Hearing Examiner
Hearing Date: October 8, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: **CU2025-0023**

APPLICANT: **Jose Mendoza Lopez**
PROPERTY OWNER: **Jose Mendoza Lopez**

APPLICATION: **Conditional Use Permit: Staging Area**

LOCATION: **24749 Homedale Road, Wilder, Idaho, 83676**
***Parcel R33758, approx. 2.79-acres**

ANALYST: **Arbay Mberwa, Associate Planner**

STAFF RECOMMENDATION: **Approval with conditions**

REQUEST:
The applicant, Jose Mendoza Lopez, is requesting a conditional use permit for a staging area for a landscaping business (Mendoza Landscaping LLC) on Parcel R33758 approximately 2.79 acres in an "A" (Agricultural) zone. The proposed use consists of an 80' by 80' staging area for business vehicles and equipment with two to three (2-3) employees on site, nine (9) parking spaces (pickups, dump trailer and skid steers) with a loading area. No retail activity or sale of products occurs on site. The hours of operation are 7 a.m. to 7 p.m. daily (**Exhibit B**). The subject property is located at 24749 Homedale Road, Wilder, Idaho, 83676, also referenced as Parcel R33758, a portion of the NW quarter of Section 12, T3N, R5W, BM, Canyon County, Idaho.

PARCEL INFORMATION REPORT: *See **Exhibit C1** 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), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures),

BACKGROUND:
The subject property was divided from the original parcel in 1981, according to **Exhibit C2**. On March 6, 2025, a code enforcement violation was opened due to operating a staging area without a conditional use permit and occupied recreational vehicles (RV) on site without a temporary use permit. The code enforcement violation remains open (**Exhibit C5**). On September 4, 2025 the applicant submitted a conditional use permit application for a staging area to remedy the violation and bring the parcel into compliance with Canyon County code.

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

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

Met	1	Is the proposed use permitted in the zone by conditional use permit?
Staff Analysis	The proposed use of a staging area is permitted in the zone by conditional use permit, pursuant to County Ordinance (§07-10-27). The proposed use consists of a staging area for Mendoza Landscaping LLC on Parcel R33758 to park equipment such as business vehicles and equipment on site. The applicant submitted a conditional use permit application to establish a staging area on September 4, 2025. *See **Exhibit B** for the application and submitted materials.* A staging area is defined as "an area where equipment and/or materials are stored for use conducted entirely off site" per CCCO §07-02-03. *See project description analysis contained in Section 07-070-05(2) detailing the nature of the request.*	
Criteria Met? **Met**	**2**	**What is the nature of the request?**
Analysis	The nature of the request consists of a staging area for three (3) business vehicles and six (6) pieces of equipment related to Mendoza Landscaping LLC. • Operations: Storage and dispatch of landscaping equipment and vehicles such as pick-ups, skid steers and dump trailers. *See **Exhibit D** for the type of vehicles and equipment that may be parked on site.* The applicant engages in small local landscaping and maintenance business. No customers or retail operations will take place on site (**Exhibit B1**). There may be extra gravel left over from job sites stockpiled on the property (**Exhibit B4**). *See proposed condition of approval No. 7.* • The applicant requests an 80' by 80' (6,400 square foot) area of the 2.79-acre subject property to be utilized for the staging area (**Exhibit B4**) • Parking: The applicant proposes nine (9) parking stalls for three (3) business vehicles and six (6) business equipment including but not limited to skid steers, dump and cargo trailers. A parking and circulation plan was submitted on September 26, 2026 (**Exhibits B5 & B6**). • Hours of operations: 7 a.m. to 7 p.m. daily (**Exhibit B3**). • Employees: Two to three (2-3) employees will have access to the subject property to pick up and drop off equipment and vehicles needed for a job site. The applicant anticipates seven (7) average daily trips, generated in the morning to go to a job site and once in the evening after returning from a job site. *See table two (2) for staging area requirements.*	
Criteria Met? **Met**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is consistent with the Comprehensive Plan with proposed conditions of approval. The future land use designation is Agricultural with an Agri-Tourism Exclusive Farm Use overlay district (**Exhibit C1**). <u>Chapter 1: Property Rights</u> *G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.* *A1.01.00a Require properties to conform to the zoning code before receiving additional zoning approvals.* The applicant has applied for a conditional use permit to resolve the code enforcement violation on the property (**Exhibit B5**). If the conditional use permit is approved the subject property will come into compliance with Canyon County Code with the added condition of approval. Canyon County values private property rights and may support the applicant's project and surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit. <u>Chapter 2: Population</u> *G2.01.00 Incorporate population growth trends & projections when making land-use decisions.* *P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.*	

	Canyon County promotes business with adequate services. The applicant operates "a small family oriented landscaping and landscape maintenance company" (**Exhibit B1**). The applicant can provide landscaping services to the community within the growing population of the County. Chapter 3: Economic Development *P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.* The proposed landscaping business is in an appropriate location as there is a staging area and contractor shop for Heartwood Tree Care which stores logs and woodchips and processes firewood within a 600' radius of the subject property (**Exhibit C3**). The site is suitable for a landscaping business. *See code section 4 for details regarding the character of the area.* Chapter 4: Land Use and Community Design *P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.* *P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* *G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.* *P4.03.03 Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.* *P4.07.01 Plan land uses that are compatible with the surrounding community.* The subject property is located in an Agricultural zone, and the surrounding area is zoned agricultural. The primary use in the surrounding properties is agricultural with a residence on site. The proposed use is anticipated to be compatible with neighboring agricultural and residential uses in the vicinity with the proposed conditions of approval. Chapter 8: Transportation *G8.02.00 Provide safe transportation improvements for all users and connections to adjacent areas.* The applicant proposes to install a 10-foot paved apron on the shared driveway on the eastern boundary of Parcel R33757 to improve the access from Homedale Road to support safe merging and exiting with oncoming traffic on Homedale Road (**Exhibit B2**).
Criteria Met? **Met**	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
Analysis	The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area. **Character of the Area:** The character of the area is agricultural in nature. The primary zone within a 600' radius of the subject property is "A" (Agricultural) and the surrounding land uses appears to also be primarily agricultural. The subject property is adjacent to agricultural operations to the northeast, east and southeast. There are nine (9) parcels with a residence on site within the 600' radius of the subject property. The average lot size is 10.95 acres. The subject property contains moderately-suited Class 3 soils with minimal slopes. **Adjacent existing conditions within 600 feet of the subject property:**	

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural with Residences	"A"	
E	Agricultural with Residences	"A"	
S	Agricultural with Residences	"A"	
W	Residential	"A"	
"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: There is one (1) similar land use case in the vicinity. A contractor shop, staging area and firewood sales conditional use permit was approved on Parcel R3376010 for a tree service business on two (2) out of ten (10) acres approximately a quarter of a mile to the east of the subject property (**Exhibit C3**). Within a one (1) mile radius of the subject property, there is a communications tower to the north and seven (7) platted subdivisions primarily to the south (**Exhibit C4 & C6.7**).The surrounding land use cases indicate the surrounding area is primarily agricultural in nature, the proposed use is agriculturally related, and with the proposed conditions, the use's impacts should be mitigated.

Potential Impacts: The proposed staging area may impact the surrounding area due to noise, traffic and dust. With the proposed conditions of approval, the potential impacts will likely be mitigated. The applicant proposes daily operations from 7:00 a.m. to 7:00 p.m. with 2-3 employees. The applicant anticipates 7 to 8 average daily trips related to the proposed use, resulting in minimal traffic impacts. The subject property is served by a 28-foot-wide gravel easement through Parcel R33757 of which 10 feet in length will be paved to improve the access and reduce dust when entering and existing the property. Additionally, it will support safe merging and exiting with oncoming traffic on Homedale Road. The proposed use will utilize approximately 6,400 square feet out of the 2.79-acre subject parcel (**Exhibit B6**). To obscure the business operations, staff recommends that a condition be added to add a minimum four (4) foot berm with perma-bark around the staging area on the south side of the subject property to obscure the business vehicles and equipment and be a barrier to Watson Lateral (**Exhibit B5**). With the proposed conditions, the staging area is not anticipated to conflict with neighboring uses. The use is not anticipated to exclude or diminish one another's use of public and private services. *See Code Section five (5) for details*. A site visit was completed on August 26, 2026 and site photos can be found in **Exhibit D**. Two (2) public comments were received, one (1) in favor and one (1) in opposition to the proposed staging area (**Exhibit F**).

Code Enforcement Violation: A code enforcement violation was opened on the property on March 6, 2025 due to occupied RVs without a temporary use permit and utilizing the property as a staging area without a conditional use permit. According to the applicant the RVs are unoccupied and utilized for recreational purposes only (**Exhibit B4**). The applicant submitted a conditional use permit application to abate the code violation on September 4, 2025. The code enforcement violation case remains open (**Exhibit C5**). As a condition of approval, the applicant shall come into compliance with Canyon County Code by providing evidence that the RVs are unoccupied, and the unpermitted structures are permitted and relocated to meet the setback requirements per CCCO §07-10-21 prior to the continuation of the use. *See proposed conditions of approval No. 1a and 12.*

Criteria Met?		
Met	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.	

	Water: According to the land use worksheet, water is not proposed for the requested use; however, it is available via domestic well (**Exhibit B3**). **Sewer:** There is currently an individual septic system servicing the residence on site. There will be 2-3 employees who will have access to the restroom in the residence. According to Southwest District Health on February 27, 2026, the applicant will be using portable restrooms and, in the future, may add a bathroom to the barn which would require a septic system (**Exhibit E1.1**). According to the applicant there will be one (1) portable restroom on site with a hand washing station that will be serviced regularly in accordance with Southwest District Health requirements (**Exhibit B4**). *See proposed condition of approval No. 11.* SWDH provided an updated comment on September 28 and 29, 2026 restricting the long term use of a portable sanitation rooms, stating there is concerns with the long term use of portable sanitation rooms year round. SWDH recommends a condition of approval be added the applicant constructs a permanent restroom in the barn to mitigate SWDH concerns (Exhibit E1.2). *See proposed condition of approval No. 11a.* The subject property is located in a Nitrate Priority Area; however, a nitrate priority study is not required unless the wastewater flow meets or exceeds 600 gallons per day according to Southwest District Health (**Exhibit E1**). **Irrigation:** The subject property is located in Boise Project Board of Control and Wilder Irrigation District service areas. The applicant does not anticipate using irrigation water for the requested use (**Exhibit B3**). The agricultural uses on the property use surface water. According to Boise Project Board of Control, the subject property has 2.51-acres if water rights (**Exhibit E3**). The Watson Lateral runs along the south boundary of the subject property and has a 25' easement from the centerline of the canal. According to Boise Project Board of Control on March 4, 2026, the applicant shall not obscure the easement (**Exhibit E3**). *See proposed condition of approval No. 5.* **Drainage/Stormwater drainage facilities:** According to Boise Project Board of Control storm water drainage shall be retained on site, discharge into the live irrigation system is prohibited (**Exhibit E3**). Initially, the applicant stated stormwater will be discharged into the irrigation canal, but the applicant updated the drainage plan on September 26 to comply with Boise Project Board of Control requirements. The applicant proposes to construct a 4 foot berm along the existing fence line near the south property line and have a pond to retain stormwater on site (**Exhibit B5**). **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on February 27, 2026 and September 3, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities if needed. **Building:** There are two (2) chicken coops that are not permitted nor meet county setback requirements that need to be relocated to meet a 30 foot front setback requirement from the property line and obtain a building permit (**Exhibit C7**). *See proposed condition of approval No. 12.*
Criteria Met? **Met**	**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 property has access to a 28' wide access easement located on the eastern boundary of Parcel R33757, which has access off Homedale Road (**Exhibit B7**). Homedale Road is classified as a collector roadway which is a more local road. Collectors provide traffic circulation within residential, commercial and industrial areas. According to Golden Gate Highway District No. 3 the applicant shall provide a recorded easement legal description and apply for an approach permit application with Golden Gate Highway District (**Exhibit E4**). Idaho Transportation Department (ITD) has no comments or concerns	

	about the proposed use as it does not meet the threshold for a traffic impact study and does not pose a safety concern.	
Criteria Met? **Met**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The applicant anticipates 7-8 average daily trips, between the 2-3 employees. Daily trips will be generated in the morning when the applicant leaves for a job site around 7:00 a.m. and in the evening when returning from the job site between 4:00 p.m. and 7:00 p.m. Customers will not come on site as there are no retail operations (sale of landscaping products) included in the proposed business on site. The use is not anticipated to interfere with the existing or future traffic patterns as the use does not trigger the traffic impact study according to Idaho Transportation Department and Golden Gate Highway District No. 3 (**Exhibit E2 & E4**).	
Criteria Met? **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?**
Staff Analysis	Essential services will be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Agency notice was provided to Homedale School District on February 27, 2026 and September 3, 2026, and no comments were received. The proposed use is not anticipated to negatively impact school facilities. **Police and Fire Protection:** Agency notice was provided to Canyon County's Sheriff Office and Homedale Fire District on February 27, 2026 and September 3, 2026, and no comments were received from the Sheriff's Department and Homedale Fire District. The proposed use is not anticipated to negatively impact police and fire protection services. **Emergency Medical Services:** Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on February 27, 2026, and September 3, 2026, no comments were received. The proposed use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Wilder Irrigation District and Boise Project Board of Control were notified of the application on February 27, 2026 and September 3, 2026. Boise Project Board of Control provided comments on March 4, 2026 stating there is a 25' easement from the centerline of the Watson Lateral that shall not be obstructed, and stormwater shall not be discharged into live irrigation systems. The applicant proposes to have a berm and a pond to retain stormwater on site (**Exhibit B5**). The proposed use is not anticipated to negatively impact irrigation facilities.	

Table 2. Use Standards – Staging Area: CCCO §07-14-29

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

Analysis	All work shall be completed off-site (**Exhibit B1**). The proposed use of the staging area is strictly for parking three (3) business vehicles and six (6) equipment on-site (**Exhibit B1 & B4**). Landscaping products will not be sold on the subject property.	
Criteria Met? **Met**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	The proposed use consists of nine (9) total parking spaces for the landscaping business consisting of business vehicles and equipment with a loading area for the staging area (**Exhibit B4**). According to the site plan and proposed condition of approval No. 6b, all parking shall be off-street parking, located on the premises and all vehicles shall be operable (**Exhibit B5**).	
Criteria Met? **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.**
Analysis	According to the Land Use Worksheet, the proposed use will have two to three (2-3) employees. Employees may visit the site for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.	
Criteria Met? **Met**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Analysis	According to the Land Use Worksheet, the proposed use will have two to three (2-3) employees (**Exhibit B3**). If needed, employees may meet on the premises to share rides to and from job sites.	
Criteria Met? **Met**	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Analysis	On September 26, 2026, the applicant provided a parking plan for nine (9) vehicles; all the parking is proposed to be on the premises; therefore no off-street parking will occur (**Exhibit B5**). *See proposed condition of approval No. 6b.*	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on February 27, 2026 and September 3, 2026. Property owners within 600 feet of the subject property boundaries were notified on September 3, 2026. A newspaper notice was published on September 3, 2026. The subject property was posted with a notice on September 3, 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 E**.

PUBLIC COMMENTS

Staff received two (2) total written public comments by the materials deadline of September 28, 2026. Generally, of the comments received, one (1) was in favor, zero (0) were neutral, and one (1) was opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit F**.

RECOMMENDATION AND DECISION OPTIONS:

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

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. RVs shall be unoccupied unless a temporary use permit is obtained with DSD.
    b. The site and facility shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
2. The conditional use permit for a staging area shall be limited to the applicant, Jose Mendoza Lopez. Should ownership of the subject property, Parcel R33758, change from Jose Mendoza Lopez or an immediate family member, the new property owner shall provide Canyon County's Development Services Department with notarized consent to the staging areas conditions.
3. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
4. All exterior lighting, if installed, shall be downward-facing 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.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction. The applicant shall comply with applicable Boise Project board of Control requirements. Stormwater shall be retained on site and discharging into live irrigation systems is prohibited (**Exhibit E3**).
6. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits B1-B6**).
    a. The hours of operation shall be daily, 7:00 a.m. – 7:00 p.m., as proposed in the applicant's letter of intent (**Exhibit B1**).
    b. Employees' vehicles shall be parked on-site and not on a public or private road (**Exhibit B5**). Business vehicles shall be operable and parked on site, not on a public or private road.
    c. The staging area shall be limited to 6,400 square foot area of the subject parcel (2.79-acres) in accordance with the site plan (**Exhibit B5**).
    d. The staging area shall not exceed nine (9) pieces of equipment (2 dump trailers, 1 cargo trailer, 1 skid steer, 1 mini skid steer, 1 flatbed, 3 business vehicles, or of the similar equipment type) and accessory equipment needed for the operation without further approval through an amended conditional use permit (**Exhibit D**).
7. Any debris or excess of material (which include but not limited to tree trims, grass clippings, waste material, unclean fill and crushed concrete) on site shall be removed from the property within 15 business days.
    a. Stockpiling of materials in site shall not exceed 12 feet in height.
8. The applicant shall comply with Golden Gate Highway District No. 3 (GGHD3) requirements (**Exhibit E4**).

a. The applicant shall provide a recorded easement prepared by an Idaho registered licensed land surveyor for the proposed access to the subject property to GGHD3. The applicant shall provide DSD evidence of completion within 120 days of the signed Findings of Fact, Conclusion of Law and Order.

b. An approach permit shall be submitted to Golden Gate Highway District No. 3 for the proposed access location. The access shall be constructed in accordance with GGHD3 requirements. The applicant shall provide DSD evidence of completion within 120 days of the signed Findings of Fact, Conclusion of Law and Order.

9. A dust mitigation plan shall be submitted prior to commencement of use to the Development Services Department. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.

10. A four (4) foot berm with perma-bark, shall be constructed on the south boundary of the proposed 6,400 square foot area located on the subject parcel. The placement of the berm shall take into consideration any easements that may be in place. Evidence shall be submitted to the Development Services Department within 120 days of the Findings of Fact, Conclusion of Law and Order (**Exhibit B5**).

11. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed use (**Exhibit E1.2**). Evidence shall be a letter of review and approval from SWDH prior to the continuation of staging area activities.

    a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health's Technical Guidance Manual (Sections 4.18.2 and 4.18.4) temporarily until a permanent restroom is constructed or within 180 days of the signed Findings of Fact, Conclusion of Law and Order, whichever occurs first.

12. The applicant shall obtain a building for the unpermitted structures circled in **Exhibit C7**. Additionally, the structures shall be removed or relocated to meet the 30 foot front setback requirements per CCCO §07-10-21, or with the adjustment of the northern property line.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2025-0023, Mendoza Lopez, finding the application **does** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CU2025-0023, Mendoza Lopez finding the application **does not** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CU2025-0023, Mendoza Lopez to a [*date certain or uncertain*].

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
   1. Letter of Intent
   2. Site Plan
   3. Land use Worksheet

4. Email Correspondence
5. Berming plan
6. Parking and circulation Plan
7. Access Easement Inst No. 2018-043795

C. Supplemental Documents

1. Parcel Information Report
2. PI2023-0204
3. CU2025-0010
4. CU2022-0018
5. CDEF2025-0052
6. Cases Maps/Reports
   - 6.1. Aerial
   - 6.2. Neighborhood Meeting Notification
   - 6.3. Vicinity Map
   - 6.4. Zoning Map
   - 6.5. Future Land Use Map
   - 6.6. Case Map
     a. Case Summary Report
   - 6.7. Subdivision
     a. Lot Report
   - 6.8. Soil and Prime Farm Ground Report
   - 6.9. Slope Map
   - 6.10. Nitrate Priority Map
7. Unpermitted Structures

D. Site Visit Photos: August 26, 2026

E. Agency Comments Received by: September 28, 2026

1. Southwest District Health; Received: February 27, 2026
   - 1.1. Pre-development meeting notes; Dated: June 13, 2025
   - 1.2. Updated/additional email correspondence; Dated: September 28 and 29, 2026
2. Idaho Transportation Department; Received: March 3, 2026
3. Boise Project Board of Control; Received: March 4, 2026
4. Golden Gate Highway District No. 3; Received: September 23, 2026

F. Public Comments Received by: September 28, 2026

1. Justin Edwards; Received: September 9, 2026
2. Keri Smith; Received: September 28, 2026
   - 2.1. Site Photos
   - 2.2. Aerial Images
   - 2.3. Access/sight distance video: **https://bit.ly/4xWErmZ**.

EXHIBIT A

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

Hearing Examiner

Case# CU2025-0023

Hearing date: October 8, 2026

In the matter of the application of:
Mendoza Lopez – CU2025-0023

The Canyon County Hearing Examiner considers the following:

The applicant, Jose Mendoza Lopez, is requesting a conditional use permit for a staging area for a landscaping business (Mendoza Landscaping LLC) on Parcel R33758 approximately 2.79 acres in an "A" (Agricultural) zone. The proposed use consists of an 80' by 80' staging area for business vehicles and equipment with two to three (2-3) employees on site, nine (9) parking spaces (pickups, dump trailer and skid steers) with a loading area. No retail activity or sale of products occurs on site. The hours of operation are 7 a.m. to 7 p.m. daily. The subject property is located at 24749 Homedale Road, Wilder, Idaho, 83676, also referenced as Parcel R33758, a portion of the NW quarter of Section 12, T3N, R5W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

    A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0023
        1. All exhibits are located in the case staff report dated October 8, 2026.

Applicable Law

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

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

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

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

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

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

e. Use Standards – 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, CU2025-0023, was presented at a public hearing before the Hearing Examiner on October 8, 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, 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 Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Met	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Staff Analysis	The use of a staging area is permitted in the zone by conditional use permit, pursuant to County Ordinance (§07-10-27). The use consists of a staging area for Mendoza Landscaping LLC on Parcel R33758 to park equipment such as business vehicles and equipment on site. The applicant submitted a conditional use permit application to establish a staging area on September 4, 2025. *See **Exhibit B** of the Staff Report for the application and submitted materials.* A staging area is defined as "an area where equipment and/or materials are stored for use conducted entirely off site" per CCCO §07-02-03. *See project description analysis contained in Section 07-070-05(2) detailing the nature of the request.*	
Criteria Met? **Met**	**2**	**What is the nature of the request?**
Analysis	The nature of the request consists of a staging area for three (3) business vehicles and six (6) pieces of equipment related to Mendoza Landscaping LLC. • Operations: Storage and dispatch of landscaping equipment and vehicles such as pick-ups, skid steers and dump trailers. *See **Exhibit D** of the Staff Report for the type of vehicles and equipment that may be parked on site.* The applicant engages in small local landscaping and maintenance business. No customers or retail operations will take place on site (**Exhibit B1** of the Staff Report).	

	There may be extra gravel left over from job sites stockpiled on the property (**Exhibit B4** of the Staff Report). *See condition of approval No. 7.* • The applicant requests a 80' by 80' (6,400 square foot) area of the 2.79-acre subject property to be utilized for the staging area (**Exhibit B4** of the Staff Report) • Parking: The applicant proposes nine (9) parking stalls for three (3) business vehicles and six (6) business equipment including but not limited to skid steers, dump and cargo trailers. A parking and circulation plan was submitted on September 26, 2026 (**Exhibits B5 & B6** of the Staff Report). • Hours of operations: 7 a.m. to 7 p.m. daily (**Exhibit B3** of the Staff Report). • Employees: Two to three (2-3) employees will have access to the subject property to pick up and drop off equipment and vehicles needed for a job site. The applicant anticipates seven (7) average daily trips, generated in the morning to go to a job site and once in the evening after returning from a job site. *See table two (2) for staging area requirements.*	
Criteria Met? **Met**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The use is consistent with the Comprehensive Plan with the added conditions of approval. The future land use designation is Agricultural with an Agri-Tourism Exclusive Farm Use overlay district (**Exhibit C1** of the Staff Report). Chapter 1: Property Rights *G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.* *A1.01.00a Require properties to conform to the zoning code before receiving additional zoning approvals.* The applicant has applied for a conditional use permit to resolve the code enforcement violation on the property (**Exhibit B5** of the Staff Report). If the conditional use permit is approved the subject property will come into compliance with Canyon County Code with the added condition of approval. Canyon County values private property rights and may support the applicant's project and surrounding property owners' rights by adding mitigating conditions to the conditional use permit. Chapter 2: Population *G2.01.00 Incorporate population growth trends & projections when making land-use decisions.* *P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.* Canyon County promotes business with adequate services. The applicant operates "a small family oriented landscaping and landscape maintenance company" (**Exhibit B1** of the Staff Report). The applicant can provide landscaping services to the community within the growing population of the County. Chapter 3: Economic Development *P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.* The landscaping business is in an appropriate location as there is a staging area and contractor shop for Heartwood Tree Care which stores logs and woodchips and processes firewood within a 600' radius of the subject property (**Exhibit C3** of the Staff Report). The site is suitable for a landscaping business. *See code section 4 for details regarding the character of the area.* Chapter 4: Land Use and Community Design *P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.* *P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.* *G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.*	

P4.03.03 Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.
P4.07.01 Plan land uses that are compatible with the surrounding community.

The subject property is located in an Agricultural zone and the surrounding area is zoned agricultural. The primary use in the surrounding properties is agricultural with a residence on site. The use is anticipated to be compatible with neighboring agricultural and residential uses in the vicinity with the added conditions of approval.

Chapter 8: Transportation
G8.02.00 Provide safe transportation improvements for all users and connections to adjacent areas.

The applicant proposes to install a 10-foot paved apron on the shared driveway on the eastern boundary of Parcel R33757 to improve the access from Homedale Road to support safe merging and exiting with oncoming traffic on Homedale Road (**Exhibit B2** of the Staff Report).

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

Analysis

The use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Character of the Area: The character of the area is agricultural in nature. The primary zone within a 600' radius of the subject property is "A" (Agricultural) and the surrounding land uses appears to also be primarily agricultural. The subject property is adjacent to agricultural operations to the northeast, east and southeast. There are nine (9) parcels with a residence on site within the 600' radius of the subject property. The average lot size is 10.95 acres. The subject property contains moderately-suited Class 3 soils with minimal slopes.

Adjacent existing conditions within 600 feet of the subject property:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural with Residences	"A"	
E	Agricultural with Residences	"A"	
S	Agricultural with Residences	"A"	
W	Residential	"A"	

"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: There is one (1) similar land use case in the vicinity. A contractor shop, staging area and firewood sales conditional use permit was approved on Parcel R3376010 for a tree service business on two (2) out of ten (10) acres approximately a quarter of a mile to the east of the subject property (**Exhibit C3** of the Staff Report). Within a one (1) mile radius of the subject property, there is a communications tower to the north and seven (7) platted subdivisions primarily to the south (**Exhibit C4 & C6.7** of the Staff Report).The surrounding land use cases indicate the surrounding area is primarily agricultural in nature, the use is agriculturally related, and with the conditions of approval, the use's impacts should be mitigated.

