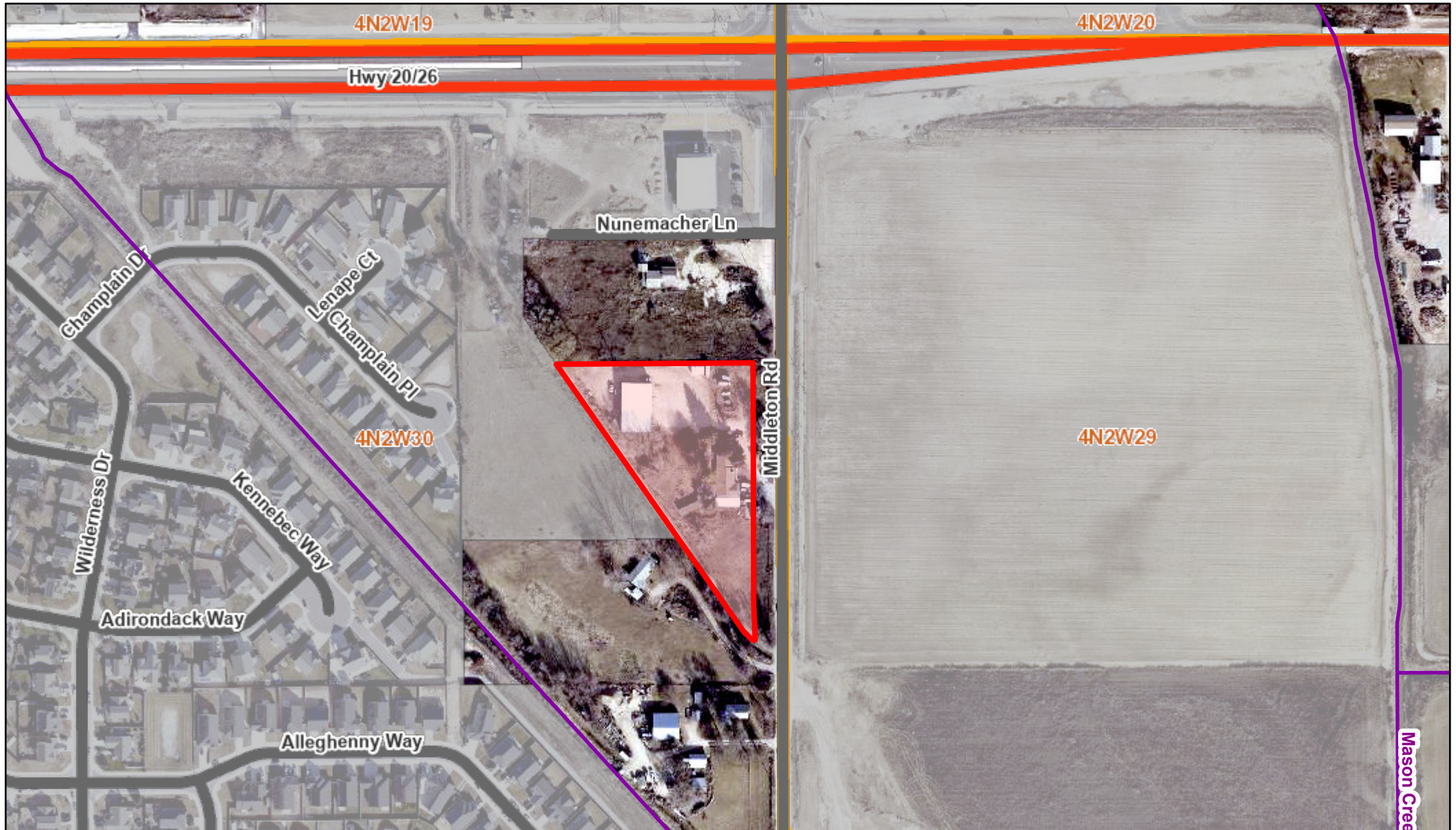
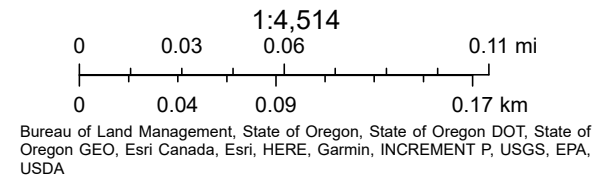


