Hearing Examiner
Hearing Date: July 20, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CU2026-0008**

APPLICANT: **High Quality Utilities LLC**

PROPERTY OWNER: **Reynaldo Rodriguez**

APPLICATION: **Conditional Use Permit – Contractor Shop & Staging Area**

LOCATION: **11855 Marble Front Road**
R34111, 3.89 Acres

PLANNER: **Dane Adams, Associate Planner**

STAFF RECOMMENDATION: **Denial**

REQUEST:
The applicant, Reynaldo Rodriguez, requests a contractor shop and staging area on approximately 3.89 acres of an "A" (Agricultural) zone to be able to stage equipment and materials for fiber-optic installation. The subject property is located at 11855 Marble Front Rd, also referenced as Parcel 34111, a portion of the NW quarter of Section 19, T4N, R2W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See Exhibit B.1 for 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), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO §09-01-25 (Area of City Impact Agreement).

BACKGROUND:
According to PI2022-0245, Parcel R34111 is an original parcel and has not changed size or configuration since at least September 6, 1979. On January 6, 2026, a code enforcement violation was opened on the subject property for an unpermitted contractor shop and staging area. March 11, 2026. The property owner applied for this Conditional Use Permit in order to address the code enforcement violation.

The subject property is located within the floodplain/ floodway of Mason Creek. According to a comment received by the Idaho Department of Water Resources (**Exhibit D2 & D8**), the applicant will be required to provide additional information regarding development and evacuation plans.

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 Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**

Analysis	A staging area and contractor shop are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. The applicant submitted an application for a conditional use permit for a staging area on March 11, 2026 (**Exhibit A**). On May 29, 2026, the applicant provided updated information to include a contractor shop within this application (**Exhibit A8.2**). • CCCO §07-02-03 defines a staging area as "An area where equipment and/or materials are stored for use conducted entirely off-site." • CCCO §07-02-03 defines a contractor shop as "May include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking." See project description analysis contained in Section 07-070-05(2) detailing the nature of the request.	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The applicant, High Quality Utilities LLC, requests a conditional use permit to allow a staging area and contractor shop on Parcel R34111. Use: The nature of the request consists of using the subject property and existing shop to store equipment for the applicant's private utility company, High Quality Utilities LLC. Business: High Quality Utilities LLC performs fiber optic installation off-site. The nature of the business requires trucks, trailers, equipment, and the storage of materials (**Exhibit A**). Number of Employees: According to email correspondence with the applicant, there will be 14 employees who come on site each day (**Exhibit A8.1**). Customers: No customers will come on site (**Exhibit A**). Hours of Operation: The proposed hours of operation are 8:00 AM to 4:30 PM, Monday through Friday (**Exhibit A**). Parking: The proposed staging area includes parking for employees and a staging area to the East of the contractor shop (**Exhibit A**). Restrooms: There will be a restroom on site, which is served by an individual well (**Exhibit A**).	
Criteria Met? **No**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is not consistent with the 2030 Canyon County Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel and surrounding area as Residential. The City of Caldwell designates the surrounding area as Neighborhood 2 place-type (Residential) within their Comprehensive Plan (**Exhibit D5**). The subject property is located in an "AE" flood zone as well as the floodway; therefore, a hazardous area without mitigations (**Exhibit B2.2**). The proposed use doesn't align with the following actions, goals and policies outlined in the 2030 Comprehensive Plan: Chapter 1: Property Rights ***A1.01.00a*** *Require properties to conform to the zoning code before receiving additional zoning approvals.* The subject property has a code enforcement violation for operating a staging area without a conditional use permit and unpermitted structures on the property that have not been abated. The 2030 Comprehensive Plan does not support additional approvals prior to conforming to the code. *See Code Section five (5) for details.* Chapter 5: Natural Resources and Hazardous Areas ***P5.05.01*** *Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard.* The subject property is located in a "AE" flood zone therefore, a floodplain development permit is required. Chapter 4: Land Use and Community Design	

	A4.01.01b *Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.* ***P4.04.01*** *Support development in locations where services, utilities, and amenities are or can be provided.* ***P4.04.02*** *Align planning efforts in areas of city impact.* ***P4.07.01*** *Plan land uses that are compatible with the surrounding community.* The City of Caldwell has designated the subject property and the surrounding area as Residential. The City of Caldwell is opposed to the application as it would conflict with their future land use plans for the subject property and property in the immediate vicinity. The proposed use would be prohibited if annexed into the City of Caldwell. The proposed use may potentially align with the following actions, goals and policies outlined in the 2030 Comprehensive Plan: <u>Chapter 1: Property Rights</u> ***G1.01.00*** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. The use is not anticipated to negatively impact public health, safety and welfare with added conditions of approval.* ***P1.01.01*** *No person should be deprived of private property without due process of law.* ***G1.02.00*** *Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.* "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 March 11, 2026, to establish a staging area 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.* High Quality Utilities LLC installs fiber optic cable throughout the Treasure Valley (**Exhibit A**). The business operations on the subject property are specifically utilized as a staging area to store equipment and inventory. <u>Chapter 3: Economic Development</u> ***P3.01.02*** *Support suitable sites for economic growth and expansion compatible with the surrounding area.* According to the applicant, the property and the proposed use of a staging area and contractor shop is consistent with the 2030 Comprehensive Plan as the primary function of the property will remain residential in nature. Fieldwork will take place off-site, and the subject property as a staging area is incidental and will only be used to store equipment and material (**Exhibit A**). Although there are goals, policies and actions outlined in the 2030 Comprehensive Plan that the proposed use aligns with; it is not generally consistent with the Comprehensive Plan.
Criteria Met? **No**	**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 use may not be injurious to other properties in the immediate vicinity in the short term, but the proposed use will be injurious to the properties in the immediate vicinity in the long term. Parcel R34111 is currently located within Caldwell's Area of Impact, which is a designation for parcels where the applicable city can provide services for annexation within five (5) years. The analysis below details how approval of this application would be injurious to the property in the immediate vicinity and negatively change the essential character of the area. **Summary:** The surrounding land uses and zoning, as reviewed within a one and two-mile radius, indicate that the area is primarily residential, with future land use leaning towards increased residential uses as seen in **Exhibits B2.3, B2.13, & D5.**	

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural**	**City of Caldwell R-1**	
S	**Residential**	**"A"**	**City of Caldwell R-1**
E	**Agricultural**	**City of Caldwell R-1**	
W	**Residential**	**"A"**	**City of Caldwell R-1**

"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)

Surrounding Land Use Cases:

In the past five (5) years, there have been no land use applications applied for within a one (1) mile radius of the subject property in unincorporated Canyon County (**Exhibit B2.4**).

There are sixty-five (65) platted subdivisions within a one (1) mile radius, with an average lot size of 0.31 acres. Of the sixty-five (65) existing platted subdivisions, sixty-four (64) are located within Caldwell City limits, and one (1) is located within unincorporated Canyon County. There are seven (7) process plats within the one (1) mile radius, with an average lot size of 0.29 acres (**Exhibits B2.5 & B2.6**).

Character of the Area:

The character of the area is primarily residential, with some active agricultural production occurring on the immediately surrounding properties. To the direct South of the subject property, there is an approximately 6.68-acre parcel, and during the site visit, cattle were seen grazing (**Exhibit C**). About 230 feet to the South, there is a neighborhood located within Caldwell city limits and is zoned R-1. Directly to the West is a 3.27-acre agriculturally zoned property in unincorporated Canyon County. About 520 feet to the West, there is a neighborhood located within Caldwell city limits zoned R-1. To the North, there are active agricultural operations taking place; however, they are located within Caldwell City Limits and are currently zoned R-1. To the East, there are larger parcels located within Caldwell City Limits, but are zoned R-1 (**Exhibit B2.1**).

A contractor shop and staging area are not permitted uses in the residential zoning district and are out of character with the residential area.

Impacts & Mitigation:

Potential impacts identified during the site visit, staff analysis, and agency comments include noise, dust, aesthetic concerns, floodplain development, and unpermitted structures.

- Noise: There are potential impacts related to noise regarding the use, such as starting equipment and loading/ unloading materials. With the property being enclaved by the City of Caldwell's residential zoning districts, noise created from the proposed use will be injurious to properties in the immediate vicinity.
- Dust: Due to driving equipment, as well as loading/ unloading material, there is the potential for dust to have a negative impact on the properties in the immediate vicinity. Dust shall be controlled by applicable federal, state, and county laws, ordinances, rules, and regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements (**Exhibit D6**). With the property being enclaved by the City of Caldwell's residential zoning districts, dust created from the proposed use will be injurious to properties in the immediate vicinity.
- Aesthetic: Due to the storage of materials and the nature of the use, there is the potential for there to be aesthetic impacts on surrounding properties. With the property being enclaved by the City of Caldwell's residential zoning districts, the aesthetic impacts created from the proposed use will be injurious to properties in the immediate vicinity (**Exhibit C**).

	• Floodplain: Due to a comment received from the Idaho Department of Water Resources, there appear to be active floodplain violations due to the staging and storage of materials within the floodway. With the property being enclaved by the City of Caldwell's residential zoning districts, the potential impacts from these violations on surrounding properties in the event of a flood would be injurious to properties in the immediate vicinity (**Exhibit D2 & D8**).	
Criteria Met?	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Yes		
Analysis	As proposed, 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 is proposing one (1) individual domestic well to adequately serve the proposed use (**Exhibit A8.1**). **Sewer:** The applicant is proposing one (1) individual septic system to serve the proposed use (**Exhibit A8.1**). Southwest District Health provided a comment on March 18, 2026, and no concerns were raised (**Exhibit D1**). The Pre-Development notes from Southwest District Health state that the proposed use is not expected to negatively impact the existing septic system (**Exhibit D1**). **Irrigation:** The Mason Creek Irrigation Ditch runs through the property (Exhibit B2.1). The Mason Creek Ditch Co & Pioneer Irrigation District were noticed on March 17, 2026, and June 15, 2026. No comments were received. All associated easements will need to be preserved. **Stormwater drainage facilities:** According to the land use worksheet, stormwater will be retained on site via barrow ditches (**Exhibit A2**).	
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. The subject parcel has frontage along Marble Front Road and takes access via two (2) approaches. The applicant submitted pre-development notes from Highway District No. 4, and they provided improvement requirements such as an access permit, paved apron, and an additional 15 feet of Right-Of-Way (**Exhibit A6**). Highway District No. 4 was noticed on March 18, 2026, and June 15, 2026, and provided comments, which can be found in **Exhibit D7**.	
Criteria Met?	**7**	**Will there be undue interference with existing or future traffic patterns?**
Yes		
Analysis	As conditioned, there will not be undue interference with existing or future traffic patterns. It is anticipated that there will be a total of fourteen (14) employees, most of whom will be coming to pick up trucks and equipment, then leaving to go to job sites for the day. There will be no customers who will come on site (**Exhibit A8.1**). The subject parcel has frontage along Marble Front Road and takes access via two (2) approaches. The applicant submitted pre-development notes from Highway District No. 4 detailing required improvements. Highway District No. 4 was noticed on March 18, 2026, and June 15, 2026, and provided comments, which can be found in **Exhibit D7**. The Idaho Transportation Department provided a comment on March 18, 2026, and stated that they have no comments or concerns regarding this application, and the application does not meet the requirements for a Traffic Impact Study (**Exhibit D3**).	
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, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Due to the nature of the request and proposed use, this application will not negatively impact surrounding school facilities. Vallivue School District was noticed on March 17, 2026, and June 15, 2026. No comment was received. **Police and Fire protection:** The proposed use of this property as a contractor shop and staging area will not negatively impact Police and Fire Protection. Canyon County Sheriff's Office (CCSO) and Caldwell Fire Department were notified on March 17, 2026, and June 15, 2026. CCSO did not provide a comment, and Caldwell Fire Department provided a comment stating that the property was 1.5 miles from Caldwell Fire Department Station 13 with an approximate response time of 4 minutes (**Exhibit D4**). **Emergency Medical Services:** The proposed use of this property as a contractor shop and staging area is not anticipated to negatively impact Police and Fire protection. Canyon County's Emergency Management Coordination and Canyon County Paramedics were noticed on March 17, 2026, and June 15, 2026, and did not provide comment. **Irrigation Facilities:** The Mason Creek Ditch Co & Pioneer Irrigation District were noticed on March 17, 2026, and June 15, 2026. No comments were received. However, Mason Creek Irrigation Ditch runs through the subject property (**Exhibit B2.1**).

Table 2. Use Standards – Contractor Shop: CCCO §07-14-09 & 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 Review - §07-14-09		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**The use shall be contained within a building or behind a sight-obscuring fence.**
Analysis	There shall be a sight-obscuring fence that all vehicles and equipment will be contained behind. The applicant has a pre-existing shop for storage of equipment and inventory (**Exhibit 8.2**). The pre-existing shop would be required to have a change of occupancy permit applied for through the Canyon County Building Department (**Exhibit D9**).	
County Ordinance and Review - §07-14-29		
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's letter of intent, all work will be conducted off-site, with the exception of what is allowed with the contractor shop criteria (**Exhibit A8**).	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	Per the applicant's letter of intent and site plan, all business parking will be on site. No parking will take place on a public or private road (**Exhibit A8 & A7**).	
Criteria Met? **Yes**	**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.**
Analysis	Per the applicant's letter of intent and email correspondence, the only persons who will be coming and going from the property will be 14 employees who perform work either off-site or within what is allowed under the contractor shop criteria (**Exhibit A8**).	

Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	Per the applicant's letter of intent, the above may happen (**Exhibit A8**).	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	Per the applicant's letter of intent, site plan, and email correspondence, there will be ample parking spaces for employee vehicles (**Exhibit A8, A7, & A8.1**).	

Table 3. Area of City Impact

CCCO §09-01-19: Caldwell Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Caldwell area of city impact, the following ordinances apply, but the City of Caldwell ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-01-19**	**Applicable Ordinances and Standards**: (1) Canyon County zoning ordinance, as lawfully amended. (2) City of Caldwell's subdivision ordinance, ordinance 1758, in the form existing as of April 1, 2005, except for simple division (lot split) provisions and except for hearing procedures. The county's hearing procedures shall apply. (3) The following City of Caldwell ordinances apply, even when in conflict with otherwise applicable county provisions: A. City road widths and profiles found in 11-03-03(2), (3), (4), and (5) of the City of Caldwell municipal code, in the form existing as of April 1, 2005; B. Caldwell city ordinance 2541, and all standards and specifications adopted thereby, in the form existing as of April 1, 2005. C. Caldwell city ordinance 2548, in the form existing as of April 1, 2005. D. Municipal code of the city of Caldwell, chapter 10, article 7, "Caldwell Landscape Ordinance", in the form existing as of April 1, 2005. E. Municipal code of the City of Caldwell, chapter 10, article 8, "Caldwell Tree Ordinance", in the form existing as of April 1, 2005. F. Municipal code of the City of Caldwell, chapter 10, article 10, "Transportation Policies And Practices", in the form existing as of April 1, 2005. G. Municipal code of the city of Caldwell, chapter 4, article 17, "Caldwell Irrigation Utility Ordinance", in the form existing as of April 1, 2005. (4) Except as set forth above, all other standards of applicable Canyon County codes and ordinances; and (5) For subdivisions and planned unit developments applied for in the Caldwell area of city impact, Canyon County will require on the face of each final plat a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat, or authorize the plat to be recorded, prior to the city engineer's signing the plat (6) Waiver of City of Caldwell Ordinance Provisions: The requirements listed in the Caldwell ordinances, identified in subsections (2) and (3) of this section, may be waived by the Canyon County board of commissioners in its discretion. An applicant for such waiver bears the burden of persuasion and must specifically state the reasons why a waiver is necessary and prove said waiver will not cause an adverse effect to the health, safety and welfare of the community and that the requirements sought to be waived constitute an undue

		hardship. For the purpose of this section, increased financial expense associated with a requirement, by itself, does not constitute an undue hardship. Notice of the requested waiver must be given to the City of Caldwell not less than thirty (30) days prior to the hearing on the waiver application. Any further notice on the proposed waiver will be provided to the city of Caldwell at least seven (7) days prior to any public hearing. Written objections from the city of Caldwell will be considered by the Canyon County commissioners. The application for waiver must show that prior to filing the application, the applicant first sought consent from the city of Caldwell to the waiver, indicating the date of the request and the response, if any, from the city of Caldwell. In granting any waiver, the county may impose any conditions the county deems necessary to help mitigate any adverse effect to the health, safety and welfare of the community. The application for waiver will first be considered by the Canyon County planning and zoning commission at a public hearing, which shall make recommendations to the Canyon County board of commissioners for their consideration at a public hearing. The public hearings held before the Canyon County planning and zoning commission and the Canyon County board of commissioners will be conducted in accordance with the notice and hearing procedures provided by subsections 07-17-09(4) and (5) of this code. (Ord. 05-013, 6-1-2005) **09-01-21 Zoning Ordinance Amendment Proposals**: All proposed amendments to the text and/or map of the Canyon County zoning ordinance or subdivision regulations, which may relate to the Caldwell area of city impact, shall be referred by the county to the city of Caldwell in the same manner as provided for in subsection (3) of this article. Any recommendation of the city of Caldwell shall be considered in the same manner as provided for in subsection 09-01-17(3) of this article. (Ord. 05-013, 6-1-2005)
Analysis	**Area of City Impact:** The Caldwell area of city impact consists of an area in unincorporated Canyon County where development or use of land affects, or may affect, the City of Caldwell in consideration of trade areas, geographic factors, and areas that can reasonably be expected to be annexed to the City of Caldwell within five (5) years. The subject parcel is located within Caldwell's area of city impact. The City of Caldwell was noticed on March 17, 2026, and June 15, 2026, and the City of Caldwell submitted a letter on April 17, 2026, stating that they are opposed to this request for a staging area and contractor shop, due to the subject property being within their comprehensive plan as Neighborhood 2 place-type (**Exhibit A5**). Staff reached out to the City of Caldwell on June 10, 2026, to inquire about the broader plan for the current farmland that has been annexed directly North of the property. The City of Caldwell responded, stating that there are 265 single-family units and 14 townhome units planned for these parcels (**Exhibit A5.1**).	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on March 17, 2026, and June 15, 2026. Property owners within 600 feet of the subject property boundaries were notified on June 15, 2026. A newspaper notice was published on June 18, 2026. The subject property was posted with a notice on June 18, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, 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 D**.

PUBLIC COMMENTS

Staff received one (1) total written public comment by the materials deadline of July 10, 2026. The comment was opposed to the proposed staging area and contractor shop. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit for a staging area and contractor shop is not compliant with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

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

1. The applicant shall decrease business operations to what would be allowed under Canyon County's Home Business code (CCCO §07-14-11) and apply for a Home Business Director's Decision.

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.
   1a. All exterior lighting, if installed, shall be downward-faced and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.

   1b. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property with written approval from the Irrigation District with jurisdiction. All necessary permits shall be obtained from the applicable irrigation district and shall be obtained prior to commencement.

   1c. Per CCCO §07-07-23(1), the approved contractor shop/staging area shall commence in 3 years and be completed in 5 years.

   1d. Within 90 days of approval, the applicant must meet on-site parking requirements as outlined in CCCO §07-13-01.
2. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A7 & A8**).
   2a. Hours of operation shall be Monday – Friday, 8:00 a.m. – 4:30 a.m., as proposed in the applicant's letter of intent (**Exhibit A8**).

