

PLANNING AND ZONING COMMISSION
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

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 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 <i>February 12, 2026</i>. 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. <i>See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.</i>
Criteria Met?	2	What is the nature of the request?
Yes		
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?	3	Is the proposed use consistent with the comprehensive plan?
Yes		
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 <i>Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</i> "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 <i>Promote housing, business, and service types needed to meet the demand of the future and existing population.</i> 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?

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Yes	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: <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Agricultural and Residential</td><td>Agricultural</td><td>R-1 Low Density Residential within the City of Caldwell</td></tr><tr><td>E</td><td>Agricultural</td><td>R-1 Low Density Residential within the City of Caldwell</td><td></td></tr><tr><td>S</td><td>Agricultural and Residential</td><td>Agricultural</td><td></td></tr><tr><td>W</td><td>Agricultural</td><td>Agricultural</td><td></td></tr><tr><td colspan="4">"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)</td></tr></table> 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. <i>See condition of approval No. 9 to further obscure the staging area from the future neighboring uses.</i> 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	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)			
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	required. <i>See conditions of approval to mitigate negative impacts the use may have on the surrounding area.</i> 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. <i>See condition of approval No. 5.</i> 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). <i>See CCCO §07-07-05(7) for potential traffic impact analysis.</i> 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. <i>See the conditions of approval to mitigate noise, dust, and emission concerns that may arise.</i> 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). <i>See condition of approval No. 9.</i>	
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). <i>See condition of approval No. 12.</i> 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). <i>See condition of approval No. 11 to protect the ditch that bisects the staging area and comply with Boise Project Board of Control.</i> 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). <i>See condition of approval No. 5 to comply with Idaho Power requirements.</i> 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. <i>See proposed condition of approval No. 6 & 7.</i> 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?	6	Does legal access to the subject property for the development exist or will it exist at the time of development?
Yes		
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?	7	Will there be undue interference with existing or future traffic patterns?
Yes		
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?	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?
Yes		

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). See <i>condition of approval No. 1a</i> . 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 <i>condition of approval No. 9 for fencing requirements</i> .

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 (<i>Condition No. 4c</i>).	
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). <i>See condition of approval No. 4c.</i>	

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:

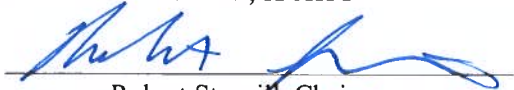
1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
 - a. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation 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 conditional use permit for the staging area and contractor shop shall be limited to Bulmaro Rosales and family. Should ownership of parcel R32602 change from Bulmaro Rosales or an immediate family member, the new property

owner shall provide Development Services Department with notarized consent to the staging area and contractor shop conditions.

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.
14. Bulk fuel storage on site shall be prohibited. Mechanical repairs shall be limited to minor repairs on site.
15. Landscaping shall be installed along Farmway Road, with a maximum height of 3-feet. Landscaping should be placed along the northern boundary of the staging area and contractor shop to provide a buffer for adjacent land uses.
16. The shared approach on the subject property to access Parcel R32602010 shall be maintained and accessible.

DATED this 18 day of June, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO


Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 18 day of June, in the year 2026, before me CAITLIN ROSS, 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: Caitlin Ross

My Commission Expires: 5/7/2031