Potential Impacts: The d staging area may impact the surrounding area due to noise, traffic and dust. With the added conditions of approval, the potential impacts will likely be mitigated. The applicant proposes daily operations from 7:00 a.m. to 7:00 p.m. with 2-3 employees. The applicant anticipates 7 to 8 average daily trips related to the use, resulting in minimal traffic impacts. The subject property is served by a 28-foot-wide gravel easement through Parcel R33757 of which 10 feet in length will be paved to improve the

	access and reduce dust when entering and existing the property. Additionally, it will support safe merging and exiting with oncoming traffic on Homedale Road. The use will utilize approximately 6,400 square feet out of the 2.79-acre subject parcel (**Exhibit B6** of the Staff Report). To obscure the business operations, staff recommends that a condition be added to add a minimum four (4) foot berm with perma-bark around the staging area on the south side of the subject property to obscure the business vehicles and equipment and be a barrier to Watson Lateral (**Exhibit B5** of the Staff Report). With the added conditions, the staging area is not anticipated to conflict with neighboring uses. The use is not anticipated to exclude or diminish one another's use of public and private services. *See Code Section five (5) for details.* A site visit was completed on August 26, 2026 and site photos can be found in **Exhibit D** of the Staff Report. Two (2) public comments were received, one (1) in favor and one (1) in opposition of the staging area (**Exhibit F** of the Staff Report). **Code Enforcement Violation:** A code enforcement violation was opened on the property on March 6, 2025 due to occupied RVs without a temporary use permit and utilizing the property as a staging area without a conditional use permit. According to the applicant the RV's are unoccupied and utilized for recreational purposes only (**Exhibit B4** of the Staff Report). The applicant submitted a conditional use permit application to abate the code violation on September 4, 2025. The code enforcement violation case remains open (**Exhibit C5** of the Staff Report). As a condition of approval, the applicant shall come into compliance with Canyon County Code by providing evidence the RVs are unoccupied, and the unpermitted structures are permitted and relocated to meet the setback requirements per CCCO §07-10-21 prior to the continuation of the use. *See condition of approval No. 1a and 12.*
Criteria Met? **Met**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the use based on the analysis contained herein. **Water:** According to the land use worksheet, water is not proposed for the requested use; however, it is available via domestic well (**Exhibit B3** of the Staff Report). **Sewer:** There is currently an individual septic system servicing the residence on site. There will be 2-3 employees who will have access to the restroom in the residence. According to Southwest District Health on February 27, 2026, the applicant will be using portable restrooms and, in the future, may add a bathroom to the barn which would require a septic system (**Exhibit E1.1** of the Staff Report). According to the applicant there will be one (1) portable restroom on site with a hand washing station that will be serviced regularly in accordance with Southwest District Health requirements (**Exhibit B4** of the Staff Report). *See condition of approval No. 11.* SWDH provided an updated comment on September 28 and 29, 2026, restricting the long term use of a portable sanitation rooms, stating there is concerns with the long term use of portable sanitation rooms year round. SWDH recommends a condition of approval be added the applicant constructs a permanent restroom in the barn to mitigate SWDH concerns (Exhibit E1.2). *See condition of approval No. 11a.* The subject property is located in a Nitrate Priority Area; however, a nitrate priority study is not required unless the wastewater flow meets or exceeds 600 gallons per day according to Southwest District Health (**Exhibit E1** of the Staff Report). **Irrigation:** The subject property is located in Boise Project Board of Control and Wilder Irrigation District service areas. The applicant does not anticipate using irrigation water for the requested use (**Exhibit B3** of the Staff Report). The agricultural uses on the property use surface water. According to Boise Project Board of Control, the subject property has 2.51-acres if water rights (**Exhibit E3** of the Staff Report). The Watson Lateral runs along the south boundary of the subject property and has a 25' easement from the centerline of the canal. According to Boise Project Board of Control on March 4, 2026, the applicant shall not obscure the easement (**Exhibit E3** of the Staff Report). *See condition of approval No. 5.* **Drainage/Stormwater drainage facilities:** According to Boise Project Board of Control storm water drainage shall be retained on site, discharge into the live irrigation system is prohibited (**Exhibit E3** of the Staff Report). Initially, the applicant stated stormwater will be discharged into the irrigation canal, but the	

	applicant updated the drainage plan on September 26 to comply with Boise Project Board of Control requirements. The applicant proposes to construct a 4 foot berm along the existing fence line near the south property line and have a pond to retain stormwater on site (**Exhibit B5** of the Staff Report). **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on February 27, 2026 and September 3, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities if needed. **Building:** There are two (2) chicken coops that are not permitted nor meet county setback requirements that need to be relocated to meet a 30 foot front setback requirement from the property line and obtain a building permit (**Exhibit C7** of the Staff Report). *See condition of approval No. 12.*	
Criteria Met? **Met**	**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 property has access to a 28' wide access easement located on the eastern boundary of Parcel R33757, which has access off of Homedale Road (**Exhibit B7** of the Staff Report). Homedale Road is classified as a collector roadway which is a more local road. Collectors provide traffic circulation within residential, commercial and industrial areas. According to Golden Gate Highway District No. 3 the applicant shall provide a recorded easement legal description and apply for an approach permit application with Golden Gate Highway District (**Exhibit E4** of the Staff Report). Idaho Transportation Department (ITD) has no comments or concerns about the use as it does not meet the threshold for a traffic impact study and does not pose a safety concern.	
Criteria Met? **Met**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	There will not be undue interference with the existing and/or future traffic patterns. The applicant anticipates 7-8 average daily trips, between the 2-3 employees. Daily trips will be generated in the morning when the applicant leaves to a job site around 7:00 a.m. and in the evening when returning from the job site between 4:00 p.m. and 7:00 p.m. Customers will not come on site as there are no retail operations (sale of landscaping products) included in the proposed business on site. The use is not anticipated to interfere with the existing or future traffic patterns as the use does not trigger the traffic impact study according to Idaho Transportation Department and Golden Gate Highway District No. 3 (**Exhibit E2 & E4** of the Staff Report).	
Criteria Met? **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?**
Staff Analysis	Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Agency notice was provided to Homedale School District on February 27, 2026 and September 3, 2026, and no comments were received. The use is not anticipated to negatively impact school facilities. **Police and Fire Protection:** Agency notice was provided to Canyon County's Sheriff Office and Homedale Fire District on February 27, 2026 and September 3, 2026, and no comments were received from the Sheriff's Department and Homedale Fire District. The use is not anticipated to negatively impact police and fire protection services.	

	Emergency Medical Services: Agency notice was provided to Canyon County's Emergency Management Coordinator and Canyon County Paramedics on February 27, 2026, and September 3, 2026, no comments were received. The use is not anticipated to negatively impact emergency medical services. **Irrigation Facilities:** Wilder Irrigation District and Boise Project Board of Control were notified of the application on February 27, 2026 and September 3, 2026. Boise Project Board of Control provided comments on March 4, 2026 stating there is a 25' easement from the centerline of the Watson Lateral that shall not be obstructed and stormwater shall not be discharged into live irrigation systems. The applicant proposes to have a berm and a pond to retain stormwater on site (**Exhibit B5** of the Staff Report). The use is not anticipated to negatively impact irrigation facilities.

Table 2. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Met	**1**	**All work shall be conducted off site.**
Analysis	All work shall be completed off-site (**Exhibit B1** of the Staff Report). The use of the staging area is strictly for parking three (3) business vehicles and six (6) equipment on-site (**Exhibit B1 & B4** of the Staff Report). Landscaping products will not be sold on the subject property.	
Criteria Met? **Met**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	The use consists of nine (9) total parking spaces for the landscaping business consisting of business vehicles and equipment with a loading area for the staging area (**Exhibit B4** of the Staff Report). According to the site plan and proposed condition of approval No. 6b, all parking shall be off-street parking, located on the premise and all vehicles shall be operable (**Exhibit B5** of the Staff Report).	
Criteria Met? **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.**
Analysis	According to the Land Use Worksheet, the use will have two to three (2-3) employees. Employees may visit the site for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.	
Criteria Met? **Met**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Analysis	According to the Land Use Worksheet, the proposed use will have two to three (2-3) employees (**Exhibit B3** of the Staff Report). If needed, employees may meet on the premises to share rides to and from job sites.	
Criteria Met? **Met**	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Analysis	On September 26, 2026, the applicant provided a parking plan for nine (9) vehicles; all the parking is located on the premises, therefore no off-street parking will occur (**Exhibit B5** of the Staff Report). *See condition of approval No. 6b.*	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, Hearing Examiner **approves**/Case # CU2025-0023, a conditional use permit of a staging area subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. RV's shall be unoccupied unless a temporary use permit is obtained with DSD.
    b. The site and facility shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.

2. The conditional use permit for a staging area shall be limited to the applicant, Jose Mendoza Lopez. Should ownership of the subject property, Parcel R33758 change from Jose Mendoza Lopez or an immediate family member, the new property owner shall provide Canyon County's Development Services Department with notarized consent to the staging areas conditions.
3. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
4. All exterior lighting, if installed, shall be downward-facing 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.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction. The applicant shall comply with applicable Boise Project board of Control requirements. Stormwater shall be retained on site and discharging into live irrigation systems is prohibited (**Exhibit E3**).
6. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits B1-B6**).
    a. The hours of operation shall be daily, 7:00 a.m. – 7:00 p.m., as proposed in the applicant's letter of intent (**Exhibit B1**).
    b. Employees' vehicles shall be parked on-site and not on a public or private road (**Exhibit B5**). Business vehicles shall be operable and parked on site, not on a public or private road.
    c. The staging area shall be limited to 6,400 square foot area of the subject parcel (2.79-acres) in accordance with the site plan (**Exhibit B5**).
    d. The staging area shall not exceed nine (9) pieces of equipment (2 dump trailers, 1 cargo trailer, 1 skid steer, 1 mini skid steer, 1 flatbed, 3 business vehicles, or of the similar equipment type) and accessory equipment needed for the operation without further approval through an amended conditional use permit (**Exhibit D**).
7. Any debris or excess of material (which include but not limited to tree trims, grass clippings, waste material, unclean fill and crushed concrete) on site shall be removed from the property within 15 business days.
    a. Stockpiling of materials in site shall not exceed 12 feet in height.
8. The applicant shall comply with Golden Gate Highway District No. 3 (GGHD3) requirements (**Exhibit E4**).
    a. The applicant shall provide a recorded easement prepared by an Idaho registered licensed land surveyor for the proposed access to the subject property to GGHD3. The applicant shall provide DSD evidence of completion within 120 days of the signed Findings of Fact, Conclusion of Law and Order.
    b. An approach permit shall be submitted to Golden Gate Highway District No. 3 for the proposed access location. The access shall be constructed in accordance with GGHD3 requirements. The applicant shall provide DSD evidence of completion within 120 days of the signed Findings of Fact, Conclusion of Law and Order.
9. A dust mitigation plan shall be submitted prior to commencement of use to the Development Services Department. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County

Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.

10. A four (4) foot berm with perma-bark, shall be constructed on the south boundary of the proposed 6,400 square foot area located on the subject parcel. The placement of the berm shall take into consideration any easements that may be in place. Evidence shall be submitted to the Development Services Department within 120 days of the Findings of Fact, Conclusion of Law and Order (**Exhibit B5**).
11. 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 prior to the continuation of staging area activities.
    a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health's Technical Guidance Manual (Sections 4.18.2 and 4.18.4) temporarily until a permanent restroom is constructed or within 180 days of the signed Findings of Fact, Conclusion of Law and Order, whichever occurs first.
12. The applicant shall obtain a building for the unpermitted structures circled in **Exhibit C7**. Additionally, the structures shall be removed or relocated to meet the 30 foot front setback requirements per CCCO §07-10-21, or with the adjustment of the northern property line.

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: _____

EXHIBIT B

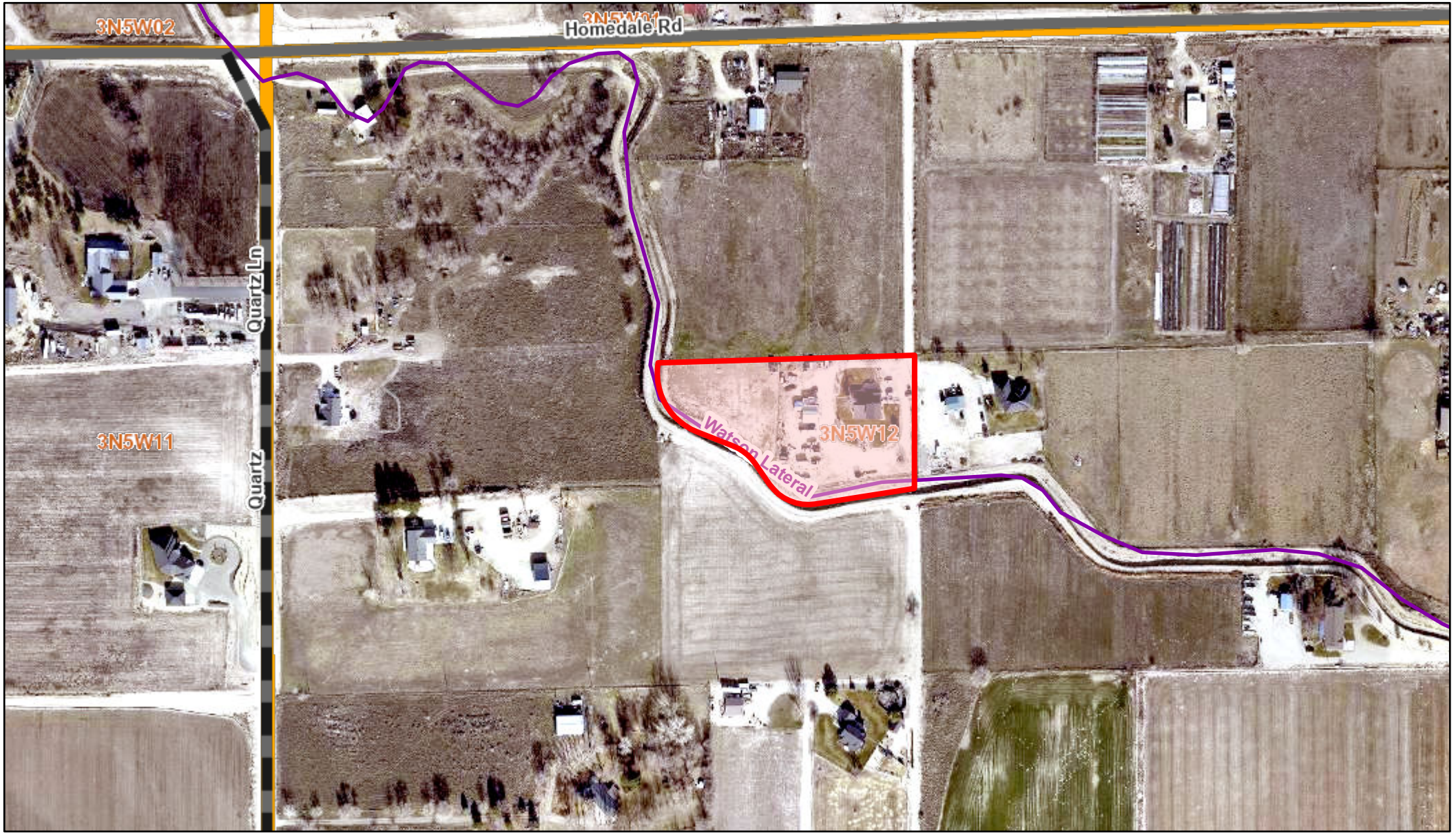
Application Packet & Supporting Materials

Hearing Examiner

Case# CU2025-0023

Hearing date: October 8, 2026

Canyon County, ID Web Map



9/5/2025, 12:50:34 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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

Canyon County, ID

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

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Jose Mendoza Lopez, Martina Orosco Baltazar	
	MAILING ADDRESS: 24749 Homedale Rd, Wilder, ID	
	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: Jorge Mendoza *Date:* 3/18/25

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

SITE INFO	STREET ADDRESS: 24749 Homedale rd, Wilder, ID	
	PARCEL NUMBER: 33758000	
	PARCEL SIZE: 2.79 acres	
	REQUESTED USE: Conditional use permit	
	FLOOD ZONE (YES/(NO))	ZONING DISTRICT: A

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CUZ025-0023	DATE RECEIVED: 9/4/25	
RECEIVED BY: MG	APPLICATION FEE: $1600	(CK) MO CC CASH	

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 3/29/23

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	✓ X	
Letter of Intent (see standards on next page)	✓ X	
Site Plan (see standards on next page)	✓ ?	
Operation Plan (see standards on next page)	✓ X	
Land Use Worksheet	✓ X	
Neighborhood Meeting sheet/letter completed and signed	✓ X	
Proof of application/communication with the following agencies:	✓ X	
Southwest District Health	✓ X	
Irrigation District	✓ X	
Fire District	✓ X	
Highway District/ Idaho Transportation Dept.	✓ X	
Area of City Impact (if applicable) (N/A)	✓ X	
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 ono-site.		

Exhibit B1

Mendoza Landscaping LLC
24749 Homedale Rd
Wilder, ID 83676
April 21, 2025

To Whom It May Concern,

This letter serves as a formal Letter of Intent on behalf of *Mendoza Landscaping LLC* to establish and operate a **staging area** at the property located at **24749 Homedale Rd, Wilder, ID**.

Business Operations Overview:
Mendoza Landscaping LLC is a small, locally owned landscaping business. The requested staging area will solely be used for the temporary storage and dispatch of landscaping equipment and vehicles. This includes, but is not limited to, pickups, a dump trailer, skid steers, and various landscaping tools.

There will be **no retail activity or sale of landscape products** at this location. The area will function only as a central point for 2–3 employees to access equipment and depart for off-site landscaping work.

Hours of Operation:
Sunday through Saturday
7:00 AM – 7:00 PM

Traffic and Road Safety Measures:
Access to the staging area is via a shared gravel road connected to Homedale Road. Mendoza Landscaping LLC is committed to ensuring **safe vehicle entry and exit**, as recommended by the local highway district. This will include:

- Applying gravel to the shared road as needed to maintain its condition.
- Paving the entrance from Homedale Road extending **at least 10 feet inward** to support safe merging and exiting with oncoming traffic (or as required by the highway district).

Compliance and Site Conditions:

- The **Homedale Fire Department** has reviewed the property and found the entry and turnaround area acceptable for safety and emergency access.
- **No septic system** is required for this staging area. Employees will utilize restroom facilities within the residential structure on the property.
- **Water access** is available via a standpipe, drawing from the property's private well.

Mendoza Landscaping LLC is dedicated to maintaining a clean, orderly, and compliant staging area that minimizes impact to neighboring properties and ensures the safety of all road users.

Should you have any further questions or need additional documentation, please feel free to contact us at [redacted] or [redacted]

Sincerely,
Jose Mendoza Lopez
Owner
Mendoza Landscaping LLC

Exhibit B2

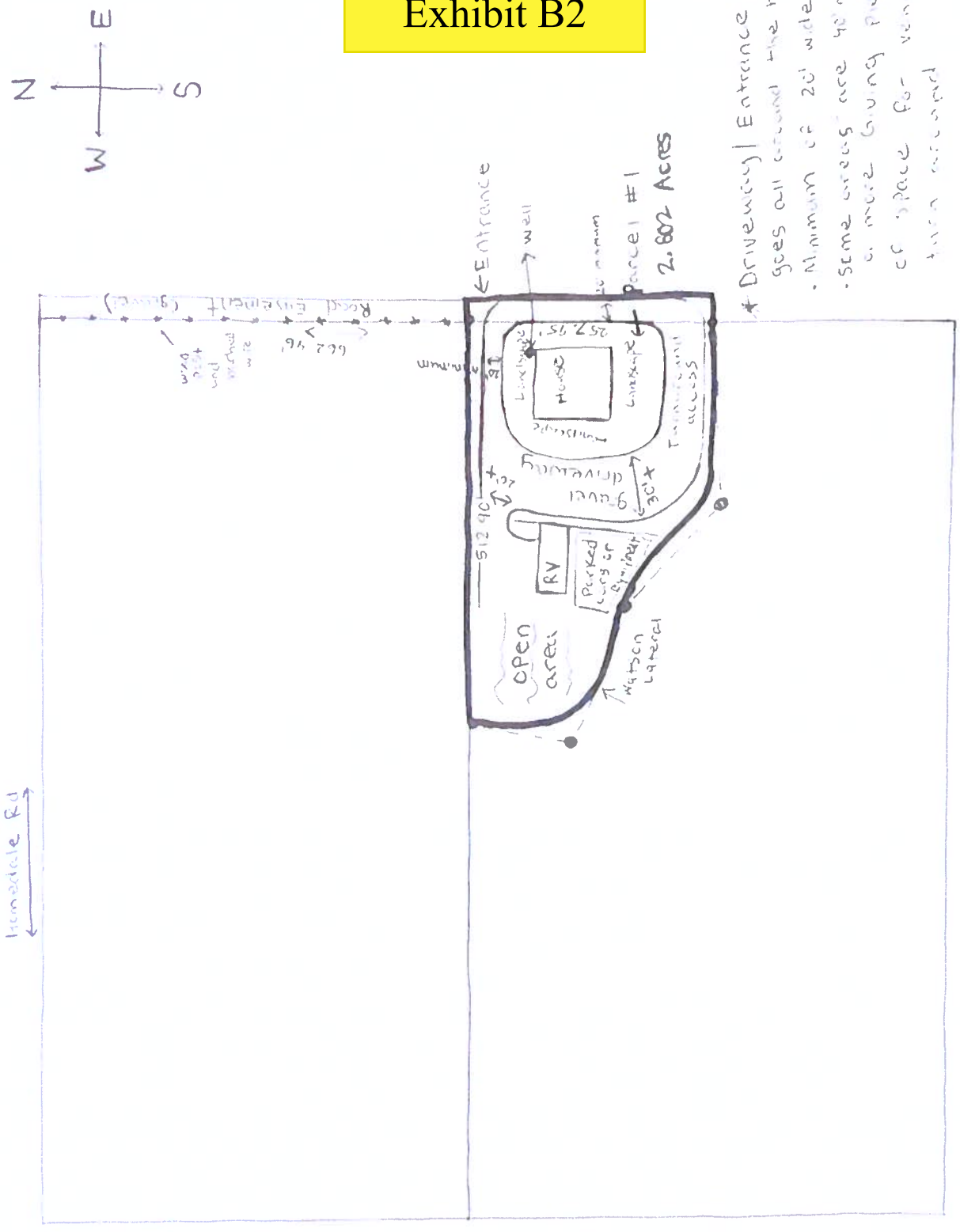

N
E
S
W
Entrance
well
Parcel #1
2.882 Acres
Driveway | Entrance
House
RV
Parked Car or Trailer
open area
Gravel driveway
Watson Lateral
Immerdale Rd

Exhibit B3

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: No need for water (water available)

☐ How many Individual Domestic Wells are proposed? _____

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

☑ N/A – Explain why this is not applicable: No need for Septic

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None

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

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☐ Frontage ☒ Easement Easement width 20' min 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: _____ 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

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☒ Water supply source: Well water or irrigation water available

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: For landscape business (staging area)

2. DAYS AND HOURS OF OPERATION:

☒ Monday 7am to 7pm

☒ Tuesday 7am to 7pm

☒ Wednesday 7am to 7pm

☒ Thursday 7am to 7pm

☒ Friday 7am to 7pm

☒ Saturday 7am to 7pm

☒ Sunday 7am to 7pm

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 2-3 ☐ 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? 5 or more

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** N/A

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

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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: _____

NEIGHBORHOOD MEETING INSTRUCTIONS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-402-4164

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

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

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

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

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

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

1. On the property subject to the application;

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

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

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

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

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

Date

Dear Neighbor,

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

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

The Neighborhood Meeting details are as follows:

Date:
Time:
Location:
Property description:

The project is summarized below:

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

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

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

Sincerely,

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

May 19th, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a staging area. 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: 06/03/2025
Time: 3:00pm
Location: 24749 Homedale Rd, Wilder, ID 83676
Property description: House

The project is summarized below:
Site Location: 24749 Homedale Rd, Wilder, ID 83676

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 (Jose Mendoza) at [redacted] Thank You.

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:	Parcel Number:	
City:	State:	ZIP Code:
Notices Mailed Date:	Number of Acres:	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION		
Contact Name:		
Company Name:		
Current address:		
City:	State:	ZIP Code:
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION		
DATE OF MEETING:	MEETING LOCATION:	
MEETING START TIME:	MEETING END TIME:	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

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):

Jose Mendoza Lopez

APPLICANT/REPRESENTATIVE (Signature): Jose Mendoza

DATE: 3 / 18 / 25

NEIGHBORHOOD MEETING SIGN-UP

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

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: 24749 Homedale Rd	Parcel Number: 33758000		
City: Homedale	State: ID	ZIP Code: 83676	
Notices Mailed Date: 5/19/25	Number of Acres: 2.79	Current Zoning: Agricultural	
Description of the Request: Allow for conditional use permit (landscape staging area)			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jose Mendoza Lopez		
Company Name: Mendoza Landscaping LLC		
Current address: 24749 Homedale Rd		
City: Wilder	State: ID	ZIP Code: 83676
Phone: [redacted]	Cell: [redacted]	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 6/3/25	MEETING LOCATION: Site address
MEETING START TIME: 3pm	MEETING END TIME: 4pm
ATTENDEES: 5 of 11	

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. BOB HARTNELL		16706 Quartz Ln. Wilder
2. Robert Doan		24745 Homedale Rd, Wilder
3. Sean & Jill Farwell		16754 Quartzlen, Wilder
4. Scott Quigley		24655 Homedale Rd.
5. Justin Edwards		24821 Homedale Rd
6.		
7.		
8.		
9.		

Revised 6/9/22

AGENCY ACKNOWLEDGMENT

Date: 9/4/25

Applicant: Jose Mendoza Lopez

Parcel Number: 33758000

Site Address: ~~27E~~ 24749 Homedale Rd, Wilder, ID, 83676

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: 9/3/25 Signed: Bob Watkins Golden Gate Highway #3

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

Irrigation District: District: Wilder Irrigation

☐ Applicant submitted/met for official review.

Date: 7/24/25 Signed: Mark Case

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

Area of City Impact: City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 06/13/2025 Signed: Anthony Lee

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

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date:

Applicant:

Parcel Number:

Site Address:

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

☒ Applicant submitted/met for official review.

District: _____

Date: 4-14-25 Signed: Dennis Ull

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

Highway District:

☐ Applicant submitted/met for official review.

District: Golden Gate Highway District No.3

Date: 4/7/25 Signed: Bob Watkins

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

Irrigation District:

☐ Applicant submitted/met for official review.

District: _____

Date: _____ Signed: _____

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

Area of City Impact:

☐ Applicant submitted/met for official review.

City: _____

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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

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

R33758 PARCEL INFORMATION REPORT

9/4/2025 4:33:20 PM

PARCEL NUMBER: R33758
OWNER NAME: LOPEZ JOSE MENDOZA
CO-OWNER: BALTAZAR MARTINA OROSCO
MAILING ADDRESS: 24749 HOMEDALE RD WILDER ID 83676
SITE ADDRESS: 24749 HOMEDALE RD
TAX CODE: 0780000
TWP: 3N **RNG:** 5W **SEC:** 12 **QUARTER:** NW
ACRES: 2.79
HOME OWNERS EXEMPTION: Yes
AG-EXEMPT: No
DRAIN DISTRICT: NOT In Drain Dist
ZONING DESCRIPTION: AG / AG
HIGHWAY DISTRICT: GOLDEN-GATE HWY #3
FIRE DISTRICT: HOMEDALE FIRE
SCHOOL DISTRICT: HOMEDALE SCHOOL DIST #370
IMPACT AREA: NOT In Impact Area
FUTURE LAND USE 2011-2022 : AG
FLU Overlay Zone Desc 2030: AGRI-TOURISM EXCLUSIVE FARM USE
FLU RR Zone Desc 2030:
FUTURE LAND USE 2030: AG
IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE: X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0325F

WETLAND: Riverine
NITRATE PRIORITY: ADA CANYON
FUNCTIONAL Classification: NOT In COLLECTOR
INSTRUMENT NO. : 2023039085
SCENIC BYWAY: NOT In Scenic Byway
LEGAL DESCRIPTION: 12-3N-5W NW TX 07131 IN NWNW
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 B4

Arbay Mberwa

From: Miguel gonzalez <[redacted]>
Sent: Monday, August 17, 2026 8:37 AM
To: Arbay Mberwa
Subject: [External] Re: CU2025-0023

1. The business is a small, family-operated landscaping and landscape maintenance company. The proposed staging area will be used for parking company vehicles and equipment only. No retail sales or resale of landscaping materials will occur on the property.
2. Company equipment staged on the property will include one (1) skid steer, one (1) mini skid steer, two (2) dump trailers, one (1) cargo trailer, one (1) flatbed trailer, and three (3) work trucks, for a total of nine (9) vehicles and pieces of equipment. Not all vehicles and equipment are used at the same time or on a daily basis. Some trailers are also occasionally used for personal purposes, such as hauling household waste, cleaning animal areas, or transporting hay bales.
3. The proposed staging area will occupy approximately 80 feet by 80 feet (6,400 square feet) of the 2.79-acre property.
4. Instrument No. **2023-039085** may be used as evidence of ownership of the subject property.
5. The legal access easement across the neighboring property is approximately 28 feet wide. Instrument No. **2018-043795** identifies a 28-foot-wide easement.
6. A parking plan will be provided showing the location of the staging area, parking spaces, vehicle access, and circulation routes on the property.
7. Business operations consist primarily of employees leaving the property once each morning to travel to job sites and returning in the late afternoon or evening, typically after 9 to 12 hours. Vehicle traffic is generally limited to one departure and one return each workday.
8. The property will not be used as a storage yard for landscape materials. Occasionally, small amounts of leftover gravel or similar material may be temporarily present after completion of a project before being used on another job or properly disposed of.
9. One (1) recreational vehicle (RV) is located on the property and is used solely for personal recreational purposes. It is not occupied as a residence.
10. One (1) portable restroom will be provided for employee use and will be serviced and maintained on a regular schedule or as needed. The portable restroom includes a handwashing station. Because the business is small and family-operated, with typically one to three workers on-site (generally the owner, his son, and occasionally one additional employee), restroom usage is expected to be minimal. Employees also have access to restroom facilities within the residence.
11. Stormwater from the gravel parking and staging area will be graded to drain toward the existing irrigation canal located adjacent to the parking area. The addition of gravel will help stabilize the surface and reduce erosion while allowing stormwater runoff to flow toward the existing drainage feature.

On Thu, Aug 13, 2026 at 5:24 PM Miguel gonzalez <[redacted]> wrote:

> Hello,
>
> Per Jose, you are welcome to stop by whenever to take the pictures you need or we could schedule something if you'd like him to be there in case you have any questions.
>
> I will get back to you on the questions. What you have is mostly correct. Thanks
>
> On Wed, Aug 5, 2026 at 2:13 PM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello,

I would like to schedule this case for September 24 at 1:30 p.m. but I'm missing some information, please provide me the remainder of the requested items listed below.

I need to complete a site visit to take photos of the property to include in the staff report, do I have consent to come on to the property?

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

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Tuesday, June 23, 2026 3:23 PM
To: '[redacted]' <[redacted]>
Subject: RE: CU2025-0023

Hello,

The following answers were given by Mr. Lopez on June 23, 2026 regarding the staging area conditional use permit for a landscaping business (CU2025-0023). If I miss heard the information please correct me and the record otherwise I will assume what I have documented is correct.

1. The business is a small local landscaping business. There will be a dump trailer and a trailer, a skid steer and a mini skid steer staged on the property.

2. The easement is 20-28’ wide on the neighboring property. I requested the applicant provide a RUMA or approval of easement reduction for legal access and meeting code criteria. See Inst No. 2018- 043795- outlines a 28’ wide easement.
3. The applicant proposes to use 2.5 acres of the subject property for the staging area.
4. Yes and that’s fine to use Instrument No. 2023-039085 as evidence of ownership of the property.
5. There will be two (2) business vehicles and 4 equipment associated with the use, a total of 6 vehicles and equipment.
6. Applicant will provide a parking and circulation plan.
7. Operations of the business, there may be extra gravel left over from job sites.
8. Applicant anticipates 7-8 average daily trips associated with the use.
9. There is one (1) RV on site used for recreational purposes only.
10. There will be one (1) portable restroom on the property for employees to use.
11. There is an irrigation canal that will be used to discharge stormwater.
12. There are 3 employees. The property owner, his son and one other person operate the business.

Thanks for providing details, I will wait for the parking and circulation plan prior to moving the case forward to hearing. If I have additional questions I will reach out to you and feel free to do the same if you have questions.

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

From: Arbay Mberwa
Sent: Monday, May 4, 2026 4:31 PM
To: [redacted]
Subject: CU2025-0023

Hello,

I'm the planner working on your landscaping business conditional use permit. The initial agency notice is complete and I have attached all comments received for your review.

I have a few questions regarding the case:

1. What is the nature of the landscaping business?
2. How wide is the access easement? If under 60' wide do you have an easement reduction approval? What is the instrument number of the easement and/or road users maintenance agreement?
3. Approximately how many acres will be used for the proposed staging area (it appears to be approximately 2 acres but wanted to confirm with you)?
4. The most recent deed on file is under Instrument No. 2023-039085 (attached), would you like to use that as evidence of property ownership?
5. How many business vehicles, equipment will be parked on site?
6. Please submit a parking plan.
7. In the letter of intent it states "temporary storage and dispatch of landscaping" please provide details of what that entails.
8. What is the estimated average daily trips/ how many times do you anticipate to come to and from the property is a day?
9. How many RV's on site? Are any occupied?
10. On the land use worksheet it mentions there is no need for a septic system while Southwest District Health has that you will be using portable restrooms, please provide clarity on how you plan to manage wastewater?
11. How will stormwater be retained on site?

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

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

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

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

Exhibit B5

Canyon County – Conditional Use Permit Site Plan

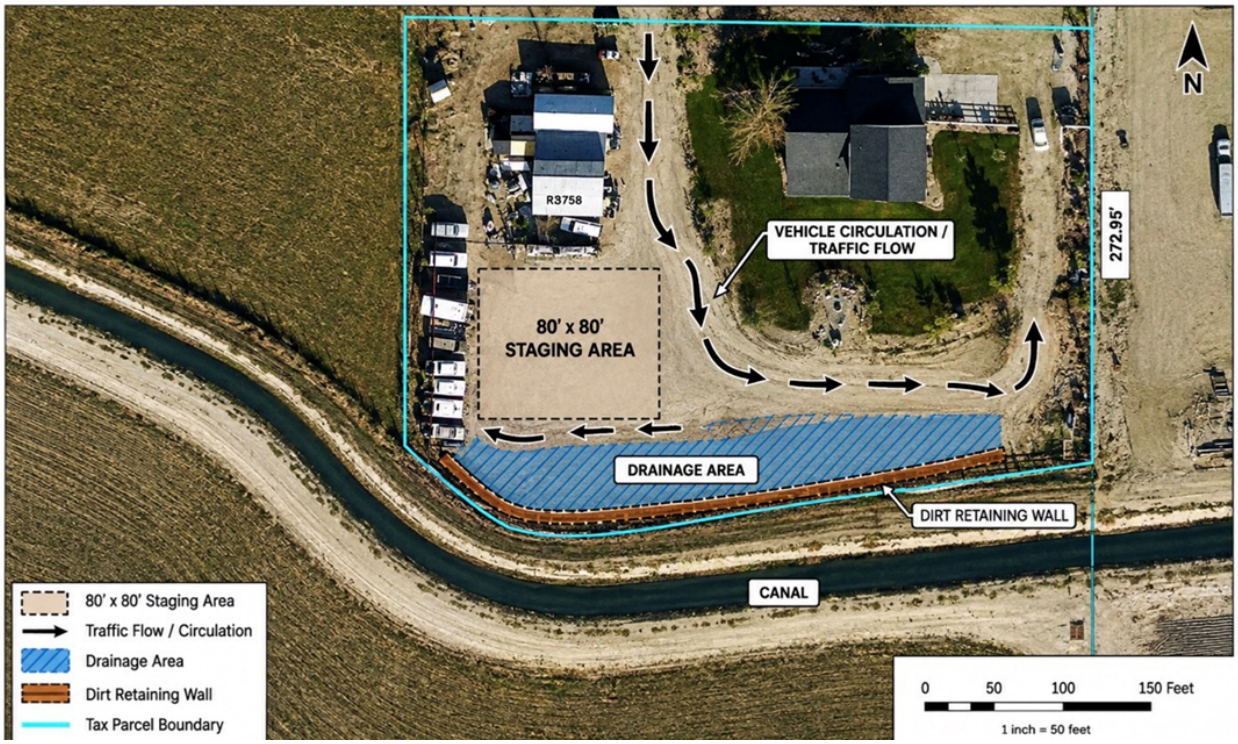
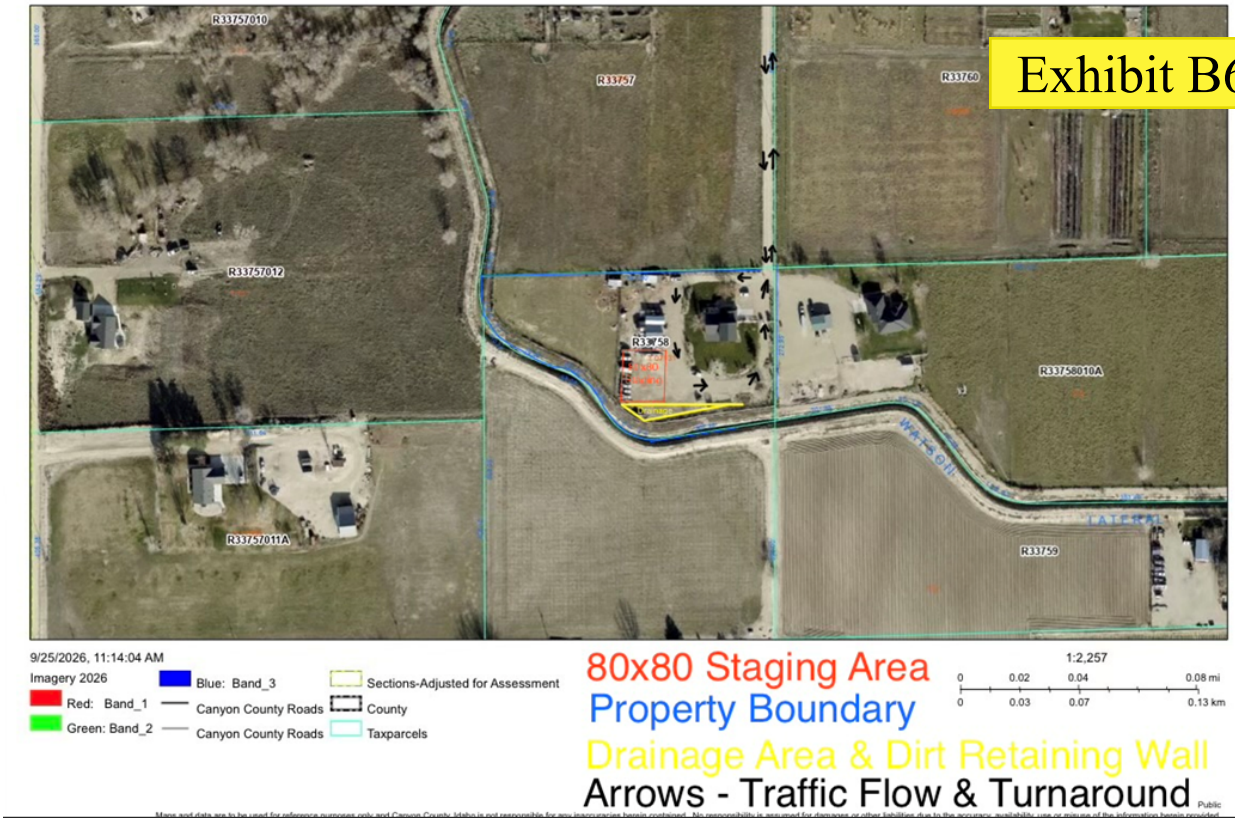


Exhibit B6



UNOFFICIAL COPY

PioneerTitleCo.
GOING BEYOND

610 S. Kimball Avenue
Caldwell, ID 83605

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

2023-039085
RECORDED
12/08/2023 01:42 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 ZBLAKESLEE $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 842593 MP/EM

WARRANTY DEED

For Value Received True Properties, LLC

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

JM Jose Mendoza Lopez and Martina Orosco Baltazar, husband and wife MO

hereinafter referred to as Grantee, whose current address is 24749 Homedale Road Wilder, ID 83676

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), that the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: December 6, 2023

True Properties, LLC

By: _____
Chris True, Member

By: _____
Veronica True, Member

State of Idaho, County of Canyon

On this 6th day of December in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Chris True and Veronica True being known or identified to me to be the Members of the Limited Liability Company that executed the foregoing instrument, and acknowledged to me that such Limited Liability Company executed the same.
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 Idaho
Commission Expires: 04/02/2028

MARISELA PESINA
COMMISSION #41908
NOTARY PUBLIC
STATE OF IDAHO

EXHIBIT A

A part of the S½ NW¼ NW¼, Section 12, Township 3 North, Range 5 West, Boise Meridian; more particularly described as follows:

COMMENCING at the Southeast corner of said S½ NW¼ NW¼ (Northwest 1/16 Corner) monumented with a rebar, 5/8" diameter, with an aluminum cap marked Northwest 1/16 LS 752, 1976;
Thence North 00o 09' 56" West, 390.00 feet (of record as North 01° 26' 59" East 390 feet more or less, on Instrument No. 795581) along the East boundary of said S½ NW¼ NW¼ to a point on the center line of the Watson Lateral, the POINT OF BEGINNING;
Thence continuing North 00° 09' 56" West, 272.95 feet along the East boundary of said S½ NW¼ NW¼;
Thence South 88° 25' 08" West, 527.90 feet along the North boundary of said S½ NW¼ NW¼ to a point on the center line of the Watson Lateral;
Thence traversing said center line as follows:
176.26 feet along the arc of a 129.52-foot radius curve left, said curve having a chord bearing South 29° 31' 33" East, 162.97 feet;
Thence South 68° 30' 39" East, 79.54 feet;
Thence 58.28 feet along the arc of a 99.55-foot radius curve right, said curve having a chord bearing South 51° 44' 27" East, 57.45 feet;
Thence South 34° 58' 16" East, 53.29 feet;
Thence 107.32 feet along the arc of a 96.30-foot radius curve left, said curve having a chord bearing South 66° 53' 44" East, 101.85 feet;
Thence North 81° 10' 48" East, 207.28 feet to the POINT OF BEGINNING.

TOGETHER WITH an ingress-egress easement over the East 28 feet of the North 663.06 feet of the NW¼ NW¼, of Section 12, Township 3 North, Range 5 West, Boise Meridian, Canyon County, Idaho, as shown by survey recorded January 11, 1993 as Instrument No. 9300594, records of Canyon County.

UNOFFICIAL COPY

UNOFFICIAL COPY

PioneerTitleCo.
GOING BEYOND

5680 E. Franklin Rd., Ste. 250
Nampa, ID 83687

Exhibit B7

2018-043795
RECORDED
09/28/2018 04:35 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 EHOWELL $15.00
TYPE: DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 662777 MK/LF

WARRANTY DEED

For Value Received Susan L. Poland, a married woman as her sole and separate property hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Justin R. Edwards married man as his sole and separate property

hereinafter referred to as Grantee, whose current address is 24821 Homedale Road Wilder, ID 83676

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 18, 2018

Susan L Poland

Bryan K. Poland

By my signature above I am conveying my homestead rights as set forth in the Idaho Code Section 55-1007 and for no other purpose as I have no interest in the subject property.

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UNOFFICIAL COPY

State of Idaho, County of ~~Canyon~~ Owyhee

This record was acknowledged before me on 9/27/18 by Susan L Poland and Bryan K. Poland

Signature of notary public

Commission Expires: My Commission Expires March 14, 2023

ROGER L HAINES
Notary Public
State of Idaho

UNOFFICIAL COPY
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UNOFFICIAL COPY
UNOFFICIAL COPY
UNOFFICIAL COPY
UNOFFICIAL COPY

EXHIBIT A

UNOFFICIAL COPY

A portion of the Northwest Quarter of the Northwest Quarter of Section 12, Township 3 North, Range 5 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

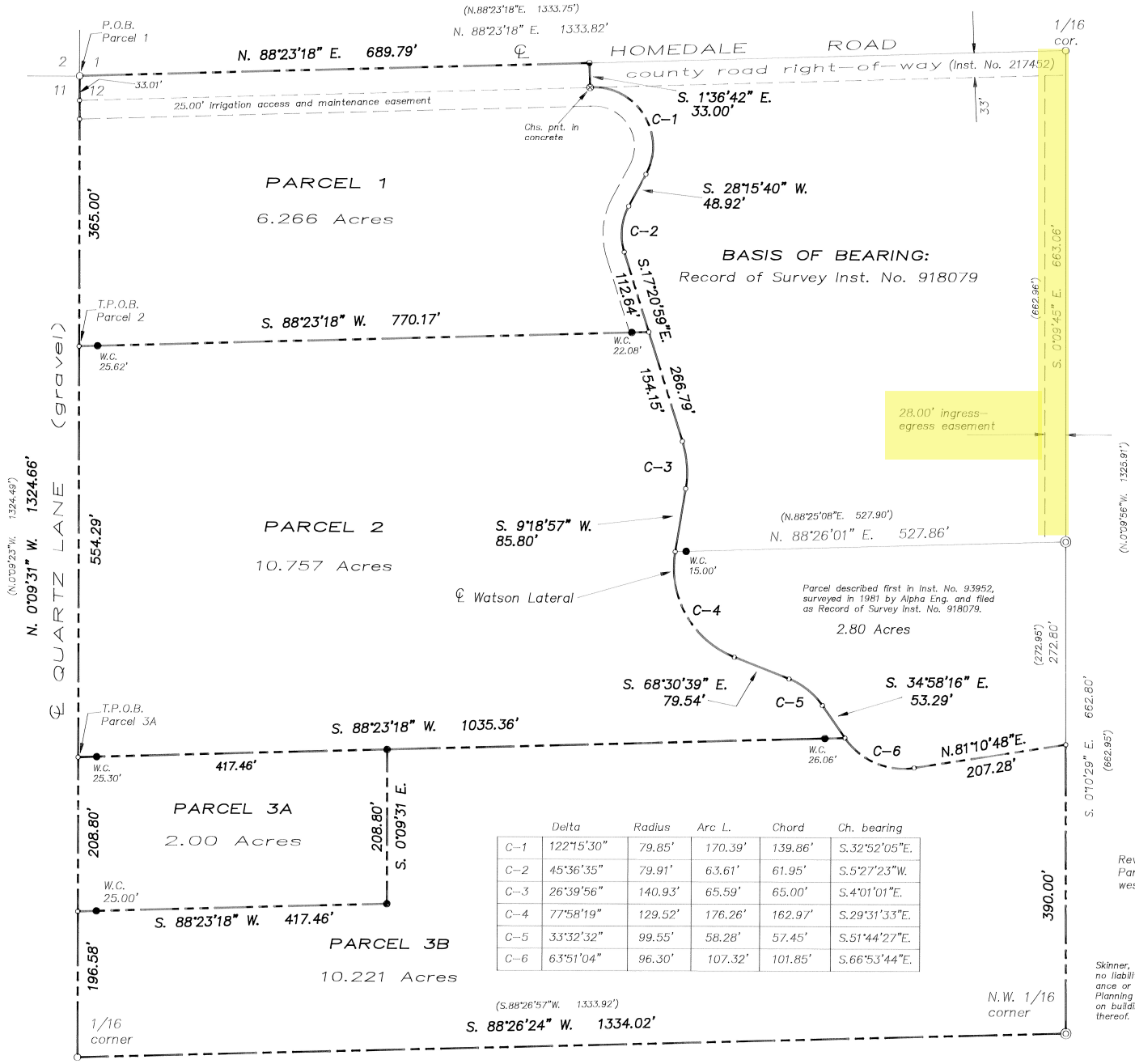
COMMENCING at the Northwest corner of said Northwest Quarter of the Northwest Quarter; thence
North 88° 23' 18" East along the North boundary of said Northwest Quarter of the Northwest Quarter a distance of 689.79 feet to the TRUE POINT OF BEGINNING; thence continuing
North 88° 23' 18" East a distance of 644.03 feet to the Northeast corner of said Northwest Quarter of the Northwest Quarter; thence
South 0° 09' 45" East along the East boundary of said Northwest Quarter of the Northwest Quarter a distance of 663.06 feet to the Northeast corner of the South Half of the Northwest Quarter of the Northwest Quarter; thence
South 88° 26' 01" West along the North boundary of said South Half of the Northwest Quarter of the Northwest Quarter as shown on the Record of Survey filed as Instrument No. 918079, records of Canyon County, Idaho, a distance of 527.86 feet to a point in the centerline of the Watson Lateral; thence traversing said Lateral as follows:
North 9° 18' 57" East a distance of 85.80 feet;
Northwesterly 65.59 feet along the arc of a curve to the left having a central angle of 26° 39' 56", a radius of 140.93 feet and a long chord which bears North 4° 01' 01" West a distance of 65.00 feet;
North 17° 20' 59" West a distance of 266.79 feet;
Northeasterly 63.61 feet along the arc of a curve to the right having a central angle of 45° 36' 35", a radius of 79.91 feet and a long chord which bears North 5° 27' 23" East a distance of 61.95 feet;
North 28° 15' 40" East a distance of 48.92 feet;
Northwesterly 170.39 feet along the arc of a curve to the left having a central angle of 122° 15' 30", a radius of 79.85 feet and a long chord which bears North 32° 52' 05" West a distance of 139.86 feet; thence leaving said centerline and bearing
North 1° 36' 42" West a distance of 33.00 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO a 33.00 foot wide county road right-of-way along the North boundary, a 28.00 foot wide ingress-egress easement along the East boundary and to an easement for irrigation access and maintenance along the portion boundary by the Watson Lateral.

UNOFFICIAL COPY
UNOFFICIAL COPY
UNOFFICIAL COPY
UNOFFICIAL COPY
UNOFFICIAL COPY

RECORD OF SURVEY

A PORTION OF THE NW1/4NW1/4 OF SECTION 12
TOWNSHIP 3 NORTH, RANGE 5 WEST, BOISE MERIDIAN
CANYON COUNTY, IDAHO



	Delta	Radius	Arc L.	Chord	Ch. bearing
C-1	122°15'30"	79.85'	170.39'	139.86'	S.32°52'05"E.
C-2	45°36'35"	79.91'	63.61'	61.95'	S.5°27'23"W.
C-3	26°39'56"	140.93'	65.59'	65.00'	S.4°01'01"E.
C-4	77°58'19"	129.52'	176.26'	162.97'	S.29°31'33"E.
C-5	33°32'32"	99.55'	58.28'	57.45'	S.51°44'27"E.
C-6	63°51'04"	96.30'	107.32'	101.85'	S.66°53'44"E.

SCALE: 1" = 100'

LEGEN

- BRASS CAP MONUME
- 5/8" REBAR – FOUN
- 5/8" REBAR – SET
- 1/2" REBAR – FOUN
- 1/2" REBAR – SET
- CALCULATED POINT
- PK NAIL
- W.C. WITNESS CORNER
- PROPERTY BOUNDAR
- ( ) DATA OF RECORD

CERTIFICATION

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

Greg L. Skinner
Mar. 5, 1993

Revised 03-04-93
Parcel 3A & 3B, also west boundary bearing.

Skinner, Earl & Associates, Inc. assumes no liability for present or future compliance or non-compliance with Canyon Co. Planning and Zoning Ordinance restrictions on building permits and the issuance thereof.

Index No. 354-12-4-4-0-00-00

SURVEY FOR: TODD JO

Drawn by G.L.S.
Date: MAR. 5, 1993
Book: HB-70
Job No. MR0393

EXHIBIT C

Supplemental Documents

Hearing Examiner

Case# CU2025-0023

Hearing date: October 8, 2026

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

Exhibit C1

R33758 PARCEL INFORMATION REPORT

8/17/2026 12:03:30 PM

PARCEL NUMBER:	R33758
OWNER NAME:	LOPEZ JOSE MENDOZA
CO-OWNER:	BALTAZAR MARTINA OROSCO
MAILING ADDRESS:	24749 HOMEDALE RD WILDER ID 83676
SITE ADDRESS:	24749 HOMEDALE RD
TAX CODE:	0780000
TWP: 3N RNG: 5W SEC: 12 QUARTER: NW	
ACRES:	2.79
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	GOLDEN-GATE HWY #3
FIRE DISTRICT:	HOMEDALE FIRE
SCHOOL DISTRICT:	HOMEDALE SCHOOL DIST #370
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	AGRI-TOURISM EXCLUSIVE FARM USE
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0325F
WETLAND:	Riverine
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2023039085
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	12-3N-5W NW TX 07131 IN NWNW
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.

Canyon County, 111 North 11th Avenue, Caldwell, ID 83605
(208) 454 7458 ▪ ZoningInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

December 8, 2023

Exhibit C2

RE: Parcel Inquiry for R33758 – PI2023-0204

Question: Is a split available?

The original parcel* was approximately 16.35 acres spanning what is now parcels R33758, R33578010, and R33758010A. In 1981, the parcel was split into the three existing parcels, R33758, R33758010, and R33758010A. Also in 1981, the owner of the rest of the NW ¼ NW ¼ acquired R33758 (Tax 9, Instrument No. 916944) and applied to divide the total of 40 acres into 8 parcels which was denied (CU2003-343), and then applied to divide it into 4 parcels (including R33757010 which was already split off at the time) which was approved subject to conditions (CU2003-344). Some of these parcels later went through a property boundary adjustment (AD2017-84).

The parcel is legal and is not considered as a part of the division of the NW ¼ NW ¼ allowed by conditional use permit. The original parcel has been split into 3 residential parcels so far. If you believe the original parcel was different than what we have found, feel free to complete a title search and provide us with deed(s) that prove that.

Splitting parcel R33758 would require either a nonviable land division ($600, requires proof that the property is not viable for farming) OR a comprehensive plan amendment ($2800), rezone ($950-1400), and administrative land division ($330). It would be difficult to write findings for approval of a rezone in this location, given that the future land use designation is agricultural and all parcels in the vicinity are zoned agricultural.

Please let me know if you have questions.

Sincerely,

Madelyn Vander Veen
Associate Planner
madelyn.vanderveen@canyoncounty.id.gov
208-455-6035

*ORIGINAL PARCEL: A parcel of platted or unplatted land as it existed on September 6, 1979 (the effective date of the Zoning Ordinance 79-008), including any property boundary adjustments as defined in this chapter and any reduction in area due to creating a parcel for the exclusive use by Canyon County, a municipality within Canyon County, a local highway district, Idaho Transportation Department, utility company or corporation under the jurisdiction of the Idaho Public Utilities Commission, or other local, State, or Federal agency. (CCZO §07-02-03)

Note: The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations

and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Surrounding Land Use Cases

Exhibit C3

In the matter of the application of:
Atkins/Hess – CU2025-0010

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0010: The applicant, Anthony Hess, is requesting a Conditional Use Permit for a staging area, contractor shop, and firewood sales on approx. 2 acres of approx. 10.11 acres in an "A" (Agricultural) zone. The applicant is proposing the staging of trucks, equipment, and waste product from tree service in order to also process and sell by-products. There will be 8 employees and parking for them on-site. The proposal includes an office, a small portable sawmill, and firewood sales, with customers coming onsite. Portable toilets are proposed to be on-site. The hours of operation are Monday through Friday, 7:30 am – 5:00 pm, and Saturday, 7:30 am – 12:00 pm. The subject property is located at 16905 Crystal Lane, Wilder, also referenced as Parcel 33760010, a portion of the NW quarter of Section 12, T3N, R5W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0010.

Applicable Law

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

   a. Notice of the public hearing was provided pursuant to CCZO §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* CCZO §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, CCZO §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* CCZO §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* CCZO §07-14-29.
2.		The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCZO §07-03-01, 07-07-01.
3.		There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
4.		The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §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. CCZO 07-05-03(1)(I).

The application CU2025-0010 was presented at a public hearing before the Canyon County Planning and Zoning Commission on October 16, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decides as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05	
1. Is the proposed use permitted in the zone by conditional use permit?	
Conclusion:	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.
Findings:	(1) The request includes firewood sales, which is a permitted use in the "A" (Agricultural) zone by a Director's Decision, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. The firewood sales use is considered an accessory use to the tree service business because it is secondary and incidental to the primary use, a staging area and contractor shop (CCCO 07-02-03 – Accessory Use). Therefore, a director's decision would not be required for the accessory firewood sales use.
	(2) The applicant submitted a conditional use permit for a staging area, contractor shop, and firewood sales on April 29, 2025

	(3) 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."
	(4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0010.
	(5) Evidence includes associated findings and evidence supported within this document.
2. What is the nature of the request?	
Conclusion: The applicant, Anthony Hess, requests a conditional use permit to allow a staging area, contractor shop, and firewood sales for his business, Heartwood Tree Care, on parcel R33760010 on approximately 2 acres of the 10.11-acre parcel.	
Findings:	(1) Use: The nature of the request consists of using 2 acres of the subject property to store equipment for the applicants' tree service business, Heartwood Tree Care, such as the service equipment, logs, wood chips, and firewood. The firewood is processed from the tree service work. The applicant is proposing to cover the 2 acres in woodchips. Company vehicles are stored onsite, and when in use, the employee vehicles will be stored onsite. The request includes an office, a storage container, and a small portable sawmill (**Staff Report Exhibit A2**). During a meeting with the applicant on September 26, 2025, the applicant advised that the staging area and contractor shop will occur on the west 1-acre of the proposed 2-acres, whereas the firewood and woodchip sales, along with the business sign, will occur on the east 1-acre of the proposed 2-acres (**Staff Report Exhibit A2.2**).
	(2) Number of Employees: The applicant currently has four (4) employees and is proposing up to eight (8) employees. The employees come on-site to load the company vehicles with needed supplies and do most of the work off-site (**Staff Report Exhibits A2 and A3**).
	(3) Customers: Customers come onsite for the firewood sales. According to the letter of intent, there are approximately 1-2 customers a day who come onsite.
	(4) Hours of Operation: The hours of operation proposed are Monday through Friday, 7:30 a.m. – 5:00 p.m., and Saturdays, 7:30 a.m. – 12:00 p.m. per the applicant's letter of intent (**Staff Report Exhibit A2**).
	(5) Parking: The proposal includes parking for eight (8) employee vehicles and the applicant's company vehicles (**Staff Report Exhibit A2**).
	(6) Restrooms: The applicant is proposing a portable toilet on-site.
	(7) Firewood Sales: The firewood is processed from the tree service work that is conducted off-site. The firewood is then sold; approximately 50% of the firewood is sold onsite, and the other half is delivered to the customers. The majority of the firewood sales generally take place in October or November (**Staff Report Exhibits A2 and A2.1**). The firewood sales are an accessory use to the primary use of a staging area and contractor shop of the tree service business, Heartwood Tree Care.
	(8) Sawmill: The applicant is proposing a small portable sawmill to place on the 1-acre portion west of the proposed 2-acre. The sawmill would provide winter work for the tree service workers (**Staff Report Exhibit A2**).
	(9) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0010.

	(10) Evidence includes associated findings and evidence supported within this document.
3. Is the proposed use consistent with the comprehensive plan?	
Conclusion: As conditioned, the proposed use is consistent with the Comprehensive plan.	
Findings:	(1) The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Agri-Tourism Exclusive Farm Use" (**Staff Report Exhibit B1**). The property adjacent to the north is designated "Agricultural", and approximately 2,500 feet to the east is future designated "Intensive Agriculture Overlay". However, the property approximately 2,000 feet west of the subject property is designated for future "Rural Residential". This suggests the subject property is in an area that is planned for agricultural business growth, such as the proposed use.
	(2) As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan: Property Rights Goals and Policies: • G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* • 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."* Canyon County values the applicants' and surrounding applicants' private property rights and may support the applicants' project and the surrounding applicants' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the recommended conditions on page 10 of the Staff Report.* Economic Development Goals and Policies: • G3.01.00: *"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."* • P3.01.02: *"Support suitable sites for economic growth and expansion compatible with the surrounding area."* • G3.04.00: *"Increase agricultural-based and supportive businesses."* • G3.05.00: *"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."* Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). *See the recommended conditions on page 10 of the Staff Report.* Land Use Goals and Policies: • P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."* • *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* • P4.02.01: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."* Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that

	affect other land uses and the surrounding community. *See the recommended conditions on page 10 of the Staff Report.*
	(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0010.
	(4) Evidence includes associated findings and evidence supported within this document.
4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?	
Conclusion: As conditioned, the proposed use is not anticipated to be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.	
Findings:	(1) The surrounding land uses, as reviewed within a one-mile radius, indicate that the land use in the area is agricultural (**Staff Report Exhibit B2.5**). Although there are some residential properties in the area, the majority have agricultural operations on the properties. There are agricultural operations adjacent to the subject property on all sides. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit.
	(2) Within a 1-mile radius of the property, there has been one (1) land use case approved for a communications tower (**Staff Report Exhibit B2.6**). There have been six (6) subdivisions approved (**Staff Report Exhibit B2.7**) in a 1-mile radius from the subject property. Within a 2-mile radius of the subject property, there are two (2) gravel pits (**Staff Report Exhibit B2.8**).
	(3) The area is characterized as agricultural. The subject property is adjacent to agricultural operations on all sides. With large agricultural operations on the north and east properties adjacent to the subject parcel. Within 600 feet of the subject property, there are 10 residential properties, all located on agricultural parcels.
	(4) The staging area, contractor shop, and firewood sales may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use. Staff have proposed conditions to aid in mitigating these potential effects. The applicant is proposing the hours of operation to be Monday through Friday, 7:30 a.m. – 5:00 p.m., and Saturdays, 7:30 a.m. – 12:00 p.m. Staff is proposing a condition to limit the days and times of using chainsaws and sawmills to Monday through Friday, 9:00 a.m. – 5:00 p.m. This will provide mitigation of the noise created by the use. See **Condition # 7b**. The proposed use may increase the dust levels in the immediate vicinity. Access to the subject property and parking areas is gravel or covered in wood chips. The applicant is proposing to cover the approximately 2 acres in woodchips. As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement, and to cover the 2 acres in woodchips. See **conditions # 9 and 9a**. See further analysis under section 07-07-05(06 & 07) for discussion and recommended conditions. In order to obscure the business operations, staff recommends that a condition be added to add a sight-obscuring fence or sight-obscuring foliage to the property. See **Condition # 12.** The applicant has not indicated that they plan to install lighting for the associated use. As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. See **Condition # 4**.

	(5) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on July 15, 2025, and September 11, 2025. Newspaper notice was published on September 16, 2025. Property owners within 600' were notified by mail on September 15, 2025. The property was posted on September 15, 2025.
	(6) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0010.
	(7) Evidence includes associated findings and evidence supported within this document.
5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?	
Conclusion: The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the findings contained herein.	
Findings:	(1) Water: The property appears to have adequate water via an individual well. There are no additional wells proposed to serve the proposed staging area and contractor shop. According to the Land Use Worksheet, the proposed use will not be using any water (**Staff Report Exhibit A3**).
	(2) Sewer: There are no proposed septic tanks for this project. There is currently an individual septic tank servicing the residence on site. The applicant is proposing portable toilets. As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. See **Condition No. 13 (Staff Report Exhibits A3 and D2)**.
	(3) Irrigation: The applicant has gravity irrigation provided via surface water **(Staff Report Exhibit A3)**. It's not anticipated that the irrigation system will be impacted by the proposed use. The Boise Project Board of Control provided a comment on July 25, 2025, stating that the property possesses valid water rights **(Staff Report Exhibit D5)**. **Condition # 5** ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.
	(4) Stormwater drainage facilities: According to the land use worksheet, stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property (**Staff Report Exhibit A3**).
	(5) **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 15, 2025, and September 11, 2025. No agency comments were provided by the materials deadline of September 26, 2025. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.
	(6) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on July 15, 2025 and September 11, 2025. Newspaper notice was published on September 16, 2025. Property owners within 600' were notified by mail on September 15, 2025. The property was posted on September 15, 2025.
	(7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0010.
	(8) Evidence includes associated findings and evidence supported within this document.
6. Does legal access to the subject property for the development exist or will it exist at the time of development?	

Conclusion: The subject property does have legal access for the development and will exist at the time of the development.

Findings:	(1) The subject parcel has frontage on Crystal Lane along the eastern border. According to the comment received from the Golden Gate Highway District #3 in Staff Report **Exhibit D1**, Crystal Lane is classified as a Local Road. Golden Gate Highway District's comment provided conditions of approval, such as the applicant obtaining an approach permit, maintaining the minimum driveway spacing requirements, and a representative of Golden Gate Highway District is to address any possible sight distance issues.
	(2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on July 15, 2025, and September 11, 2025. Newspaper notice was published on September 16, 2025. Property owners within 600' were notified by mail on September 15, 2025. The property was posted on September 15, 2025.
	(3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0010.
	(4) Evidence includes associated findings and evidence supported within this document.

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

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

Findings:	(1) It's anticipated that there will be a total of eight (8) employees, most of whom will be coming to pick up materials and leave at the beginning of their shift, and at the end of their shift, they will come to drop off the materials. Customers do come onsite for the purchase of firewood. According to the letter of intent (**Staff Report Exhibit A2**), there would not be more than approximately two (2) customers on-site in a day.
	(2) According to the comment from ITD, they have no comments or concerns. (**Staff Report Exhibit D4**).
	(3) The comment received from Golden Gate Highway District on July 15, 2025, stated that a traffic impact study is not warranted (**Staff Report Exhibit D1**).
	(4) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on July 15, 2025, and September 11, 2025. Newspaper notice was published on September 16, 2025. Property owners within 600' were notified by mail on September 15, 2025. The property was posted on September 15, 2025.
	(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0010.
	(6) Evidence includes associated findings and evidence supported within this document.

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

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

Findings:	(1) School Facilities: Parcel R33760010 is serviced by the Homedale School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were sent out on July 15, 2025, and September 11, 2025. No comments were received by the school district.
	(2) Police and Fire protection: Parcel R33760010 is under the jurisdiction of the Homedale Fire District. Homedale Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State adopted IFC, and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. See **condition # 2**. Agency notice was sent on July 15, 2025, and September 11, 2025. No comment was received by the materials deadline. No comment was received from the Canyon County Sheriff's Department.
	(3) Emergency Medical Services: Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on July 15, 2025, and September 11, 2025. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.
	(4) Irrigation Facilities: The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Boise Project Board of Control and Wilder Irrigation District on July 15, 2025, and September 11, 2025. The Boise Project Board of Control provided a comment on July 25, 2025, stating that the property does possess a valid water right and that there are no irrigation facilities located on the property (**Staff Report Exhibit D5**). **Condition # 5** ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.
	(1) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on July 15, 2025, and September 11, 2025. Newspaper notice was published on September 16, 2025. Property owners within 600' were notified by mail on September 15, 2025. The property was posted on September 15, 2025.
	(2) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0010.
	(3) Evidence includes associated findings and evidence supported within this document.
CONTRACTOR SHOP HEARING CRITERIA – CCZO §07-14-09	
1. The use shall be contained within a building or behind a sight-obscuring fence.	
Conclusion: The Contractor Shop use will be within a building or behind a sight-obscuring fence and/or sight-obscuring foliage.	
Findings:	(1) There shall be a sight-obscuring fence that all vehicles and equipment will be contained behind. See **Condition # 12**. The office is proposed to be contained within a building. All other work is done off-site.
STAGING AREA HEARING CRITERIA – CCZO §07-14-29	

1. All work shall be conducted off-site.	
Conclusion: The Commissioners find that all work for the staging area shall be conducted off-site.	
Findings:	(1) Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, with loading and unloading of supplies on-site, except what is allowed with the contractor shop criteria, which includes storing vehicles and equipment, which will either be in a building or located behind a site-obscuring fence/foliage (**Staff Report Exhibits A2 and A3).**
2. Business vehicles shall be operable and parked on site, not on a public or private road.	
Conclusion: All business vehicles are operable and parked on site.	
Findings:	(1) Per the applicant's land use worksheet, parking will be on-site (**Staff Report Exhibit A3).** No parking will take place on a public or private road (**Condition # 7c**). Based on the Planning Staff's site visit on August 25, 2025, there does not appear to be any inoperable business vehicles on the property (**Staff Report Exhibit C**)
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 rucks offloading or transferring equipment and/or materials to other vehicles.	
Conclusion: Employees will load and unload the equipment onsite to be used elsewhere.	
Findings:	(1) Per the applicant's letter of intent, there will be approximately eight (8) employees total who will visit the premises to pick up equipment to be used elsewhere **(Staff Report Exhibit A2).**
4. Employees may meet on the premises to share rides to and from job sites.	
Conclusion: Employees may meet on the subject property to share rides to and from job sites.	
Findings:	(1) There may be instances where multiple employees are needed at a job site; in this instance, the employees may ride in one company vehicle to the job site.
5. Employees' vehicles shall be parked on site and not on a public or private road.	
Conclusion: Employees will park on the subject property and not park on a public or private road.	
Findings:	(1) There are ample parking spaces for employee vehicles, as seen during the site visit (**Staff Report Exhibit C**). There is space for more parking if needed. Per **Condition # 7c**, there shall be no parking on a public or private road.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0010, a conditional use permit of a Staging Area, Contractor Shop, and Firewood Sales, subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. A change of occupancy from residential to commercial occupancy, fire district permits, and approval for a Certificate of Occupancy for the business office. All appropriate building permits shall be obtained within **180 days from the approval of the Conditional Use Permit**.

3. The applicant shall comply with the applicable highway district's access requirements. The applicant shall obtain a permit prior to commencement of use.
    a. Prior to commencement of use, the applicant shall coordinate with Golden Gate Highway District #3 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district.
4. All exterior lighting, if installed, shall be downward-facing 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.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction. All necessary permits shall be obtained from Pioneer Irrigation District and shall be obtained prior to commencement.
6. Signage shall meet CCCO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Staff Report Exhibits A2, A2.1, A2.2, and A4**).
    a. The hours of operation shall be Monday – Friday, 7:30 a.m. – 5 p.m., and Saturdays, 7:30 a.m. – 12:00 p.m., as proposed in the applicant's letter of intent (**Staff Report Exhibit A2**).
    b. The use of chainsaws and sawmills shall be limited to the hours of operation: Monday through Friday, 9:00 a.m. – 5:00 p.m.
    c. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
    d. The east 1-acre portion of the proposed 2-acres shall be limited to the business sign and firewood and woodchip sales (**Staff Report Exhibit A2.2**).
8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
    a. Commencement shall be the date zoning compliance is issued for a change of occupancy for the office.
9. A dust mitigation plan shall be submitted prior to commencement of use to the Development Services Department. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
    a. The applicant shall install woodchips on the surface of the 2 acres designated for the conditional use permit for the staging area, contractor shop, and firewood sales as seen in **Staff Report Exhibit A4**.
10. Uncut wood and firewood (including rounds, cut, and split) pile sizes shall not exceed 15 feet in height and 100 feet in width.
11. The "Chip" pile shall not exceed 10 feet in height and 100 feet in length or width, and there shall only be one "Chip" pile on the property.
12. A sight-obscuring fence, foliage that is sight-obscuring, or a combination of a fence and foliage that is sight-obscuring shall be constructed on all boundaries of the back 1-acre portion of the proposed 2-acres located on the 10.11-acre parcel. The placement of fencing or foliage shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval within **9 months from the approval of the Conditional Use Permit (Staff Report Exhibit A2.2)**.

13. 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 prior to the commencement of contractor shop and staging area activities.

    a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health.

14. The conditional use permit for a staging area, contractor shop, and firewood sales shall be limited to Anthony Hess and family. Should ownership of the approximately 2 acres of the 10.11-acre parcel change from Anthony Hess or an immediate family member, the conditional use permit for a staging area, contractor shop, and firewood sales shall terminate.

DATED this 6 day of November, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 6th day of November, in the year 2025, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

CAITLIN ROSS
COMMISSION #20251885
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/07/2031

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit C4

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

CU2022-0018 – Conditional Use Permit – Telecommunications Facility

Findings of Fact

1. Powder River Development Services, LLC, representing Rise Broadband, is requesting a conditional use permit to allow the installation and operation of an unmanned telecommunications facility on Parcel R33642. The property is located 17499 Allendale Rd, Wilder; also referenced as a portion of the NW ¼ of Section 01, Township 3N, and Range 5W, Canyon County, Idaho.
2. The 40.71-acre parcel is owned by Garrett Gregg and Randee Living Trust.
3. The subject property is zoned "A" (Agricultural).
4. The 2020 Canyon County Comprehensive Plan Future Land Use map designates the area as Agricultural.
5. The subject property is located within the Golden Gate Highway District, Homedale Fire District, Homedale School District, and Boise Project Board of Control Irrigation District.
6. A neighborhood meeting was conducted in accordance with CCZO §07-01-15 on March 18, 2022.
7. The request was noticed in accordance with Canyon County Code §07-05-01 & §03-05-09. Property owners within 600-feet of the property boundaries were noticed on May 19, 2022. Agencies were noticed on April 22, 2022. Notice was published on May 29, 2022. Notice was posted on June 6, 2022.
8. All record herein consists of exhibits provided as part of the public hearing staff report, exhibits submitted during the public hearing on June 15, 2022 and all information in case file CU2022-0018.

Conclusions of Law

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

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

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

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

2. What is the nature of the request?

Powder River Development Services, LLC, representing Rise Broadband, is requesting a conditional use permit to allow the installation and operation of an unmanned telecommunications facility on Parcel R33642. The facility includes an 80-foot metal self-support tower (replacing and relocating an already existing wooden tower) and associated equipment listed in the letter of intent (Exhibit 1a) within a 100 square foot fenced area. The facility will require a building permit prior to commencement of use (Condition No. 3).

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

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

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

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

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

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

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

   Finding: The proposed 80-foot self-support tower will be visible within the area; however, the setting of the surrounding area has limited residential uses and is surrounded by open agricultural fields. The nearest dwelling to the site is approximately 800 feet away. Other dwellings within the area are over 1,000 feet from the proposed location.

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

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

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

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

   Conclusion: Legal access to the subject property already exists.

   Finding: The facility will use the existing access that is served by Allendale Road.

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

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

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

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

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

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

Conditions of Approval

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

3. Prior to commencement of use, a building permit is required for construction of the facility.
4. The applicant shall comply with applicable Homedale Fire District requirements. The applicant shall obtain a fire district permit prior to construction of the telecommunications tower. A copy of the permit shall be provided at the time of building permit submittal.
5. Prior to building permit issuance, the applicant shall obtain an access permit from Golden Gate Highway District.
6. The facility shall be developed in general conformance with the Letter of Intent and Site Plan as conditioned. The Site Plan and Letter of Intent are attached as FCO's Attachment 1a.
7. The facility site shall be maintained and kept in good repair. The facility and surrounding area shall be kept weed free and/or maintained so weeds are 6" in height or less.
8. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.

Order

Based upon the Findings of Fact, Conclusions of Law, Conditions of Approval and Order contained herein, the Hearing Examiner **approves** Case #CU2022-0018, to allow the installation and operation of a telecommunications facility on parcel R33642 subject to conditional of approval.

APPROVED this 15 day of June, 2022.

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

HEARING EXAMINER
CANYON COUNTY, IDAHO

Bruce Eggleston

Bruce Eggleston, Hearing Examiner

State of Idaho)
SS
County of Canyon County)

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

Notary: Bonnie C. Puleo

My Commission Expires: 12/10/2027



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

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

COURTESY NOTICE

March 12, 2025

Sent US First ClassMail

Exhibit C5

Jose Mendoza Lopez and
Martina Orosco Baltazar
24749 Homedale Road
Wilder, ID 83676

Dear Property Owner:

Canyon County Development Services Department (DSD) is investigating a complaint that your property has multiple occupied RVs and is being used staging area. The subject property is located at 24749 Homedale Road, Wilder, ID; also identified as Assessor Parcel Number R33758. This property is located in an area of Canyon County that is zoned "A" (Agricultural).

ZONING ORDINANCE: Recreational Vehicle Use: Subject property contains occupied recreational vehicle or vehicle(s) (RVs). Living in an RV outside of an RV park without approval of a zoning compliance, conditional use permit, temporary use permit, and/or septic approvals are violations of the Canyon County Zoning Ordinance (CCZO § 07-10-27; 07-12-01(1)). Further defined as residing in an RV outside an RV park for a period **not to exceed ninety (90) days within a calendar year** (CCZO § 07-15-05(1)(C)).

CORRECTION: Meet with DSD Planning and Zoning **within the next 10-days or no later than March 26, 2025,** to discuss options available to you **OR** the occupied RV(s) must be removed **within the next 10-days or no later than March2 6, 2025**. DSD Planning and Zoning can be reached at 208-402-4164 or Zoning@canyoncounty.id.gov.

ZONING ORDINANCE: Staging Area: This type of activity is not allowed in an area zoned "A" (Agricultural) unless you apply for and are approved for a **Conditional Use Permit** (CCCO § 07-10-27):

07-10-27: LAND USE REGULATIONS (MATRIX): This section lists uses within each land use zone: allowed uses (A), permitted uses through a conditional use permit (C), Director administrative decision (D), not applicable because covered by different use/section (n/a), or prohibited (-).

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Staging area	C	-	-	-	A	A	A	A	A

CORRECTION: Meet with DSD Planning and Zoning **within the next 10-days or no later than March 26, 2025,** to discuss options available to you. DSD Planning and Zoning can be reached at 208-402-4164 or Zoning@canyoncounty.id.gov.

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-402-4165 to contact a Code Enforcement Officer. To view the Canyon County Code, please visit our website at http://www.canyoncounty.id.gov.

Thank you for your cooperation in this matter.

Katie Phillips, Code Enforcement Officer
katie.phillips@canyoncounty.id.gov
cc: Case File CDEF2025





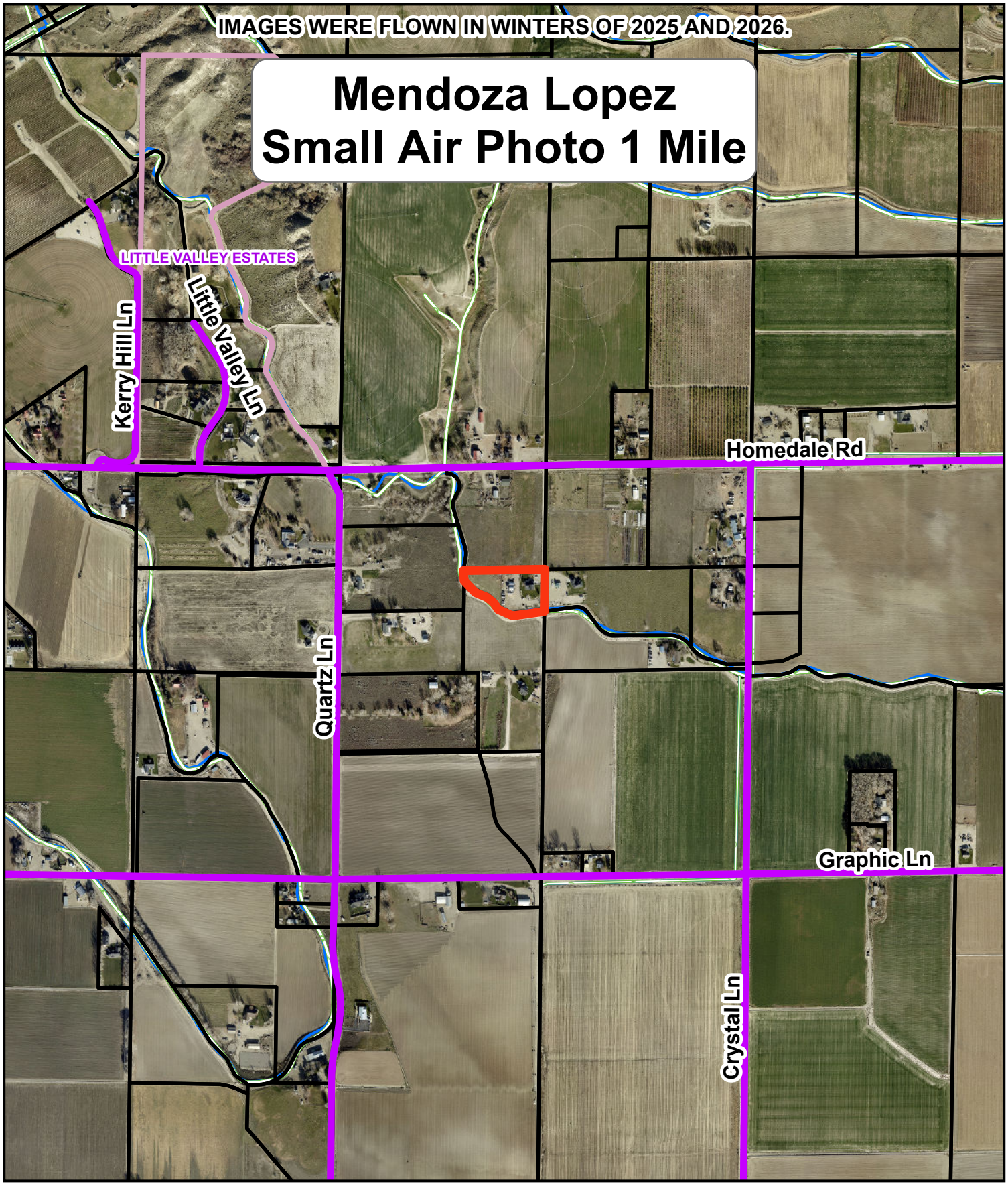


Exhibit C6.1

City_Limits

Wetlands

0 0.25 0.5 Miles

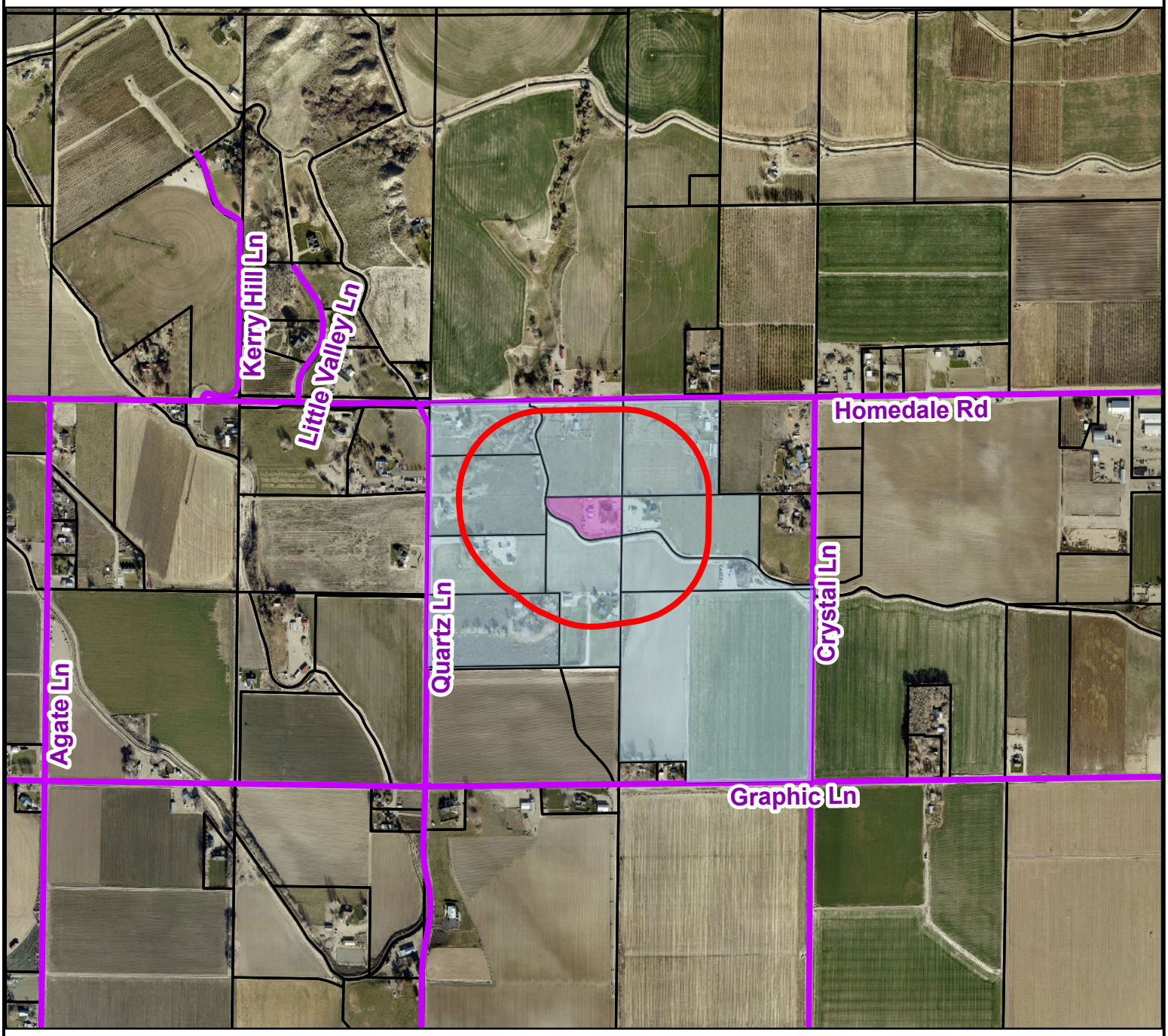
Neighborhood Notification Map
Parcel No. R33758
Buffer Distance 600 Feet

Canyon County
Development Services
111 N. 11th Ave ROOM 310
Caldwell, ID 83605

This map is for informational purposes only and does not suggest approval of the project.

Date: 6/26/2026
By: mvanderveen

IMAGES WERE FLOWN IN WINTER OF 2025 AND WINTER OF 2026.