   2b. This approval does not allow manufacturing or vehicle services on-site except for equipment maintenance and minor repairs.
3. Within 90 days of approval, a sight-obscuring fence shall be installed in accordance with CCCO §07-14-09.
4. Within 180 days of approval, the applicant shall comply with all Highway District No. 4 requirements (**Exhibit D7**).
5. Within 90 days of approval, the applicant shall apply for a floodplain development permit, within 180 days of approval, the applicant shall comply with all Canyon County Engineering and Idaho Department of Water Resources requirements, including submitting a floodplain evacuation plan and a Hydrologic & Hydraulic Analysis with a No-Rise Certification (**Exhibits D2 & D8**).
6. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH.
7. Within 90 days of approval, the applicant shall obtain a building permit for the identified shipping container and a change of occupancy permit for the existing shop.
8. Within 180 days of approval, the applicant shall construct a 20-foot landscape buffer along the frontage of Marble Front Road in accordance with the applicable City of Caldwell code (**Exhibit D5**).
9. Parcel R34111 shall not become a code violation of CCCO §02-01-05 (Public Nuisance). Any violation regarding public nuisances shall void this conditional use permit.
10. This conditional use permit shall expire within two (2) years of approval.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2026-0008, High Quality Utilities LLC, 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 CU2026-0008, High Quality Utilities LLC 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 CU2026-0008, High Quality Utilities LLC to a [*date certain or uncertain*]

EXHIBITS:

A. **Application Packet & Supporting Materials**
   1. Master Application
   2. Land Use Worksheet
   3. Neighborhood Meeting
   4. Agency Acknowledgement
   5. Deed
   6. HD4 Pre-Development Meeting Minutes
   7. Site Plan
   8. Letter of Intent
      8.1. Email Correspondence
      8.2. Updated Letter of Intent
   9. Photos submitted by applicant; Received: July 8, 2026

B. Supplemental Documents
   1. Parcel Information Report
   2. Case Maps/Reports
      2.1. Aerial
      2.2. FEMA Small Air Photo
      2.3. Zoning & Classification Map
      2.4. Canyon County Case Map & Summary
      2.5. Subdivision Map
      2.6. Subdivision Report
      2.7. Dairy, Feedlot, & Gravel Pit Map
      2.8. Lot Classification Map
      2.9. Soil Map
      2.10. Prime Farmland Map
      2.11. Soil and Farmland Report
      2.12. Contour Map
      2.13. City of Caldwell Future Land Use Map
      2.14. TAZ Household Map
      2.15. TAZ Jobs Map
      2.16. Slope Map
      2.17. Canyon County Future Land Use Map

C. Site Visit Photos: May 1, 2026

D. Agency Comments Received by: July 10, 2026
   1. Southwest District Health; Received: March 18, 2026
   2. Idaho Department of Water Resources; Received: March 18, 2026

3. Idaho Transportation Department; Received: March 18, 2026
4. Caldwell Fire Department; Received: March 20, 2026
5. City of Caldwell; Received: April 17, 2026
    5.1. City of Caldwell follow-up; Received: June 15, 2026
6. Idaho Department of Environmental Quality; Received: March 24, 2026
7. Highway District No. 4; Received: April 13, 2026
8. Idaho Department of Water Resources; Received: June 16, 2026
9. Canyon County Building Department; Received: June 26, 2026

E. Public Comments Received by: July 10, 2026

1. Linda Bannister; Received: July 10, 2026

F. Draft FCOs

Exhibit A

EXHIBIT A

Application Packet & Supporting Materials

Hearing Examiner

Case# CU2026-0008

Hearing date: July 20, 2026

Exhibit A1

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: High Quality Utilities LLC	
	MAILING ADDRESS: 11855 marble Front RD	
	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: Reynaldo Rodriguez *Date:* 3/5/26

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Reynaldo Rodriguez	
	COMPANY NAME: High Quality Utilities LLC	
	MAILING ADDRESS: 11855 marble Front RD	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 11855 marble Front RD	
	PARCEL NUMBER: 341110000	
	PARCEL SIZE: 3.42 Acres Lot	
	REQUESTED USE: staging yard	
	FLOOD ZONE (YES NO)	ZONING DISTRICT: HD4

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2026-0008	DATE RECEIVED:	3/11/26	
RECEIVED BY:	N. Olachea	APPLICATION FEE:	$1600	CK MO CC CASH

Exhibit A2

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? _____

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: Barb wire Height: 4'

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)
   Creek and Canal

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☐ Residential _____ ☑ Commercial 1 ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: Creek and Canal

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 8:00am to 4:30pm

☑ Tuesday 8:00am to 4:30pm

☑ Wednesday 8:00am to 4:30pm

☑ Thursday 8:00am to 4:30pm

☑ Friday 8:00am to 4:30pm

☐ Saturday ~~8:00~~ to _____

☐ Sunday ~~8:~~ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☑ Yes If so, how many? 8 ☐ 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? 8

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** 10 goats

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

☐ Building ☐ Kennel ☐ Individual Housing ☑ Other corral

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

☐ Building ☐ Enclosure ☑ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Exhibit A3

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: 11855 marble Front RD	Parcel Number: 341110000	
City: Caldwell	State: ID	ZIP Code:
Notices Mailed Date:	Number of Acres: 3.92	Current Zoning: Residencial
Description of the Request: Staging area		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Reynaldo Rodriguez		
Company Name: High Quality Utilities LLC		
Current address: 11855 marble Front RD		
City: Caldwell	State: ID	ZIP Code: 83605
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 2/20/2026	MEETING LOCATION: 11855 marble Front RD
MEETING START TIME: 3:00 pm	MEETING END TIME: 3:30 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

Neighborhood sign up sheet

Linda + Julie Bannister
11786 Longfellow St
Caldwell ID 83605

Jon Fox
11669 Marble Front
Caldwell ID 83605
[redacted]

Bryant + Ray Log Barbor
324 N KCID Rd
Caldwell Id 83605
[redacted]

Rick Scott
20585 Hancock Ave
Caldwell 83605
[redacted]

Bill Van Paepeghem
422 N. KCID Rd.
Caldwell, Id. 83605
[redacted]

2/20/26
Fabiola Rodriguez
Fabiola Rodriguez

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):

Reynaldo Rodriguez

APPLICANT/REPRESENTATIVE (Signature): Reynaldo Rodriguez

DATE: ____/ ____/ ____

Exhibit A4

AGENCY ACKNOWLEDGMENT

Date: 1/20/26
Applicant: High Quality Utilities
Parcel Number:
Site Address:

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant reviewed the project with staff.

Date: 03/10/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative

Fire District: District:
☐ Applicant submitted/met for official review.

Date: 3/2/2026 Signed:
Authorized Fire District Representative

Highway District: District: HD 4
☐ Applicant submitted/met for official review.

Date: 1/20/26 Signed:
Authorized Highway District Representative

Irrigation District: District: Pioneer Irr Dist
☒ Applicant submitted/met for official review.

Date: 3/2/26 Signed:
Authorized Irrigation Representative

Area of City Impact: City: Caldwell
☐ Applicant submitted/met for official review.

Date: 2/27/26 Signed:
Authorized AOCI Representative

Copy of completed for 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

Exhibit A5

ALLIANCE
TITLE & ESCROW

2023-026911
RECORDED
08/21/2023 12:18 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=1 JWINSLOW $15.00
TYPE DEED
ALLIANCE TITLE - BOISE PRODUCTION
ELECTRONICALLY RECORDED

QUITCLAIM DEED

Alliance Title & Escrow, LLC ORDER NO.: 641866

FOR VALUE RECEIVED,

Lucero A. Rodriguez, a marrried woman as her sole and separate property

do(es) hereby convey, release, remise and forever quitclaim unto

Reynaldo Rodriguez, an unmarried man, Jorge H Rodriguez Vargas, a married man as his sole and separate property, and Arturo Amezquita, a married man as his sole and separate property

whose current address is:

20439 Stockbridge Way
Caldwell, ID 83605

the following described premises:

That part of Lot 2 of Section 19, Township 4 North, Range 2 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at the Northwest corner of said Lot 2; and run thence
East along the North boundary line of said Lot 2 a distance of 580 feet to the REAL POINT OF BEGINNING; thence run
East along said North boundary line a distance 697.10 feet, more or less, to the Northeast corner of said Lot 2; thence
South along the East boundary line of said Lot 2 a distance of 245 feet; thence
West on a line parallel with the North boundary line of said Lot 2 a distance of 697.10 feet, more or less, to a point which is 580 feet East of the West boundary line of said Lot 2; thence
North a distance of 245 feet to the REAL POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Dated: 8/18/2023

Lucero A. Rodriguez

State of Idaho } ss
County of Canyon }

On this 18 day of August, 2023, before me, the undersigned, a Notary Public in and for said state, personally appeared Lucero Rodriguez, known or identified to me to be the person whose name is subscribed to the within Instrument.

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 Idaho
Residing at: Caldwell, ID
Commission Expires: 04/01/2027

LILIANA SOTO
COMMISSION #65320
NOTARY PUBLIC
STATE OF IDAHO

STATE OF IDAHO COUNTY OF CANYON RECORDER

State of Idaho } ss.
County of Canyon
I hereby certify that the foregoing instrument is a true and correct copy of the original as the same appears in this office.
DATED 03/11/2026
Jess Urresti, Clerk of the District Court and Ex Officio Recorder
By _____ Deputy

Exhibit A6

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

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: High Quality Utilities Staging Area
Project Owner/Representative: High Quality Utilities—Rey Rodriguez
Phone: 208-296-9803
Email: ReyRodriguez@highqualityutilitiesllc.com
Project Location: 11855 Marble Front Road (R34111)
Proposal: Conditional Use Permit for Staging Area
Jurisdiction: Canyon County Land Use Entity

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Marble Front Road	Collector	25' half-width	Per Caldwell City standard drawing R-810C	

Access:

- Per Table 13.1 of Caldwell standards Ordinance 3618

Improvement Requirements:

- Business employs 4 employees. Traffic impact of staging area comparable to a 10-lot subdivision. Improvements may include the following:
  - ROW dedication for Marble Front Road
  - Easement to allow future relocation of Mason Creek outside of ROW
  - Construction of frontage improvements consistent with Caldwell urban standards
  - Mason Creek pipe extension
  - Capture and store Marble Front Road storm drainage runoff
- Pave approach(es) per SD-106

Other Comments:

- HD4 may utilize Caldwell City standards. Given the property is contiguous to Caldwell City Limits, applicant is encouraged to visit Caldwell City regarding road improvements
- Additional comments may be forthcoming at time of Canyon County request to comment

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

Exhibit A7

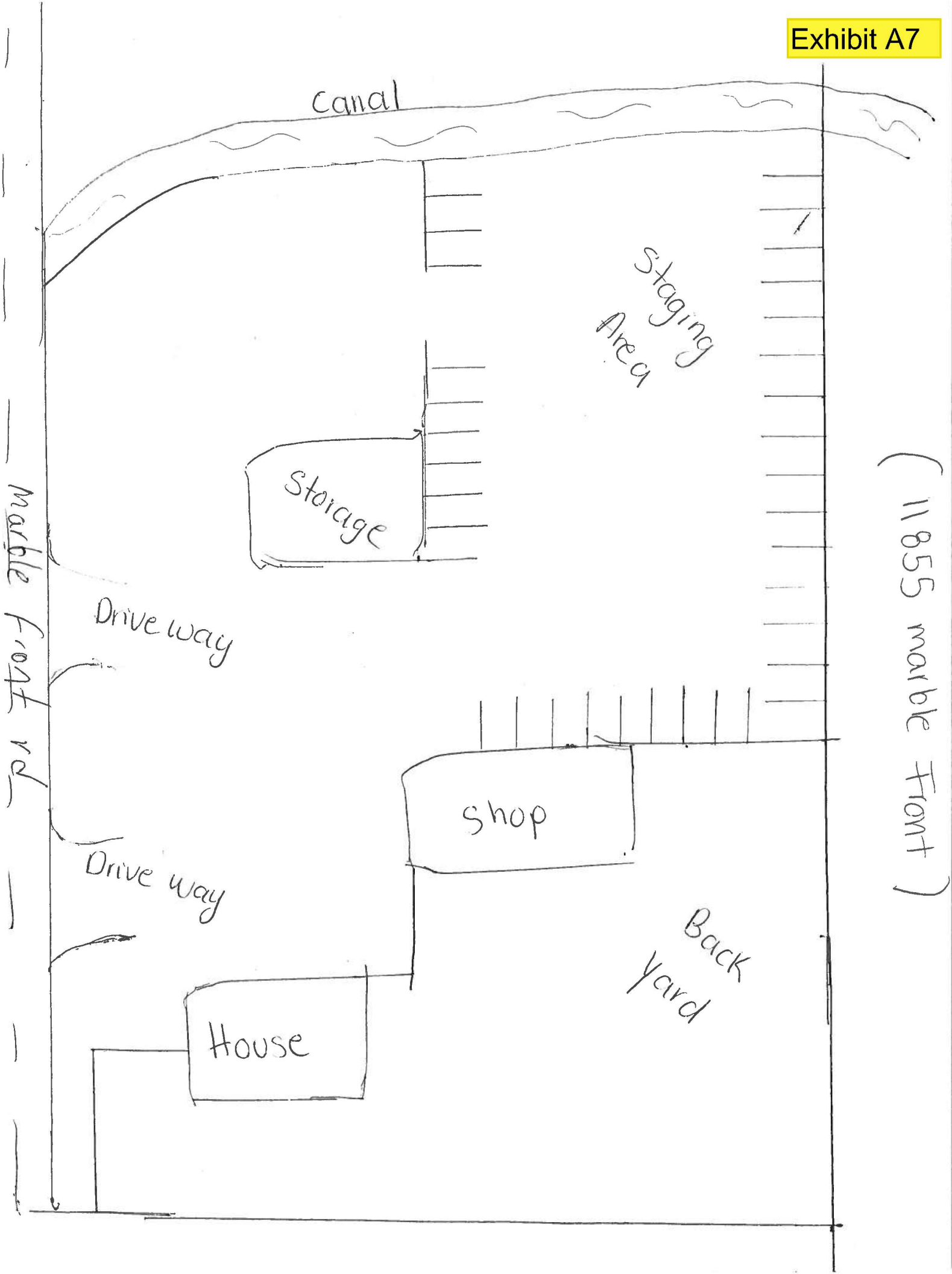

Canal
Staging Area
Storage
Marble Front Rd
Drive way
Drive way
Shop
Back Yard
House
(11855 marble front)

Exhibit A8

Letter of Intent

Reynaldo Rodriguez | High Quality Utilities LLC
11855 marble front Rd

3/1/26

Dear official

This letter is to request approval for a Staging Permit for the property located at 11855 marble front rd. We intent to use this site for storage of construction materials, parking of trailers and heavy equipment. The proposed staging area consists of approximate 2 acres. The hours of operation would be 8am - 4:30pm. We've designated our access points to direct traffic towards 20126 Highway and the freeway, away from interior residential streets. Our small family own company High Quality Utilities currently has 9 employees.

We would be willing to change hours of operation if required. We would do Maintenance and turn off unused noisy equipment to minimize unnecessary noise. The current street has capacity and can easily handle additional 10 cars per hour. The property has good access if emergency vehicles were needed it has two driveways one approximately 25ft and the second one approximately 40ft We would not have any shipping or delivery done at the location. We do fiber optic installation and 90% of the time is spend in the different work locations, streets, Avenues and roads. The use of the staging area would be for parking purposes at the end of the Shift. Thank you for your time.

Best regards
Reynaldo Rodriguez
[redacted]

Exhibit A8.1

On Wed, May 20, 2026, 4:33 'a0PM reyrodriguez <reyrodriguez@highqualityutilitiesllc.com> wrote:
Fabi, haber si mañana tenemos tiempo para responder el email, de la ciudad de caldwell

Sent from my Galaxy

-------- Original message --------
From: Dane Adams <Dane.Adams@canyoncounty.id.gov>
Date: 5/20/26 3:53 PM (GMT-07:00)
To: reyrodriguez@highqualityutilitiesllc.com
Subject: Questions regarding CU2026-0008

Good afternoon,

I am drafting the staff report in preparation to schedule your Conditional Use Permit (CU2026-0008), and I just had a couple of follow-up questions for you regarding the requested use.

1. Is the shop shown on the site plan going to be used for business operations?

2. How many employees will arrive each day at the subject property?

3. Are there any customers who come on-site?

4. Will there be any restroom facilities on site?

5. Is the property served by an individual well/ septic?

6. How many parking spaces are there for employees?

7. How many parking spaces are there for company trucks/ equipment?

8. How many company trucks will be parked on site?

Please let me know if you have any questions.

Sincerely,

Dane Adams

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-454-6607

Email: Dane.Adams@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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.

Is the shop shown on the site plan going to be used for business operations?

Yes the shop will be used for business operations.

How many employees will arrive each day at the subject property?

Around 14 employees. The number may vary

Are there any customers who come on-site?

No, no customers come on-site

Will there be any restroom facilities on site?

Yes there will be a restroom

Is the property served by an individual well/ septic?

Yes

How many parking spaces are there for employees?

14 parking spaces and plenty of space for more.

How many parking spaces are there for company trucks/ equipment?

There's parking spaces for 9 and enough space for more

How many company trucks will be parked on site?

at the end of the shift 9, during the day depending on the trucks being used at the job site.

Exhibit A8.2

Letter Of Intent

Addition to the original letter of Intant the Shop located on the property will be used for business operation. The main reason will be storage of the equipment and will also provide a restroom.

11855 marble Front rd
Caldwell, ID
83605

Jeabiah Rodriguez

Exhibit A9











Exhibit B

EXHIBIT B

Supplemental Documents

Hearing Examiner

Case# CU2026-0008

Hearing date: July 20, 2026

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

Exhibit B1

R34111 PARCEL INFORMATION REPORT

7/9/2026 11:46:01 AM

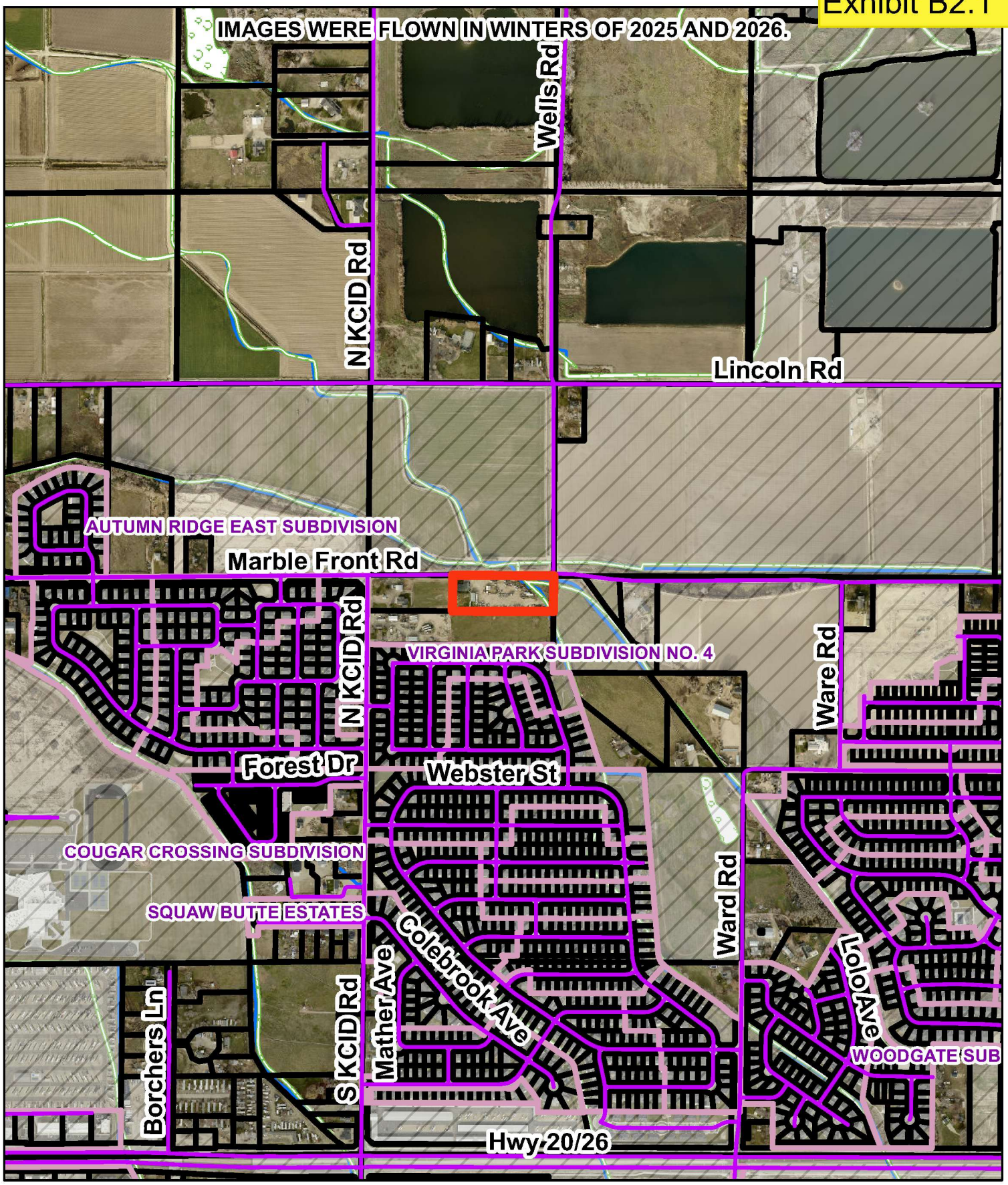
PARCEL NUMBER:	R34111
OWNER NAME:	RODRIGUEZ REYNALDO
CO-OWNER:	VARGAS JORGE H RODRIGUEZ
MAILING ADDRESS:	1011 S MIDDLETON RD NAMPA ID 83686
SITE ADDRESS:	11855 MARBLE FRONT RD
TAX CODE:	0540000
TWP: 4N RNG: 2W SEC: 19 QUARTER: NW	
ACRES:	3.89
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	Caldwell
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	RESIDENTIAL
IRRIGATION DISTRICT:	MASON CREEK DITCH CO / PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	AE / X FLOODWAY: FLOODWAY FIRM PANEL: 16027C0242G
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2023026911
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	19-4N-2W NW TX 4 OF LT 2
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 B2.1



Legend

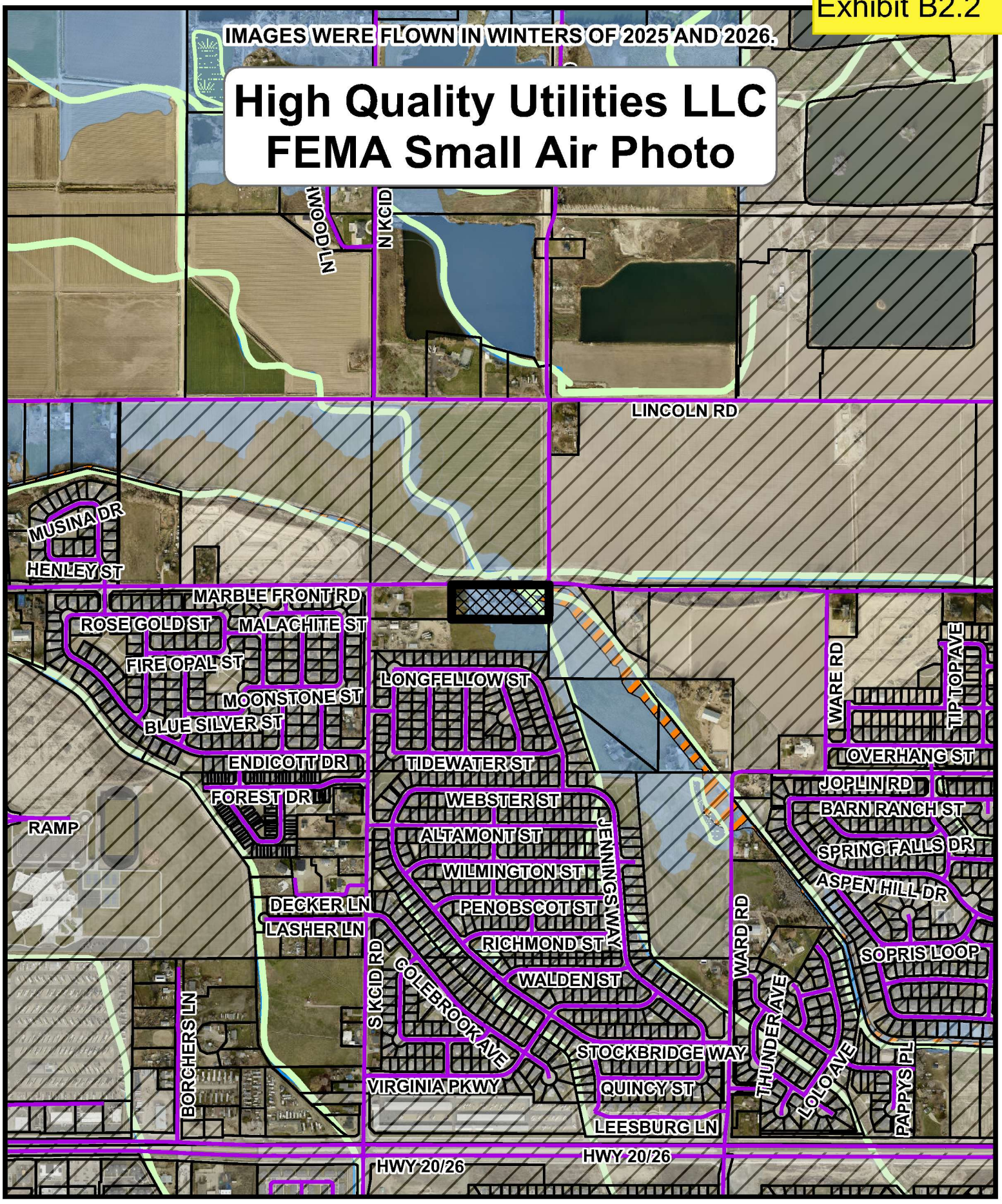
- Wetlands
- City_Limits

0 0.25 0.5 Miles

Exhibit B2.2

IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.

High Quality Utilities LLC
FEMA Small Air Photo



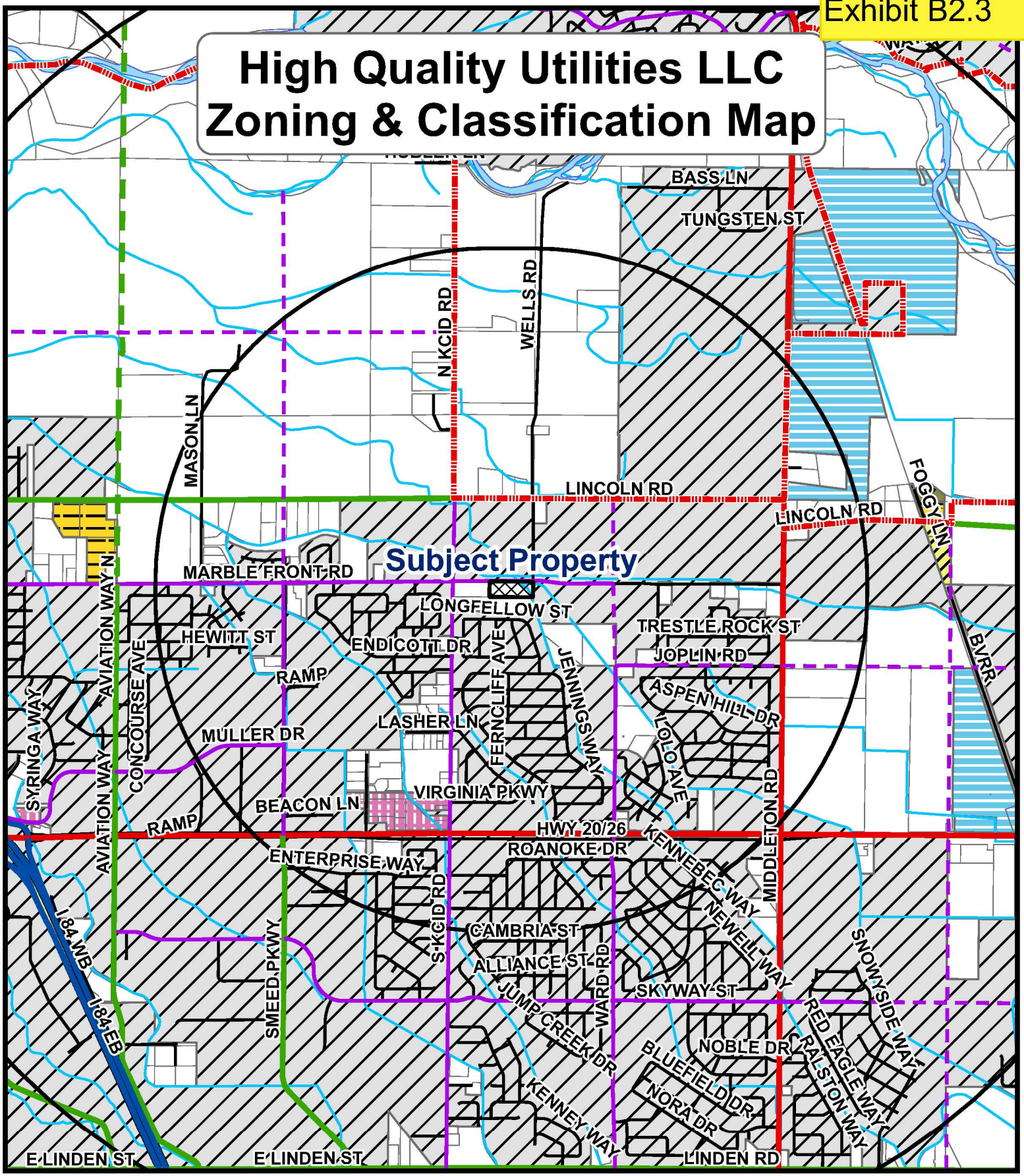
Legend

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

400 0 400 Feet

Exhibit B2.3

High Quality Utilities LLC
Zoning & Classification Map



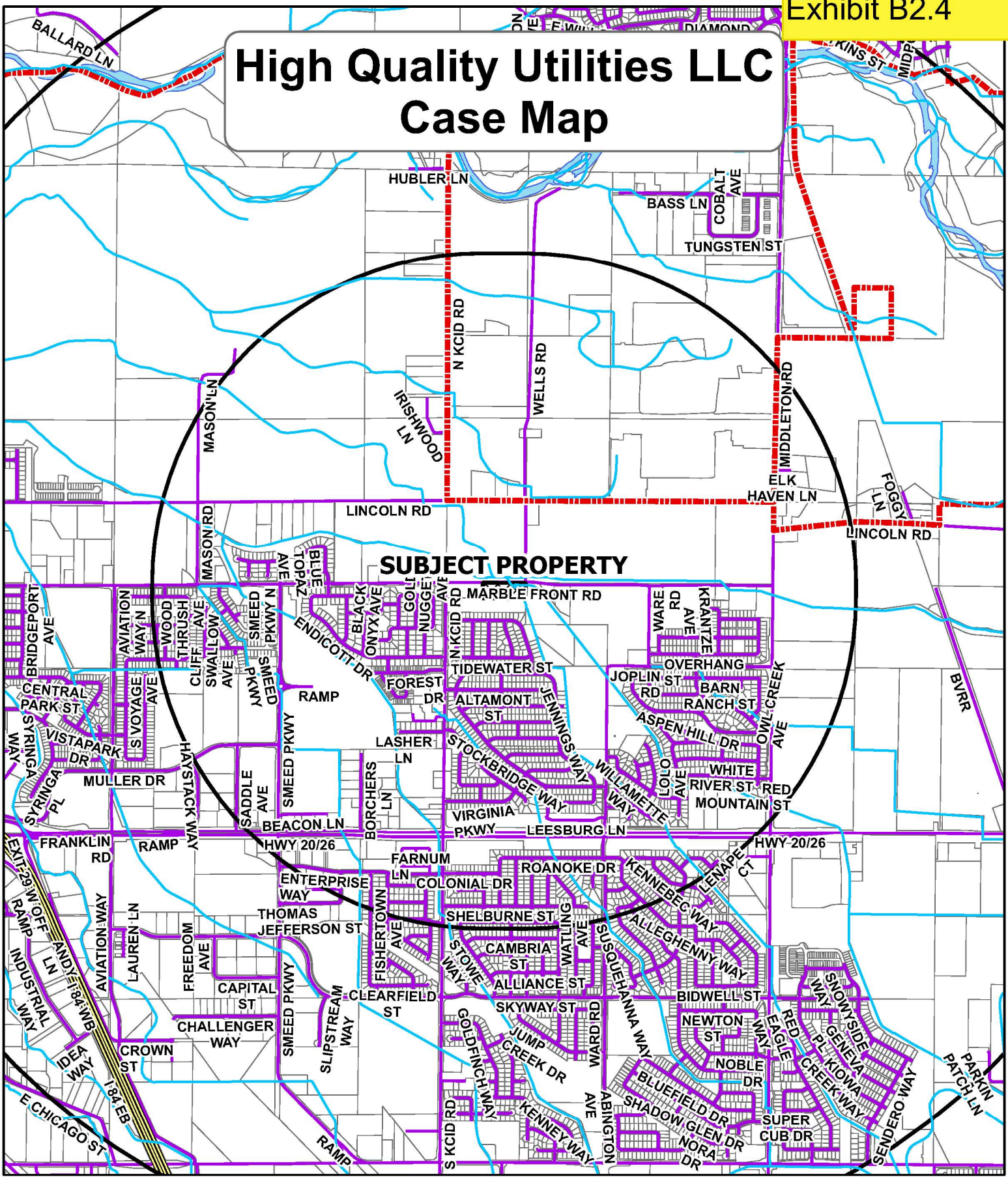
CANYON COUNTY, IDAHO — DEVELOPMENT SERVICES — GEOGRAPHICAL INFORMATION SYSTEMS

RR	C2	OTHER FREEWAY/ EXPRESSWAY	PROPOSED PRINCIPAL ARTERIAL
CR-RR	CR-C2	PROPOSED OTHER FREEWAY/ EXPRESSWAY	MINOR ARTERIAL
R1	M1	PRINCIPAL ARTERIAL	PROPOSED MINOR ARTERIAL
CR-R1	CR-M1		COLLECTOR
R2	M2		PROPOSED COLLECTOR
C	AG		
C1	INTERSTATE		
CR-C1			

0 0.25 0.5 Miles

Exhibit B2.4

High Quality Utilities LLC Case Map



Year
2021
2022
2023
2024
2025
2026

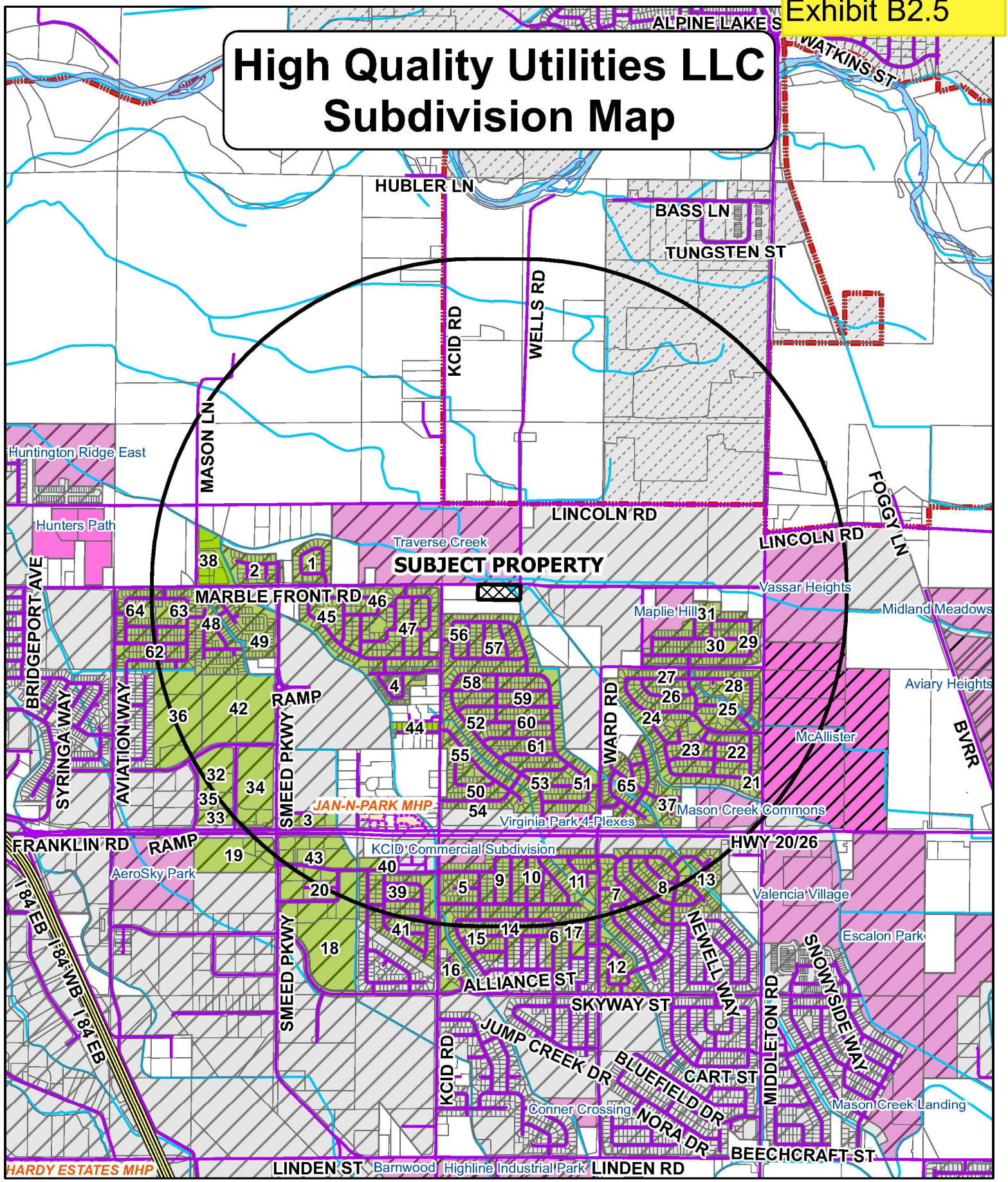
0 0.5 1 Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS

Exhibit B2.5

High Quality Utilities LLC Subdivision Map



SUBDIVISIONS

Plat Type,Plat Status

- Preliminary,Approved
- Preliminary,Pending
- MOBILE HOME PARKS

0 0.25 0.5 Miles

Exhibit B2.6

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
65	870.22	2815	0.31
NUMBER OF SUBS IN PLATTING	**ACRES IN SUB**	**NUMBER OF LOTS**	**AVERAGE LOT SIZE**
7	311.12	1081	0.29