Canyon County, ID Web Map



11/19/2025, 3:36:53 PM

- Multiple Parcel Search_Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Hwy
- Roads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Imagery_2025_3in
- Red: Band_1
- Green: Band_2





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>5 peaks, LLC</u>	
	MAILING ADDRESS: <u>275 S. 5th Ave STE 151 Paradise, ID 83201</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>[Signature]</u> Date: <u>10/16/25</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>19833 Middleton rd.</u>	
	PARCEL NUMBER: <u>R34314</u>	
	PARCEL SIZE:	
	REQUESTED USE: <u>Contractor Shop</u>	
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>Ag</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU 2025-0033</u>	DATE RECEIVED:	<u>11/19/25</u>
RECEIVED BY:	<u>N. Olachea</u>	APPLICATION FEE:	<u>\$1600</u>
		CK MO CC CASH	<u>CC</u>



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

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

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

- ☒ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

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

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

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

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

CONTRACTOR SHOP (07-14-09) - REQUIRED

	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.	✓	

MINERAL EXTRACTION (07-14-19) - REQUIRED

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

WIND FARM (07-14-33) - REQUIRED

	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

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

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: None Height: _____

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

☐ Other: _____

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

Canal behind property

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☒ Commercial 3 ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: N/A

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Contractor Shop

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 8:00 am to 5:00 pm
☒ Tuesday 8 to 5
☒ Wednesday 8 to 5
☒ Thursday 8 to 5
☒ Friday 8 to 5
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 15 ☐ No

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

Height: 4 ft Width: 8 ft. Height above ground: 6 ft

What type of sign: ☒ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 40+

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other 0

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: _____

9/30/2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a conditional use permit for a contractor shop. We have been operating this way for the last 2 years and we are not trying to change our operation.

One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; Canyon County Zoning Ordinance § 07-01-15. This meeting for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

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

The Neighborhood Meeting details are as follows:

Date:10/16/2025

Time: 2:00pm

Location:19833 Middleton rd

Property description:Office of Idaho Fire & Flood restoration

The project is summarized below:

Site Location: Parcel #R34314

Proposed access: 2

Total acreage: 2.71

Proposed lots:1

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

submitted the application to the county for consideration at this time.

Feel free to contact me at [REDACTED]

Sincerely,

Mason Clinger
5 Peaks LLC

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: 19833 Middleton rd Parcel Number: 1234314
City: Caldwell State: ID ZIP Code: 83605
Notices Mailed Date: Number of Acres: 2.71 Current Zoning: AG
Description of the Request:

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: MASON Clinger
Company Name: 5 peaks
Current address: 275 S. 5th STE 151
City: Pocatello State: ID ZIP Code: 83201
Phone: [REDACTED] Cell: [REDACTED] Fax:
Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 10/16/25 MEETING LOCATION: 19833 Middleton rd.
MEETING START TIME: 2:00 pm MEETING END TIME: 2:45 pm

ATTENDEES: [Signature]

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
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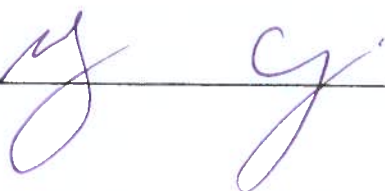
NEIGHBORHOOD MEETING CERTIFICATION:

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):

MASON Clinger

APPLICANT/REPRESENTATIVE (Signature):



DATE: 10 / 23 / 25



AGENCY ACKNOWLEDGMENT

Date: 10/16/25
Applicant: MASON Clinger 5 prales
Parcel Number: 234314
Site Address: 19833 Middleton rd. Caldwell, ID 83605

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 11/19/25 Signed: [Signature]
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: FD

☒ Applicant submitted/met for official review.

Date: 10/23/2025 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: HD4

☒ Applicant submitted/met for official review.

Date: 10/23/25 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Pioneer Irrigation District

☒ Applicant submitted/met for official review.

Date: 10/23/2025 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: Caldwell

☐ Applicant submitted/met for official review.