Legend

- NOTIFICATION BUFFER
- SUBJECT_PROPERTY
- NOTIFIED PARCELS
- TAX PARCELS
- Highway
- Interstate
- Local Road

SCALE

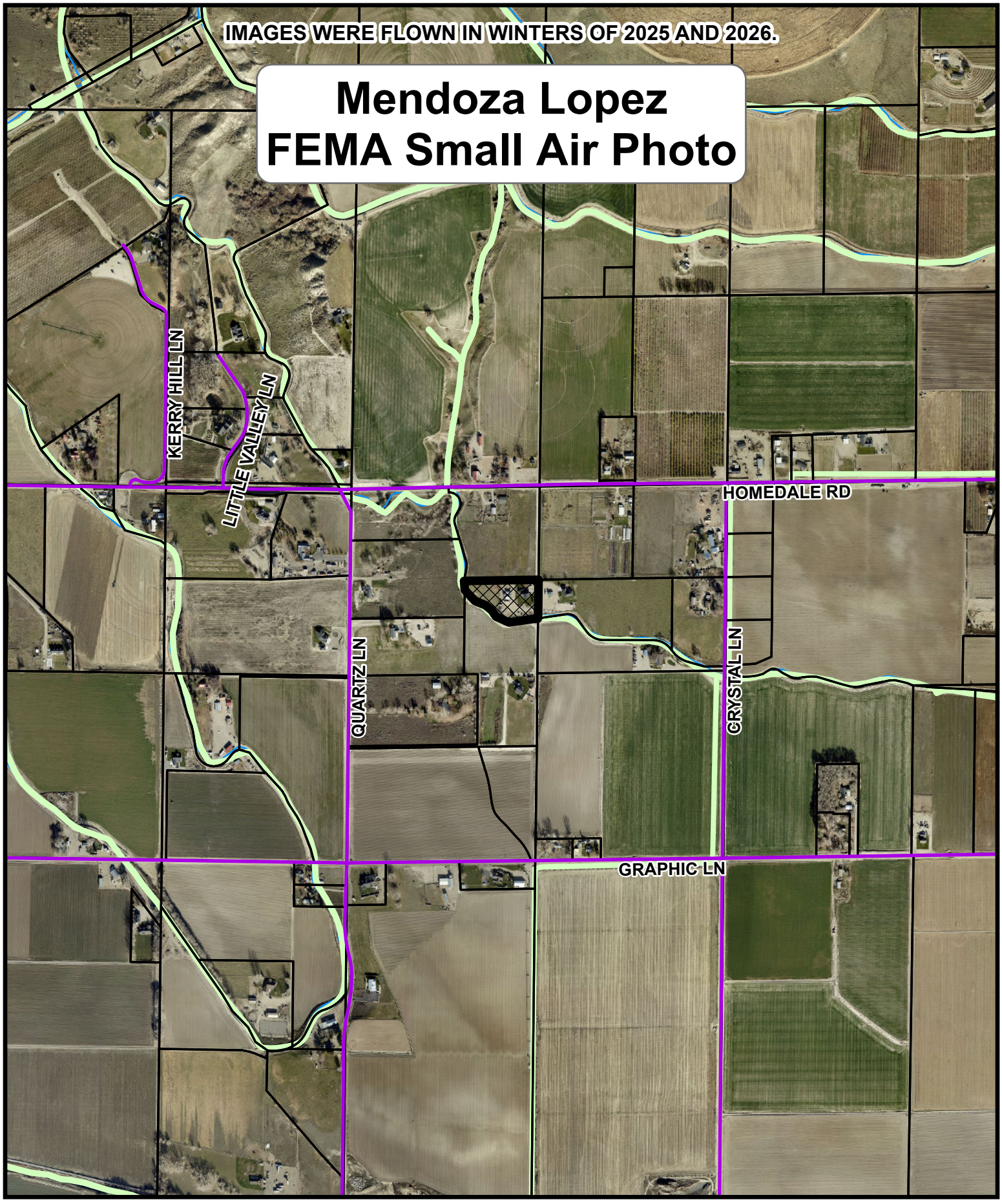
0 0.25 0.5 Miles

Exhibit C6.2

Neighborhood listings and maps are provided "as-is" without warranties on accuracy, completeness, or timeliness. Users are solely responsible for determining their appropriateness for decision-making. Canyon County, ID makes no guarantees, express or implied, including fitness for any particular use. Maps are dynamic and subject to ongoing revisions; they do not represent a survey. Neither Canyon County nor its employees assume liability for any errors or damages arising from the use of this information.

IMAGES WERE FLOWN IN WINTERS OF 2025 AND 2026.

Mendoza Lopez
FEMA Small Air Photo

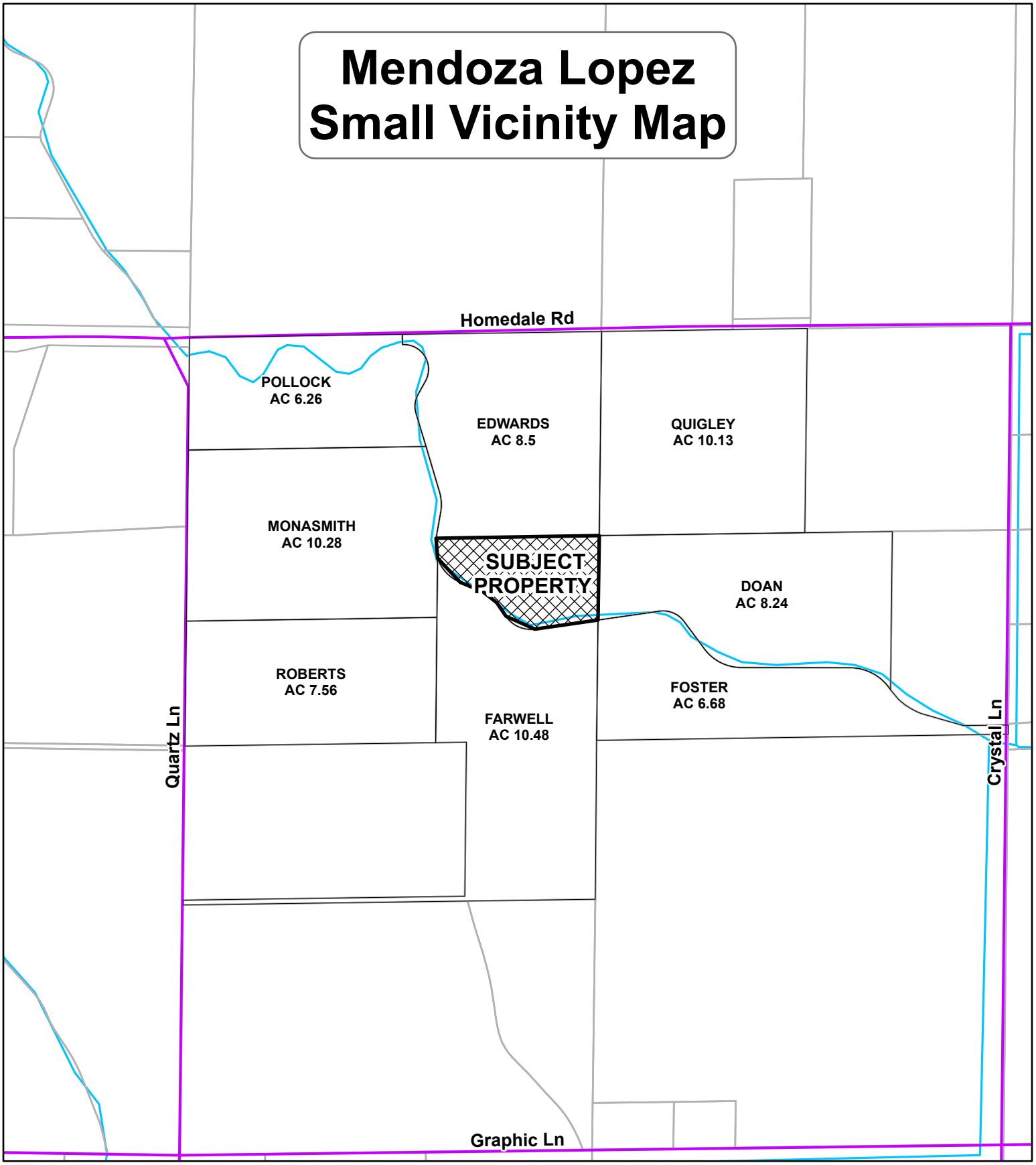


Legend

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

400 0 400 Feet

Mendoza Lopez
Small Vicinity Map



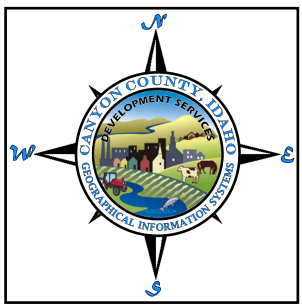
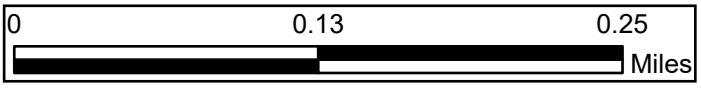
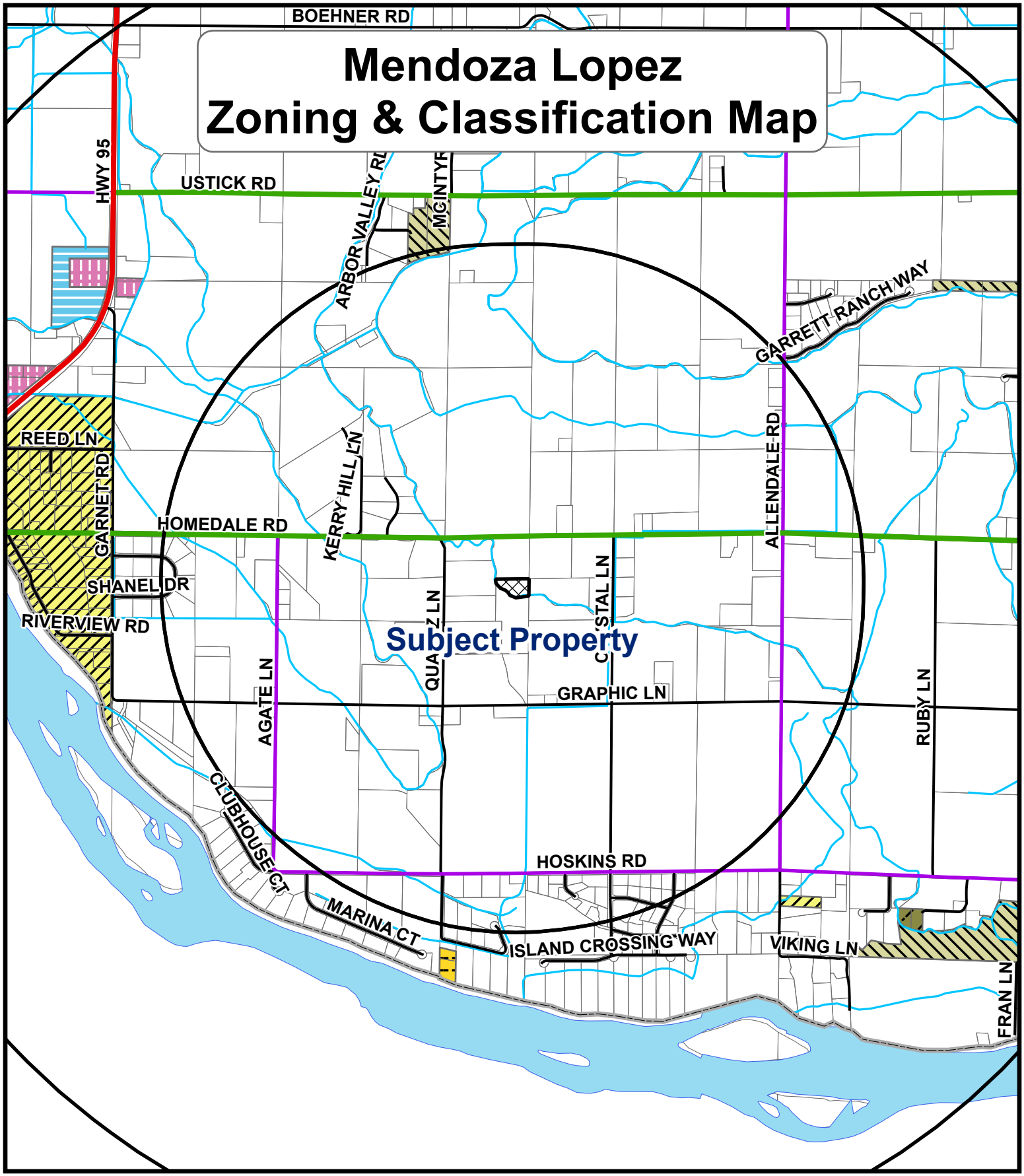
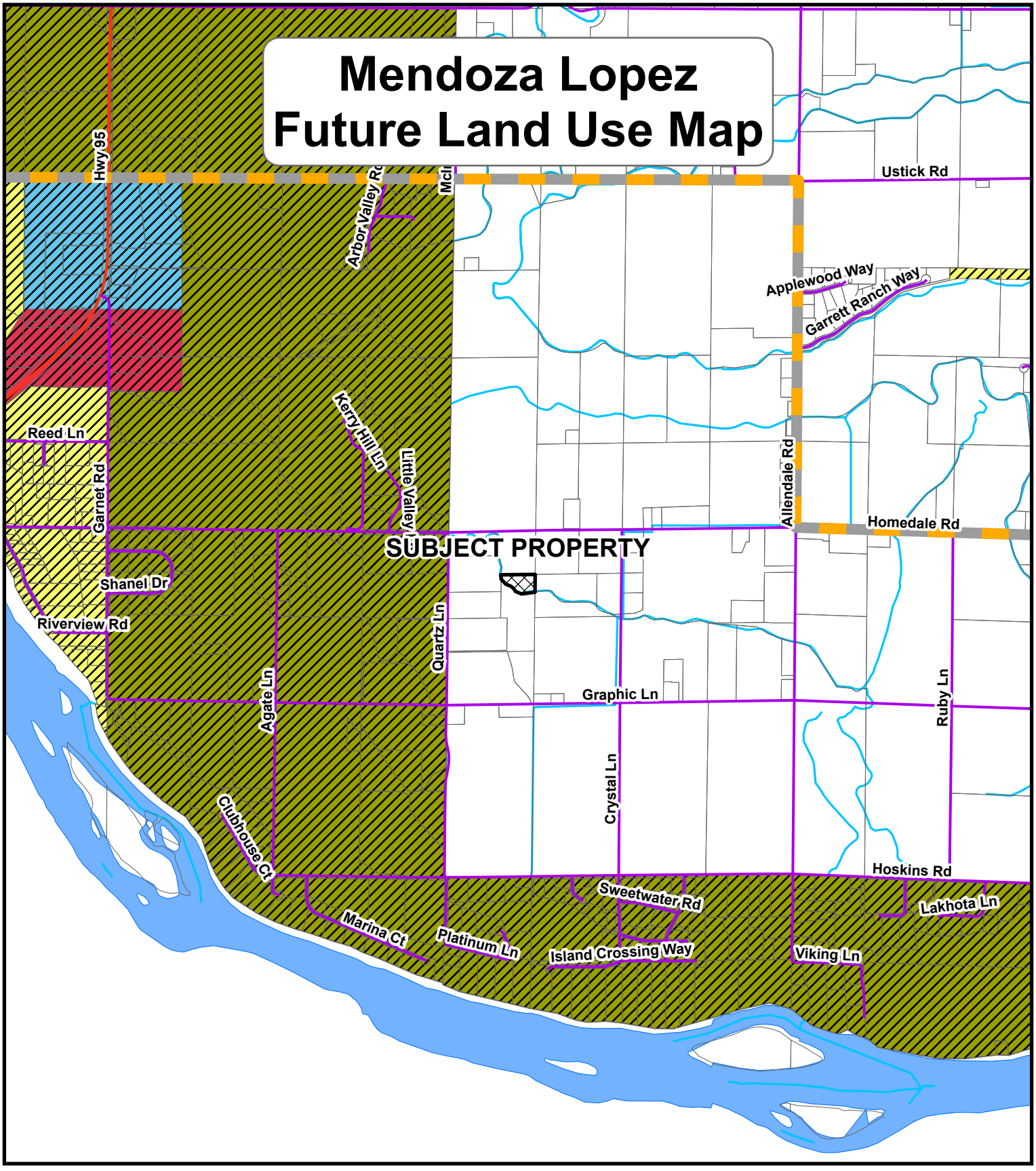
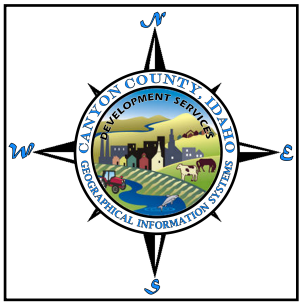


Exhibit C6.3




Mendoza Lopez
Zoning & Classification Map
BOEHNER RD
HWY 95
USTICK RD
ARBOR VALLEY RD
MCINTYR
GARRETT RANCH WAY
REED LN
GARNET RD
KERRY HILL LN
ALLENDALE RD
HOMEDALE RD
SHANEL DR
RIVERVIEW RD
Subject Property
QUARTZ LN
CRYSTAL LN
AGATE LN
GRAPHIC LN
RUBY LN
CLUBHOUSE CT
HOSKINS RD
MARINA CT
ISLAND CROSSING WAY
VIKING LN
FRAN LN
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
Exhibit C6.4
0
0.25
0.5
Miles





Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

Exhibit C6.5

0 0.5 1 Miles

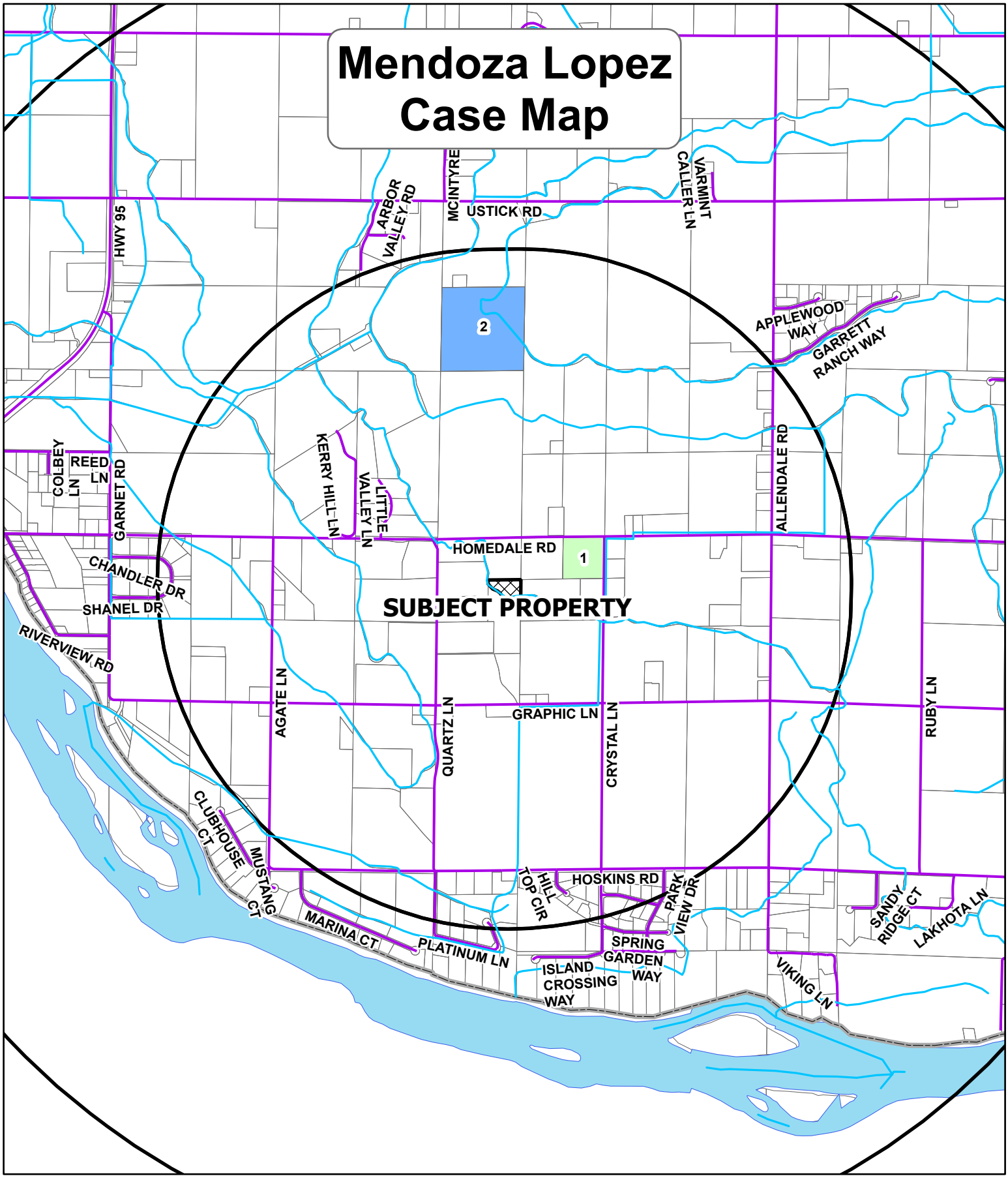

Mendoza Lopez
Case Map
HWY 95
ARBOR VALLEY RD
MCINTYRE
USTICK RD
CALLER LN
VARMINT
APPLEWOOD WAY
GARRETT RANCH WAY
2
COLBEY LN
REED LN
GARNET RD
KERRY HILL LN
LITTLE VALLEY LN
ALLENDALE RD
HOMEDALE RD
1
CHANDLER DR
SHANEL DR
SUBJECT PROPERTY
RIVERVIEW RD
AGATE LN
QUARTZ LN
GRAPHIC LN
CRYSTAL LN
RUBY LN
CLUBHOUSE CT
MUSTANG CT
MARINA CT
PLATINUM LN
HILL TOP CIR
HOSKINS RD
PARK VIEW DR
SPRING GARDEN WAY
ISLAND CROSSING WAY
SANDY RIDGE CT
LAKHOTA LN
VIKING LN
Year
2021
2022
2023
2024
2025
2026
Exhibit C6.6
0
0.5
1
Miles

Exhibit C6.6a

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CU2025-0010	CUP - Staging area, contractor shop, firewood sales	Atkins/Hess	APPROVED
2	CU2022-0018	Communications Tower	Garrett	APPROVED

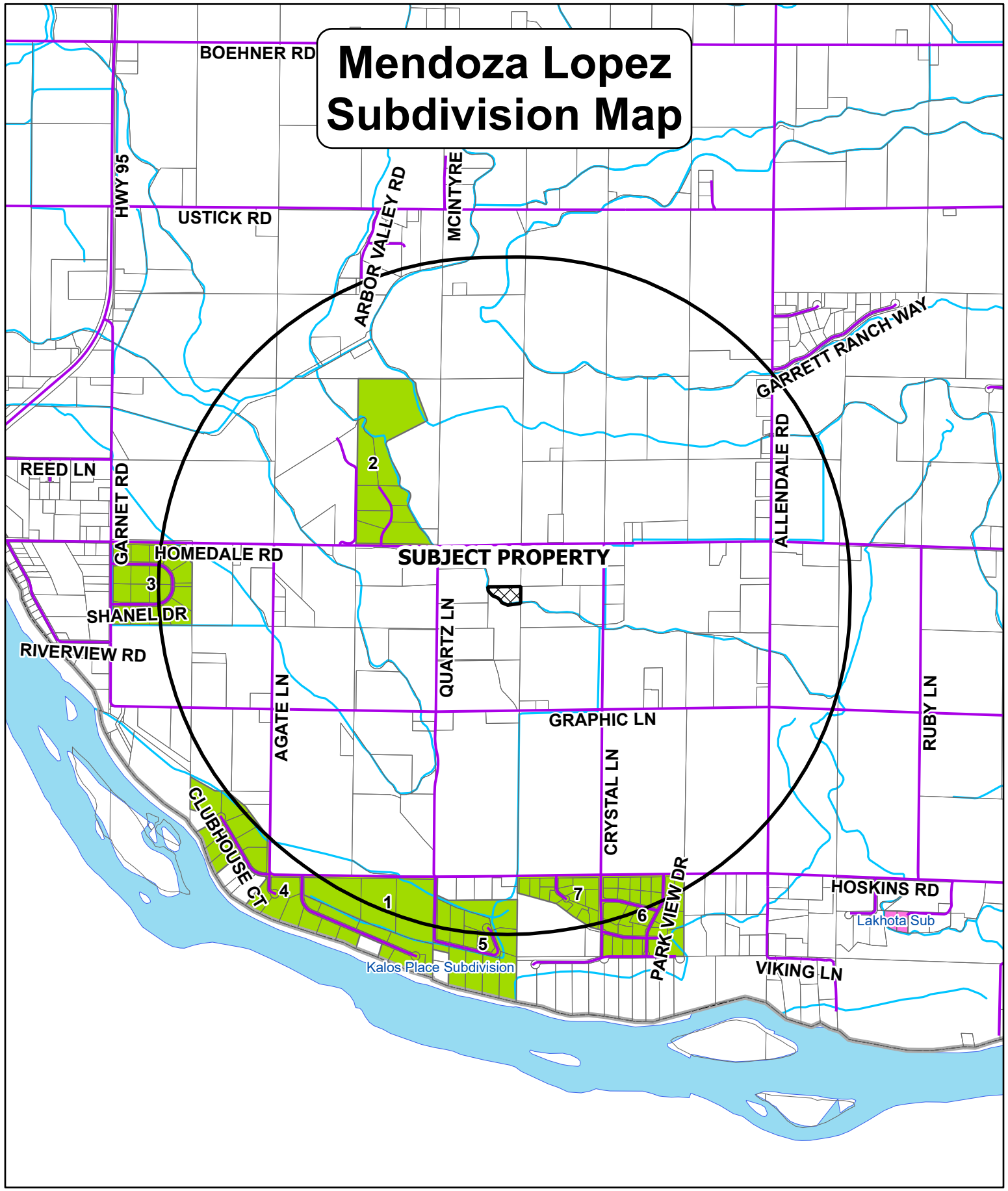

Mendoza Lopez
Subdivision Map
BOEHNER RD
HWY 95
USTICK RD
ARBOR VALLEY RD
MCINTYRE
GARRETT RANCH WAY
ALLENDALE RD
REED LN
GARNET RD
HOMEDALE RD
SUBJECT PROPERTY
SHANEL DR
RIVERVIEW RD
QUARTZ LN
AGATE LN
GRAPHIC LN
RUBY LN
CRYSTAL LN
CLUBHOUSE CT
PARK VIEW DR
HOSKINS RD
Lakhota Sub
Kalos Place Subdivision
VIKING LN
1
2
3
4
5
6
7
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
Exhibit C6.7
0
0.25
0.5
Miles

Exhibit C6.7a

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
7	287.51	104	2.76

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0			

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
11	10.95	8.50	2.79	39.04

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

PLATTED SUBDIVISIONS

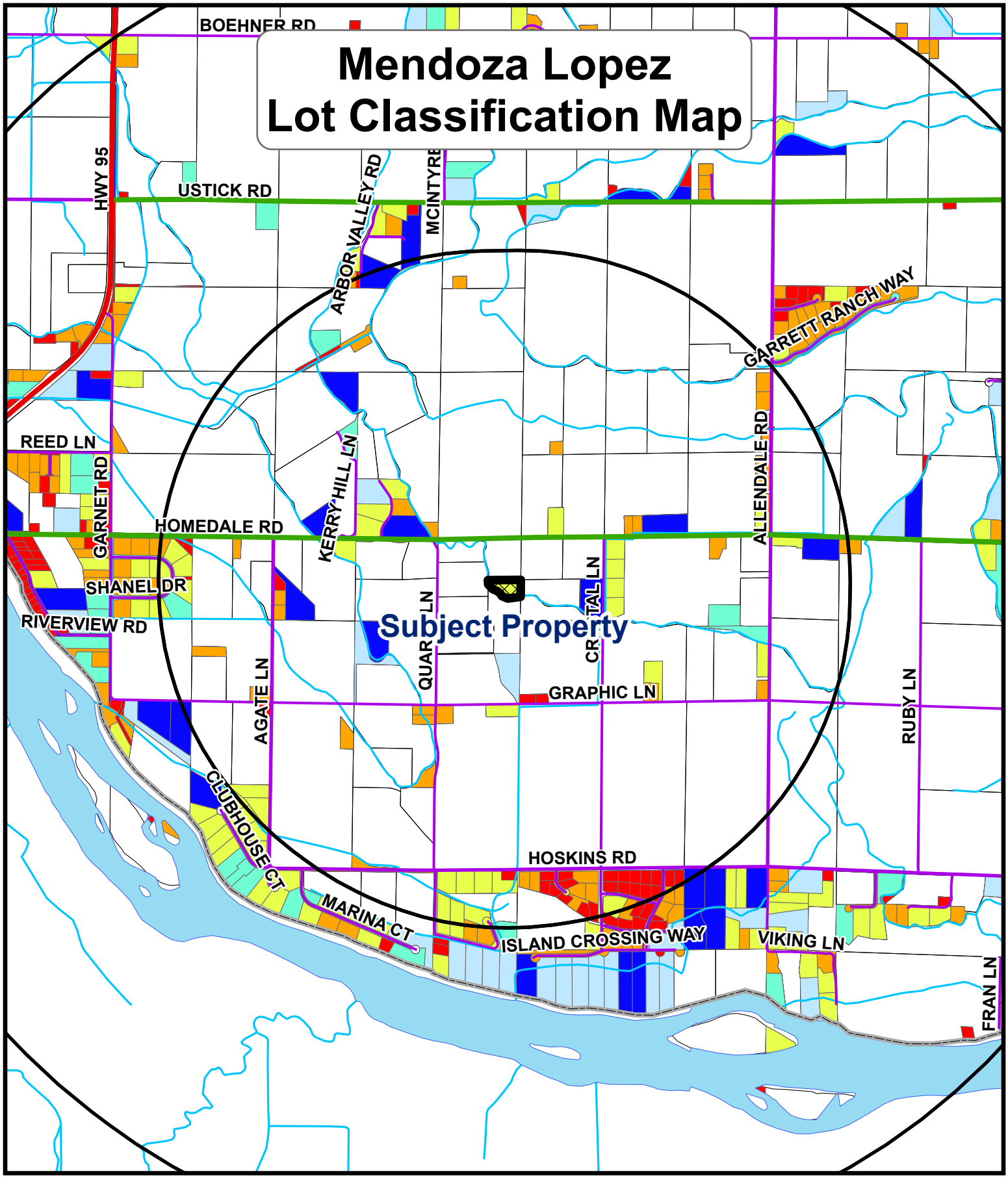
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
CENTRAL COVE SUBDIVISION	1	3N5W14	35.29	3	11.76	CANYON COUNTY	2005
LITTLE VALLEY ESTATES	2	3N5W02	51.67	8	6.46	CANYON COUNTY	2005
OWYHEE RIVER SUBDIVISION	3	3N5W11	38.82	18	2.16	CANYON COUNTY	2007
RIVERFRONT ESTATES SUBDIVISION	4	3N5W11 & 14	61.89	24	2.58	CANYON COUNTY	2005
RIVERS EDGE SUBDIVISION	5	3N5W14	43.06	11	3.91	CANYON COUNTY	2005
SEVEN SPRINGS PARK	6	3N5W13	40.24	29	1.39	CANYON COUNTY	1973
SEVEN SPRINGS PARK #2	7	3N5W13	16.56	11	1.51	CANYON COUNTY	1974

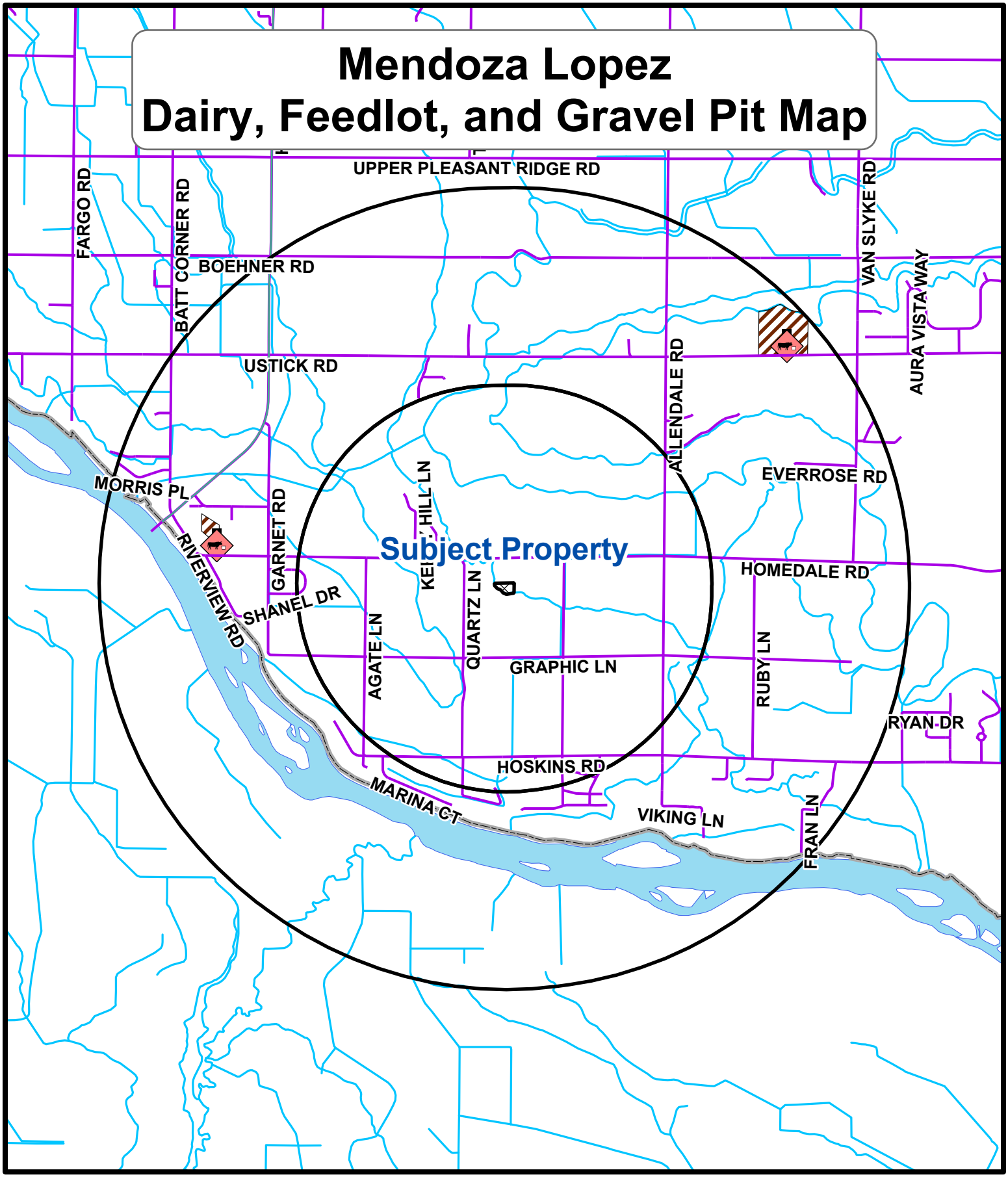
SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS

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


Mendoza Lopez
Lot Classification Map
BOEHNER RD
HWY 95
USTICK RD
ARBOR VALLEY RD
MCINTYRE
GARRETT RANCH WAY
REED LN
GARNET RD
KERRY HILL LN
ALLENDALE RD
HOMEDALE RD
SHANEL DR
RIVERVIEW RD
Subject Property
QUARTAL LN
CRYSTAL LN
AGATE LN
GRAPHIC LN
RUBY LN
CLUBHOUSE CT
HOSKINS RD
MARINA CT
ISLAND CROSSING WAY
VIKING LN
FRAN LN
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


Mendoza Lopez
Dairy, Feedlot, and Gravel Pit Map
UPPER PLEASANT RIDGE RD
FARGO RD
BATT CORNER RD
BOEHNER RD
VAN SLYKE RD
AURA VISTA WAY
USTICK RD
ALLENDALE RD
EVERROSE RD
MORRIS PL
GARNET RD
KEITH HILL LN
Subject Property
HOMEDALE RD
RIVERVIEW RD
SHANEL DR
AGATE LN
QUARTZ LN
GRAPHIC LN
RUBY LN
RYAN DR
HOSKINS RD
MARINA CT
VIKING LN
FRAN LN
FEEDLOTS
DAIRIES
GRAVELPITS
0
1
2
Miles

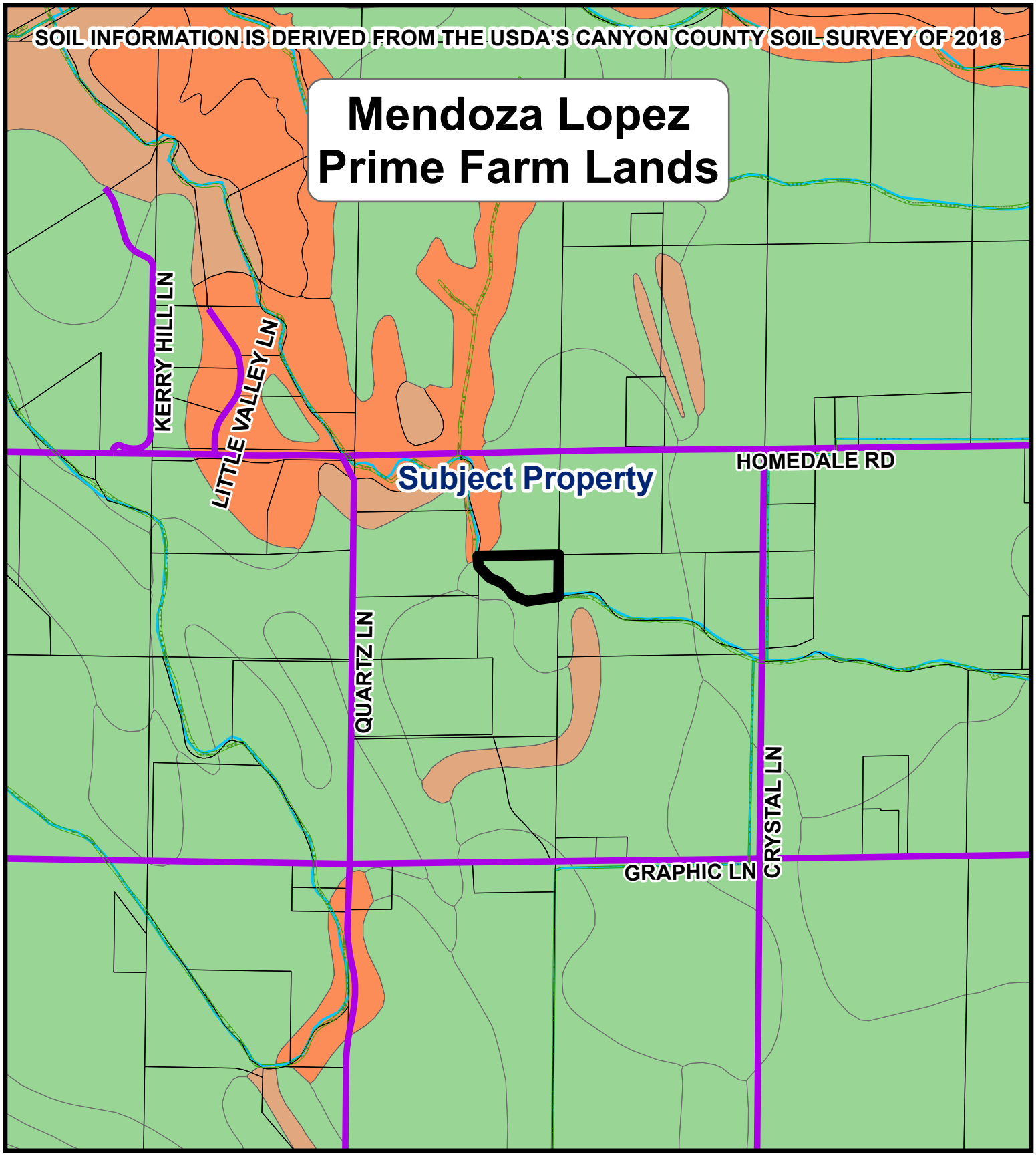

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Mendoza Lopez
Prime Farm Lands
KERRY HILL LN
LITTLE VALLEY LN
Subject Property
HOMEDALE RD
QUARTZ LN
CRYSTAL LN
GRAPHIC LN
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

Exhibit C6.8

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
8	LEAST SUITED SOIL	498.32	0.01	0.41%
3	MODERATELY SUITED SOIL	120020.08	2.76	99.59%
		120518.40	2.77	100%

FARMLAND REPORT

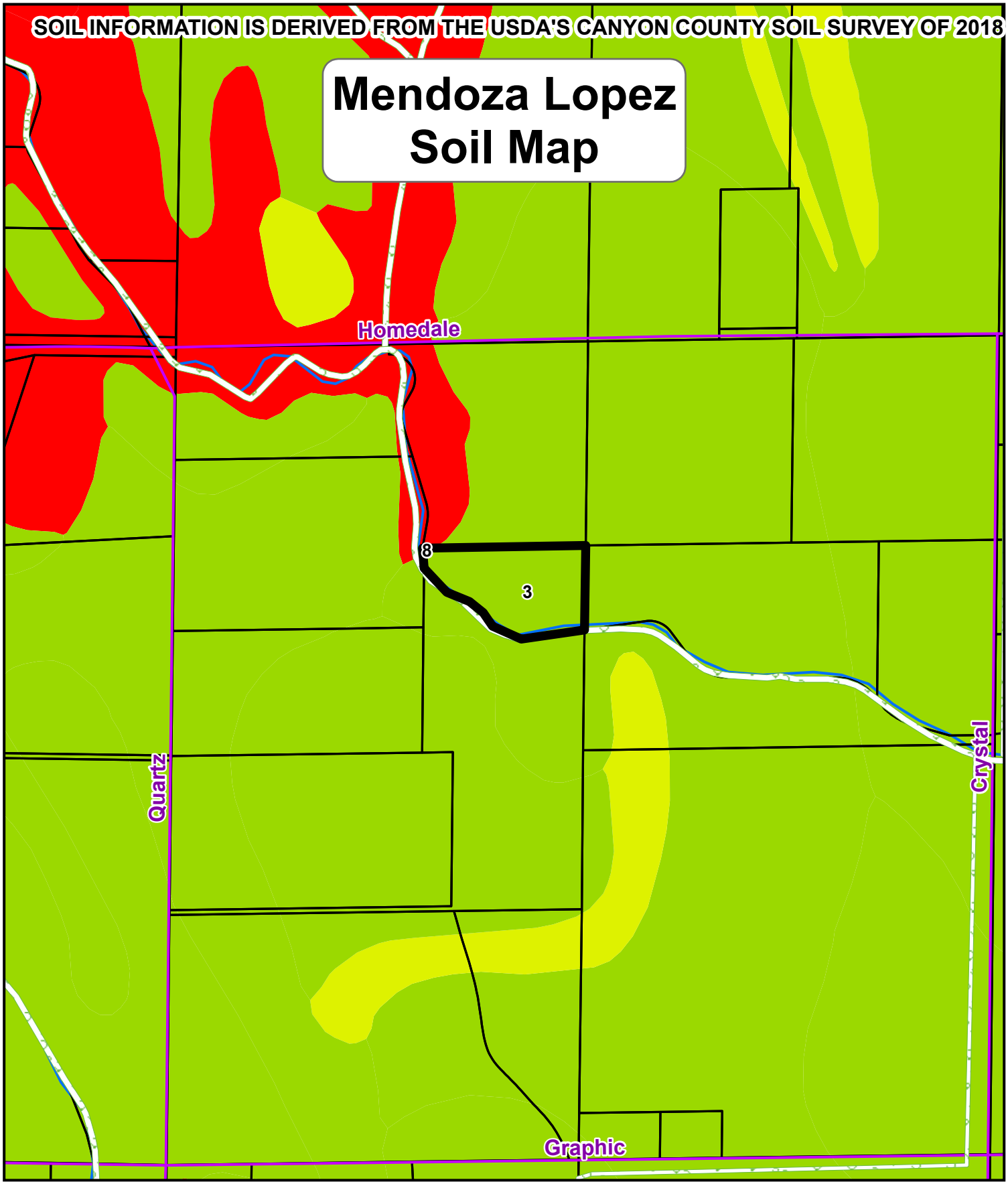
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
TuE	Not prime farmland	498.32	0.01	0.41%
TuB	Prime farmland if irrigated	120020.08	2.76	99.59%
		120518.40	2.77	100%

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

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

Mendoza Lopez Soil Map



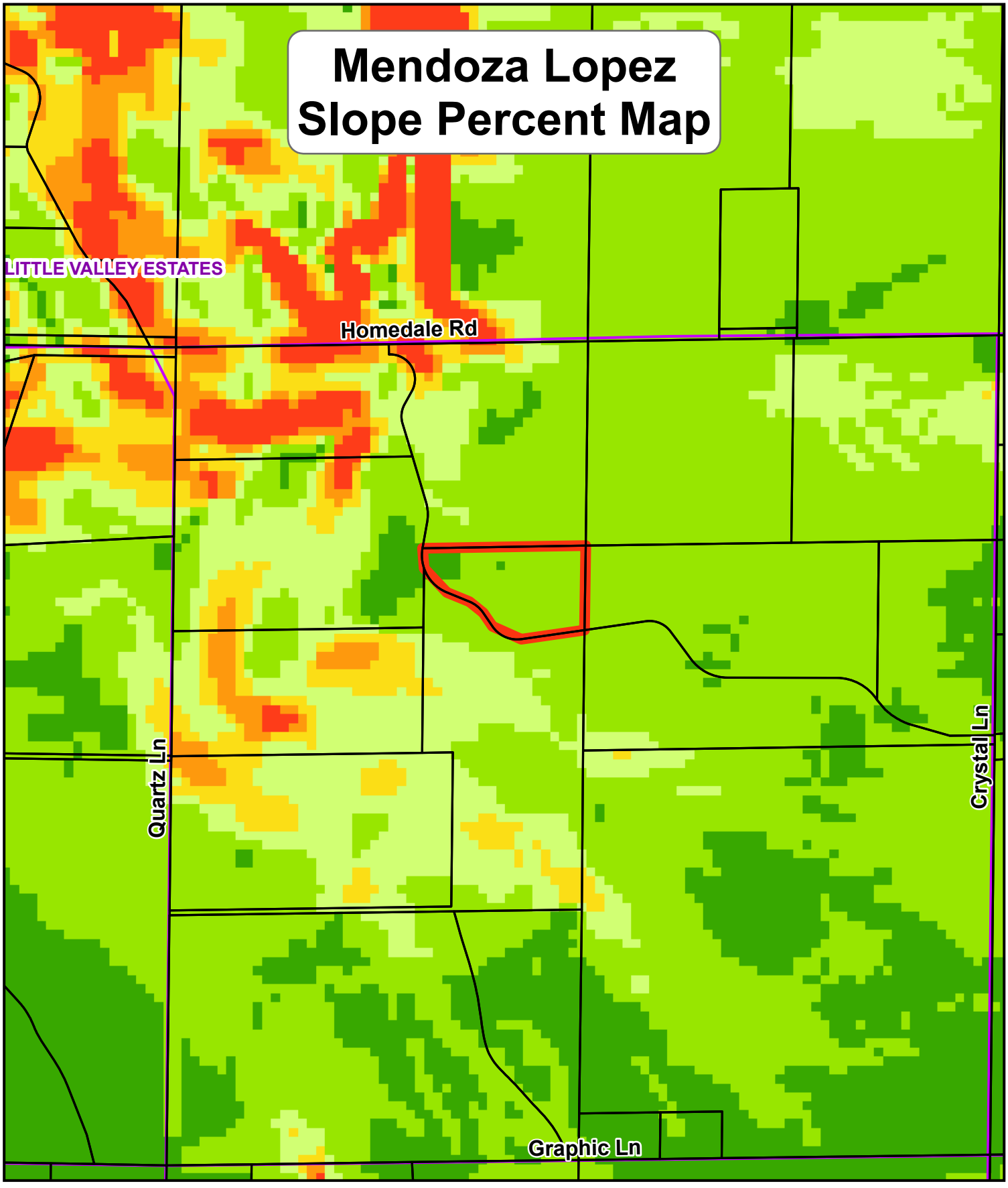
Nitrate Priority Wells

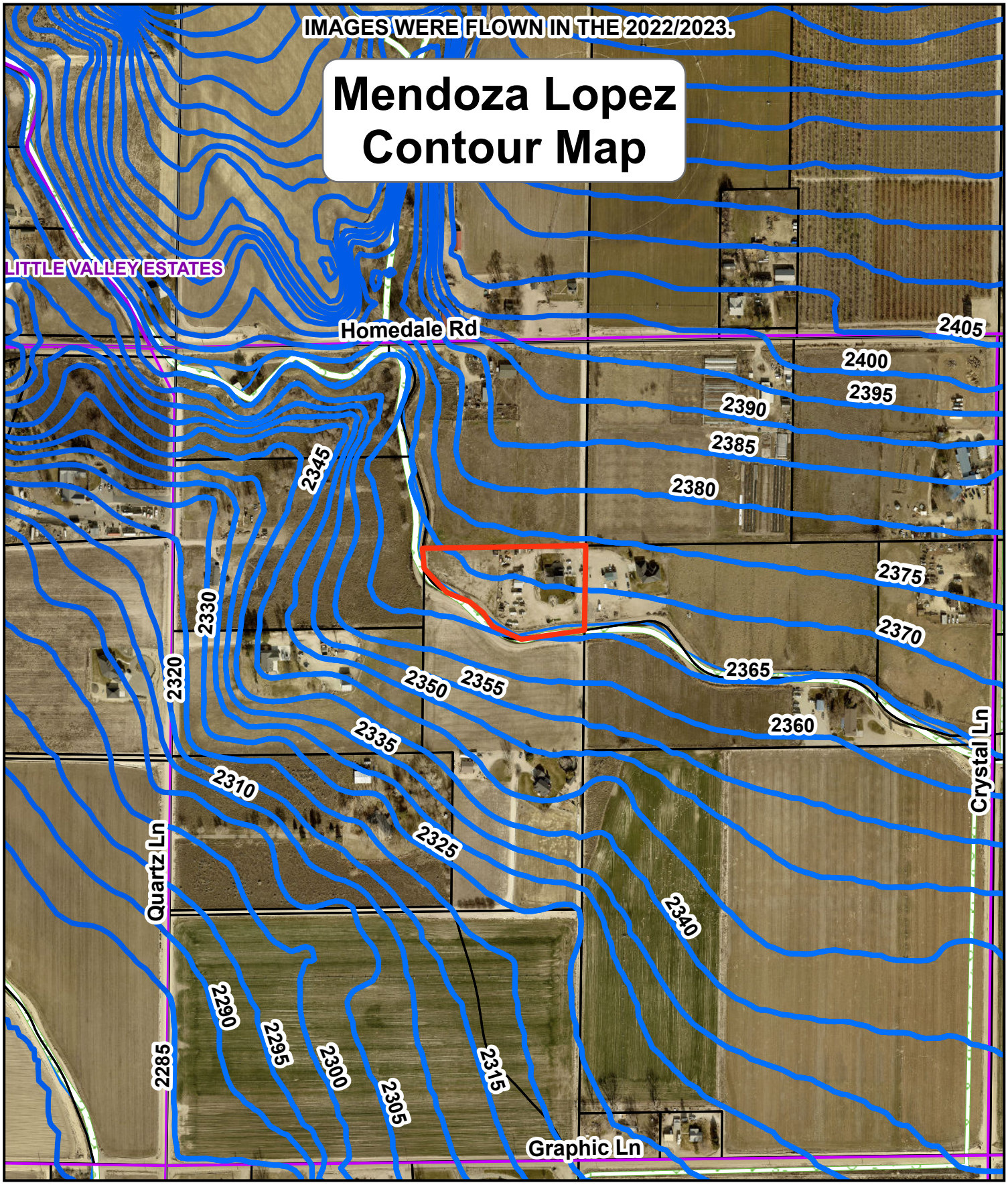
- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000

IDWR_2C_Geothermal_

Wetlands

0 0.25 Miles

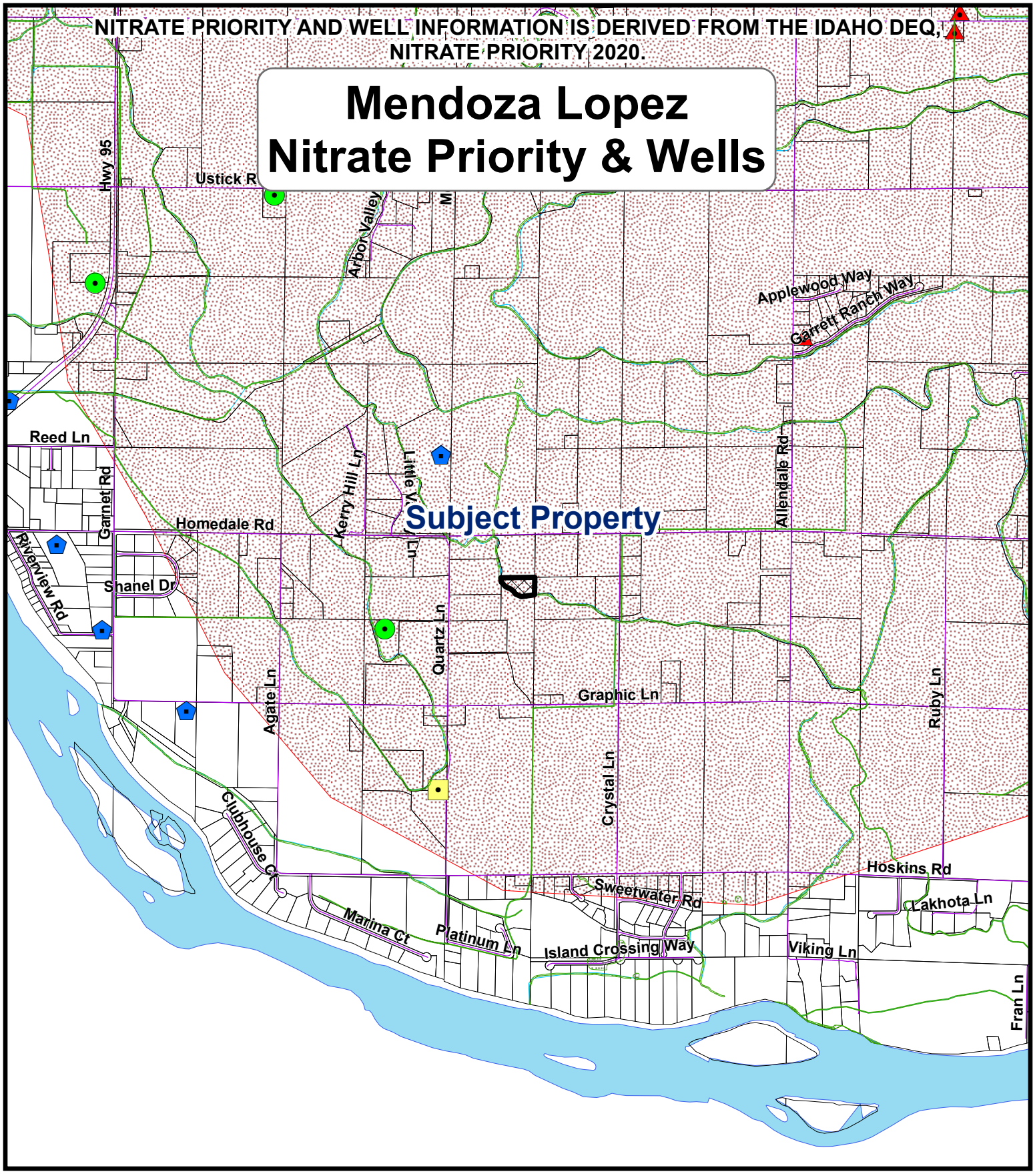

Mendoza Lopez
Slope Percent Map
LITTLE VALLEY ESTATES
Homedale Rd
Quartz Ln
Crystal Ln
Graphic Ln
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
Exhibit C6.9
0
200
400
600
Feet

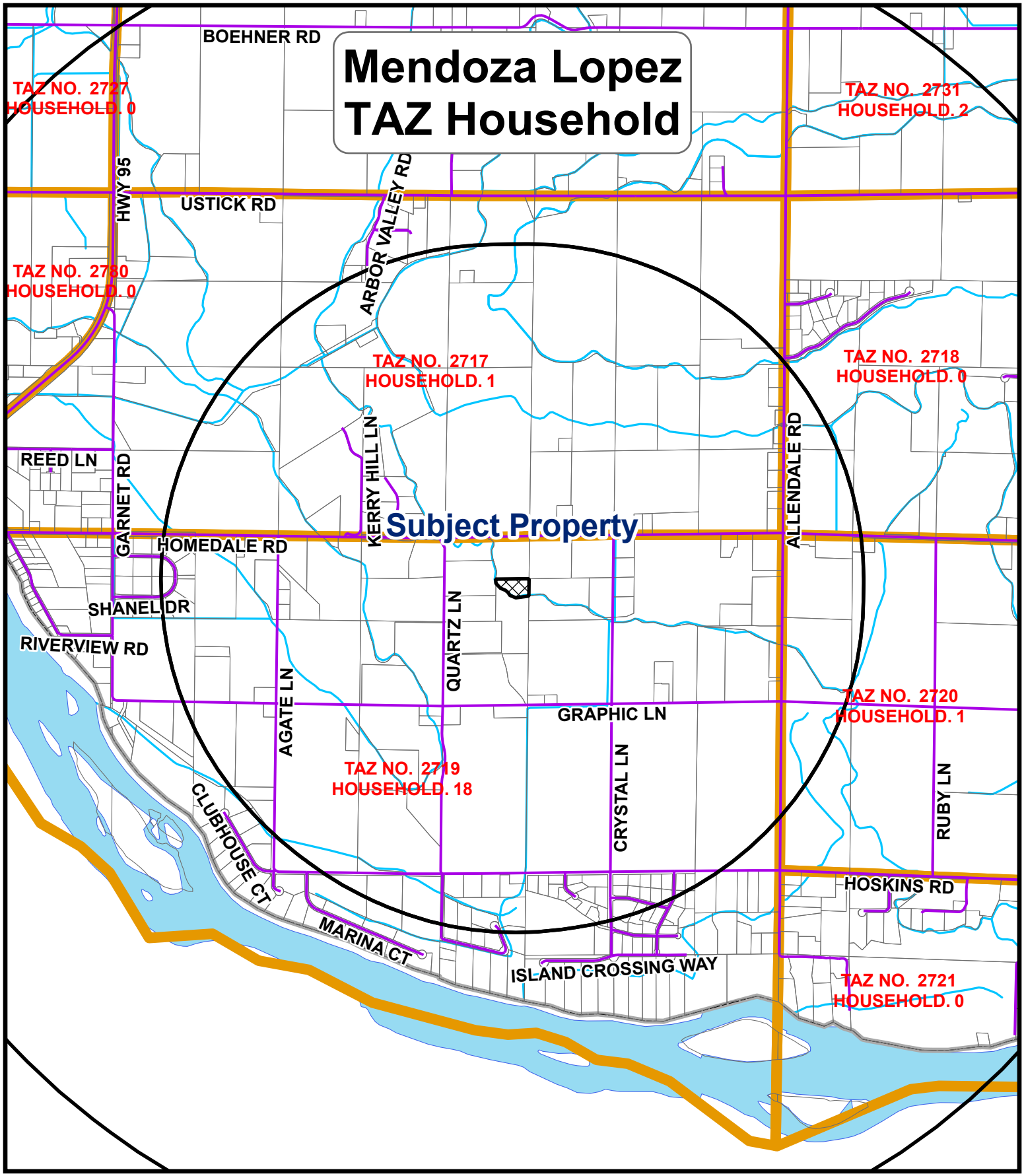


Legend

- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet


NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.
Mendoza Lopez
Nitrate Priority & Wells
Hwy 95
Ustick R
Arbor Valley
Applewood Way
Garrett Ranch Way
Reed Ln
Garnet Rd
Kerry Hill Ln
Linn View Ln
Allendale Rd
Subject Property
Homedale Rd
Riverview Rd
Shanel Dr
Quartz Ln
Agate Ln
Graphic Ln
Ruby Ln
Crystal Ln
Clubhouse Ct
Hoskins Rd
Sweetwater Rd
Lakhota Ln
Marina Ct
Platinum Ln
Island Crossing Way
Viking Ln
Fran Ln
GEO-THERMAL LOCATIONS
WETLANDS
NITRATE_PRIORITY
DEQ WELLS
N03_MGL
0.005 - 2.00
2.000001 - 5.00
5.0000001 - 10.00
10.000001 - 49.80
Exhibit C6.10
0
0.5
1
Miles


Mendoza Lopez
TAZ Household
BOEHNER RD
TAZ NO. 2727
HOUSEHOLD. 0
TAZ NO. 2731
HOUSEHOLD. 2
HWY 95
USTICK RD
ARBOR VALLEY RD
TAZ NO. 2730
HOUSEHOLD. 0
TAZ NO. 2717
HOUSEHOLD. 1
TAZ NO. 2718
HOUSEHOLD. 0
KERRY HILL LN
ALLENDALE RD
REED LN
GARNET RD
Subject Property
HOMEDALE RD
SHANEL DR
RIVERVIEW RD
QUARTZ LN
AGATE LN
GRAPHIC LN
TAZ NO. 2720
HOUSEHOLD. 1
TAZ NO. 2719
HOUSEHOLD. 18
CRYSTAL LN
RUBY LN
CLUBHOUSE CT
HOSKINS RD
MARINA CT
ISLAND CROSSING WAY
TAZ NO. 2721
HOUSEHOLD. 0
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

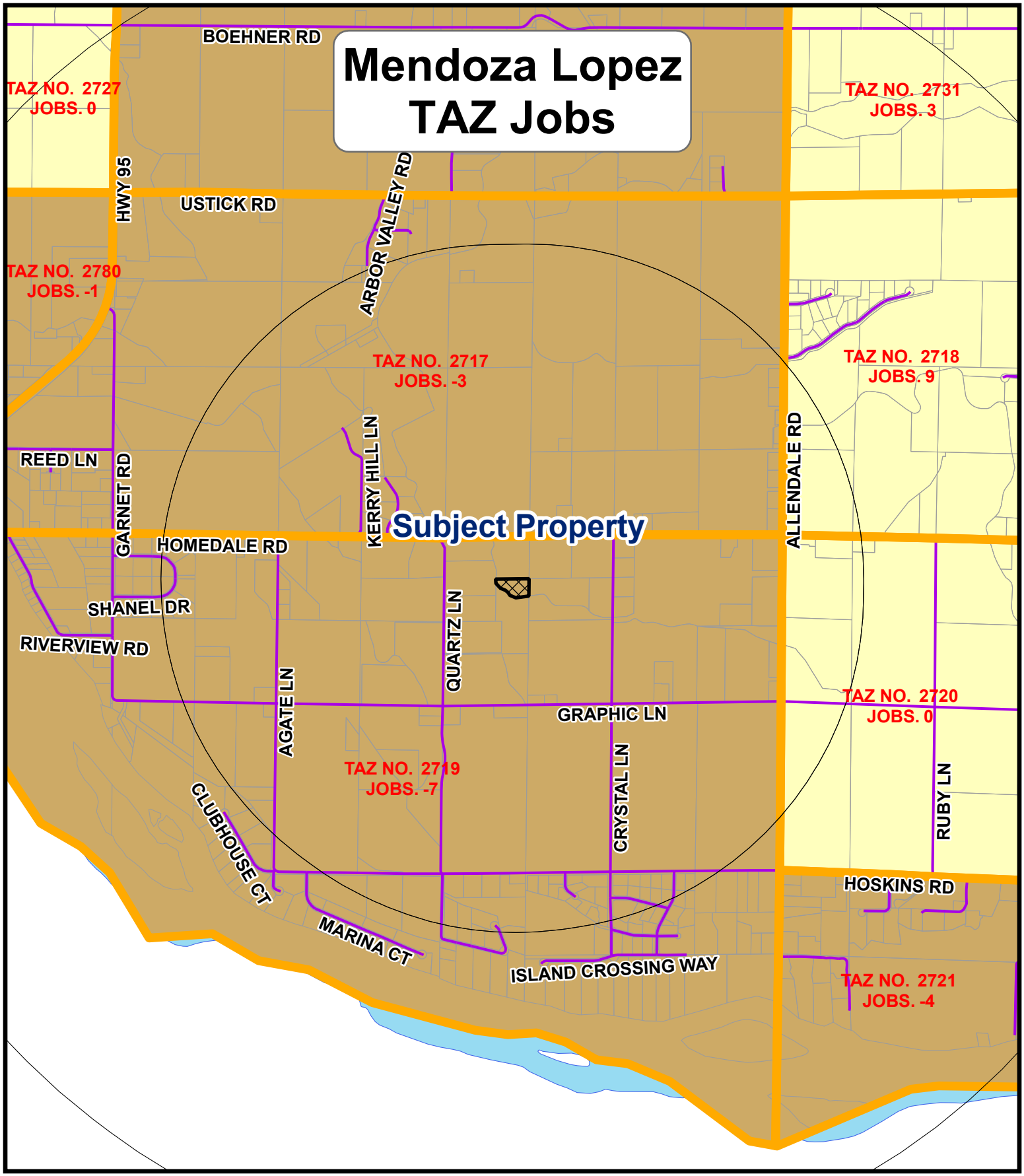
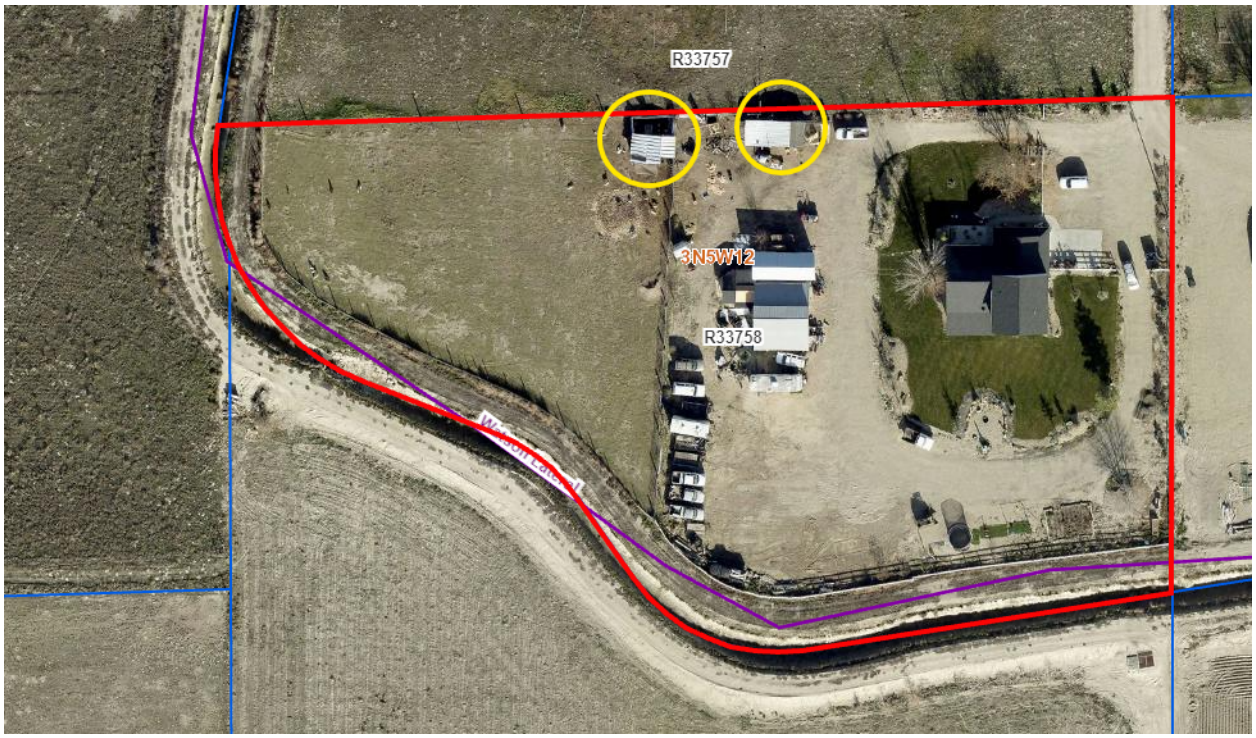

Mendoza Lopez
TAZ Jobs
BOEHNER RD
TAZ NO. 2727
JOBS. 0
TAZ NO. 2731
JOBS. 3
HWY 95
USTICK RD
ARBOR VALLEY RD
TAZ NO. 2780
JOBS. -1
TAZ NO. 2717
JOBS. -3
TAZ NO. 2718
JOBS. 9
KERRY HILL LN
ALLENDALE RD
REED LN
GARNET RD
Subject Property
HOMEDALE RD
SHANEL DR
RIVERVIEW RD
QUARTZ LN
AGATE LN
GRAPHIC LN
TAZ NO. 2720
JOBS. 0
TAZ NO. 2719
JOBS. -7
CRYSTAL LN
RUBY LN
CLUBHOUSE CT
HOSKINS RD
MARINA CT
ISLAND CROSSING WAY
TAZ NO. 2721
JOBS. -4
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit C7



Structures circled in the image above are unpermitted and not meeting a 30 foot front setback requirement. *See proposed condition of approval No. 11 to remedy the incompliance.*

EXHIBIT D

Site Visit Photos: August 26, 2026

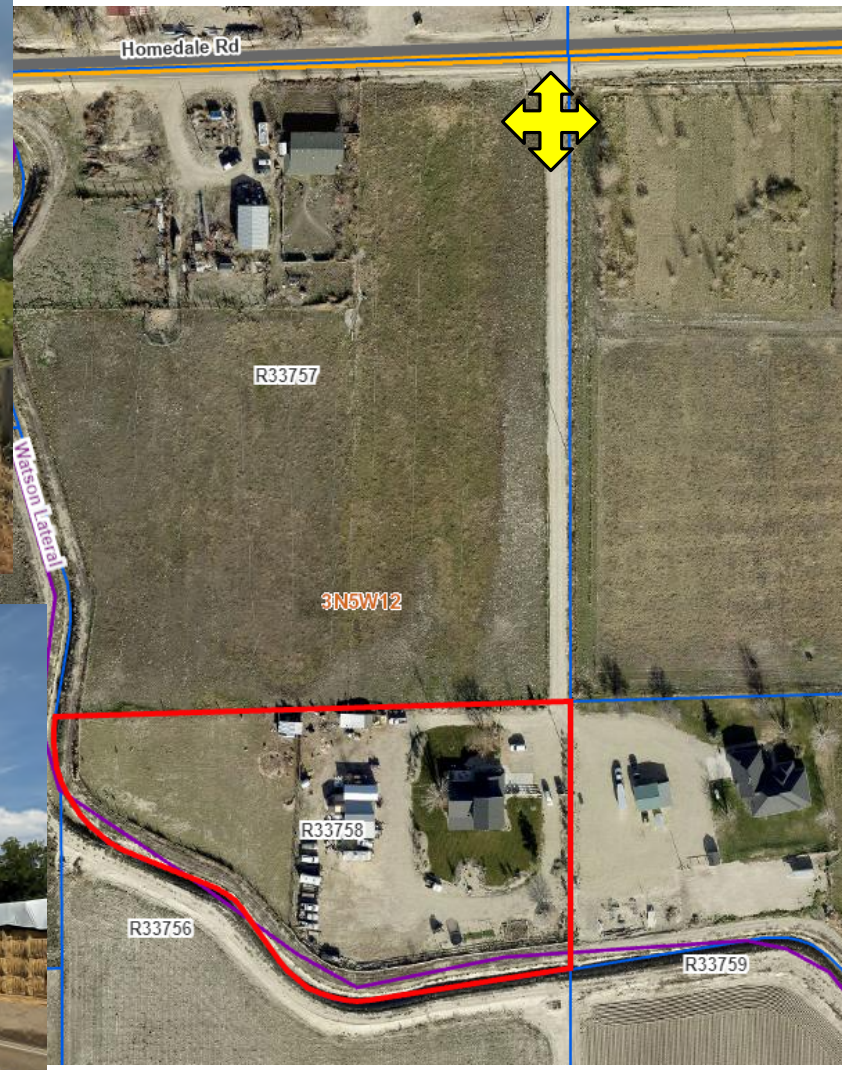
Hearing Examiner

Case# CU2025-0023

Hearing date: October 8, 2026











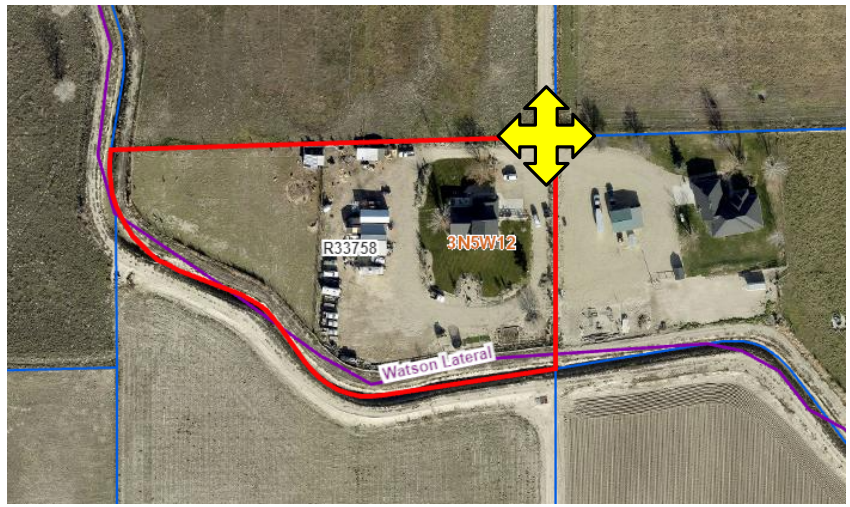
From the 28’ approach to Homedale Road facing north, east, west and south on Parcel R33757







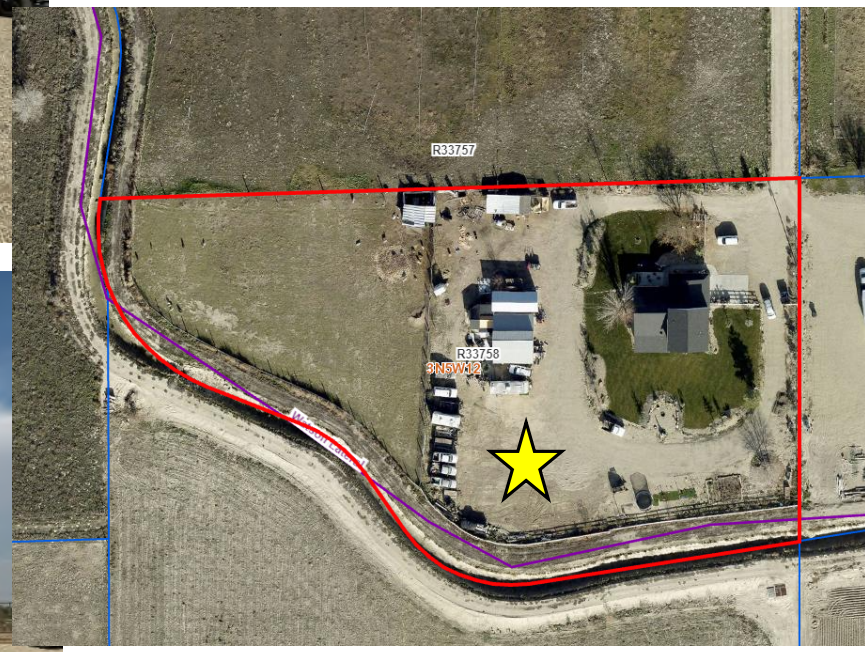




From the northeast corner of Parcel R33758 facing north, east, west and south











From the proposed staging area location








Photos taken throughout the subject property

















AVENGER


CANYON COUNTY IDAHO
·1892·

EXHIBIT E

Agency Comments Received by: September 28, 2026

Hearing Examiner

Case# CU2025-0023

Hearing date: October 8, 2026

Exhibit E1

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, February 27, 2026 9:30 AM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0023 / Lopez
Attachments: Pre.Development.Notes.Signed.06.13.2025.pdf

Hi Arbay,

1.) Will a Nutrient Pathogen Study be required? **An NP study is required if designated commercial and wastewater flows meet or exceed 600 gallons per day.**
2.) Will adequate sanitary systems be provided to accommodate the use? **The applicant will be utilizing a porta potty for wastewater disposal and may be installing a future bathroom in the future which would require a subsurface sewage disposal system.**
3.) Any concerns about the use or request for variance? If so, are there any conditions or mitigation measures recommended to ensure the use or requested variance minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see 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: Friday, February 27, 2026 9:11 AM
To: ddenney@homedaleschools.org; homedalefd@gmail.com; knute.sandahl@doi.idaho.gov; bobw@gghd3.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com;

Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; makline2@marathonpetroleum.com; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notice CU2025-0023 / Lopez

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Please see the attached agency notice. The application can be viewed at https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/173. You are invited to provide written testimony or comments by **March 29, 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 information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Thank you,

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

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

Development Services Department (DSD)
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SOUTHWEST DISTRICT HEALTH

Exhibit E1.1

Pre-Development Meeting

Name of Development: Mendoza Landscaping, LLC - Miguel
Applicant: Jose Mendoza
P.E./P.G.:
All others in Attendance:

EHS#035 Date 06/13/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 2.79
Location of Development: 24749 Homedale Rd
Wilder, ID 83676
R33758000 0

Project in Area of Concern: In a designated NP area Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No
BRO meeting for P or above: No
Proposed Drinking Water: Individual ■, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: No

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

Additional Comments: The applicant discussed with SWDH the proposal for a staging area w/ a maximum of 3 employees at any given time on 2.79 acres. The staging area will not encroach upon the existing primary and replacement drainfield. A porta potty will be used for the employees. Currently, the property is zoned for agricultural and the county may request that it is rezoned as commerical. The applicant may add a future bathroom in the existing barn which may require additional approvals from SWDH. The parcel is in a DEQ designated Nitrate Priority Area but would only require a Nutrient Pathogen Study if rezoned as commerical and the total wastewater flow meets or exceeds 600 gallons per day. A letter of intended use may also be required by SWDH if rezoned to commerical.

Anthony Lee

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

Exhibit E1.2

Arbay Mberwa

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Tuesday, September 29, 2026 8:58 AM
To: Arbay Mberwa
Cc: Mitch Kiester
Subject: RE: [External] FW: Exhibit for Mendoza Landscaping CU2025-0023

Hi Arbay,

SWDH would support the County including a condition of approval requiring the applicant to install a permanent restroom within the existing barn to serve the proposed commercial use. This would provide a long-term wastewater and sanitation solution for employees associated with the business rather than relying on portable sanitation or restroom facilities within the existing residence.

Prior to installation of the restroom, the applicant would be required to coordinate with SWDH and obtain all applicable approvals for the proposed wastewater discharge. This may include an evaluation of the existing subsurface sewage disposal system to determine whether it has adequate capacity to accommodate the additional wastewater flow or whether modification or expansion of the system is required.

Portable sanitation units are intended for temporary use and must comply with the applicable approval conditions and service requirements specified in Sections 4.18.2 and 4.18.4 of the Technical Guidance Manual (TGM). These requirements include maintaining an agreement with a licensed septic tank pumper for the regular servicing and maintenance of the portable sanitation equipment, along with all other applicable requirements identified in the TGM.

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: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Sent: Monday, September 28, 2026 4:58 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Cc: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Subject: RE: [External] FW: Exhibit for Mendoza Landscaping CU2025-0023

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

Hello,

According to the applicant:

"One (1) portable restroom will be provided for employee use and will be serviced and maintained on a regular schedule or as needed. The portable restroom includes a handwashing station. Because the business is small and family-operated, with typically one to three workers on-site (generally the owner, his son, and occasionally one additional employee), restroom usage is expected to be minimal. Employees also have access to restroom facilities within the residence."

If the applicant proposes to use the restroom in the residence would the existing septic system need to be updated for the one additional employee (assuming the property owner and son who live on the property owner are not accounted for)? Would it still need to be rezoned to commercial? In the pre-development meeting notes it states that a future bathroom may be added to the existing barn and will require additional SWDH permits/requirements. If the hearing body wishes to approve the request, would you recommend a condition of approval be the applicant install the bathroom in the barn to avoid long term use of portable sanitation room on site? Can the concern be mitigated with a condition of approval?

Thank you,

Arbay Mberwa

Associate Planner
Canyon County Development Services Department
Direct Line: 208-455-6039
Email: Arbay.Mberwa@canyoncounty.id.gov
111 N. 11th Ave., #310, Caldwell, ID 83605
Website: www.canyoncounty.id.gov
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From: Mitch Kiester <Mitch.Kiester@swdh.id.gov>
Sent: Monday, September 28, 2026 4:10 PM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: [External] FW: Exhibit for Mendoza Landscaping CU2025-0023

Arbay,

Our agency would have concerns with the use of portable toilets as a year-round wastewater disposal solution for a commercial facility. Portable toilets are typically intended for temporary use, and a permanent commercial operation would generally be expected to provide an approved wastewater disposal system that complies with applicable IDAPA 58.01.03 requirements. Site-specific review would be needed before such a proposal could be considered. Please reach out to Anthony Lee to discuss this in more detail.

Thank you
Mitch

Mitch Kiester, MPH, CPM, REHS/RS | Program Manager | Southwest District Health
13307 Miami Lane | Caldwell ID 83607 |ph: 208.455.5321|cell: 208.580.3953
Mitch.Kiester@phd3.idaho.gov | ***Healthier Together*** | www.swdh.org

Exhibit E2

Arbay Mberwa

From: Arbay Mberwa
Sent: Tuesday, March 3, 2026 11:50 AM
To: josemendoza8790@gmail.com
Subject: FW: [External] RE: Agency Notice CU2025-0023 / Lopez

Hello,

Please email below from Idaho Transportation Department.

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

Arbay Mberwa

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

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From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, March 3, 2026 10:45 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice CU2025-0023 / Lopez

Hello,

After careful review of the transmittal submitted to ITD on February 27, 2026, regarding, 24749 Homedale Rd, Wilder - Lopez, 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: Friday, February 27, 2026 9:11 AM
To: ddenney@homedaleschools.org; homedalefd@gmail.com; knute.sandahl@doi.idaho.gov; bobw@gghd3.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; tritthaler@boiseproject.org; gashley@boiseproject.org; wilderirrigation10@gmail.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; tryska7307@gmail.com; makline2@marathonpetroleum.com; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notice CU2025-0023 / Lopez

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

Thank you,

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

Direct Line: 208-454-7463
Email: Caitlin.Ross@canyoncounty.id.gov
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RICHARD DURRANT
CHAIRMAN OF THE BOARD

WILLIAM PATTERSON
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000 ACRES FOR THE FOLLOWING IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

04 March 2026

RECEIVED
MAR 06 2026
RECEIVED

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: Jose Mendoza **CU2025-0023**
24749 Homedale Rd, Wilder
Wilder Irrigation District **W-552-3**
Needham Lateral 53+10
Sec.12, T3N, R5W, BM.

Exhibit E3

Arbay Mberwa Planner:

The United States' Watson Lateral lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert the federal easement of 25 feet from centerline both ways on this canal. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (gravel only) within its easements, as this will certainly increase our cost of maintenance. All easements must remain a flat drivable surface. No variances will be granted.

Fencing, gates, pathways and pressurized irrigation lines (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 1st of each year. However, on a case by case basis, overhead utilities crossing a Project facility may be allowed after March 1st if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and the Bureau of Reclamation and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage, Street Runoff and all washout material must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

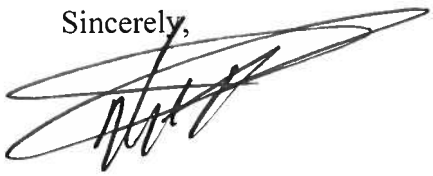
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the drainage plans.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc:	Matt Freelove	Watermaster, Div; 5 BPBC
	Lisa Sweet	Secretary – Treasurer, WID

File

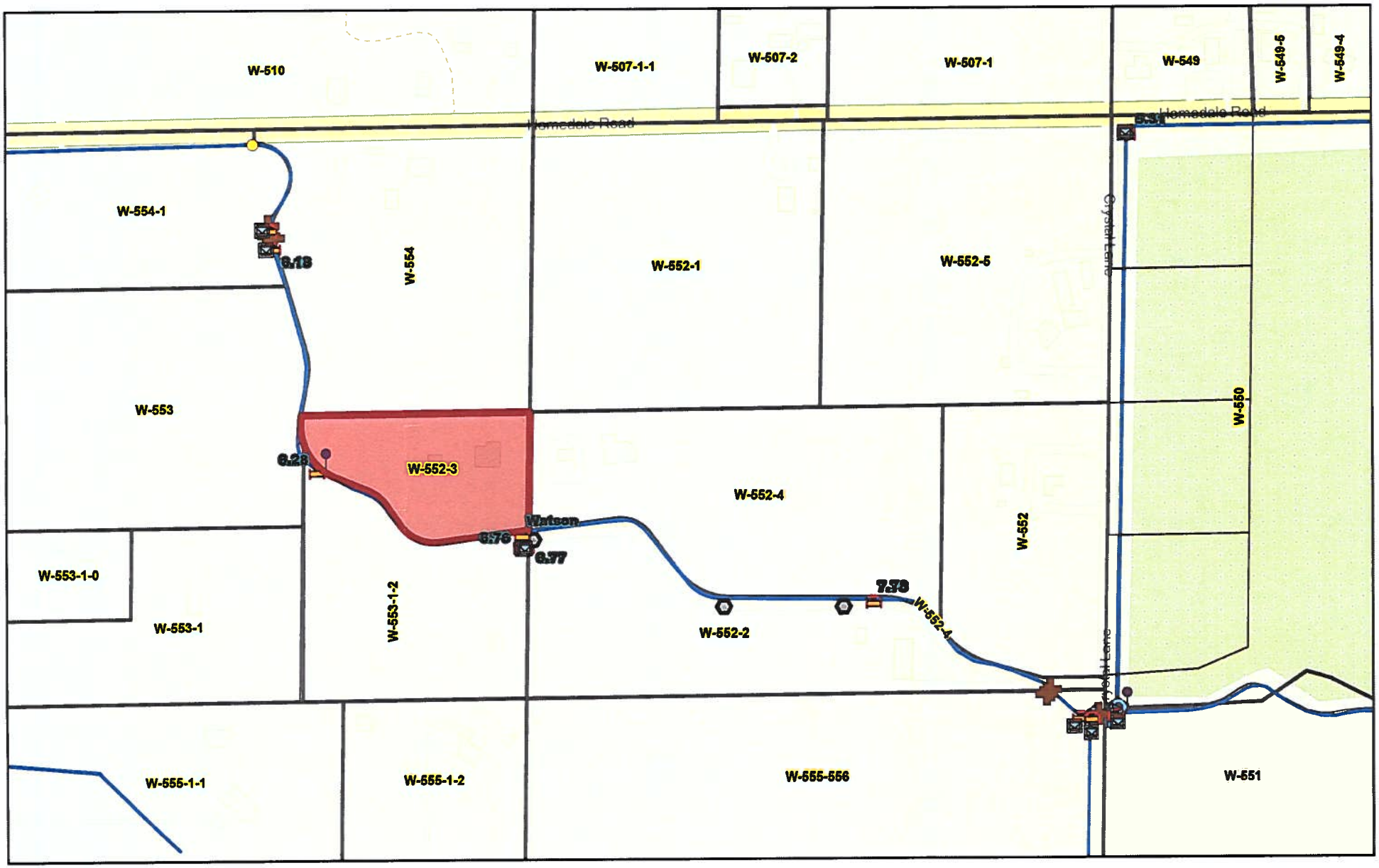
Case # CU2025-0023 Conditional Use Permit - Landscaping Business Staging Area 24749 Homedale Rd, Wilder

W-552-3 MENDOZA JOSE NEEDHAM LATERAL, TAP 5.31 2.51 WATER RIGHT ACRES

Agency: Canyon County Development Services
Contact: Arbay Mberwa arbay.mberwa@canyoncounty.id.gov (208) 454-7463
Hearing Date: NONE LISTED Response Deadline: 3/29/2026.