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
60	3.56	0.15	0.14	89.98

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
5	1.73	16.00	9.20	13.00

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
AUTUMN RIDGE EAST SUBDIVISION	1	4N3W24	10.08	33	0.31	CALDWELL	2022
AUTUMN RIDGE WEST SUBDIVISION	2	4N3W24	10.63	29	0.37	CALDWELL	2022
CALDWELL CROSSING SUBDIVISION	3	4N3W24	5.92	7	0.85	CALDWELL	2008
COUGAR CROSSING SUBDIVISION	4	4N3W24	11.03	97	0.11	CALDWELL	2024
DELAWARE PARK #1	5	4N2W30	14.03	64	0.22	CALDWELL	2001
DELAWARE PARK #2 UNIT 1	6	4N2W30	8.47	40	0.21	CALDWELL	2006
DELAWARE PARK #5	7	4N2W30	17.74	69	0.26	CALDWELL	2004
DELAWARE PARK #6	8	4N2W30	23.27	99	0.24	CALDWELL	2004
DELAWARE PARK SUB # 1 UNIT #2	9	4N2W30	10.47	49	0.21	CALDWELL	2001
DELAWARE PARK SUB # 1 UNIT #3	10	4N2W30	12.90	60	0.22	CALDWELL	2002
DELAWARE PARK SUB # 1 UNIT #4	11	4N2W30	20.18	72	0.28	CALDWELL	2003
DELAWARE PARK SUB NO.1 UNIT NO.7	12	4N2W30	13.67	45	0.30	CALDWELL	2006
DELAWARE PARK SUB NO.1 UNIT NO.9	13	4N2W30	13.09	49	0.27	CALDWELL	2021
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 2 AT THE	14	4N2W30	10.03	44	0.23	CALDWELL	2014
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 4	15	4N2W30	12.53	53	0.24	CALDWELL	2017
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 7	16	4N2W30	7.80	18	0.43	CALDWELL	2021
DOVER PLACE SUBDIVISION NO. 2	17	4N2W30	8.59	38	0.23	CALDWELL	2020
EAST CALDWELL URBAN RENEWAL PH 1	18	4N3W25	38.54	7	5.51	CALDWELL	2006
HOME DEPOT SUBDIVISION	19	4N3W25	16.79	4	4.20	CALDWELL	2026
LEXINGTON SKY SUBDIVISION	20	4N3W25	3.63	1	3.63	CALDWELL	2022
MANDALAY RANCH SUBDIVISION PHASE 1	21	4N2W19	13.97	46	0.30	CALDWELL	2021
MANDALAY RANCH SUBDIVISION PHASE 2	22	4N2W19	11.93	49	0.24	CALDWELL	2022
MANDALAY RANCH SUBDIVISION PHASE 3	23	4N2W19	10.53	44	0.24	CALDWELL	2022
MANDALAY RANCH SUBDIVISION PHASE 4	24	4N2W19	15.17	65	0.23	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PHASE 5	25	4N2W19	5.31	25	0.21	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PHASE 6	26	4N2W19	5.91	28	0.21	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PHASE 7	27	4N2W19	13.15	49	0.27	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PHASE 8	28	4N2W19	15.06	50	0.30	CALDWELL	2024
MAPLE HILL SUBDIVISION NO 2	29	4N2W19	13.96	66	0.21	CALDWELL	2024
MAPLE HILL SUBDIVISION NO. 1	30	4N2W19	8.74	32	0.27	CALDWELL	2024
MAPLE HILL SUBDIVISION NO. 3	31	4N2W19	10.29	49	0.21	CALDWELL	2025
NORTH RANCH BUSINESS PARK 7	32	4N3W24	10.65	4	2.66	CALDWELL	2023
NORTH RANCH BUSINESS PARK PH 2 BLK 3 LT 1 & 2 AMEN	33	4N3W24	3.46	2	1.73	CALDWELL	2023
NORTH RANCH BUSINESS PARK PHASE 4	34	4N3W24	17.39	4	4.35	CALDWELL	2022
NORTH RANCH BUSINESS PARK PHASE 5	35	4N3W24	2.04	1	2.04	CALDWELL	2022
NORTH RANCH BUSINESS PARK PHASE 6	36	4N3W24	26.81	3	8.94	CALDWELL	2022
PAPPYS LANDING SUBDIVISION	37	4N2W19	7.24	25	0.29	CALDWELL	2022
PEACEFUL ACRES SUB	38	4N3W24	10.10	9	1.12	CANYON COUNTY	1973
PENNSYLVANIA PARK SUBDIVISION NO. 1	39	4N3W25	19.94	66	0.30	CALDWELL	2017
PENNSYLVANIA PARK SUBDIVISION NO. 2	40	4N3W25	3.96	10	0.40	CALDWELL	2019
PENNSYLVANIA PARK SUBDIVISION NO. 3	41	4N3W25	14.84	60	0.25	CALDWELL	2019
RE-PLAT OF NORTH RANCH BUSINESS PARK PHASE 1	42	4N3W24	30.01	2	15.01	CALDWELL	2024
SKY RANCH BUSINESS CENTER PH 2 REPLAT	43	4N3W25	21.86	17	1.29	CALDWELL	2008
SQUAW BUTTE ESTATES	44	4N3W24	3.62	8	0.45	CALDWELL	1971
TOPAZ RANCH SUBDIVISION NO. 1	45	4N3W24	18.60	53	0.35	CALDWELL	2021
TOPAZ RANCH SUBDIVISION NO. 2	46	4N3W24	22.01	74	0.30	CALDWELL	2022
TOPAZ RANCH SUBDIVISION NO. 3	47	4N3W24	21.92	74	0.30	CALDWELL	2024
TOPAZ RANCH WEST SUBDIVISION NO. 1	48	4N3W24	16.73	74	0.23	CALDWELL	2023
TOPAZ RANCH WEST SUBDIVISION NO. 2	49	4N3W24	18.11	83	0.22	CALDWELL	2025
VIRGINIA PARK SUBDIVISION NO. 1	50	4N2W19	13.31	52	0.26	CALDWELL	2002
VIRGINIA PARK SUBDIVISION NO. 10	51	4N2W19	11.92	44	0.27	CALDWELL	2019
VIRGINIA PARK SUBDIVISION NO. 11	52	4N3W24	13.86	62	0.22	CALDWELL	2020
VIRGINIA PARK SUBDIVISION NO. 2	53	4N2W19	14.00	58	0.24	CALDWELL	2003
VIRGINIA PARK SUBDIVISION NO. 2 UNIT NO. 1	54	4N2W19	2.76	18	0.15	CALDWELL	2003
VIRGINIA PARK SUBDIVISION NO. 3	55	4N3W24	10.98	40	0.27	CALDWELL	2004
VIRGINIA PARK SUBDIVISION NO. 4	56	4N2W19	16.38	68	0.24	CALDWELL	2006

VIRGINIA PARK SUBDIVISION NO. 5	57	4N2W19	11.89	53	0.22	CALDWELL	2006
VIRGINIA PARK SUBDIVISION NO. 6	58	4N3W24	18.63	74	0.25	CALDWELL	2008
VIRGINIA PARK SUBDIVISION NO. 7	59	4N3W24	10.77	52	0.21	CALDWELL	2014
VIRGINIA PARK SUBDIVISION NO. 8	60	4N3W24	6.96	32	0.22	CALDWELL	2017
VIRGINIA PARK SUBDIVISION NO. 9	61	4N3W24	11.21	54	0.21	CALDWELL	2018
VOYAGE CROSSING NORTH SUBDIVISION NO. 1	62	4N3W24	16.32	74	0.22	CALDWELL	2018
VOYAGE CROSSING NORTH SUBDIVISION NO. 2	63	4N3W24	10.99	43	0.26	CALDWELL	2020
VOYAGE CROSSING NORTH SUBDIVISION NO. 3	64	4N3W24	12.53	48	0.26	CALDWELL	2020
WOODGATE SUB	65	4N2W19	24.95	93	0.27	CALDWELL	2006

SUBDIVISIONS IN PLATTING

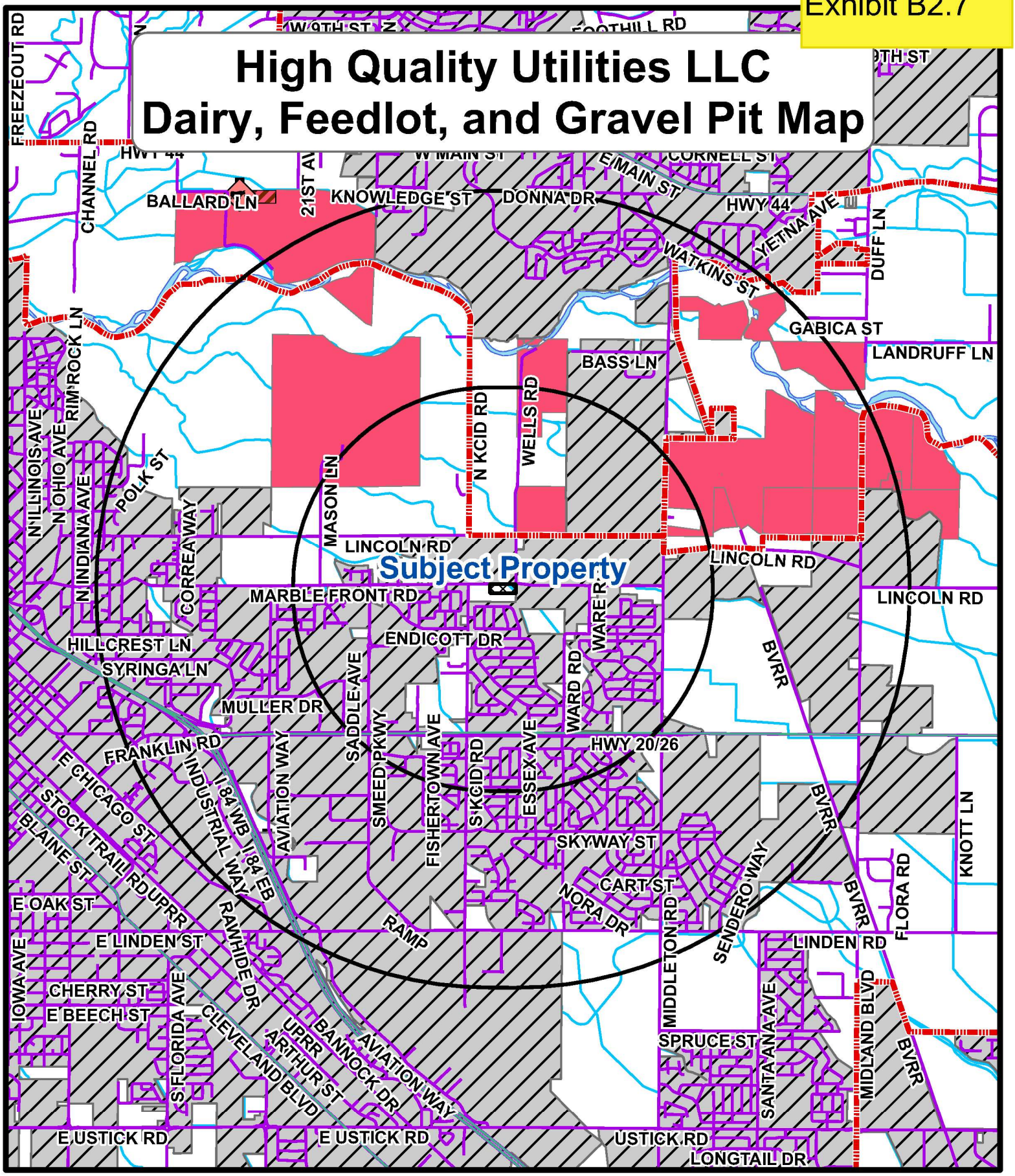
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Maplie Hill	14.87	42	0.35
McAllister	128.17	496	0.26
Virginia Park 4-Plexes	7.15	26	0.28
Vassar Heights	54.35	156	0.35
Traverse Creek	84.49	339	0.25
Mason Creek Commons	13.89	10	1.39
KCID Commercial Subdivision	8.19	12	0.68

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Lakey's MHP & RV	5023 Hwy 20/26	1.19	16	13.43	Canyon County

Exhibit B2.7

High Quality Utilities LLC
Dairy, Feedlot, and Gravel Pit Map

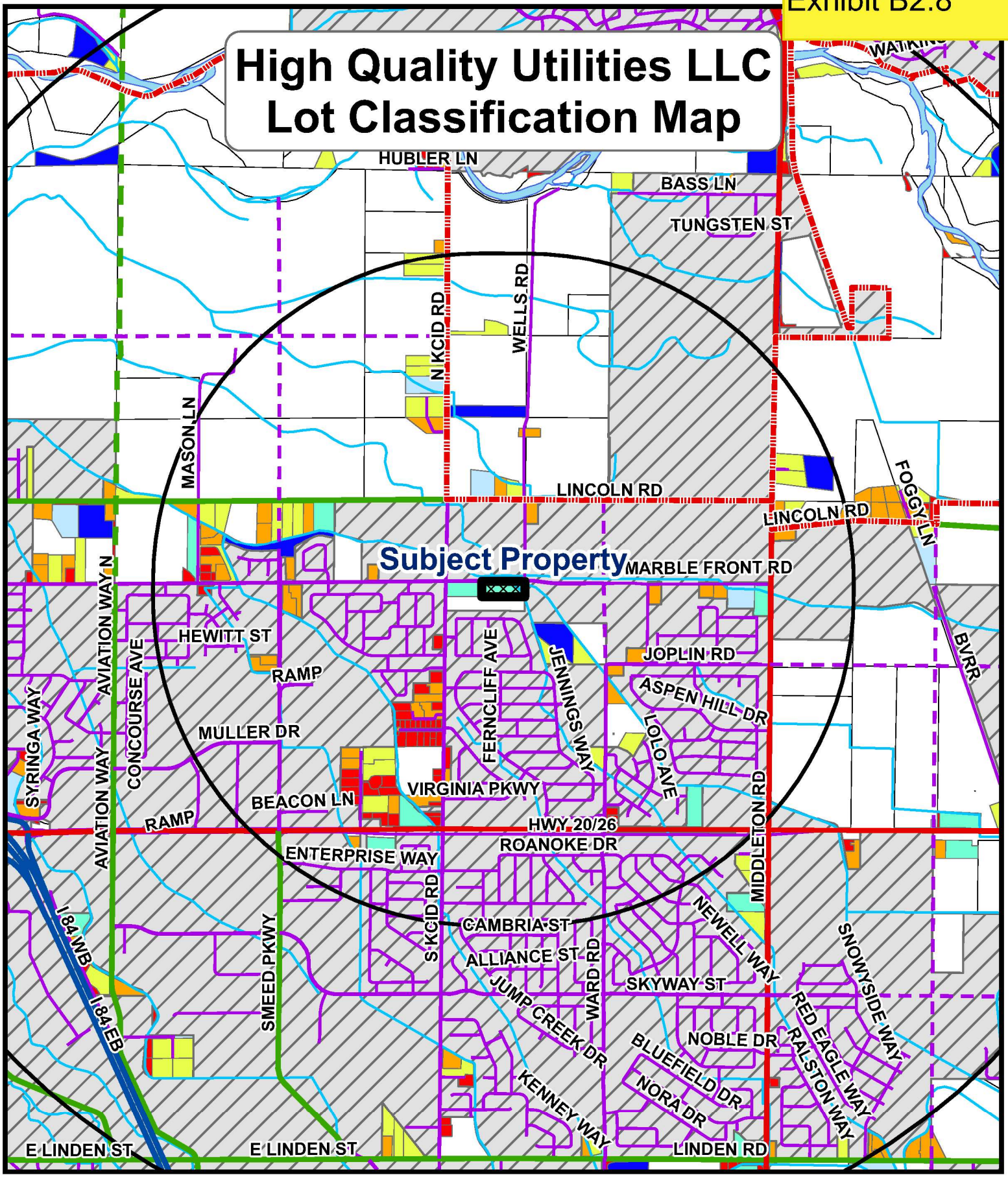


FEEDLOTS
DAIRIES
GRAVELPITS

0 1 2 Miles

Exhibit B2.8

High Quality Utilities LLC
Lot Classification Map



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

Exhibit B2.9

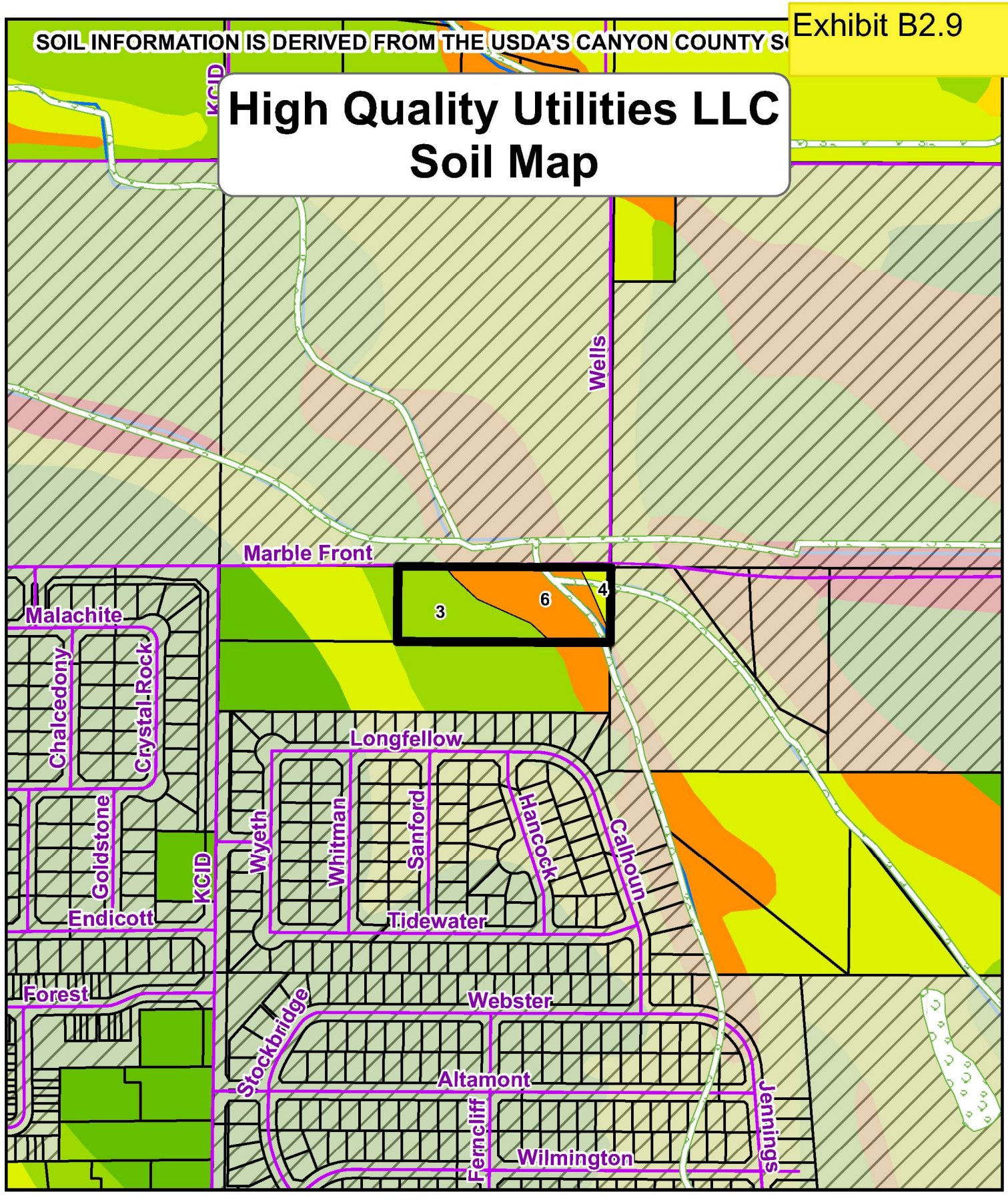
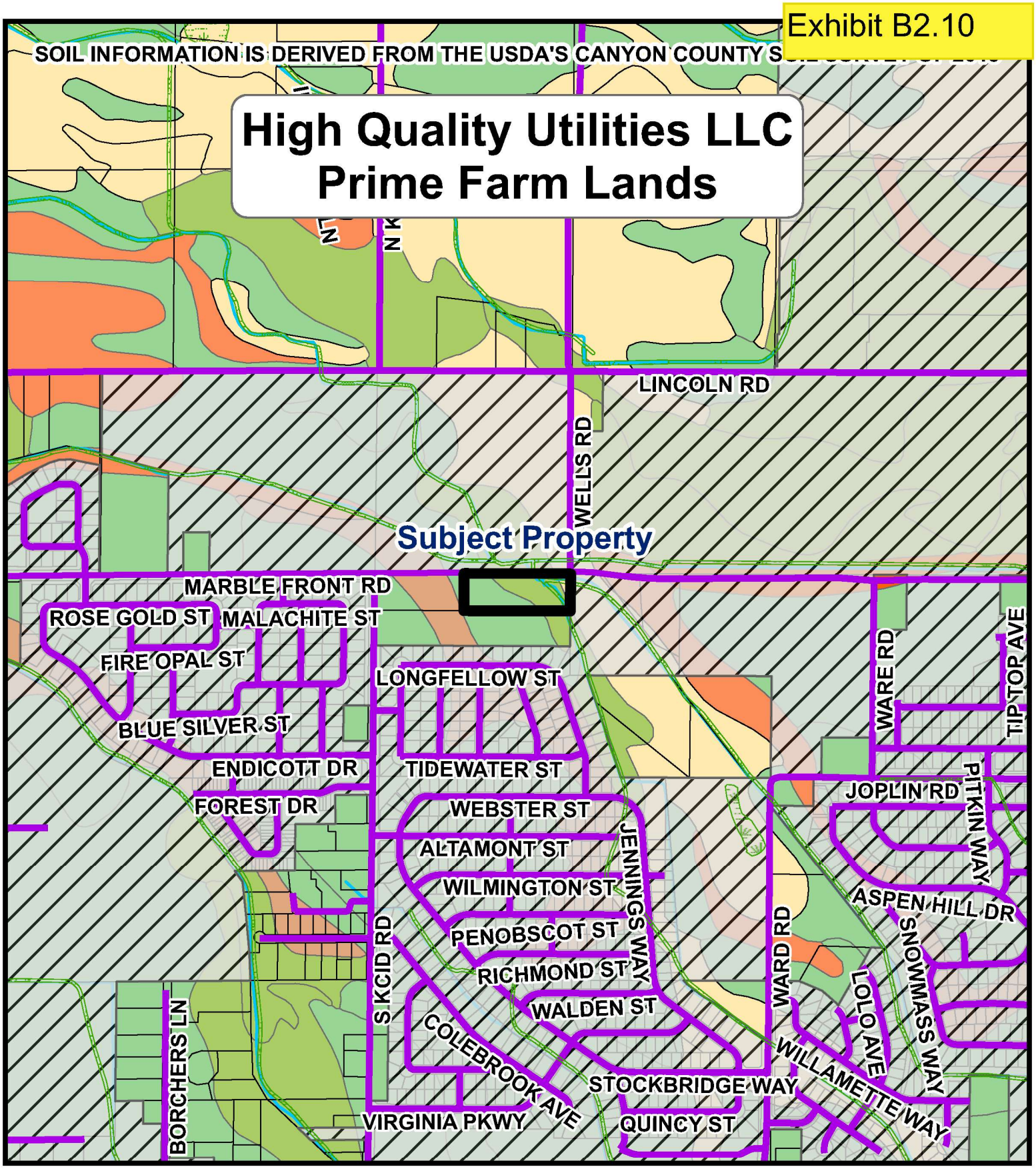

