all electrical conductors installed above ground.

(5) "Person" means any individual or business entity of any kind.

(6) "Public utility" means any publicly, cooperatively or privately owned utility which owns or operates a high voltage overhead line.

55-2402. Activity Near Overhead Line — Safety Restrictions

Unless danger against contact with high voltage overhead lines has been effectively guarded against as provided in section 55-2403, Idaho Code, a contractor, individually or through an agent or employee or as an agent or employee, shall not:

(1) Perform or require any other person to perform any function or activity upon any land, building, highway, waterway or other premises if at any time during the performance of such function or activity it is possible that the contractor or the person or any part of any tool or material used by the contractor or the person could move or be placed or brought closer to any high voltage overhead line than the following clearances:

(a) For lines nominally rated at fifty (50) kilovolts or less, ten (10) feet of clearance;

(b) For lines nominally rated at over fifty (50) kilovolts, ten (10) feet plus four-tenths (.4) of an inch for each kilovolt over fifty (50) kilovolts.

(2) Operate any mechanical or hoisting equipment or any load of such equipment, any part of which is capable of vertical, lateral or swinging motion closer to any high voltage overhead lines than the clearances specified in subsections (1)(a) and (b) of this section.

55-2403. Activity In Close Proximity To Lines — Clearance Arrangements With Public Utility — Payment

(1) If any contractor desires to temporarily carry on any function, activity, work or operation in closer proximity to any high voltage overhead line than permitted in this chapter, or in such proximity that the function, activity, work or operation could possibly come within closer proximity than permitted in this chapter, the contractor responsible for performing the work shall promptly notify the public utility owning or operating the high voltage overhead line in writing. The contractor may perform the work only after making mutually agreeable arrangements with the public utility owning or operating the line, including coordination of work and construction schedules. Arrangements may include placement of temporary mechanical barriers to separate and prevent contact between material, equipment or persons and the high voltage overhead lines, temporary deenergization and grounding, or temporary relocation or raising of the high voltage overhead lines. A written agreement identifying the arrangements and the payment to be made therefore, if any, as provided in subsection (2) of this section shall be executed by the parties.

(2) The public utility may, in conformance with its then current practice, require the contractor responsible for performing the work in the vicinity of the high voltage overhead lines to pay any actual expenses of the public utility in providing arrangements for work in close proximity to the overhead lines. The public utility is not required to provide the arrangements for work in close proximity to the overhead lines until a written agreement for payment has been made. The public utility may require payment in advance. Any surplus amounts paid to the utility shall be refunded.

(3) The public utility shall make arrangements to accommodate activity in proximity to overhead lines in accordance with the agreement of the parties. Where a date certain for completion of the clearance arrangements is not otherwise specified in the agreement, the arrangements must be completed within a reasonable time with consideration to all existing circumstances. However, any delay in completing the arrangement shall not excuse nor authorize the person, contractor or subcontractor to undertake to perform work in closer proximity to high voltage overhead lines than is provided herein, until such time as the arrangements have been completed.

(4) The public utility may deny any request for clearances which in the judgment of the utility may jeopardize the performance, integrity, reliability or stability of the utility's electrical system or any electrical system with which it is interconnected.

55-2404. Violations

(1) Any contractor or agent thereof violating the provisions of this chapter shall be subject to a civil penalty of not more than five hundred dollars ($500) to be imposed by the court in favor of the state and deposited in the state general account.

(2) If a violation of the provisions of this chapter results in physical or electrical contact with any high voltage overhead line, the contractor committing the violation shall be liable to the public utility owning or operating the high voltage overhead line for all damages to the facilities and all costs and expenses, including damages to third persons, incurred by the public utility as a result of the contact.

(3) County prosecuting attorneys and the attorney general are authorized to prosecute violations of the provisions of this chapter.

55-2405. Exemptions

The provisions of this chapter shall not apply to:

(1) Construction, reconstruction, operation or maintenance by an authorized person of overhead electrical or communication circuits or conductors and their supporting structures, or to electrical generating, transmission or distribution systems, or to communication systems;

(2) Agreements between public agencies to perform any work or undertaking which each public agency entering into the agreement is authorized by law to perform, provided that any such agreement shall be authorized by the governing body of each party to the agreement; or

(3) Fire, police or other emergency service workers while engaged in emergency operations, or highway districts or other governmental entities performing routine or emergency maintenance in their rights of way.

CID# 46809
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Arbay Mberwa

Exhibit E9

From: Tom Ritthaler <tritthaler@boiseproject.org>
Sent: Friday, June 5, 2026 12:29 PM
To: Arbay Mberwa
Subject: [External] Re: Discharging into the ditch
Attachments: image002.png; image001.png; CU2025-0020 application.pdf

We do not accept any storm water back into our system. They need to build a pond to capture it.
Thanks,
Tom Ritthaler
BPBC

On Jun 5, 2026, at 8:42 AM, Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Good Morning,

The property owner of parcel R32602 (4420 FARMWAY RD) is proposing to discharge stormwater runoff into the ditch on the property, will that be an issue with Boise Project Board or Control or Wilder Irrigation District?

Please reach out and let me know if you have questions,

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

111 N. 11th Ave., #310, Caldwell, ID 83605

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday