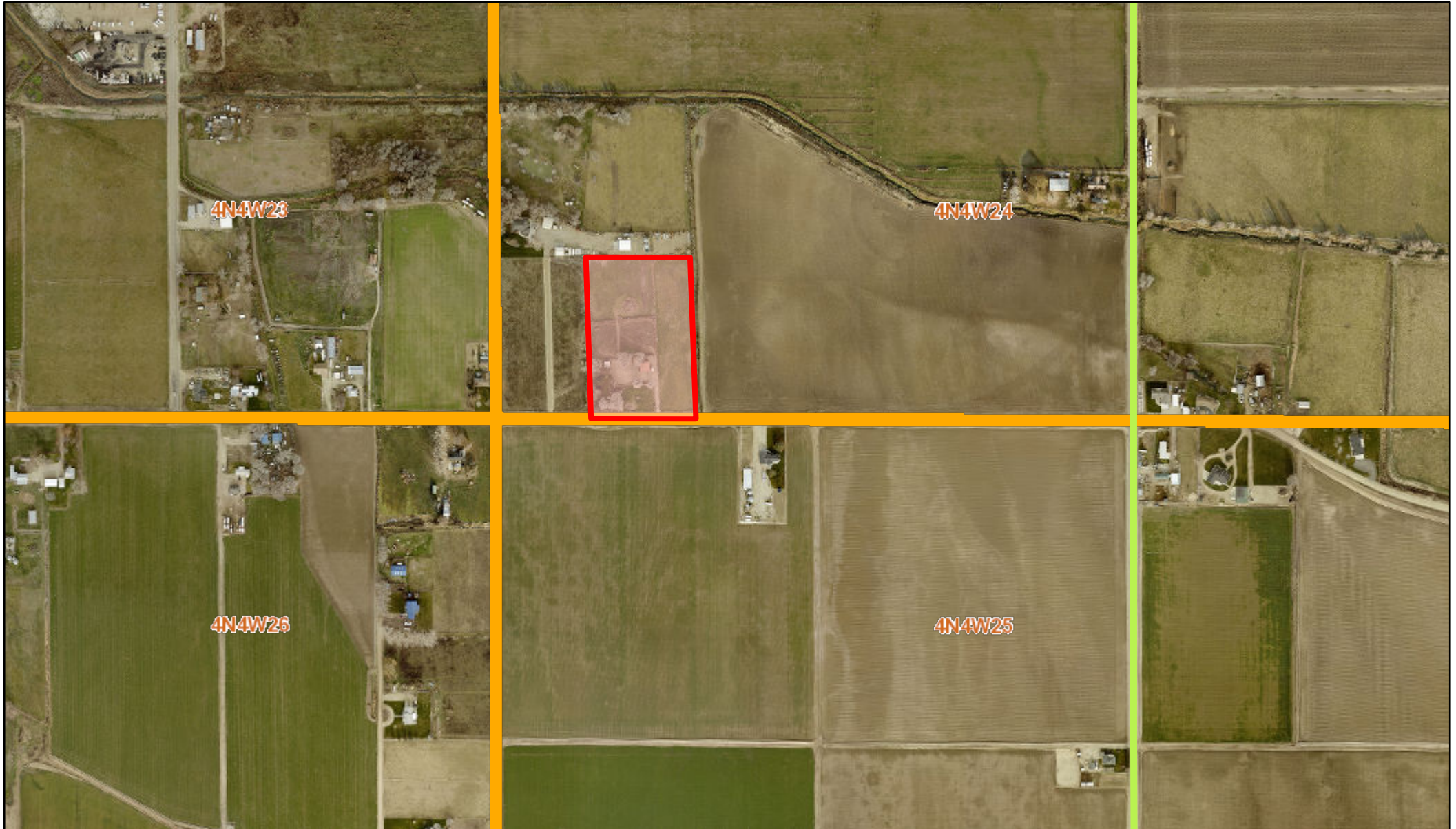


Canyon County, ID Web Map



6/12/2026, 4:01:49 PM



Multiple Parcel Search _Query result



Quarter Line



County Boundary



Current Impact Area



City Limits



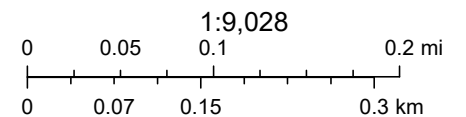
Sections

Imagery_2025_2026

Red: Band_1

Green: Band_2

Blue: Band_3



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

Canyon County, ID

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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Brandon Giannini	
	MAILING ADDRESS: 13937 Indiana Ave Nampa ID 83651	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.		
Signature: <u>Brandon Giannini</u> Date: <u>6-12-26</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Keri K. Smith	
	COMPANY NAME: Treasure Valley Planning	
	MAILING ADDRESS: 17740 Linden Ln. Caldwell, ID	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 18940 Lower Pleasant Ridge Road	
	PARCEL NUMBER: R36382-010	
	PARCEL SIZE: 5 +/- acres	
	REQUESTED USE: Contractor Shop, Excavation Company	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Ag

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CJ2026-0024</u>	DATE RECEIVED:	<u>6/12/26</u>
RECEIVED BY:	<u>M6</u>	APPLICATION FEE:	<u>\$1600.00</u> <u>CK</u> MO CC CASH

#109



LETTER OF INTENT

Conditional Use Permit Application – Contractor Shop

Property Owner	Brandon Giannini
Parcel Number	R36382-010
Approximate Site Area	6.55 acres
Street Address	18940 Lower Pleasant Ridge Road
Proposed Use	Contractor Shop

This Letter of Intent is submitted by Treasure Valley Planning Idaho in support of a Conditional Use Permit application for a proposed Contractor Shop at 18940 Lower Pleasant Ridge Road, identified as Parcel No. R36382-010. The property has undergone significant cleanup following removal of prior structures and is being prepared for the Giannini family's future home and the relocation of their family business, G&S Excavation.

The proposed plan includes construction of a personal residence, fencing of the property, and an approximately 10,000-square-foot shop to serve as office space, shop/workspace, and equipment-related workspace for the excavation business. The property is intended to be owner-occupied, with the business operated in a clean, orderly, and compatible manner.

Under Canyon County Zoning Ordinance Section 07-10-27, a contractor shop is allowed in the Agricultural zone with approval of a Conditional Use Permit. The ordinance defines a contractor shop as a building where a contractor conducts business, including offices, parking of equipment, and employee parking. The applicable use standard in Section 07-14-09 requires the use to be contained within a building or behind a sight-obscuring fence.

This proposal complies with that standard. Office work and equipment maintenance will occur within the proposed shop, and equipment storage will be located toward the rear of the property behind sight-obscuring fencing. All employee parking, equipment parking, and business-related parking will occur on site, and no parking will be allowed on Lower Pleasant Ridge Road.

The applicant is also mindful that multiple contractor-type businesses have opened within approximately one to two miles of this area without first obtaining land use approval. Several of those uses are located south of this property, outside the identified Industrial future land use designation, and within areas that remain agricultural in character. In contrast, this applicant purchased property with an Industrial future land use designation and is following the proper Conditional Use Permit process before establishing the use. This approach reflects an intent to respect the County's land use process, operate responsibly, and be a good neighbor.

Irrigation water will continue to be used for pasture and agricultural-related maintenance of the property. Existing irrigation canal access will be used for watering pasture areas, helping maintain the rural and agricultural character of the site.

The proposed site design is intended to ensure that irrigation, drainage, and stormwater facilities are managed on site and do not adversely impact neighboring properties, public roads, or existing drainage patterns.

The applicant also intends to fence the entire property. The fencing is proposed for screening, security, and privacy purposes, including protection of equipment and materials stored on site and privacy for the future residence. The applicant is also considering berming and site grading, as generally shown on the submitted site concept, to assist with screening, drainage, and containment of stormwater on site.

Compatibility

The proposed use is compatible with the area because it is located near existing industrial activity to the north and on property identified for future Industrial use. At the same time, the applicant is proposing measures to reduce impacts on nearby agricultural and residential properties, including fencing, screening, indoor work areas, on-site parking, and access improvements.