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY S
High Quality Utilities LLC
Soil Map
KCID
Wells
Marble Front
3
6
4
Malachite
Chalcedony
Crystal Rock
Goldstone
Endicott
KCID
Wyeth
Whitman
Sanford
Hancock
Calhoun
Longfellow
Tidewater
Forest
Stockbridge
Webster
Altamont
Jennings
Ferncliff
Wilmington
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
Miles

Exhibit B2.10



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

Exhibit B2.11

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	10725.40	0.25	6.33%
6	LEAST SUITED SOIL	81855.30	1.88	48.30%
3	MODERATELY SUITED SOIL	76907.43	1.77	45.38%
		169488.13	3.89	100%

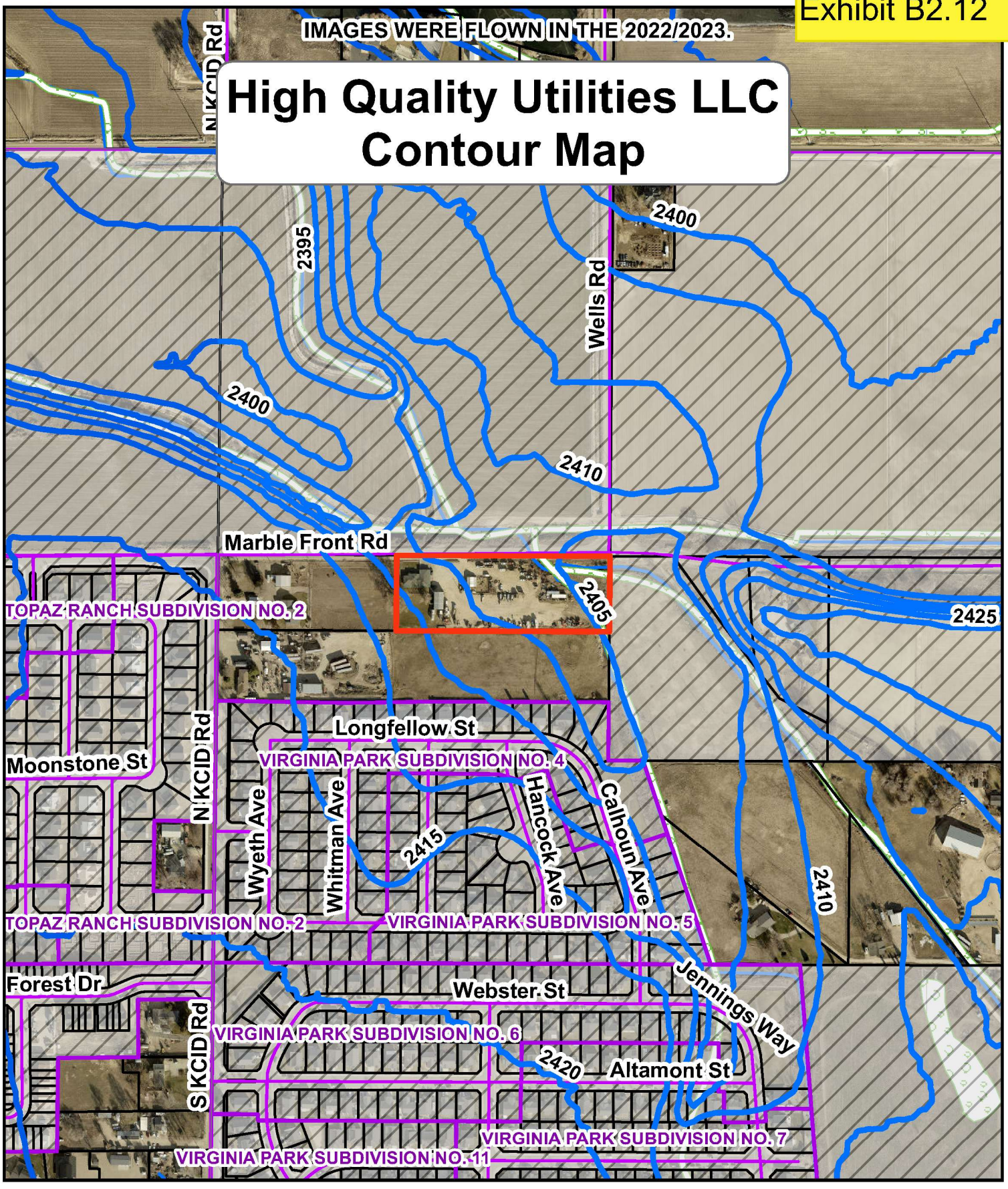
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
MwA	Prime farmland if irrigated and drained	10725.40	0.25	6.33%
OIA	Prime farmland if irrigated and reclaimed of excess salts and sodium	81855.30	1.88	48.30%
OgA	Prime farmland if irrigated	76907.43	1.77	45.38%
		169488.13	3.89	100%

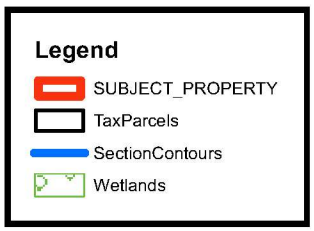
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

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

Exhibit B2.12







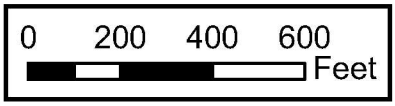
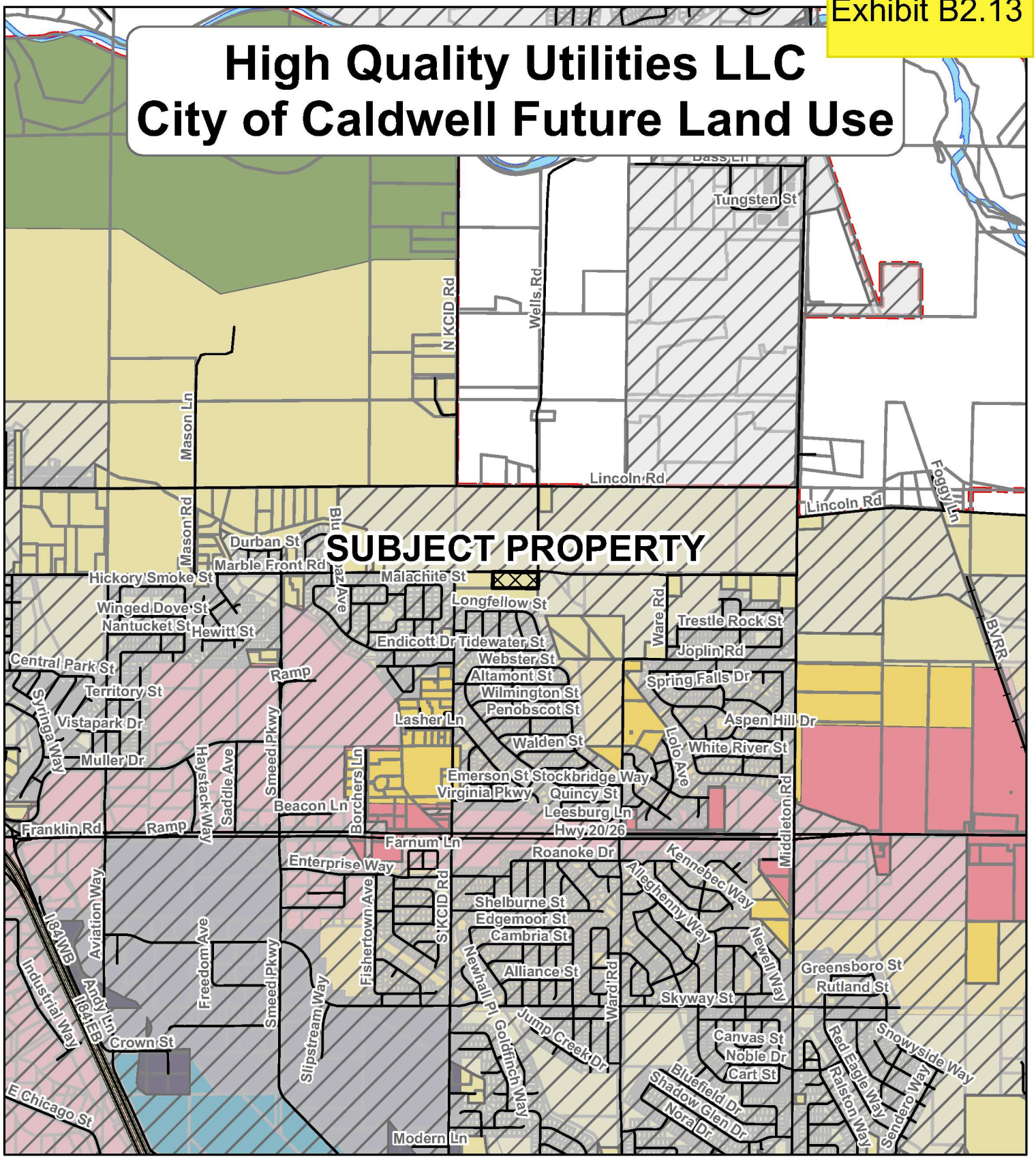
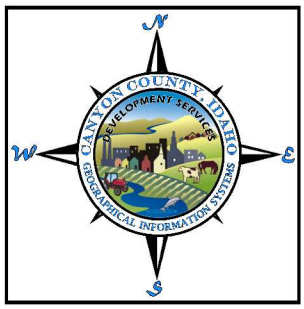


Exhibit B2.13

High Quality Utilities LLC
City of Caldwell Future Land Use





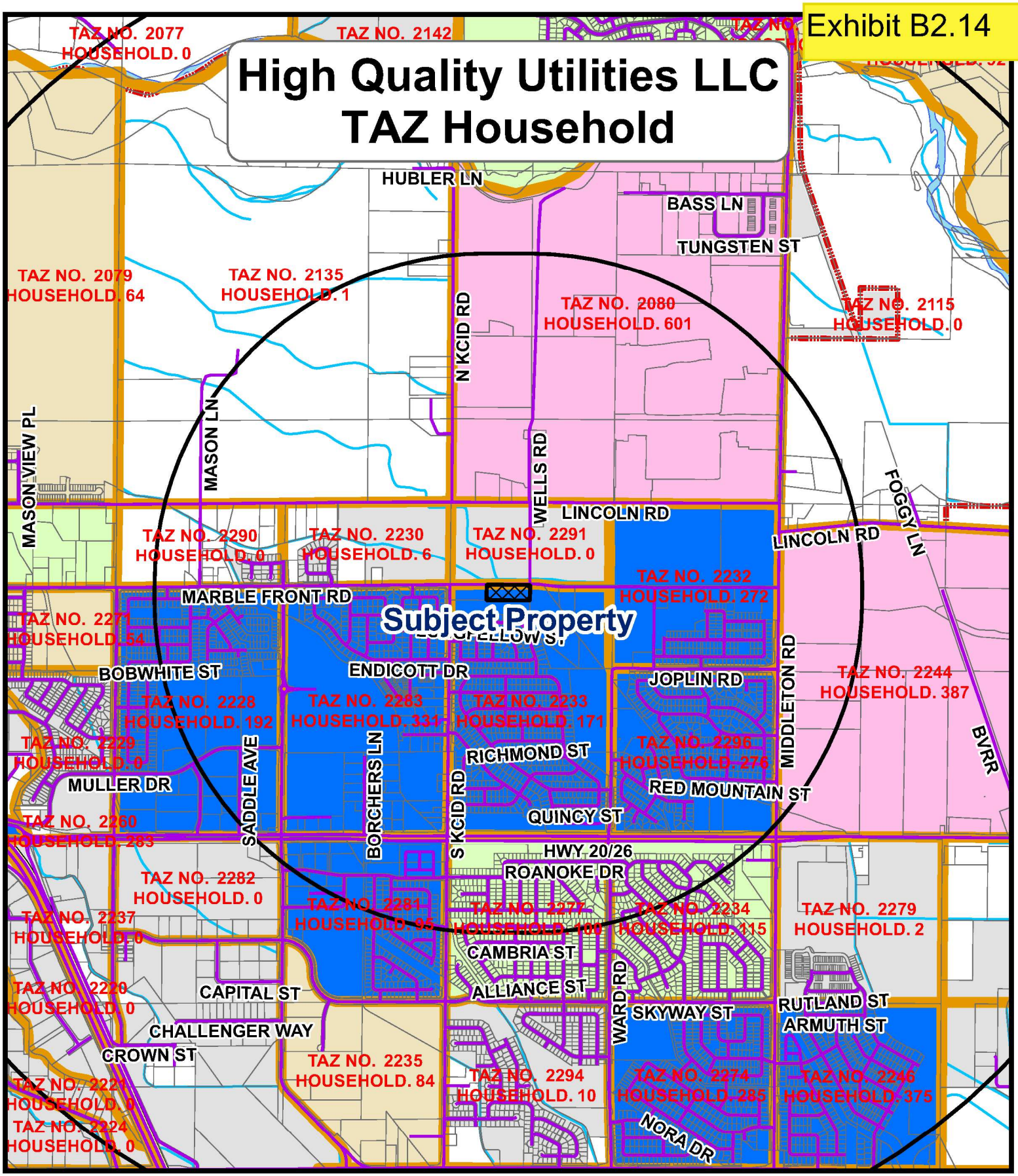
Cald Comp Plan

- Community Center
- Downtown Core
- Employment Center
- Mixed Use Center
- Neighborhood 1
- Neighborhood 2
- Neighborhood 3
- Special Purpose
- Urban Neighborhood

0 0.25 0.5 Miles

Exhibit B2.14

High Quality Utilities LLC
TAZ Household



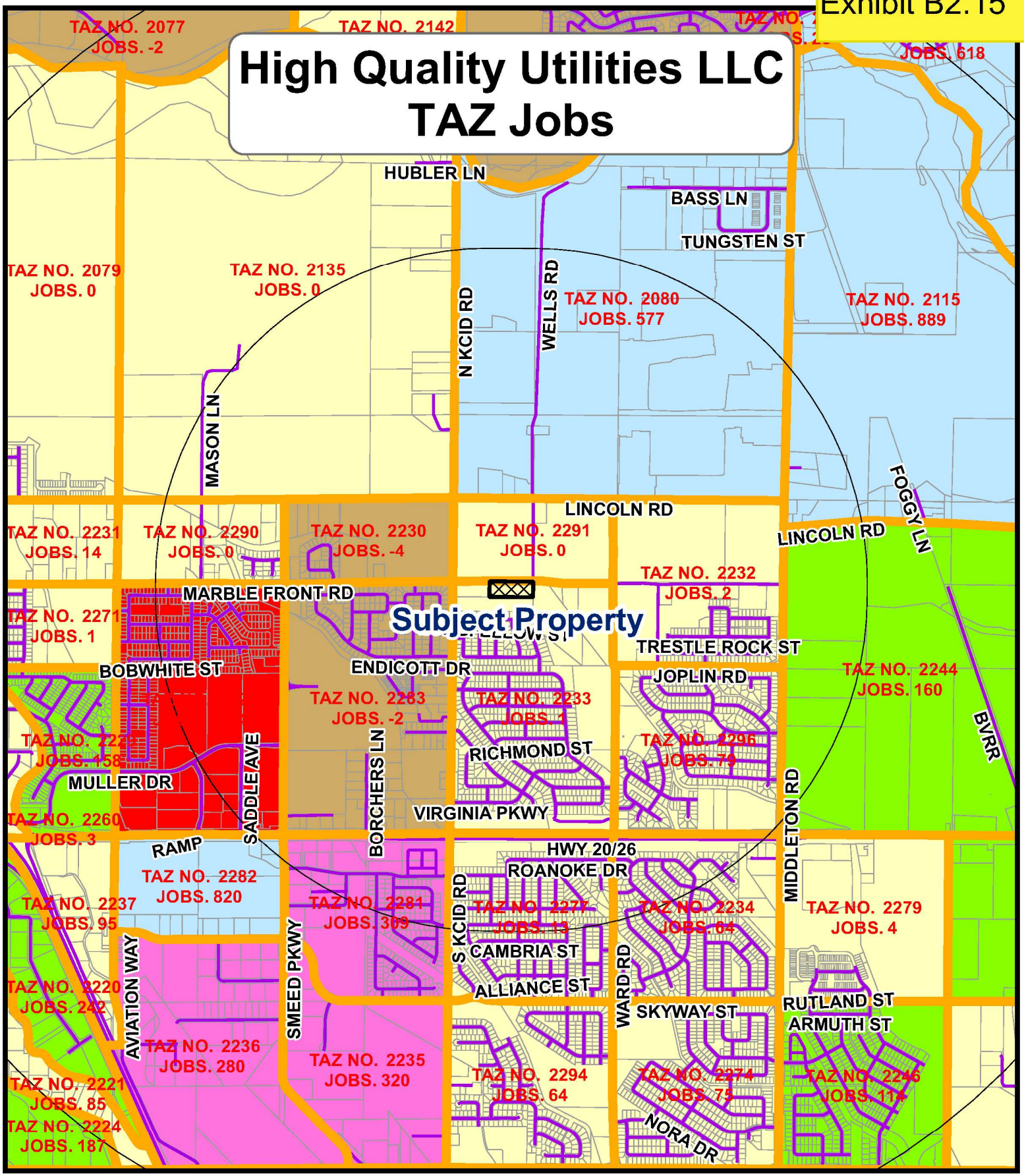
House Hold 2025-2050

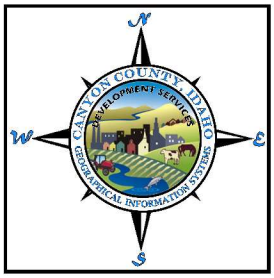
-4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