Date: 10/23/26 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

R34314

PARCEL INFORMATION REPORT

11/19/2025 2:43:53 PM

PARCEL NUMBER: R34314

OWNER NAME: 5 PEAKS LLC

CO-OWNER:

MAILING ADDRESS: 275 S 5TH AVE STE 151 POCA TELLO ID 83201

SITE ADDRESS: 19833 MIDDLETON RD

TAX CODE: 0540000

TWP: 4N RNG: 2W SEC: 30 QUARTER: NE

ACRES: 2.71

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 : COM

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: COMMERCIAL

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL:
16027C0261G**

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: PRINCIPAL ARTERIAL

INSTRUMENT NO. : 2025007502

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 30-4N-2W NE TX 4 IN E 1/2 NENE LS RD

PLATTED SUBDIVISION:

SMALL CITY ZONING:

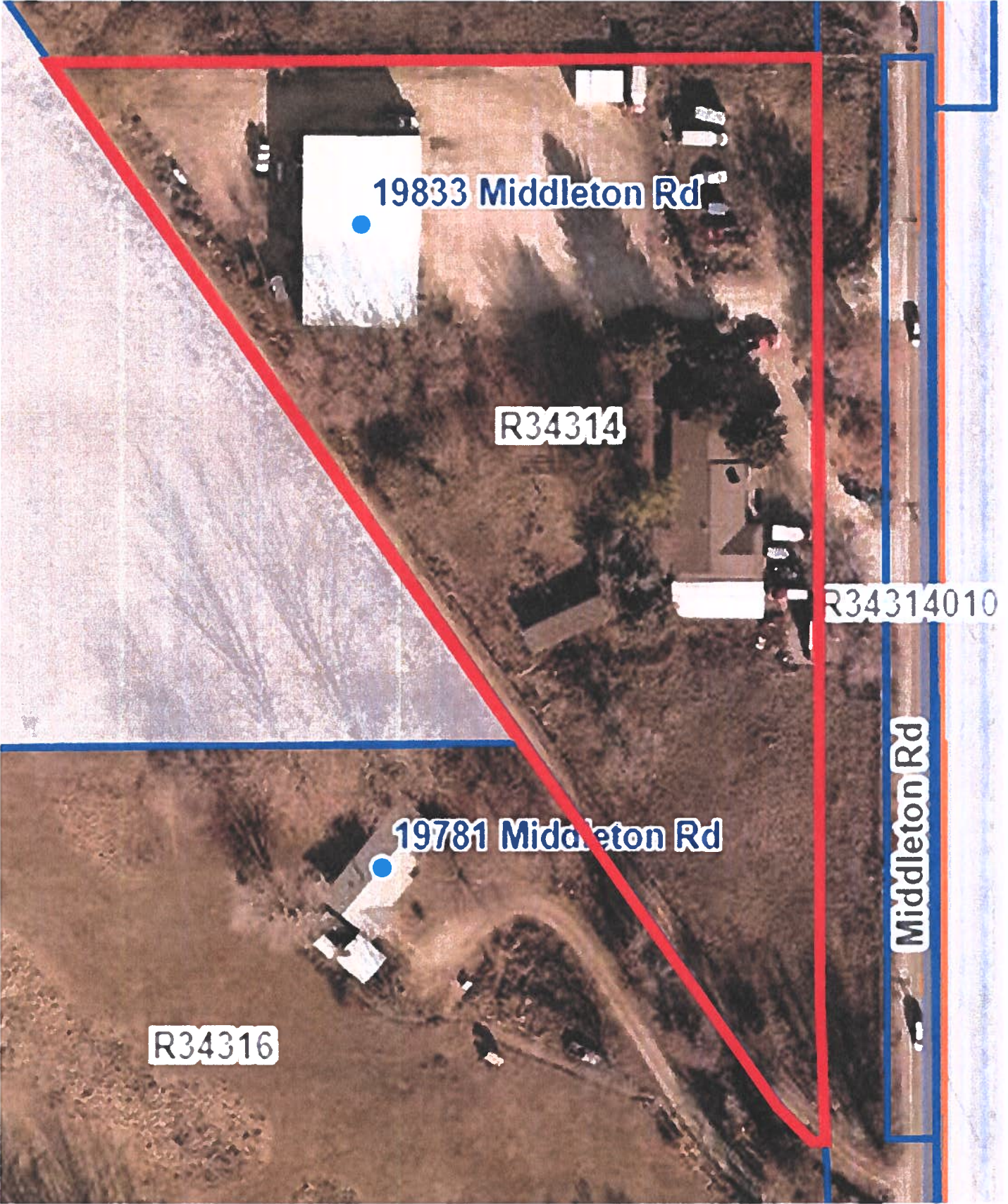
SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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



19833 Middleton Rd

This is an aerial photograph of a residential area. A red line runs diagonally from the top left to the bottom right, separating two property areas. To the left of this line is a large, light-colored, textured area. To the right is a wooded area with several houses. A blue dot marks the location of 19833 Middleton Rd. Another blue dot marks the location of 19781 Middleton Rd. A vertical road on the right side is labeled Middleton Rd. Various parcel numbers are also visible.

R34314

R34314010

19781 Middleton Rd

R34316

Middleton Rd

5 Peaks

275 S. 5th Ave STE 151.

Pocatello, ID 83201

Canyon County Development Services Department
111 North 11th Avenue, Suite 310
Caldwell, ID 83605

RE: Letter of Intent – Conditional Use Permit Request for Contractor Shop

Dear Planning & Zoning Staff,

We are submitting this Letter of Intent to request a **Conditional Use Permit** for the property located at:

19833 Middleton Road, Caldwell, ID 83605

Our company leases office & contractor shop space to home-service–based contracting business, and we intend to utilize the property in the following manner:

- **Contractor's Office:** We will use the existing residential building on site as an administrative office for our contracting operations. This will primarily include staff performing scheduling, customer communications, and project management.
- **Contractor's Shop:** We will utilize the existing steel building on the property as a contractor's shop. This space will support the storage of equipment, tools, and materials necessary for our work, as well as staging deliveries for field operations.
- **Nature of Use:** The property will serve as a base of operations for our home service contractor business. No retail sales or large-scale manufacturing activities will occur at this site.
- **Business Hours:** Our normal business hours will be **7:00 a.m. to 7:00 p.m., Monday through Saturday**. Access to the shop may occasionally be required outside of these hours for emergency service response on an **on-call basis**.
- **Traffic and Parking:** Employee and service vehicle parking will be contained entirely on the property. We anticipate a modest level of traffic consistent with small contractor operations.
- **Employees:** We will have approx 30 employees working from this parcel. Most of the workforce will be working away from the parcel during the day. Departing and returning to the contractor shop as needed in order to perform their needed responsibilities.

- **Additional impacts:** All storm water, possible irrigation water, will be retained on site. Both the shop and the house have a septic system.
- **Minimizing Neighborhood Impacts:** We are committed to operating in a manner that respects surrounding properties and the community. Noise levels will be limited to normal business activity and will not include heavy industrial operations. Any outdoor lighting will be directed inward to avoid light spillover. Signage, if requested, will be modest, tasteful, and consistent with County standards. All contractor vehicles and equipment will be parked and stored on site to prevent street congestion. *We have been operating in this manner for the past 2 years and have not had any complaints from neighboring owners. I do not see that we will impact any schools, Irrigation facilities traffic patterns, or emergency services.

We believe this proposed use is consistent with the intent of the Canyon County Zoning Ordinance and is an appropriate and responsible use of the property.

Thank you for your consideration of this request. We look forward to working with Canyon County Planning & Zoning to complete the conditional use permit process. Please do not hesitate to contact me if additional information is required.

Sincerely,

Mason Clinger

5 Peaks

275 S. 5th ave STE 151

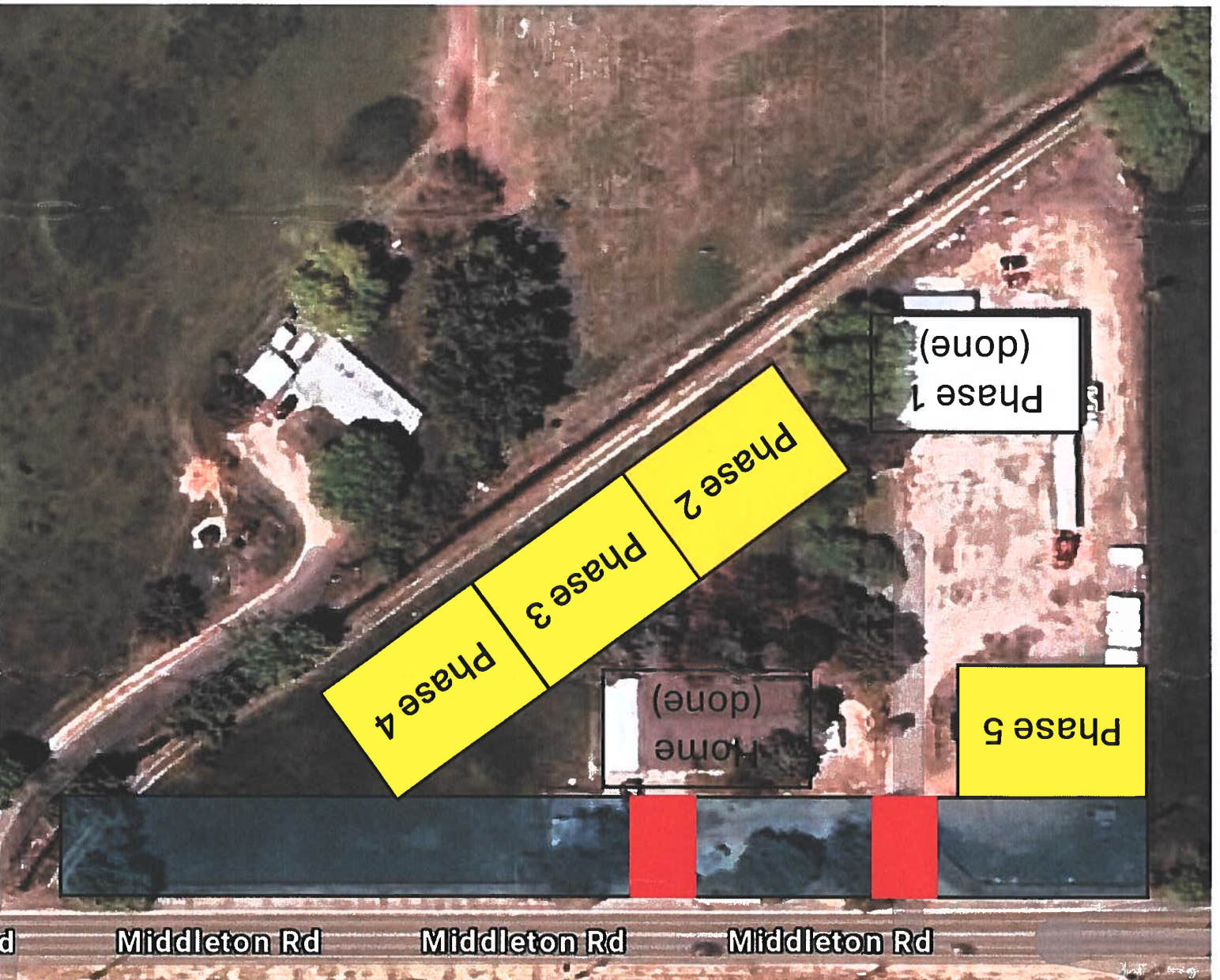
Pocatello, ID 83201

[REDACTED]

[REDACTED]

Notes:

- (diagram is not to scale, just a sketch)
- **Color code:**
 - Blue = State of Idaho easement
 - Red = existing property access
 - Transparent = in place buildings
 - Yellow = proposed construction
- **Home:** can leave in place for now, but will eventually go away
- **Phase 1:** older ~6,000sf shop in place; will keep in place subject to updates
- **Phase 2/3/4:** ~6,000sf each x 3 buildings = ~18,000 sf total (eventually one continuous structure) to be built in phases as market can absorb; each ~6,000sf phase can be split into smaller units (3 x 2000sf 2 x 3,000sf, 4 x 1500sf, etc)
- **Phase 5:** ~6,000 – 8,000 sf depending on distance to Phase 1 shop and being able to back semi-trucks into Phase 1; CANNOT be built on currently as the property septic system is in this area; waiting on city sewer to be connected



Canyon County Development Services

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

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

Receipt Number: 86909

Date: 11/19/2025

Date Created: 11/19/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jared Clinger

Comments: CU2025-0033

Site Address: 19833 MIDDLETON RD, Caldwell ID 83605 / Parcel Number: 34314000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0033	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2025-0033	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2025-0033	\$1,200.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	186444427	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: nolachea

Arbay Mberwa

From: Mason Clinger <[REDACTED]>
Sent: Wednesday, August 26, 2026 12:23 PM
To: Arbay Mberwa
Cc: [REDACTED]
Subject: Re: [External] RE: Conditional Use Permit Questions - 19833 Middleton Rd

Thank you for the update. Clarification: We do not intend to have any office space aside from the small offices needed for contractor shop at any point in the current phases or future phases.

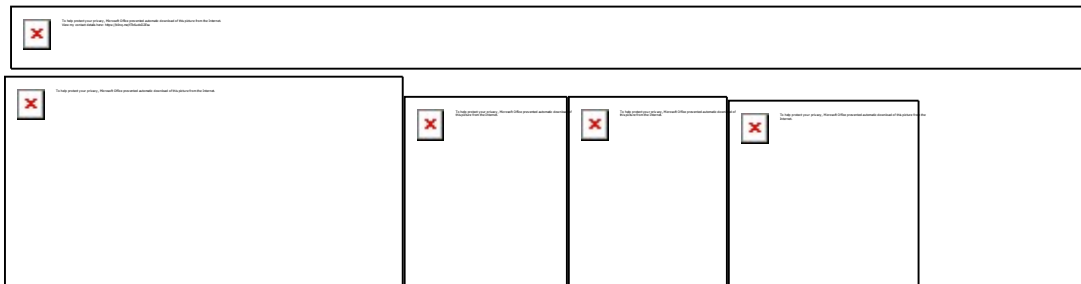
If we can stay in the county and parcel into 3 parcels that is preferred. Otherwise we would like to stay one parcel.

We will have no more than 30 employees working at the location. More would come and go but be working offsite.

Normal business hours for the businesses will be 7-7 Monday - Friday for the day to day business operations.

We also respond to emergencies 24/7 which we have done since we have occupied the property for delivery pick up or grabbing equipment and vehicles to respond to property damage emergency needs. There will not be normal operation on the property after hours just limited use needs.

Thanks!



[CLICK HERE TO SEE RECENT PROJECTS](#)

On Wed, Aug 26, 2026 at 10:19 AM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:
Good Morning,

Thank you for providing the phasing project plan and the conceptual plan it has been added to the case file for review.

"contractor shop, commercial office space, and staging area for home-service-based contractor, delivery, storage, and service-style businesses." The commercial office space does not fall under a

contractor shop conditional use permit as offices are prohibited in the agriculture zone. The contractor shop may include offices if related to the contractor shop.

CONTRACTOR SHOP: May include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking.

The last we had spoke we discussed limiting the uses to a Idaho Fire and Flood Restoration, a landscaping business and a delivery service-type business.

My recommendation is to annex into the City of Caldwell as they can provide services and their future land use designates the parcel as primarily a Mixed Use Center.

Additional questions regarding the case:

- Are you wanting to divide Parcel R34314 into 3 parcels?
Please clarify the number of employees as it says 15 in the land use matrix but 30 in the letter of intent.
- Please clarify the hours of operation, as it says 8-5 Monday through Friday in the land use matrix but 7-7 Monday through Saturday in the letter of intent. Are you requesting 24/7 hours of operation for emergency service response? If so will there be operations on the property after business hours?
- Here is the 8 hearing criteria to be evaluated to gain approval/denial:
https://codelibrary.amlegal.com/codes/canyoncountyyid/latest/canyoncounty_id/0-0-0-2807

I'll send out the initial agency notice once a response is recived,

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

[111 N. 11th Ave., #310, Caldwell, ID 83605](#)

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

-----Original Message-----

From: Mason Clinger <[REDACTED]>

Sent: Wednesday, August 26, 2026 7:36 AM

To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>

Cc: Clay Esplin <[REDACTED]>; Joel Phillips <[REDACTED]>; Brett Robison <[REDACTED]>; Bret Jensen <[REDACTED]>

Subject: [External] RE: Conditional Use Permit Questions - 19833 Middleton Rd

Hello Arbay,

Thank you for reviewing the application and for outlining the questions. I wanted to provide additional clarification regarding our intent for the property, the proposed use, and the phasing of the project.