The owner-occupied nature of the property is also important. Because the applicant intends to live on site, there is a direct incentive to maintain the property in a clean and orderly condition. The business is not proposed as an unattended storage yard or speculative industrial site, but as a family home and family business location.

The project will also support a local excavation company that serves residential, agricultural, commercial, and public infrastructure needs throughout the County. Locating this type of business on land with an Industrial designation is a practical and responsible way to accommodate necessary construction-related services while minimizing impacts to surrounding properties.

Any exterior lighting will be directed downward and inward to minimize glare onto neighboring properties and Lower Pleasant Ridge Road.

Conclusion

Overall, the proposed Contractor Shop complies with the Canyon County Zoning Ordinance, is consistent with the property's Industrial future land use designation, and provides a reasonable transition between existing industrial activity to the north and surrounding agricultural and rural properties. Treasure Valley Planning Idaho respectfully requests approval of the Conditional Use Permit and looks forward to working collaboratively with Canyon County, Highway District No. 4, neighboring property owners, and all affected agencies.

Will the operation create dust, odors, fumes, vibration, glare, smoke, or other off-site impacts? If so, how will those impacts be prevented or controlled?

The primary potential impact is dust from vehicle movement within the site. The applicant will maintain internal drive areas and yard surfaces to minimize dust and prevent it from becoming a nuisance to neighboring properties. No significant odors, fumes, vibration, glare, or smoke are anticipated from normal business operations.

Will any chemicals, fuels, oils, or hazardous materials be stored or used on site? If so, how will they be stored, contained, and managed?

Oils and fuels associated with equipment maintenance and business operations may be stored on site. Oils will be stored in drums with appropriate secondary containment. Fuel tanks will include containment measures, such as berming or a containment area, to address accidental spills. Materials will be stored and managed in a manner intended to prevent spills, leaks, or off-site impacts.

What impacts are anticipated from the operation, and what specific mitigation measures are proposed?

Potential impacts include limited traffic, morning vehicle noise, outdoor equipment visibility, and dust. These impacts will be mitigated through on-site parking, sight-obscuring fencing, indoor equipment maintenance, appropriate placement of vehicles and equipment, maintenance of internal drive areas, and containment of stormwater on site.

3. Site Improvements, Facilities, and Utilities

What site improvements are proposed, including grading, surfacing, fencing, lighting, screening, drainage, landscaping, and utilities?

Proposed improvements include construction of an approximately 10,000-square-foot shop, construction of a personal residence, fencing of the entire property, site grading, drainage improvements, utility improvements, and designated areas for parking and equipment staging. Sight-obscuring fencing will be provided to screen the contractor shop use from surrounding properties and roads. Any exterior lighting will be directed to minimize glare onto neighboring properties and Lower Pleasant Ridge Road.

How will water, sewer or septic, irrigation, drainage, and stormwater service be provided and maintained?

Water for the proposed residence and contractor shop is anticipated to be provided by the existing well on the property, which will be restored to working condition as needed. Sewer service will be provided through septic systems. The applicant anticipates applying for the required septic permits for the residence and shop/office bathroom facilities.

Irrigation water will be used for pasture and agricultural-related maintenance of the property. Existing irrigation canal access will be used for watering pasture areas. Stormwater drainage will be contained on site through grading, berms, and other appropriate site measures to ensure runoff is retained and managed within the property boundaries.

Will the proposal require new utility lines, easements, or other infrastructure improvements?

The proposal may require restoration or improvement of the existing well, installation of septic facilities, electrical service improvements, and other utility connections necessary to serve the residence and contractor shop. Any required utility lines, easements, or infrastructure improvements will be addressed through the applicable permitting and agency review processes.

Who will provide utility services, and are existing public or private facilities adequate to serve the proposed use?

The applicant will be responsible for providing and installing necessary private utility improvements, including water, septic, irrigation-related improvements, and site drainage improvements, except for

What impact will the proposal have on schools, irrigation facilities, fire protection, emergency response, police, ambulance, or other essential services?

The proposal is not expected to create impacts to schools or generate significant demand for public services. Fire protection and emergency response requirements will be reviewed by the applicable fire district and emergency service providers. Irrigation facilities will continue to be used for pasture irrigation and will be maintained so they do not negatively impact neighboring properties.

Are existing public services adequate, or will upgrades or additional services be required?

No significant upgrades to public services are anticipated at this time. Any required improvements or agency conditions will be addressed through the Conditional Use Permit review process and applicable building, fire, septic, access, and utility permits.

6. Contractor Shop Standard – CCZO 07-14-09

Will all contractor shop activities be contained entirely within a building?

Office work and equipment maintenance will occur within the proposed shop building.

If not, what activities, storage, equipment, vehicles, materials, or work areas will be located outside?

Outdoor areas will be used for parking and staging of company vehicles, equipment, and related materials. Outdoor storage and staging will be located behind sight-obscuring fencing.

How will any outdoor portion of the use be screened behind a sight-obscuring fence?

The applicant intends to install sight-obscuring fencing around the property or around the contractor shop use areas, as required, to screen outdoor storage, staging, parking, and equipment from surrounding properties and roads.

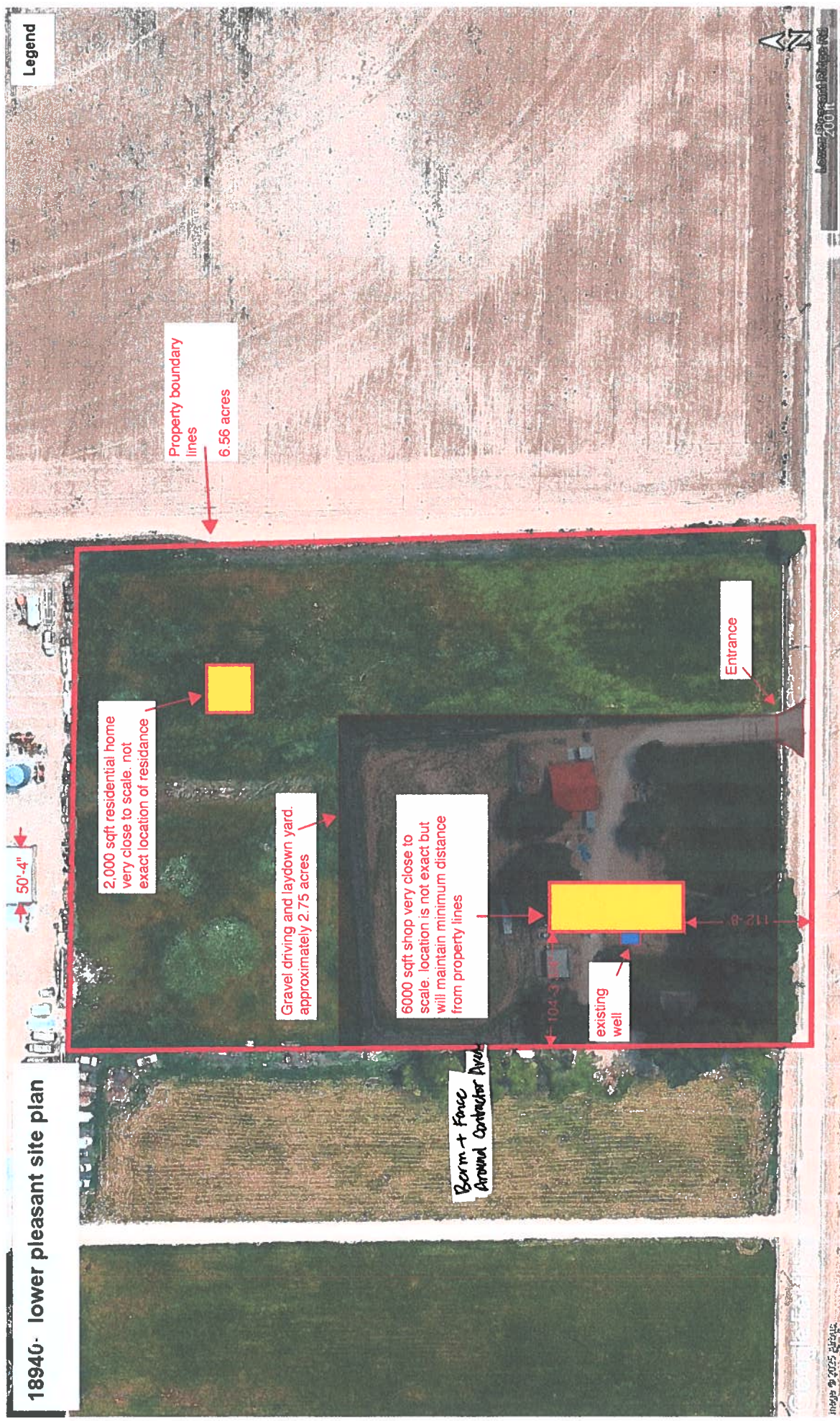
Please provide fence details, including height, materials, location, and how the fencing will fully screen the use from surrounding properties and roads.

Final fence details will be provided with the site plan or as required through the County review process. The applicant intends to install sight-obscuring fencing designed to screen the contractor shop use, equipment storage, and vehicle staging areas from surrounding properties and public roads. Fence height, materials, and location will comply with Canyon County requirements and any conditions of approval.

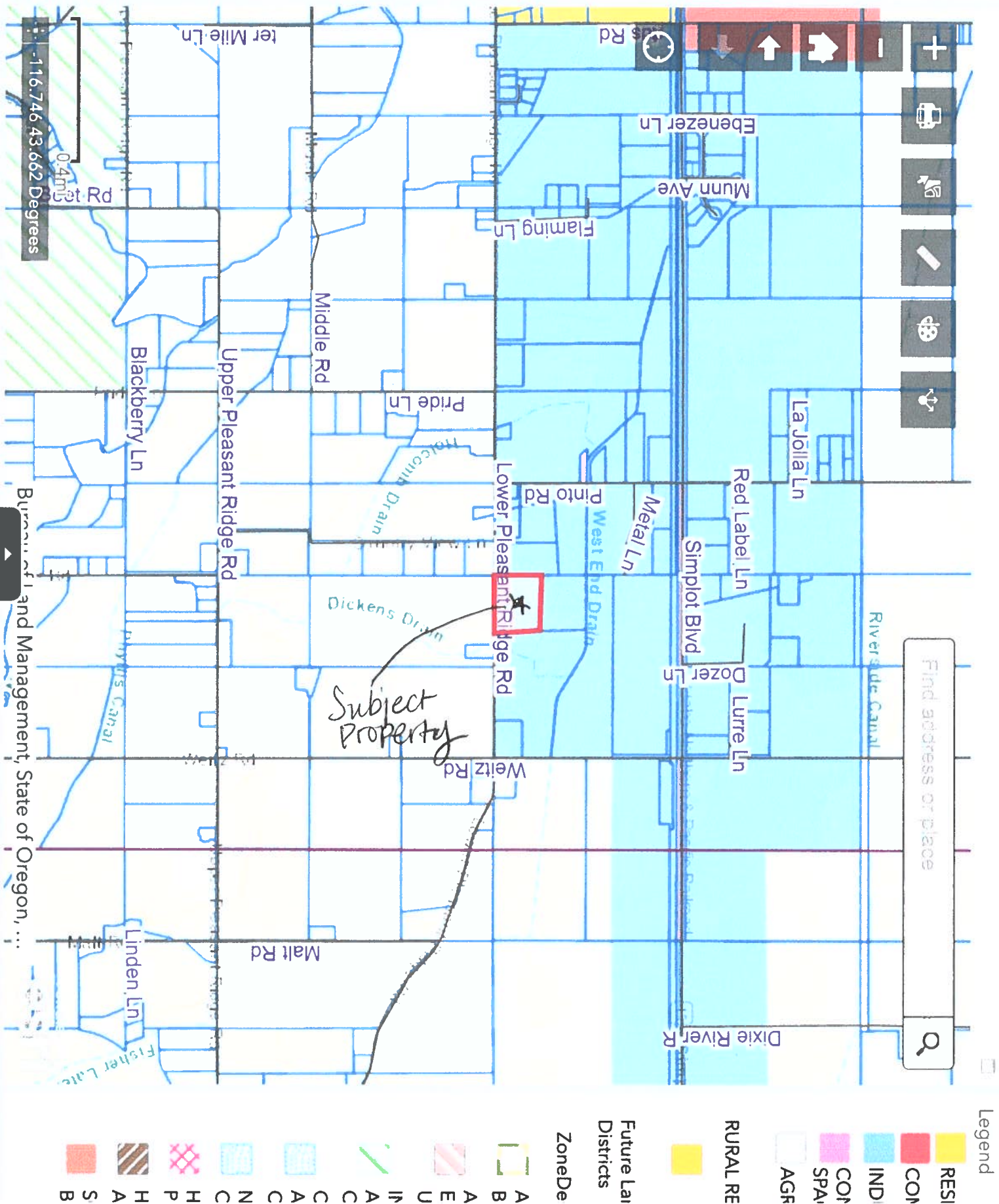
Please explain how the site plan complies with the requirement that the use be contained within a building or behind a sight-obscuring fence.

The site plan will comply with CCZO 07-14-09 by placing office work and equipment maintenance inside the enclosed shop building and locating outdoor vehicle parking, equipment staging, and material storage behind sight-obscuring fencing. This approach ensures that the contractor shop use is either contained within a building or screened from view as required by the ordinance.

18946- lower pleasant site plan



2030 2C Future Land Use Map



LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? **E x i s t i n g** _____

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:** N/A
☐ Public ☐ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** ☒ Fencing will be provided (Please show location on site plan)
Type: **A s r e q u i r e d** _____ Height: _____

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

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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☒ Water supply source: Will meet standards required _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Contractor Shop Excavation Company _____

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 6:30 _____ to 5:00 _____
☒ Tuesday 6:30 _____ to 5:00 _____
☒ Wednesday 6:30 _____ to 5:00 _____
☒ Thursday 6:30 _____ to 5:00 _____
☒ Friday 6:30 _____ to 5:00 _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 19 offsite workers__ ☐ 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? As needed for equipment _____

Is there is a loading or unloading area? Yes _____



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncountv.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, BRANDON GIANNINI, 18940 Lower Pleasant Ridge
(name) (address)
Caldwell, IDAHO 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to Treasure Valley Planning OR Connor Giannini

Keri K. Smith, 17741 Linden Ln Caldwell
(name) (address)

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 9th day of JANUARY, 20 25.

Brandon Giannini

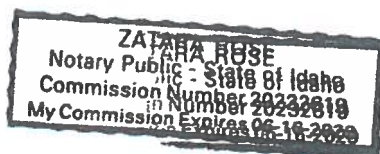
(signature)

STATE OF IDAHO)

COUNTY OF CANYON)

ss

On this 9 day of JANUARY, in the year 20 25, before me ZATARA ROSE,
a notary public, personally appeared Brandon Giannini, 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: ZATARA ROSE

My Commission Expires: 06/16/2029

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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: 18940 Lower Pleasant Ridge Road	Parcel Number: R36382-010	
City: Caldwell	State: Idaho	ZIP Code: 83607
Notices Mailed Date: April 8, 2026	Number of Acres: 6.56	Current Zoning: Ag
Description of the Request: Conditional Use Permit for a Contractor Shop		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Keri Smith		
Company Name: Treasure Valley Planning Idaho,		
Current address: 17741 Linden Ln		
City: Caldwell	State: Idaho	ZIP Code: 83607
Phone: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: April 19, 2026	MEETING LOCATION: 18514 Upper Pleasant Ridge Rd.	
MEETING START TIME: 4:00	MEETING END TIME: 5:05 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Jill Aggar	[Signature]	17779 Upper Pleasant
2. Lane House	[Signature]	18422 Lower Pleasant
3. Sonja House	[Signature]	18422 Lower Pleasant
4. KASSI CHADWICK	[Signature]	18450 LOWER PLEASANT
5. VIVIAN FERKIN	[Signature]	14335 LOWER PLEASANT
6. R. C. Green	[Signature]	18874 Upper Pleasant
7. Anita Narroquin	[Signature]	18793 Lower Pleasant
8. Lynn Margenich	[Signature]	SAINT
9. Shaun Ryals	[Signature]	18465 Lower Pleasant