0 0.5 1 Miles

Exhibit B2.15

High Quality Utilities LLC
TAZ Jobs





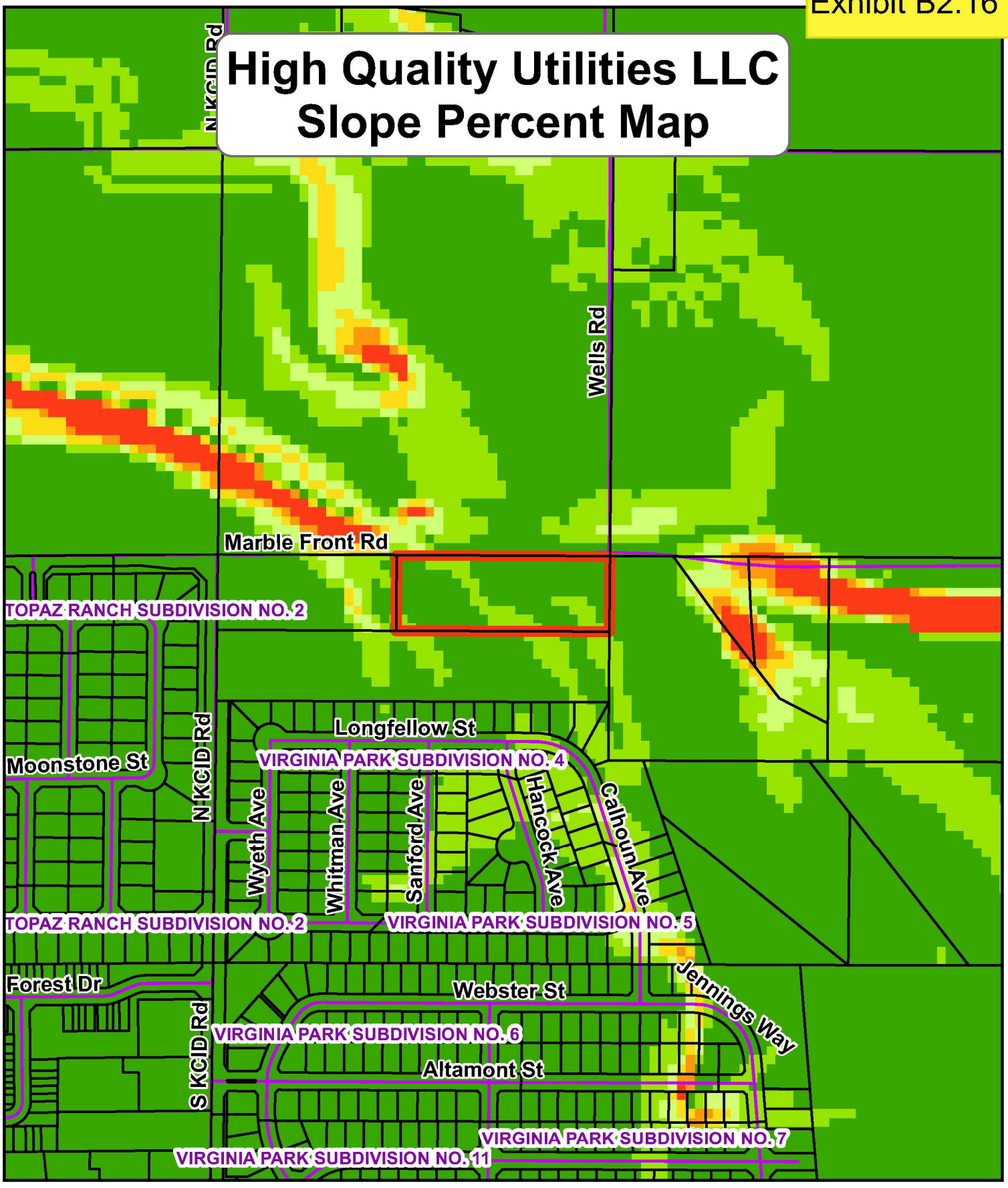
Jobs 2025-2050

-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148

0 0.5 1 Miles

Exhibit B2.16

High Quality Utilities LLC
Slope Percent Map



Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

Exhibit B2.17

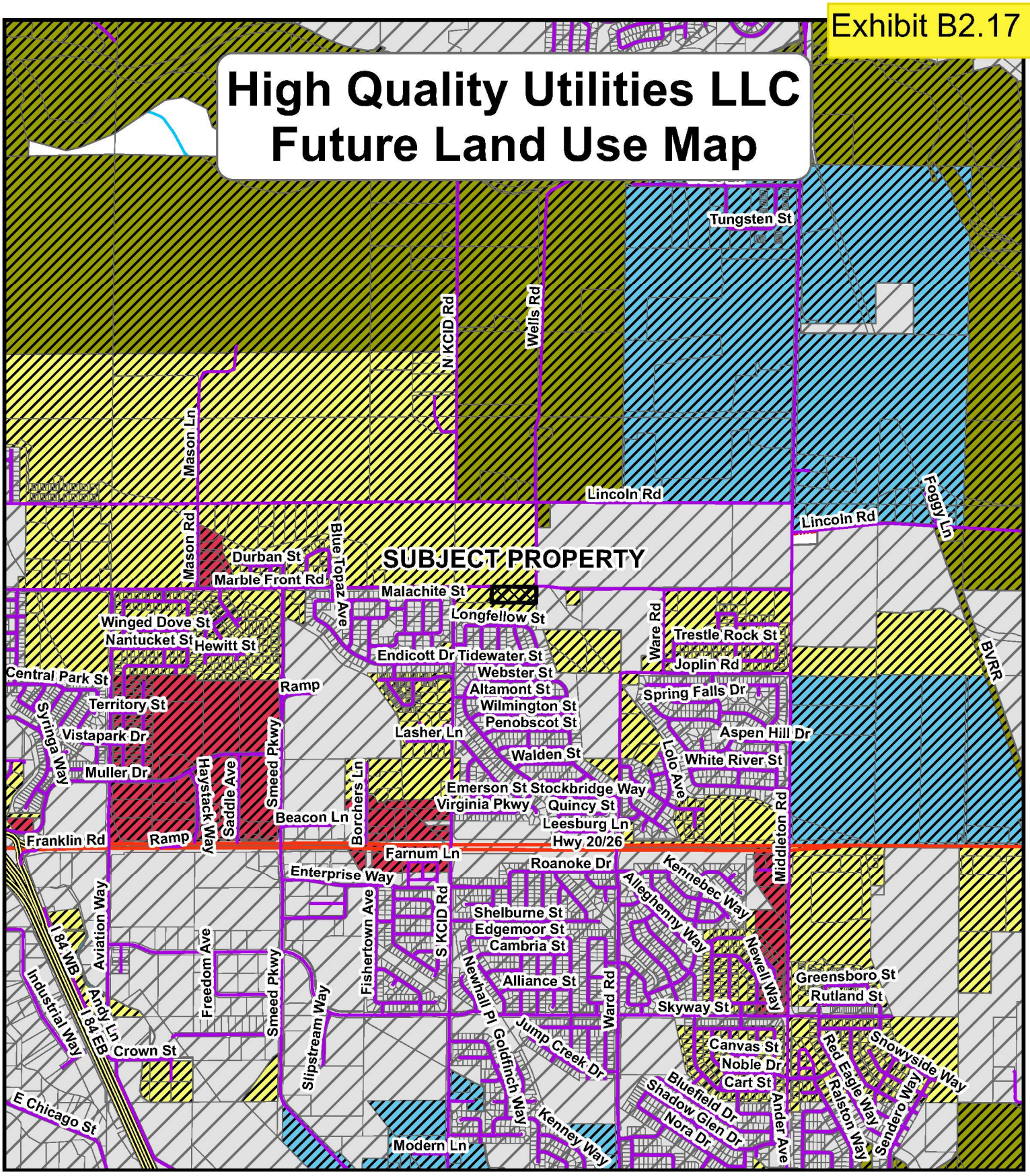


Exhibit C

EXHIBIT C

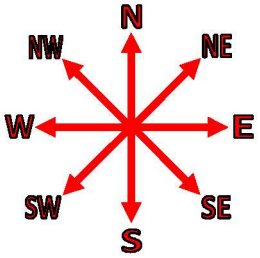
Site Visit Photos: May 1, 2026

Hearing Examiner

Case# CU2026-0008

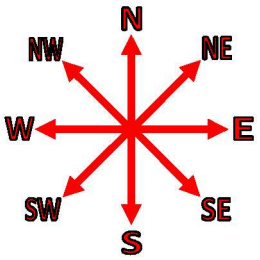
Hearing date: July 20, 2026

Site Photos: Taken May 1, 2026



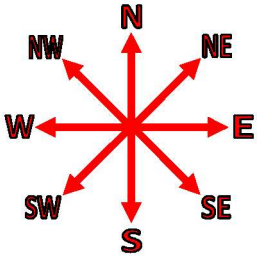





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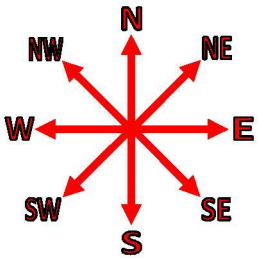

Mason Creek
Mason Creek
R34111
4N2W19




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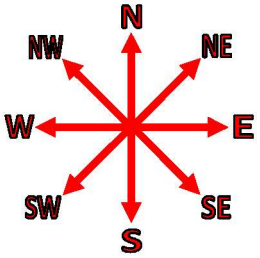

Mason Creek
Mason Creek
R34111
4N2W19




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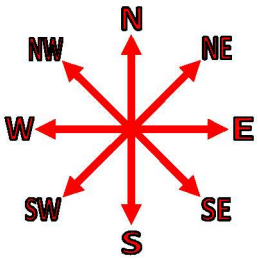

Mason Creek
Mason Creek
R34111
4N2W19




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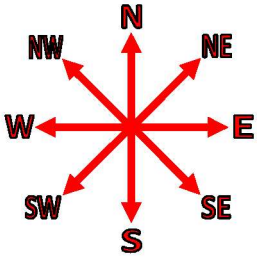

Mason Creek
Mason Creek
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4N2W19




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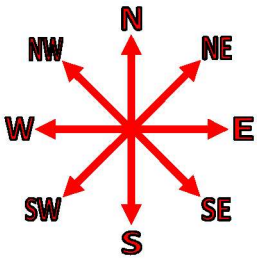

Mason Creek
Mason Creek
R34111
4N2W19




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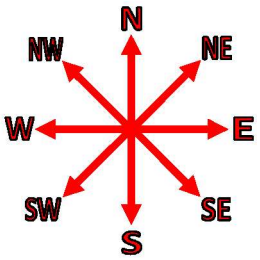

Mason Creek
Mason Creek
R34111
4N2W19




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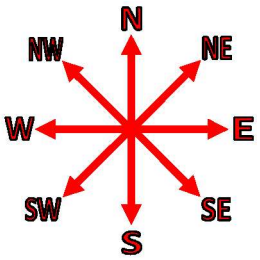

Mason Creek
Mason Creek
R34111


Ditch Witch


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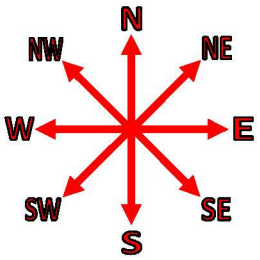

Mason Creek
Mason Creek
R34111
4N2W19




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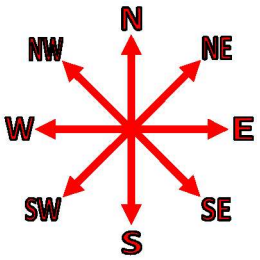

Mason Creek
Mason Creek
R34111
4N2W19




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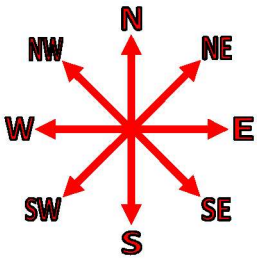

Mason Creek
Mason Creek
R34111
4N2W19




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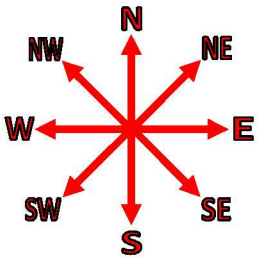

Mason Creek
Mason Creek
R34111
4N2W19




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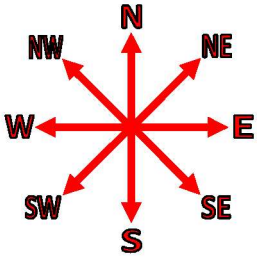

Mason Creek
Mason Creek
R34111
4N2W19


TVM


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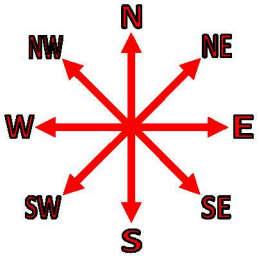

Mason Creek
Mason Creek
R94111
4N2W19




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Mason Creek
Mason Creek
R34111




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SW
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Mason Creek
Mason Creek
R34111
4N2W19



Exhibit D

EXHIBIT D

Agency Comments Received by: July 10, 2026

Hearing Examiner

Case# CU2026-0008

Hearing date: July 20, 2026

Exhibit D1

Dane Adams

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, March 18, 2026 8:44 AM
To: Dane Adams
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2026-0008 / High Quality Utilities LLC
Attachments: Pre.Development.Meeting.Notes.Signed.03.10.2026.pdf

Hi Dane,

As requested, please see the responses to the questions provided below.

1.) Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study will not be required since it does not meet the conditions of the NP policy.**
2.) Will adequate sanitary systems be provided to accommodate the use? **Wastewater disposal will not be occurring related to this proposal.**
3.) Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? ? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements**

Please see the attached pre-development notes.

Let me know if you have any questions.

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: Tuesday, March 17, 2026 11:38 AM
To: jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; chopper@hwydistrict4.org;

SOUTHWEST DISTRICT HEALTH

Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: High Quality Utilities

Applicant: Sabiola Rodriguez

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 1 Wastewater Flow: N/A Acreage Proposed: 3.38

Location of Development: 11815 Marble Front Rd, Caldwell, ID 83605

Parcel # : R34111000 0

Project in Area of Concern: No Groundwater/Rock <10': >10

Level 1 NP Study Required: ☐ Yes ☑ No ☐ Pending

Anthony Lee

LSAS/CSS Proposed: No

Proposed Drinking Water: ☑ Individual ☐ City ☐ Community ☐ Public Water Supply ☐ Pending

Information Distributed: ☐ SER ☐ NP Guidance ☐ Non-Domestic WW AP ☐ Pending

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss a proposal for a conditional use permit to allow vehicle staging on the property. Based on the information provided, the proposed use is not expected to negatively impact the existing septic system.

Anthony Lee

EHS #035

Date: 03/10/2026

Exhibit D2

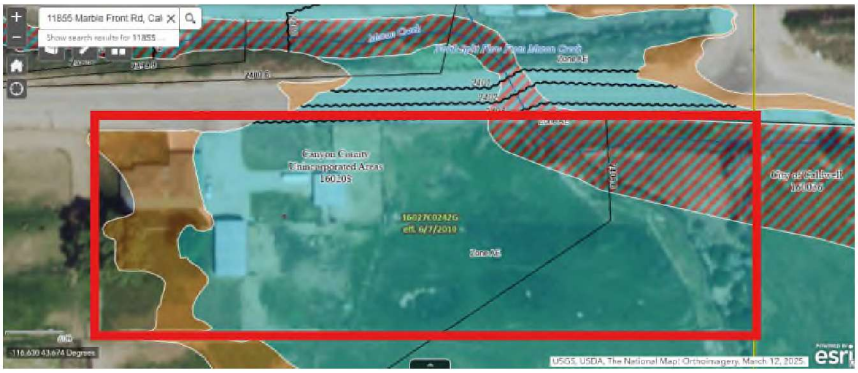
Dane Adams

From: O'Shea, Maureen <Maureen.OShea@idwr.idaho.gov>
Sent: Wednesday, March 18, 2026 10:48 AM
To: Dane Adams
Cc: Dalia Alnajjar; Jackson, Peter
Subject: [External] re: Agency Notice CU2026-0008 / High Quality Utilities LLC - 11855 Marble Front Rd, Caldwell
Attachments: Agency Response Requested Notification Form 3.17.26.pdf; 11855 Marble Front Rd Caldwell storage, equip staging in AE & FW Zone 3-18-2026.pdf

Dane,

Please see attached letter.

Does the applicant have a floodplain Development Application/Permit for storage of equipment, vehicles, etcetera in the floodplain? It appears the applicant is storing equipment and vehicles in the floodplain and floodway. Storage in the floodway is a violation of the Canyon County Flood Damage Prevention Ordinance and Title 44 of the Code of Federal Regulations §60.3a)-d). The items in the floodway must be removed from the floodway, or a Hydrologic & Hydraulic Analysis with No-Rise Certification is required before the floodway can be used for the storage of equipment/vehicles.





I am working part-time & generally available from 9:00 a.m. to noon Monday through Thursday.

IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little **Director Mathew Weaver**

March 16, 2026

Dane Adams, Planner
Canyon County Development Services Dept.
111 N 11th Avenue #310
Caldwell, ID 83605

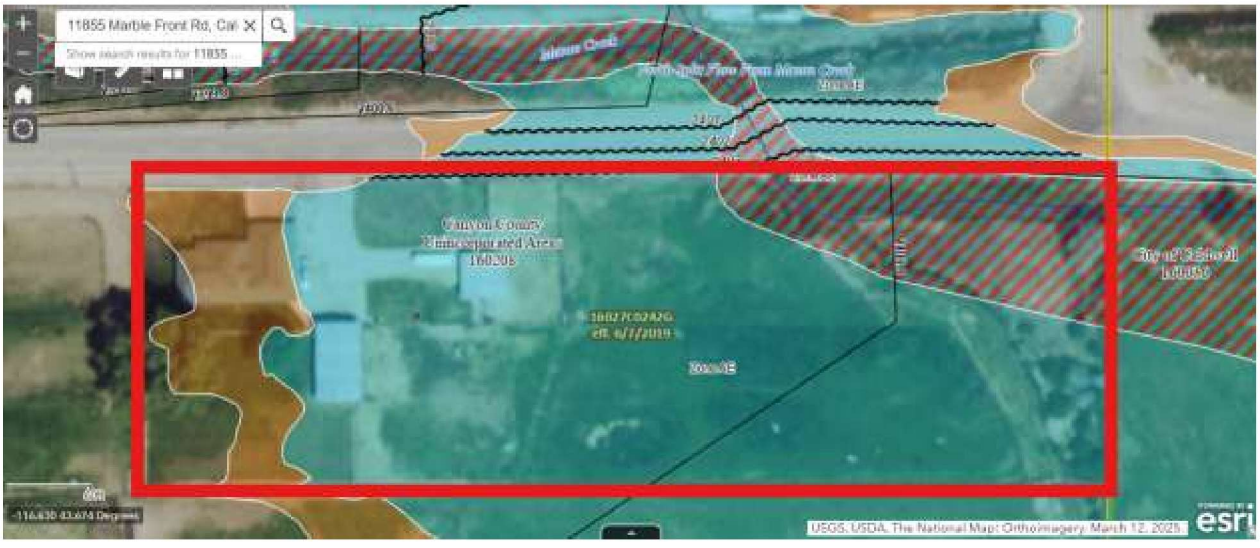
Re: CU2026-0008, 11855 Marble Front Rd, Caldwell, staging of fiber optic equipment & materials

Dear Mr. Adams,

The proposed staging area for equipment and materials for fiber-optic installation, on a 3.89-acre parcel is located in an AE Zone with floodway that has a Base Flood Elevation (BFE) of about 2404.0 ft.

The applicant should provide Canyon County with an evacuation plan which indicates where the equipment and materials for fiber-optic installation, et cetera will be relocated to in the event of flooding, and/or how these items will be contained on the parcel.

Does the applicant have a floodplain Development Application/Permit for storage of equipment, vehicles, etcetera in the floodplain? It appears the applicant is storing equipment and vehicles in the floodplain and floodway. Storage in the floodway is a violation of the Canyon County Flood Damage Prevention Ordinance and Title 44 of the Code of Federal Regulations §60.3a)-d). The items in the floodway must be removed from the floodway, or a Hydrologic & Hydraulic Analysis with No-Rise Certification is required before the floodway can be used for the storage of equipment/vehicles.





The following NFIP regulations apply to this proposed development:

Title 44 of the Code of Federal Regulations §60.3

Flood plain management criteria for flood-prone areas.

… Minimum standards for communities are as follows:

(a) … the community shall:

(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall

(i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,

(ii) be constructed with materials resistant to flood damage,

(iii) be constructed by methods and practices that minimize flood damages, and

(iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(b) … the community shall:

(1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;

(2) Require the application of the standards in paragraphs (a) (2), and (3), of this section to development within Zone A on the community's FHBM or FIRM;

(5) Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:

(i) Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and

(ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3)(ii) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and

(iii) Maintain a record of all such information with the official designated by the community under §59.22 (a)(9)(iii);

(6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;

(7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;

(8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(c) ... the community shall:

(1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;

(2) Require that all new construction and substantial improvements of residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level, unless the community is granted an exception by the Federal Insurance Administrator for the allowance of basements in accordance with §60.6 (b) or (c);

(3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's firm (i) have the lowest floor (including basement) elevated to or above the base flood level or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

(4) Provide that where a non-residential structure is intended to be made watertight below the base flood level, (i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and (ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under §59.22(a)(9)(iii);

(5) Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either

be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites

(i) Outside of a manufactured home park or subdivision,

(ii) In a new manufactured home park or subdivision,

(iii) In an expansion to an existing manufactured home park or subdivision, or

(iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.