Our current intent is for the property at 19833 Middleton Road to be used as a contractor shop, commercial office space, and staging area for home-service-based contractor, delivery, storage, and service-style businesses.

The property is owned by 5 Peaks LLC. During Phase 1, 5 Peaks LLC intends to lease portions of the existing building/shop space to similar low-impact contractor shop, off-site delivery, storage, or service-style businesses. These businesses would primarily perform their work off site and would use the property for office/admin work, dispatch, business vehicle parking, equipment/material storage, loading/unloading, and staging.

The intent is not to allow unrestricted commercial or industrial uses.

The intended users would be similar in nature and impact to home-service, contractor, delivery, restoration, landscaping, trade, or service-based businesses that need shop, office, parking, and staging space to support work performed primarily off site. Any future tenants would need to operate within the approved contractor shop/staging area use and comply with the conditions of approval, parking/circulation plan, outdoor storage limits, screening requirements, and approved hours of operation.

For the next 1-2 years, our intent is to use the existing house and shop as commercial office space, contractor shop space, and staging area while we work with an engineer and design team to determine the best long-term layout for the property.

Long term, our intent is to redevelop the front portion of the property along Middleton Road with two additional commercial/light-service contractor buildings. When that future phase occurs, we anticipate removing the existing house located near the front of the property to make room for the new buildings and related site improvements.

The existing shop toward the rear/west side of the property would remain as contractor shop/staging space.

Our proposed phasing is as follows:

Phase 1 - Existing Use / Site Cleanup - Complete or Currently Underway This phase includes improving the existing staging area, cleaning up the yard space, removing or trimming trees as needed, organizing vehicle/equipment parking, and making the property more appealing from Middleton Road as part of a commercial corridor.

During Phase 1, 5 Peaks LLC intends to lease portions of the existing building/shop space to similar low-impact contractor shop, off-site delivery, storage, or service-style businesses. These businesses would primarily perform their work off site and would use the property for office/admin work, dispatch, business vehicle parking, equipment/material storage, loading/unloading, and staging.

This phase also includes use of the existing house and shop for office, contractor shop, and staging purposes. We are trying to obtain a conditional use permit for this phase and any other phases the CUP would apply to. If we can stay in the county zoning for as much or all of our project, we would like to do so.

Phase 2 - Engineering, Planning, Demolition, and Horizontal Site Work
- Next 1-2 Years

This phase will include working with an engineer and design professionals to create the best layout for the property, including access, parking, circulation, utilities, drainage, landscaping/screening, and the placement of the future buildings.

During this phase, we anticipate demolishing the existing house in the front portion of the property and beginning the horizontal site work necessary to prepare the property for future vertical construction.

Phase 3 - Construction of Two Additional Commercial Buildings - Following Phase 2 This phase would include constructing and completing two additional commercial/light-service contractor buildings toward the front of the property near Middleton Road, subject to final engineering, permitting, financing, and approvals.

To help explain the long-term vision, I have attached a preliminary concept rendering. The rendering is only a self-made conceptual illustration and should not be treated as an engineered site plan. The entry location, right-of-way access, parcel boundaries, building locations, and property shape are not exact. It is only intended to show the general idea of how the property could potentially look after the phases are complete.

To clarify the current application, we are requesting approval for the property to be used as a contractor shop and staging area, including use of the existing house and shop, while we continue planning the longer-term commercial redevelopment of the property.

Please let me know if you would like us to revise the letter of intent to include this phasing language and clarify the staging area use more specifically.

Thank you,

Mason Clinger
5 Peaks LLC

19833 Middleton Rd - Conceptual Site Plan

Concept only - not a survey or engineered site plan



Preliminary self-made concept rendering for discussion only. Entry, right-of-way access, parcel boundaries, building locations, and parcel shape are approximate and subject to engineering, agency review, and final approval.