10.	JAKE FILLMORE, ~~Jake Fillmore~~ - 18954 Lower Pleasant Ridge Rd Caldwell
11.	MARNIE FILLMORE, M Fillmore - 18954 Lower Pleasant Ridge Rd Caldwell
12.	Brandon Giannini 16207 Plow Ave Caldwell ID
13.	Grace Wisdom 16207 Plow Ave Caldwell ID
14.	Keri Smith 17741 Linden Ln. Caldwell, ID
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):

Brandon Giannini / Keri Smith

APPLICANT/REPRESENTATIVE (Signature): Keri Smith

DATE: 04 / 19 / 26



AGENCY ACKNOWLEDGMENT

Date: April 9, 2026

Applicant: Brandon Giannini

Parcel Number: R36382-010

Site Address: 18940 Lower Pleasant Ridge Road

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 04/14/2026 Signed: _____

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

Fire District:

District: Caldwell

☐ Applicant submitted/met for official review.

Date: 4-16-26 Signed: _____

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

I shall submit Fire permit application for construction. Adopted IF will apply.

Highway District:

District: Canyon Hwy Dist 4

☐ Applicant submitted/met for official review.

Date: 4/28/26 Signed: _____

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

Irrigation District:

District: Pioneer

☒ Applicant submitted/met for official review.

Date: 4/16/26 Signed: _____

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

Area of City Impact:

City: N/A

☐ 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

UNOFFICIAL COPY

2025-047214

RECORDED

12/23/2025 08:59 AM

RICK HOGABOAM
CANYON COUNTY RECORDER

Pgs=3 JGOLDMAN

\$15.00

TYPE: DEED

TITLEONE BOISE

ELECTRONICALLY RECORDED



TitleOne
a title & escrow co.

Order Number: 25583354

Warranty Deed

For value received,

Brandon Giannini, an unmarried man

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

Jacob Fillmore and Marnie Fillmore, husband and wife, as community property with right of survivorship

whose current address is 18954 Lower Pleasant Ridge Rd Caldwell, ID 83607

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.

Remainder of page intentionally left blank.

Order Number: 25583354

UNOFFICIAL COPY

Warranty Deed - Page 1 of 3

UNOFFICIAL COPY

Dated: December 18, 2025

Brandon Giannini

Brandon Giannini

State of Idaho, County of Ada, ss.

On this 22 day of December in the year of 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Brandon Giannini, 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.

[Signature]
Notary Public

Residing In:

My Commission Expires:
(seal)

Boise Idaho



UNOFFICIAL COPY

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EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

A parcel of land being a portion of the SW 1/4 of the SW 1/4 of Section 24, T.4N., R.4W., B.M., Canyon County, Idaho, as shown on Record of Survey filed for record in the office of the Canyon County Recorder, Caldwell, Idaho, under Instrument No. 2025-044238 and more particularly described as follows:

BEGINNING at the Southwest corner of said Section 24, marked by a brass cap; thence along the West boundary of said Section 24;

North 00°27'48" West 662.43 feet to a point marked by a 5/8" iron pin; thence leaving said West boundary

South 89°50'01" East 375.83 feet to a point marked by a 5/8" iron pin; thence

South 01°49'51" East 662.83 feet to a point on the South boundary of said Section 24, marked by a 5/8" iron pin; thence along said South boundary

North 89°49'39" West 391.65 feet to the POINT OF BEGINNING.

Canyon County Development Services

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

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

Receipt Number: 88628

Date: 6/12/2026

Date Created: 6/12/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Brandon Giannini

Comments: CU2026-0024

Site Address: 18940 LOWER PLEASANT RIDGE RD, Caldwell ID 83607 / Parcel Number: 36382010 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit (CUP)	CU2026-0024	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0024	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0024	\$50.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	109	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00