(12) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph (c)(6) of this section be elevated so that either

(i) The lowest floor of the manufactured home is at or above the base flood elevation, or

(ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

(13) Notwithstanding any other provisions of §60.3, a community may approve certain development in Zones Al-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

(14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

(i) Be on the site for fewer than 180 consecutive days,

(ii) Be fully licensed and ready for highway use, or

(iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for "manufactured homes" in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(d) When the Federal Insurance Administrator has provided a notice of final base flood elevations within Zones A1-30 and/or AE on the community's FIRM and, if appropriate, has designated AO

zones, AH zones, A99 zones, and A zones on the community's FIRM, and has provided data from which the community shall designate its regulatory floodway, the community shall:

(1) Meet the requirements of paragraphs (c) (1) through (14) of this section;

(2) Select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood, without increasing the water surface elevation of that flood more than one foot at any point;

(3) Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge;

(4) Notwithstanding any other provisions of §60.3, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision, fulfills the requirements for such revisions as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

Should you have any questions, please do not hesitate to contact Peter Jackson at (208) 287-4973 or through email at peter.jackson@idwr.idaho.gov or I at (208) 287-4928, or through email at maureen.oshea@idwr.idaho.gov

Thank you,

Maureen O'Shea

Maureen O'Shea, CFM
NFIP Floodplain Specialist

Cc via email:

Dalia Alnajjar, Floodplain Administrator
File

Exhibit D3

Dane Adams

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Wednesday, March 18, 2026 10:49 AM
To: Dane Adams
Subject: [External] RE: Agency Notice CU2026-0008 / High Quality Utilities LLC

Hello,

After careful review of the transmittal submitted to ITD on March 17, 2026, regarding,11855 Marble Front Rd/ High Quality Utilities LLC, 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: Tuesday, March 17, 2026 11:38 AM
To: jenny.titus@vallivue.org; lisa.boyd@vallivue.org; joseph.palmer@vallivue.org; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; chopper@hwydistrict4.org; 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>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; kirk@pioneerirrigation.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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 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>; idahoaaa@gmail.com; smith.carolyn.d@epa.gov; MGRodriguez@usbr.gov; peter.jackson@idwr.idaho.gov; maureen.oshea@idwr.idaho.gov; BRO.Admin@deq.idaho.gov; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice CU2026-0008 / High Quality Utilities LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/782. You are invited to provide written testimony or comments by **April 18, 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, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the

Exhibit D4

Date 3/20/2026

Canyon County – Development Services
Re: Case Number: CU2026-0008

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 13 11925 Skyway St. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 13
Closest fire station (in miles) to site:	1.5 Miles
Approximate response time to site:	3 Minutes
Will this development have other significant impacts on the ability to provide services?	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".* • *Ongoing population increases will directly affect service levels until CFD can enhance and expand its operational capabilities.*	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. 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)

2. 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)

3. 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)

4. 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)

5. 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)

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

7. 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.

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

Exhibit D5

CITY OF
Caldwell, Idaho

ERIC PHILLIPS
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

April 17, 2026

Dane Adams
Canyon County Development Services Dept.
111 North 11th Ave. Ste. 340
Caldwell, Idaho 83605

Re: CU2026-0008 High Quality Utilities LLC

Dear Mr. Adams,

Our office received a notification regarding the proposed Conditional Use Permit CU2026 to be located at 11855 Marble Front Rd. for an outdoor storage and equipment yard. The parcel is located immediately adjacent to the City limits and within our Neighborhood 2 place-type within the Comprehensive Plan.

The Neighborhood 2 place-type is primarily designated for residential uses, with limited neighborhood scale commercial uses at major intersections. The proposed outdoor storage and equipment yard for fiber optic installation materials would be prohibited by City Code and we ask that you deny the use.

However, if the County chooses to approve the use, we request that the County require a 20 ft. landscape buffer along Marble Front Rd., in accordance with 10-02-09-5. Additionally, we would request a condition for a 6-foot-high sight obscuring fence at the back of the landscape buffer along Marble Front Rd., as well as surrounding all outdoor storage areas in order to screen the outdoor storage from view of the public right-of-way as well as any adjacent properties.

Please let me know if you have any questions.

Sincerely,

Sincerely,

Morgan Bessaw

Morgan Bessaw
Deputy Director

Exhibit D5.1

Dane Adams

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Monday, June 15, 2026 7:59 PM
To: Dane Adams
Subject: Re: [External] RE: Legal Notice CU2026-0008 / High Quality Utilities LLC

Hi Dane,
Those parcels are part of Traverse Creek Subdivision, a single family subdivision with 265 single family detached units and 14 single-family attached (townhome) units. They are providing 8.76 acres of open space with one half-court basketball court, a pickle ball court, and a tot lot. Please find attached their approved landscape plan, which also shows the approved plat layout. Please let me know if you have any questions. Thank you so much for reaching out and providing all decision makers with the City's approved plans for this area.

Traverse Creek_Landscape Plan Rendering_2022-11-11.pdf

Sincerely,

COMMUNITY DEVELOPMENT
Morgan Bessaw
Deputy Director
205 S. 6th Ave. •
www.cityofcaldwell.org • 2084554594

From: Dane Adams <Dane.Adams@canyoncounty.id.gov>
Sent: Wednesday, June 10, 2026 14:16
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: RE: [External] RE: Legal Notice CU2026-0008 / High Quality Utilities LLC

Good afternoon,

Thank you for the comment. I was wondering if you could send me any site plans or development plans for Parcels R35236, R34114, R34115, and R34112010A? I would like to be able to tell the hearing body a little bit about Caldwell's plan for the surrounding area for this CUP.

Thank you!

Sincerely,

Dane Adams
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Exhibit D6

1445 N. Orchard St.
Boise ID 83706 • (208) 373-0550

Brad Little, Governor
Jess Byrne, Director

March 24, 2026

Dane Adams, Planner
Canyon County Development Services
111 N. 11th Ave., #310, Caldwell, ID 83605
Dane.adams@canyoncounty.id.gov

Subject: Agency Notice CU2026-0008 / High Quality Utilities LLC

Dear Dane Adams:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083.

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

1. **AIR QUALITY**
   - Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
     For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
   - IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
   - For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.
2. **WATEWATER AND RECYLED WATER**
   - DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
   - IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. **SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION**
   - **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
   - **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
   - **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
   - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
   - For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. **ADDITIONAL NOTES**
   - If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/ for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit D7

HIGHWAY DISTRICT 4
154[illegible]
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

April 14, 2026

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

RE: CU2026-0008 High Quality Utilities, LLC- Reynaldo Rodriguez
Contractor Shop and Staging Area
Canyon County Parcel R34111 aka 11855 Marble Front 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 south side of Marble Front Rd approximately 900-ft east of KCID Rd in the NW ¼ Section 19 T4N R2W. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 3.9 acres. The parcel has approximately 690-feet of frontage on Marble Front Road along the northerly boundary. Marble Front is classified as a major collector 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. The ultimate ROW width for a major collector is 40-feet (half-width) measured from the existing roadway centerline. The subject property appears to be significantly impacted by the floodway and AE Zone from Mason Creek.

Access
The subject property is served via a single gravel driveway approach to Marble Front Rd located approximately 700-ft east of KCID Rd. This access is acceptable for the proposed conditional use as a staging area/contractor yard subject to the following conditions:

1. An access permit from HD4 is required to document the change in land use.
2. The approach to Marble Front Rd shall be improved to meet ACCHD Standard Drawing 106, including a paved apron. A 24-minimum throat width should be provided.
3. Dedicate an additional 15-foot strip of right-of-way for Marble Front Rd (40-feet total measured from existing roadway centerline) per ACCHD Standards Section 2020.030. HD4 will prepare documents necessary for this right-of-way dedication.

In accordance with HD4 and City of Caldwell access spacing policy, an additional commercial approach could be developed to serve the property provided it is located at least 150-ft from any existing driveways or roadway intersections.

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 a small construction business. A total of 8 employees are predicted to use this area during a typical day. 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	8	6	29

For comparative purposes, this is equivalent to the traffic impacts from 3-4 single family residences. Traffic impacts from the proposed land use change will be mitigated through dedication of right-of-way, right-of-way improvements, transportation impact fees (if they are in effect at the time of access permit application), or a combination of these means.

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: Marble Front Rd- CU2026-0008 Rodriguez Contractor Staging Area

Exhibit D8

IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little **Director Mathew Weaver**

June 16, 2026

Dane Adams, Planner
Canyon County Development Services Dept.
111 N 11th Avenue #310
Caldwell, ID 83605

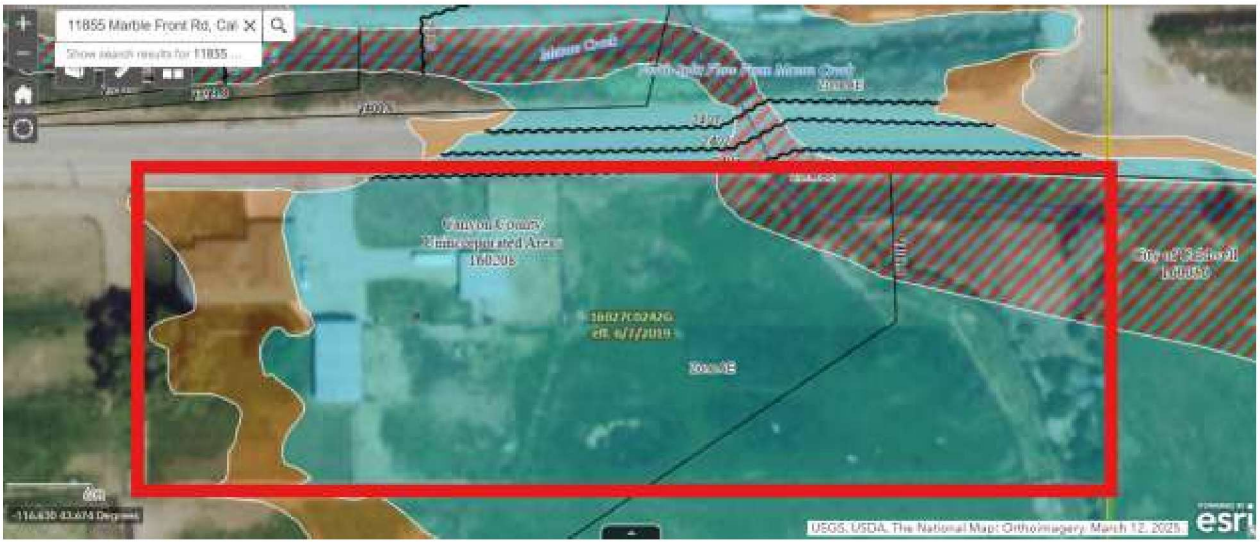
Re: CU2026-0008, 11855 Marble Front Rd, Caldwell, staging of fiber optic equipment & materials

Dear Mr. Adams,

The proposed staging area for equipment and materials for fiber-optic installation, on a 3.89-acre parcel is located in an AE Zone with floodway that has a Base Flood Elevation (BFE) of about 2404.0 ft.

The applicant should provide Canyon County with an evacuation plan which indicates where the equipment and materials for fiber-optic installation, et cetera will be relocated to in the event of flooding, and/or how these items will be contained on the parcel.

Does the applicant have a floodplain Development Application/Permit for storage of equipment, vehicles, etcetera in the floodplain? It appears the applicant is storing equipment and vehicles in the floodplain and floodway. Storage in the floodway is a violation of the Canyon County Flood Damage Prevention Ordinance and Title 44 of the Code of Federal Regulations §60.3a)-d). The items in the floodway must be removed from the floodway, or a Hydrologic & Hydraulic Analysis with No-Rise Certification is required before the floodway can be used for the storage of equipment/vehicles.





The following NFIP regulations apply to this proposed development:

Title 44 of the Code of Federal Regulations §60.3

Flood plain management criteria for flood-prone areas.

… Minimum standards for communities are as follows:

(a) … the community shall:

(2) Review proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334;

(3) Review all permit applications to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is in a flood-prone area, all new construction and substantial improvements shall

(i) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy,

(ii) be constructed with materials resistant to flood damage,

(iii) be constructed by methods and practices that minimize flood damages, and

(iv) be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

(b) … the community shall:

(1) Require permits for all proposed construction and other developments including the placement of manufactured homes, within Zone A on the community's FHBM or FIRM;

(2) Require the application of the standards in paragraphs (a) (2), and (3), of this section to development within Zone A on the community's FHBM or FIRM;

(5) Where base flood elevation data are utilized, within Zone A on the community's FHBM or FIRM:

(i) Obtain the elevation (in relation to mean sea level) of the lowest floor (including basement) of all new and substantially improved structures, and

(ii) Obtain, if the structure has been floodproofed in accordance with paragraph (c)(3)(ii) of this section, the elevation (in relation to mean sea level) to which the structure was floodproofed, and

(iii) Maintain a record of all such information with the official designated by the community under §59.22 (a)(9)(iii);

(6) Notify, in riverine situations, adjacent communities and the State Coordinating Office prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Insurance Administrator;

(7) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained;

(8) Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices which minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.

(c) ... the community shall:

(1) Require the standards of paragraph (b) of this section within all A1-30 zones, AE zones, A zones, AH zones, and AO zones, on the community's FIRM;

(2) Require that all new construction and substantial improvements of residential structures within Zones A1-30, AE and AH zones on the community's FIRM have the lowest floor (including basement) elevated to or above the base flood level, unless the community is granted an exception by the Federal Insurance Administrator for the allowance of basements in accordance with §60.6 (b) or (c);

(3) Require that all new construction and substantial improvements of non-residential structures within Zones A1-30, AE and AH zones on the community's firm (i) have the lowest floor (including basement) elevated to or above the base flood level or, (ii) together with attendant utility and sanitary facilities, be designed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy;

(4) Provide that where a non-residential structure is intended to be made watertight below the base flood level, (i) a registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of paragraph (c)(3)(ii) or (c)(8)(ii) of this section, and (ii) a record of such certificates which includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the official designated by the community under §59.22(a)(9)(iii);

(5) Require, for all new construction and substantial improvements, that fully enclosed areas below the lowest floor that are usable solely for parking of vehicles, building access or storage in an area other than a basement and which are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either

be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

(6) Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites

(i) Outside of a manufactured home park or subdivision,

(ii) In a new manufactured home park or subdivision,

(iii) In an expansion to an existing manufactured home park or subdivision, or

(iv) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to or above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist floatation collapse and lateral movement.

(12) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones A-1-30, AH, and AE on the community's FIRM that are not subject to the provisions of paragraph (c)(6) of this section be elevated so that either

(i) The lowest floor of the manufactured home is at or above the base flood elevation, or

(ii) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement.

(13) Notwithstanding any other provisions of §60.3, a community may approve certain development in Zones Al-30, AE, and AH, on the community's FIRM which increase the water surface elevation of the base flood by more than one foot, provided that the community first applies for a conditional FIRM revision, fulfills the requirements for such a revision as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

(14) Require that recreational vehicles placed on sites within Zones A1-30, AH, and AE on the community's FIRM either

(i) Be on the site for fewer than 180 consecutive days,

(ii) Be fully licensed and ready for highway use, or

(iii) Meet the permit requirements of paragraph (b)(1) of this section and the elevation and anchoring requirements for "manufactured homes" in paragraph (c)(6) of this section.

A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

(d) ... the community shall:

(1) Meet the requirements of paragraphs (c) (1) through (14) of this section;

(2) Select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood, without increasing the water surface elevation of that flood more than one foot at any point;

(3) Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge;

(4) Notwithstanding any other provisions of §60.3, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that the community first applies for a conditional FIRM and floodway revision, fulfills the requirements for such revisions as established under the provisions of §65.12, and receives the approval of the Federal Insurance Administrator.

Should you have any questions, please do not hesitate to contact Peter Jackson at (208) 287-4973 or through email at peter.jackson@idwr.idaho.gov or I at (208) 287-4928, or through email at maureen.oshea@idwr.idaho.gov

Thank you,

Maureen O'Shea

Maureen O'Shea, CFM
NFIP Floodplain Specialist

Cc via email:
Dalia Alnajjar, Floodplain Administrator
Dan Lister, CFM
File

Exhibit D9

Dane Adams

From: Lucy Ostyn
Sent: Friday, June 26, 2026 3:44 PM
To: Dane Adams
Subject: FW: Agency Notice CU2026-0008 / High Quality Utilities LLC
Attachments: 30 day AGENCY notice HE hearing.pdf; Xerox Scan_06262026145644.pdf

Dane,

If they wish to use any existing buildings for business use and/or open them to the public, commercial change of occupancy permits will be required.
I reviewed all buildings on site and would like to note a few that either need building permit or development permit (or both). Please see the attached aerial with my notes.

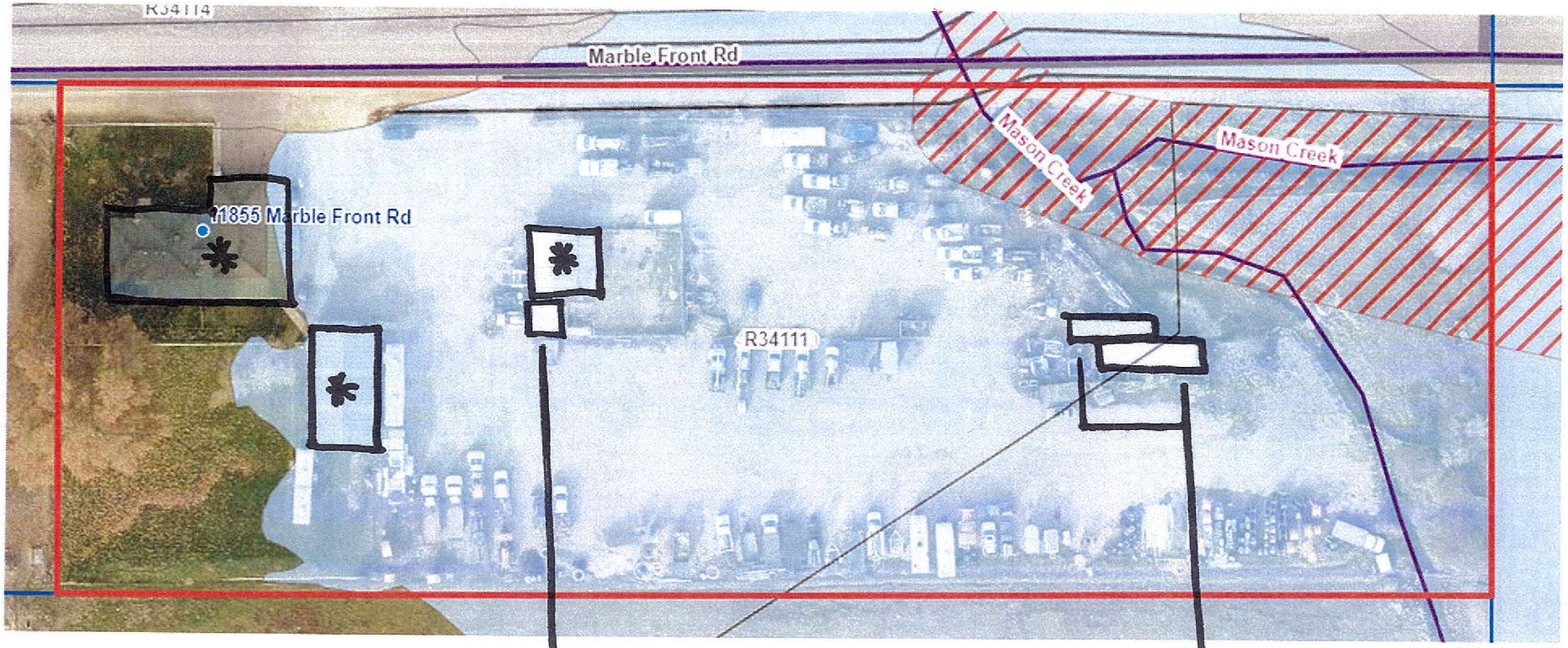
Thank you,

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: Monday, June 15, 2026 9:34 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'kbuchan@cityofcaldwell.org' <kbuchan@cityofcaldwell.org>; PZ@cityofcaldwell.org; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; mkaes@hwydistrict4.org; lriccio@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>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <kendra.conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>;

* = legal '54 - '78



appeared ~'14
under 200 ∅ but DP required
for floodplain

appear ~'24 - '25
over 200 ∅
DP + BP required for both

Exhibit E

EXHIBIT E

Public Comments Received by: July 10, 2026

Hearing Examiner

Case# CU2026-0008

Hearing date: July 20, 2026

Exhibit E1

Canyon County Development Services Department

111 North 11th Avenue, Suite 310

Caldwell ID 83605

Hearing Case: High Quality Utilities LLC

Case No: CU2026-008

R34101328

Written Testimony:

Hello, my name is Linda Bannister. I have lived in my home for over 19 years. I selected this lot to build my home because of the beautiful open view and pasture ground out the back. It is very upsetting and disappointing that a construction company has moved into this area. Now my view is of all the clutter of this commercial business. It is like viewing a "wrecking yard" out the back of my home. I now view a long messy, cluttered area of large construction equipment, large reels with blue and orange cable, and an assortment of large trucks and trailers, RV trailers and an assortment of and vehicles.

I am concerned that the ongoing commercial activity, visual clutter, noise, and lighting may negatively affect both property values and the character of this established residential area.

For these reasons, I respectfully request that Canyon County **deny** the requested variance. If the variance is approved, I ask that the Canyon County Development Services Department require substantial mitigation, including a high fence or enclosure to screen the equipment and materials and reduce impacts on surrounding residents.

Respectfully,

Linda Bannister

Linda Bannister

11786 Longfellow St

Caldwell ID 83605

Exhibit F

EXHIBIT F

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

Hearing Examiner

Case# CU2026-0008

Hearing date: July 20, 2026

In the matter of the application of:
High Quality Utilities LLC – CU2026-0008

The Canyon County Hearing Examiner considers the following:

The applicant, Reynaldo Rodriguez, requests a contractor shop and staging area on approximately 3.89 acres of an "A" (Agricultural) zone to be able to stage equipment and materials for fiber-optic installation. The subject property is located at 11855 Marble Front Rd, also referenced as Parcel 34111, a portion of the NW quarter of Section 19, T4N, R2W, 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 CU2026-0008.
      1. All exhibits are located in the case staff report dated July 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), and CCCO §09-01-25 (Area of City Impact Agreement).

   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. Any hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCCO §07-03-07.

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, CU2026-0008, was presented at a public hearing before the Hearing Examiner on July 20, 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 Hearing Examiner 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 Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	*A staging area and contractor shop are permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO)* §07-10-27. The applicant submitted an application for a conditional use permit for a staging area on March 11, 2026 (**Staff Report Exhibit A**). On May 29, 2026, the applicant provided updated information to include a contractor shop within this application (**Staff Report Exhibit A8.2**). • *CCCO* §07-02-03 defines a staging area as "An area where equipment and/or materials are stored for use conducted entirely off-site." • *CCCO* §07-02-03 defines a contractor shop as "May include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking." *See project description analysis contained in Section 07-070-05(2) detailing the nature of the request.*	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The applicant, High Quality Utilities LLC, requests a conditional use permit to allow a staging area and contractor shop on Parcel R34111. Use: The nature of the request consists of using the subject property and existing shop to store equipment for the applicant's private utility company, High Quality Utilities LLC. Business: High Quality Utilities LLC performs fiber optic installation off-site. The nature of the business requires trucks, trailers, equipment, and the storage of materials (**Staff Report Exhibit A**). Number of Employees: According to email correspondence with the applicant, there will be 14 employees who come on site each day (**Staff Report Exhibit A8.1**).	

	Customers: No customers will come on site (**Staff Report Exhibit A**). Hours of Operation: The proposed hours of operation are 8:00 AM to 4:30 PM, Monday through Friday (**Staff Report Exhibit A**). Parking: The proposed staging area includes parking for employees and a staging area to the East of the contractor shop (**Staff Report Exhibit A**). Restrooms: There will be a restroom on site, which is served by an individual well (**Staff Report Exhibit A**).	
Criteria Met? **No**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is not consistent with the 2030 Canyon County Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel and surrounding area as Residential. The City of Caldwell designates the surrounding area as Neighborhood 2 place-type (Residential) within their Comprehensive Plan (**Staff Report Exhibit D5**). The subject property is located in an "AE" flood zone as well as the floodway; therefore, a hazardous area without mitigations (**Staff Report Exhibit B2.2**). The proposed use doesn't align with the following actions, goals and policies outlined in the 2030 Comprehensive Plan: Chapter 1: Property Rights ***A1.01.00a*** *Require properties to conform to the zoning code before receiving additional zoning approvals.* The subject property has a code enforcement violation for operating a staging area without a conditional use permit and unpermitted structures on the property that have not been abated. The 2030 Comprehensive Plan does not support additional approvals prior to conforming to the code. *See Code Section five (5) for details.* Chapter 5: Natural Resources and Hazardous Areas ***P5.05.01*** *Mitigate development in hazardous areas or require site planning or construction techniques to mitigate the hazard.* The subject property is located in a "AE" flood zone therefore, a floodplain development permit is required. Chapter 4: Land Use and Community Design ***A4.01.01b*** *Coordinate land-use planning with adjoining counties, cities, and other agencies and groups.* ***P4.04.01*** *Support development in locations where services, utilities, and amenities are or can be provided.* ***P4.04.02*** *Align planning efforts in areas of city impact.* ***P4.07.01*** *Plan land uses that are compatible with the surrounding community.* The City of Caldwell has designated the subject property and the surrounding area as Residential. The City of Caldwell is opposed to the application as it would conflict with their future land use plans for the subject property and property in the immediate vicinity. The proposed use would be prohibited if annexed into the City of Caldwell. The proposed use may potentially align with the following actions, goals and policies outlined in the 2030 Comprehensive Plan: Chapter 1: Property Rights ***G1.01.00*** *Protect the integrity of individual property rights while safeguarding public health, safety, and welfare. The use is not anticipated to negatively impact public health, safety and welfare with added conditions of approval.* ***P1.01.01*** *No person should be deprived of private property without due process of law.* ***G1.02.00*** *Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.* "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 March 11, 2026, to establish a staging area 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.*

High Quality Utilities LLC installs fiber optic cable throughout the Treasure Valley (**Staff Report Exhibit A**). The business operations on the subject property are specifically utilized as a staging area to store equipment and inventory.

Chapter 3: Economic Development
P3.01.02 *Support suitable sites for economic growth and expansion compatible with the surrounding area*.

According to the applicant, the property and the proposed use of a staging area and contractor shop is consistent with the 2030 Comprehensive Plan as the primary function of the property will remain residential in nature. Fieldwork will take place off-site, and the subject property as a staging area is incidental and will only be used to store equipment and material (**Staff Report Exhibit A**).

Although there are goals, policies and actions outlined in the 2030 Comprehensive Plan that the proposed use aligns with; it is not generally consistent with the Comprehensive Plan.

Criteria Met?		
No	**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 use may not be injurious to other properties in the immediate vicinity in the short term, but the proposed use will be injurious to the properties in the immediate vicinity in the long term. Parcel R34111 is currently located within Caldwell's Area of Impact, which is a designation for parcels where the applicable city can provide services for annexation within five (5) years. The analysis below details how approval of this application would be injurious to the property in the immediate vicinity and negatively change the essential character of the area.

Summary:
The surrounding land uses and zoning, as reviewed within a one and two-mile radius, indicate that the area is primarily residential, with future land use leaning towards increased residential uses as seen in **Staff Report Exhibits B2.3, B2.13, & D5.**

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	**Agricultural**	**City of Caldwell R-1**	
S	**Residential**	**"A"**	**City of Caldwell R-1**
E	**Agricultural**	**City of Caldwell R-1**	
W	**Residential**	**"A"**	**City of Caldwell R-1**

"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)

Surrounding Land Use Cases:
In the past five (5) years, there have been no land use applications applied for within a one (1) mile radius of the subject property in unincorporated Canyon County (**Staff Report Exhibit B2.4**).

There are sixty-five (65) platted subdivisions within a one (1) mile radius, with an average lot size of 0.31 acres. Of the sixty-five (65) existing platted subdivisions, sixty-four (64) are located within Caldwell City limits, and one (1) is located within unincorporated Canyon County. There are seven (7) process plats within the one (1) mile radius, with an average lot size of 0.29 acres (**Staff Report Exhibits B2.5 & B2.6**).

Character of the Area:
The character of the area is primarily residential, with some active agricultural production occurring on the immediately surrounding properties. To the direct South of the subject property, there is an approximately 6.68-acre parcel, and during the site visit, cattle were seen grazing (**Staff Report Exhibit C**). About 230 feet to the South, there is a neighborhood located within Caldwell city limits and is zoned R-1. Directly to the West is a 3.27-acre agriculturally zoned property in unincorporated Canyon County. About 520 feet to the West, there is a neighborhood located within Caldwell city limits zoned R-1. To the North, there are

	active agricultural operations taking place; however, they are located within Caldwell City Limits and are currently zoned R-1. To the East, there are larger parcels located within Caldwell City Limits, but are zoned R-1 (**Staff Report Exhibit B2.1**). A contractor shop and staging area are not permitted uses in the residential zoning district and are out of character with the residential area. **Impacts & Mitigation:** Potential impacts identified during the site visit, staff analysis, and agency comments include noise, dust, aesthetic concerns, floodplain development, and unpermitted structures. • Noise: There are potential impacts related to noise regarding the use, such as starting equipment and loading/ unloading materials. With the property being enclaved by the City of Caldwell's residential zoning districts, noise created from the proposed use will be injurious to properties in the immediate vicinity. • Dust: Due to driving equipment, as well as loading/ unloading material, there is the potential for dust to have a negative impact on the properties in the immediate vicinity. Dust shall be controlled by applicable federal, state, and county laws, ordinances, rules, and regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements (**Staff Report Exhibit D6**). With the property being enclaved by the City of Caldwell's residential zoning districts, dust created from the proposed use will be injurious to properties in the immediate vicinity. • Aesthetic: Due to the storage of materials and the nature of the use, there is the potential for there to be aesthetic impacts on surrounding properties. With the property being enclaved by the City of Caldwell's residential zoning districts, the aesthetic impacts created from the proposed use will be injurious to properties in the immediate vicinity (**Staff Report Exhibit C**). • Floodplain: Due to a comment received from the Idaho Department of Water Resources, there appear to be active floodplain violations due to the staging and storage of materials within the floodway. With the property being enclaved by the City of Caldwell's residential zoning districts, the potential impacts from these violations on surrounding properties in the event of a flood would be injurious to properties in the immediate vicinity (**Staff Report Exhibit D2 & D8**).
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	As proposed, 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 is proposing one (1) individual domestic well to adequately serve the proposed use (**Staff Report Exhibit A8.1**). **Sewer:** The applicant is proposing one (1) individual septic system to serve the proposed use (**Staff Report Exhibit A8.1**). Southwest District Health provided a comment on March 18, 2026, and no concerns were raised (**Staff Report Exhibit D1**). The Pre-Development notes from Southwest District Health state that the proposed use is not expected to negatively impact the existing septic system (**Staff Report Exhibit D1**). **Irrigation:** The Mason Creek Irrigation Ditch runs through the property (**Staff Report Exhibit B2.1**). The Mason Creek Ditch Co & Pioneer Irrigation District were noticed on March 17, 2026, and June 15, 2026. No comments were received. All associated easements will need to be preserved. **Stormwater drainage facilities:** According to the land use worksheet, stormwater will be retained on site via barrow ditches (**Staff Report Exhibit A2**).	
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.	

	The subject parcel has frontage along Marble Front Road and takes access via two (2) approaches. The applicant submitted pre-development notes from Highway District No. 4, and they provided improvement requirements such as an access permit, paved apron, and an additional 15 feet of Right-Of-Way (**Staff Report Exhibit A6**). Highway District No. 4 was noticed on March 18, 2026, and June 15, 2026, and provided comments, which can be found in **Staff Report Exhibit D7**.	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	As conditioned, there will not be undue interference with existing or future traffic patterns. It is anticipated that there will be a total of fourteen (14) employees, most of whom will be coming to pick up trucks and equipment, then leaving to go to job sites for the day. There will be no customers who will come on site (**Staff Report Exhibit A8.1**). The subject parcel has frontage along Marble Front Road and takes access via two (2) approaches. The applicant submitted pre-development notes from Highway District No. 4 detailing required improvements. Highway District No. 4 was noticed on March 18, 2026, and June 15, 2026, and provided comments, which can be found in **Staff Report Exhibit D7**. The Idaho Transportation Department provided a comment on March 18, 2026, and stated that they have no comments or concerns regarding this application, and the application does not meet the requirements for a Traffic Impact Study (**Staff Report Exhibit D3**).	
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, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Due to the nature of the request and proposed use, this application will not negatively impact surrounding school facilities. Vallivue School District was noticed on March 17, 2026, and June 15, 2026. No comment was received. **Police and Fire protection:** The proposed use of this property as a contractor shop and staging area will not negatively impact Police and Fire Protection. Canyon County Sheriff's Office (CCSO) and Caldwell Fire Department were notified on March 17, 2026, and June 15, 2026. CCSO did not provide a comment, and Caldwell Fire Department provided a comment stating that the property was 1.5 miles from Caldwell Fire Department Station 13 with an approximate response time of 4 minutes (**Staff Report Exhibit D4**). **Emergency Medical Services:** The proposed use of this property as a contractor shop and staging area is not anticipated to negatively impact Police and Fire protection. Canyon County's Emergency Management Coordination and Canyon County Paramedics were noticed on March 17, 2026, and June 15, 2026, and did not provide comment. **Irrigation Facilities:** The Mason Creek Ditch Co & Pioneer Irrigation District were noticed on March 17, 2026, and June 15, 2026. No comments were received. However, Mason Creek Irrigation Ditch runs through the subject property (**Staff Report Exhibit B2.1**).	

Table 2. Use Standards – Contractor Shop: CCCO §07-14-09 & 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 Review - §07-14-09		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**The use shall be contained within a building or behind a sight-obscuring fence.**

Analysis	There shall be a sight-obscuring fence that all vehicles and equipment will be contained behind. The applicant has a pre-existing shop for storage of equipment and inventory (**Staff Report Exhibit 8.2**). The pre-existing shop would be required to have a change of occupancy permit applied for through the Canyon County Building Department (**Staff Report Exhibit D9**).	
County Ordinance and Review - §07-14-29		
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's letter of intent, all work will be conducted off-site, with the exception of what is allowed with the contractor shop criteria (**Staff Report Exhibit A8**).	
Criteria Met?	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Yes		
Analysis	Per the applicant's letter of intent and site plan, all business parking will be on site. No parking will take place on a public or private road (**Staff Report Exhibit A8 & A7**).	
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	Per the applicant's letter of intent and email correspondence, the only persons who will be coming and going from the property will be 14 employees who perform work either off-site or within what is allowed under the contractor shop criteria (**Staff Report Exhibit A8**).	
Criteria Met?	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Yes		
Analysis	Per the applicant's letter of intent, the above may happen (**Staff Report Exhibit A8**).	
Criteria Met?	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Yes		
Analysis	Per the applicant's letter of intent, site plan, and email correspondence, there will be ample parking spaces for employee vehicles (**Staff Report Exhibit A8, A7, & A8.1**).	

Table 3. Area of City Impact

CCCO §09-01-19: Caldwell Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards: Within the Caldwell area of city impact, the following ordinances apply, but the City of Caldwell ordinances are subject to the waiver provisions in subsection (6) of this section.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-01-19**	**Applicable Ordinances and Standards**: (1) Canyon County zoning ordinance, as lawfully amended. (2) City of Caldwell's subdivision ordinance, ordinance 1758, in the form existing as of April 1, 2005, except for simple division (lot split) provisions and except for hearing procedures. The county's hearing procedures shall apply. (3) The following City of Caldwell ordinances apply, even when in conflict with otherwise applicable county provisions: A. City road widths and profiles found in 11-03-03(2), (3), (4), and (5) of the City of Caldwell municipal code, in the form existing as of April 1, 2005; B. Caldwell city ordinance 2541, and all standards and specifications adopted thereby, in the form existing as of April 1, 2005. C. Caldwell city ordinance 2548, in the form existing as of April 1, 2005. D. Municipal code of the city of Caldwell, chapter 10, article 7, "Caldwell Landscape Ordinance", in the form existing as of April 1, 2005. E. Municipal code of the City of Caldwell, chapter 10, article 8, "Caldwell Tree Ordinance", in the form existing as of April 1, 2005.

		F. Municipal code of the City of Caldwell, chapter 10, article 10, "Transportation Policies And Practices", in the form existing as of April 1, 2005. G. Municipal code of the city of Caldwell, chapter 4, article 17, "Caldwell Irrigation Utility Ordinance", in the form existing as of April 1, 2005. (4) Except as set forth above, all other standards of applicable Canyon County codes and ordinances; and (5) For subdivisions and planned unit developments applied for in the Caldwell area of city impact, Canyon County will require on the face of each final plat a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat, or authorize the plat to be recorded, prior to the city engineer's signing the plat (6) Waiver of City of Caldwell Ordinance Provisions: The requirements listed in the Caldwell ordinances, identified in subsections (2) and (3) of this section, may be waived by the Canyon County board of commissioners in its discretion. An applicant for such waiver bears the burden of persuasion and must specifically state the reasons why a waiver is necessary and prove said waiver will not cause an adverse effect to the health, safety and welfare of the community and that the requirements sought to be waived constitute an undue hardship. For the purpose of this section, increased financial expense associated with a requirement, by itself, does not constitute an undue hardship. Notice of the requested waiver must be given to the City of Caldwell not less than thirty (30) days prior to the hearing on the waiver application. Any further notice on the proposed waiver will be provided to the city of Caldwell at least seven (7) days prior to any public hearing. Written objections from the city of Caldwell will be considered by the Canyon County commissioners. The application for waiver must show that prior to filing the application, the applicant first sought consent from the city of Caldwell to the waiver, indicating the date of the request and the response, if any, from the city of Caldwell. In granting any waiver, the county may impose any conditions the county deems necessary to help mitigate any adverse effect to the health, safety and welfare of the community. The application for waiver will first be considered by the Canyon County planning and zoning commission at a public hearing, which shall make recommendations to the Canyon County board of commissioners for their consideration at a public hearing. The public hearings held before the Canyon County planning and zoning commission and the Canyon County board of commissioners will be conducted in accordance with the notice and hearing procedures provided by subsections 07-17-09(4) and (5) of this code. (Ord. 05-013, 6-1-2005) **09-01-21 Zoning Ordinance Amendment Proposals**: All proposed amendments to the text and/or map of the Canyon County zoning ordinance or subdivision regulations, which may relate to the Caldwell area of city impact, shall be referred by the county to the city of Caldwell in the same manner as provided for in subsection (3) of this article. Any recommendation of the city of Caldwell shall be considered in the same manner as provided for in subsection 09-01-17(3) of this article. (Ord. 05-013, 6-1-2005)
Analysis	**Area of City Impact:** The Caldwell area of city impact consists of an area in unincorporated Canyon County where development or use of land affects, or may affect, the City of Caldwell in consideration of trade areas, geographic factors, and areas that can reasonably be expected to be annexed to the City of Caldwell within five (5) years. The subject parcel is located within Caldwell's area of city impact. The City of Caldwell was noticed on March 17, 2026, and June 15, 2026, and the City of Caldwell submitted a letter on April 17, 2026, stating that they are opposed to this request for a staging area and contractor shop, due to the subject property being within their comprehensive plan as Neighborhood 2 place-type (**Staff Report Exhibit A5**). Staff reached out to the City of Caldwell on June 10, 2026, to inquire about the broader plan for the current farmland that has been annexed directly North of the property. The City of Caldwell responded, stating that there are 265 single-family units and 14 townhome units planned for these parcels (**Staff Report Exhibit A5.1**).	

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Hearing Examiner **denies** Case #CU2026-0008, a conditional use permit for a staging area and contractor shop.

Under Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. The applicant may decrease business operations to what would be allowed under Canyon County's Home Business code (CCCO §07-14-11) and apply for a Home Business Director's Decision.

DATED this _____ day of _____, 2026.

HEARING EXAMINER
CANYON COUNTY, IDAHO

_____
Jerome Mapp, Hearing Examiner

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: _____