Development Project (see above)
BPBC Delivery Accounts

X:\Scans\000_Miscellaneous\Mendoza_CU2025_0023



J-U-B ENGINEERS, INC.

J-U-B COMPANIES | THE LANGDON GROUP | GATEWAY MAPPING INC.

Exhibit E4

September 23, 2026

Canyon County Development Services Department
Attn: Arbay Mberwa, Associate Planner
111 North 11th Ave, Suite 310
Caldwell, ID 83605
Phone: (208)455-6039, Email: arbay.mberwa@canyoncounty.id.gov

RE: Case No.: CU2025-0023, Lopez Baltazar, Conditional Use Permit (CUP) Application Review

Dear Arbay,

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Use Permit Application submitted to GGHD via email on September 23, 2026 for property located at 24749 Homedale Rd, Wilder, ID. The property is on the south side of Homedale Rd approximately 1,300 feet west of the Homedale Rd/Crystal Ln intersection, includes Parcel #R33758 (2.79 acres), and is in the NW1/4 of the NW1/4 of Section 12, T3N, R5W, BM, Canyon County.

The application requests a Conditional Use Permit for a staging area to be used for a small landscaping company (*Mendoza Landscaping LLC*) parking area for vehicles and equipment. This includes, but is not limited to, pickups, a dump trailer, skid steers, and various landscaping tools. The area will function as a central point for two to three employees to access equipment and depart for off-site landscaping work. Hours of operation will be seven days per week, 7:00 am to 7:00 pm. Access to the staging area is provided by a 650-foot-long shared gravel road through the property to the north (Parcel #R33757) to Homedale Rd. The application proposes gravel be added to the access to maintain its condition and the entrance from Homedale Rd be paved at least 10 feet inward to support safe merging and exiting with oncoming traffic.

Homedale Rd is under the jurisdiction of GGHD and is classified as **Minor Arterial** according to GGHD's 2024 Functional Classification Map.

At this time, and based upon information provided with the application, the following items apply:

1. Provide a **Recorded Easement** prepared by an Idaho registered licensed land surveyor in accordance with the 2022 Association of Canyon County Highway District Highway Standards & Development Procedures (ACCHD Standards) for proposed access to subject parcel.

2. An **Approach Permit Application** is required to be submitted for the proposed access location as shown on the submitted site plan. The access is required to be constructed in accordance with Standard Drawing ACCHD-106 – Commercial & Multiple Residential Approach of the ACCHD Standards.

3. Section 3110.010 Traffic Impact Studies of the ACCHD Standards states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. If a project has special circumstances associated with it, the District may require a TIS even if the aforementioned criteria are not met. Based on the information provided and the proposed use **a TIS *is not* warranted**.

4. A site visit by a GGHD representative is required to address possible sight distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,



Christopher S. Pettigrew, P.E.
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways

EXHIBIT F

Public Comments Received by: September 28, 2026

Hearing Examiner

Case# CU2025-0023

Hearing date: October 8, 2026

Arbay Mberwa

Exhibit F1

From: Justin Edwards <[redacted]>
Sent: Wednesday, September 9, 2026 7:15 PM
To: Arbay Mberwa
Subject: [External] Case No. CU2025-0023

Hello, my name is Justin Edwards. I live at 24821 Homedale Rd. The driveway to the property 24749 Homedale Rd is an easement across my property.
I would like to support the passing of the zoning change allowing Jose to have a commercial zoning and be allowed to have a staging area for the equipment for his landscaping business.
I have also discussed doing a lot line adjustment and give him additional property to extend the width of the driveway, to transfer both of my pastures to become his property allowing him the flexibility to move the staging area to a spot that might be more convient to keep the other neighbors happier.

Justin Edwards
Silvercreek Realty Group
Justin Edwards GRI @ Silvercreek Realty Group (qrconnect.me)
JustinEdwards.Silvercreekrealty.com
[redacted]



Arbay Mberwa

From: Keri Smith <[redacted]>
Sent: Monday, September 28, 2026 2:23 PM
To: Arbay Mberwa
Subject: [External] Exhibit for Mendoza Landscaping CU2025-0023
Attachments: Lopez_Landscaping_CU2025-0023_Photograph_Exhibit.pdf; Lopez_CU2025-0023 _Aerial_Image_Sequence.pdf

Dear Arbay and Hearing Examiner Mapp,

Please include this email, the attached site photographs, and the Google Earth image sequence in the record for CU2025-0023, the landscaping application by Jose Mendoza Lopez.

The site photographs show the shared access, where the all-weather driving surface appears to be approximately 15–17 feet wide. The recorded easement is described as 28 feet wide. Neither dimension establishes that the access meets the standards for the proposed landscaping business per Canyon County Code §07-07-05(6)–(8) alongside § 07-10-03.

Canyon County Code § 07-10-03(4) specifies a 20-foot-wide all-weather driving surface for a private road estimated to serve 100 or fewer average daily trips, with greater widths for higher traffic counts. Homedale Rural Fire has also reported that it requires a 20-foot driving surface. The approximately 15–17-foot surface shown in the site photographs appears narrower than that standard. The record should identify the applicable road classification and traffic count, any approved surface-width reduction, and Homedale Rural Fire's written review of the actual usable width and emergency access for the proposed business use.

Please watch this video of the access to Lopez's property: **https://bit.ly/4xWErmZ**. It illustrates how quickly westward visibility on Homedale Road becomes limited at the driveway. That sight distance warrants particular attention on a road posted at 50 mph, where neighbors report that drivers often exceed the speed limit. The site photographs also show the access in relation to Homedale Road and the active farm access across it for Garrett Ranches.

Canyon County Code § 07-02-03 defines a private road to include a road serving commercial or industrial uses. The existing access serves two residences, but this CUP would authorize an additional, ongoing business use with trucks, trailers, employees, deliveries, and maintenance traffic which is a commercial use. The public record available to us does not contain a determination explaining whether the access must meet the private-road standards in § 07-10-03, including its 60-foot easement baseline and construction table, or identifying an approved width reduction applicable to this use. It also does not contain a road users maintenance agreement or a written Homedale Fire review addressing the actual driving surface and business traffic.

Neighbors have made calls to Southwest District Health, Golden Gate Highway District, and Homedale Rural Fire, each agency indicated that Canyon County must first determine whether the requested use is commercial before the agency can apply its commercial-use standards to this property. How will DSD make and document that determination, and how will it communicate the determination and the proposed scope of operations to each agency for review? The record should identify the standards applied to this business use so that access, emergency response, sanitation, and the safety of neighbors, employees, and service and delivery personnel are evaluated on the same basis.

An access determination is needed as soon as possible so it can be considered before the hearing. If DSD considers the access lawful as an existing nonconforming use, the record should explain the scope of that status and whether it permits the new commercial use without further approval or improvements. Neighbors have described vehicles waiting on Homedale Road because an exiting vehicle occupies the single lane and an entering vehicle cannot turn in until it clears. This stacking of traffic on Homedale Rd. is dangerous to drivers and the agricultural community that relies on a safe road. That constraint also raises an emergency-access concern when trucks and trailers use the driveway.

The record should show how DSD calculated average daily trips. Section 07-10-03 refers to trips from dwellings *entitled* on properties using a private-road segment. Does the calculation include secondary residences that may be allowed on the served properties, or only the existing primary homes? How are employee vehicles, business trucks and trailers, deliveries, maintenance vehicles, and other business-related trips accounted for? Neighbors' observations over the past two years indicate substantial traffic beyond Lopez's described departures and returns. Lopez should provide a complete, supportable count.

Multiple neighbors can also attest to business activity outside the hours stated in Lopez's application. One neighbor has kept handwritten logs recording activity beginning as early as 5:30 a.m. and continuing as late as 8:30 p.m. The record should clarify whether the proposed hours apply to

all business-related activity on the property, including employee and owner arrivals and departures, loading, deliveries, and maintenance. Lopez should address these reported hours so the Hearing Examiner can evaluate the operation that would actually be authorized.

Drainage remains an unresolved conflict. Lopez's August response proposes grading runoff from the gravel staging area toward the Watson Lateral. Boise Project's March 4 letter expressly requires on-site retention and prohibits discharge into the live irrigation system. The record needs a drainage plan that resolves this conflict and preserves the canal easement.

The proposed seven-day, year-round operation relies on a portable toilet with handwashing and use of the home restroom. The record does not yet explain how employees will have reliable facilities during freezing weather or servicing interruptions, or contain a determination addressing that arrangement for this continuing business use.

The site photographs also document full trash containers and examples of debris found on neighboring property. Neighbors report recurring overflow and windblown litter; the record should address how trash will be contained and serviced.

The separate Google Earth exhibit places the site photographs in context. Its 2018, 2023, 2024, and 2025 images show the rural character of the surrounding area and visible changes around the property after Lopez reportedly purchased it in 2023, including more open, light-colored surface around the buildings by 2024 and the property transitioning from a rural-residential style lot with a home and pasture areas for animals, to the commercial business operation. The imagery does not, by itself, establish when each change occurred or its purpose. In light of the business activity undertaken without the requested CUP, Lopez should explain the site changes and identify the approvals, if any, for the work and uses shown.

Lopez bears the burden of demonstrating that the CUP criteria and applicable standards are met. Please do not rush the hearing or grant a conditional approval that leaves these central questions to be resolved later. The parties and Hearing Examiner should have the access determination and supporting plans in the record, with an opportunity to review them, before a decision is made.

Thank you,

Thank you,

Keri Smith

[redacted]

Treasure Valley
PLANNING IDAHO

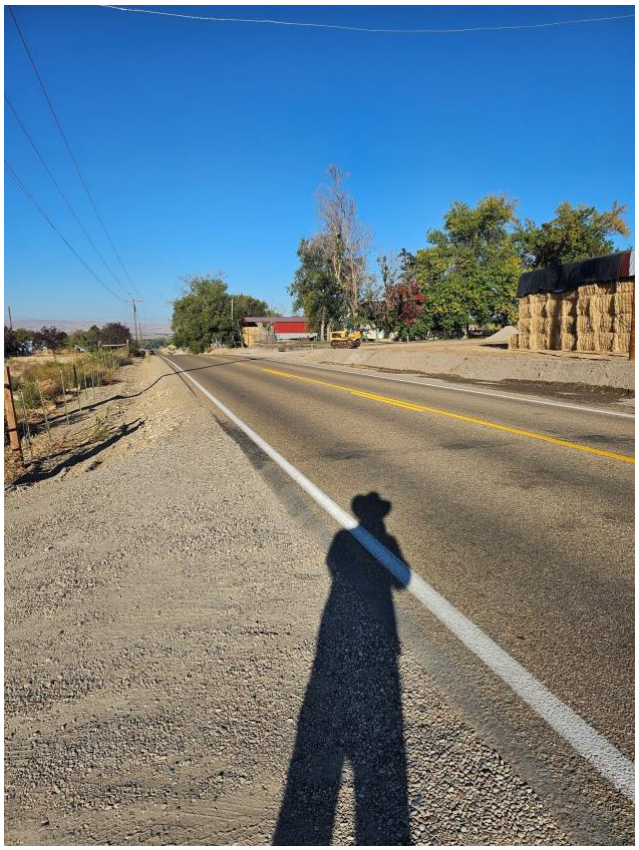
Lopez Landscaping Photograph Exhibit

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These photographs illustrate the shared access, adjacent farming activity, trash and debris, a portable toilet, and RVs discussed in the accompanying written comment. Approximate road widths and reported recurring activity are attributed in the captions; photographs alone do not verify those measurements or reports.

Access and sight distance

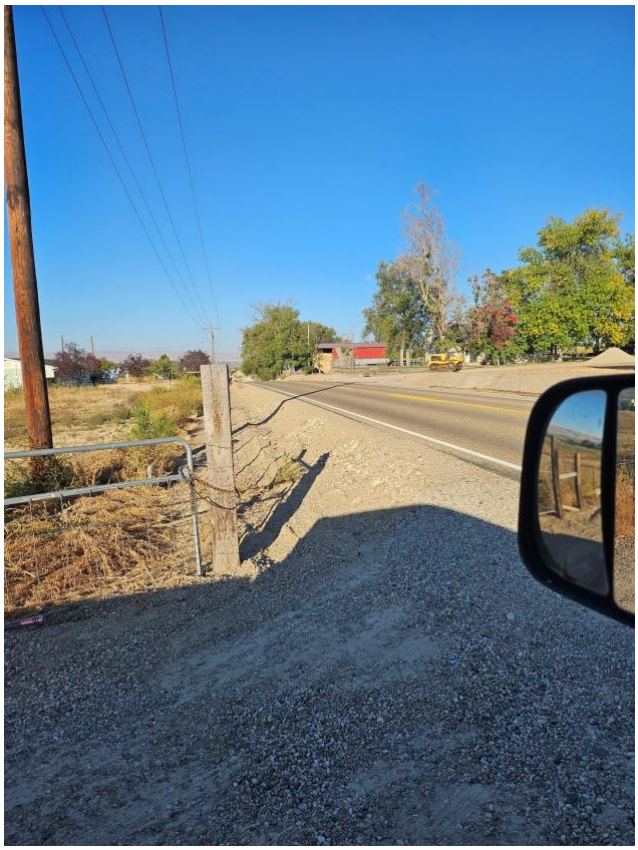
A1



Looking west on Homedale Road from the driveway. This view illustrates the reported limited sight distance.

Source file: 3344663637885385065.JPG

A2

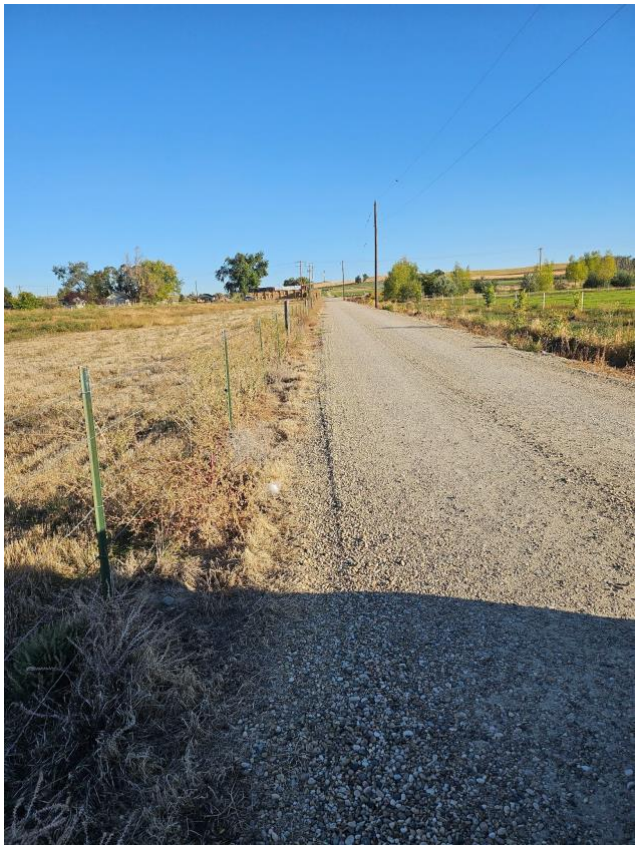


Second view looking west on Homedale Road from the driveway.

Source file: 1889695690421159291.JPG

Access and sight distance

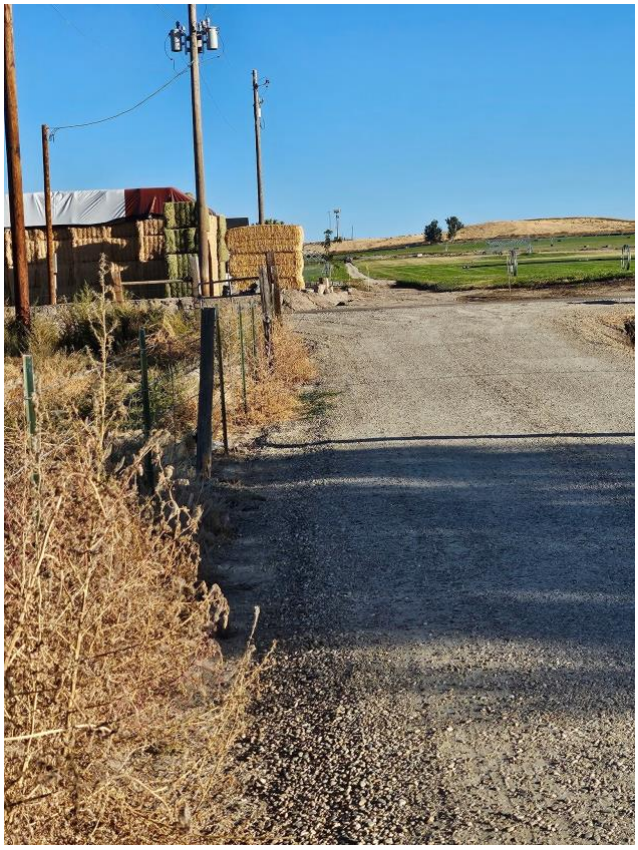
A3



Looking north along the shared driveway toward Homedale Road.

Source file: 1686855844476282773.JPG

A4

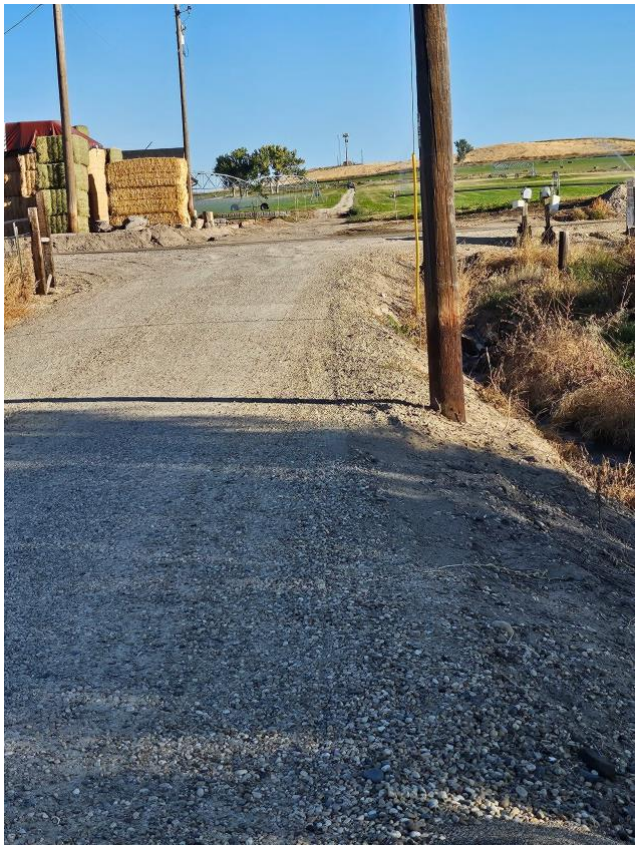


Garrett Ranches farm access across Homedale Road from the driveway. The farm includes hay storage; neighbors report regular agricultural-equipment movements.

Source file: 8226485628969352711.JPG

Access and sight distance

A5



Additional view of Garrett Ranches farm access and hay storage across Homedale Road.

Source file: 3950792551034504517.JPG

A6



A Republic Services truck occupies most of the traveled driveway width, illustrating the limited room for another vehicle to pass.

Source file: 7849940652422940181.JPG

Trash containers and debris

T1



Trash container at the site. Neighbors report that the container is regularly full or overfilled.

Source file: 141954026176659053.JPG

T2

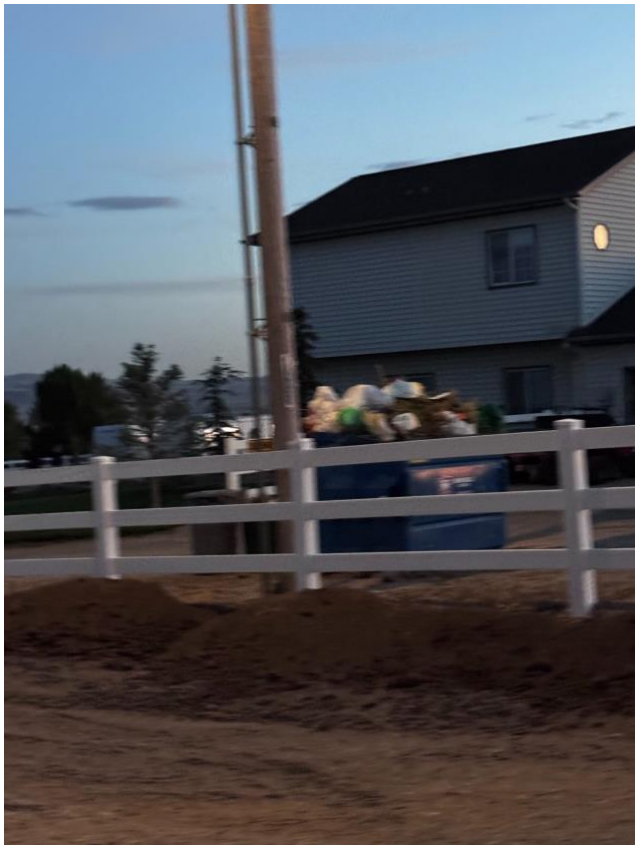


View of the trash container from the shared access.

Source file: 2453277028813076737.JPG

Trash containers and debris

T3



Trash visible above the container near the neighboring property.

Source file: IMG_4235.jpeg

T4



Trash piled above the container and fence line.

Source file: IMG_4238.jpeg

Trash containers and debris

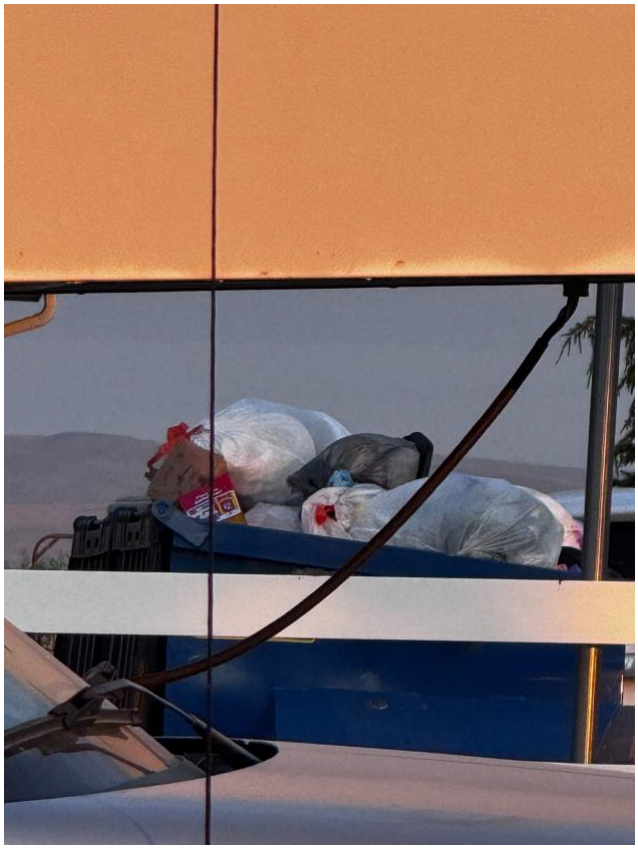
T5



Additional view of trash piled above the container.

Source file: IMG_4368.jpeg

T6

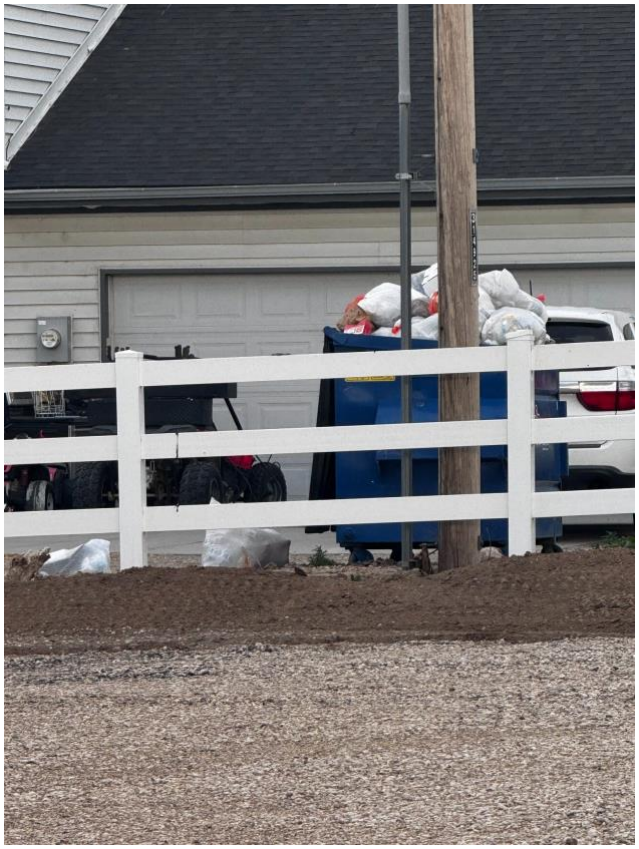


Close view of trash extending above the container.

Source file: IMG_4391.jpeg

Trash containers and debris

T7



Additional view of the full trash container, plus overflow trash on the ground

Source file: IMG_4401.jpeg

T8



Looking south from the end of the driveway. The trash-container location is visible, with the Doan property immediately to the east.

Source file: 6254231822267114529.JPG

Trash containers and debris

T9



Example of debris found on neighboring property. Neighbors report that this occurs repeatedly.

Source file: 3474052698327059099.JPG

T10



Additional example of debris found on neighboring property. The photograph does not establish its source.

Source file: 6560731476189475 39.JPG

Employee sanitation

S1



Portable toilet on a trailer, identified by neighbors as the facility for employees.

Source file: 571853799968349064.JPG

Recreational vehicles

R1



RV beneath a cover while the cover was under construction.

Source file: IMG_3491.jpeg

R2



RV on the property. Neighbors report seeing groceries taken to it and people staying in it; the photograph alone does not establish occupancy.

Source file: 5287883567085438037.JPG

Lopez Property Aerial Image Sequence

CU2025-0023 | 24749 Homedale Road | Submitted for the hearing record

These four supplied Google Earth screenshots show the area labeled Mendoza from 2018 through 2025. Jose Lopez reportedly purchased the property in 2023. The images document visible conditions at their labeled imagery dates; they do not establish parcel boundaries, the timing or purpose of work between images, or whether any activity was approved.

Image 1 | July 19, 2018



Visible comparison: Baseline view before the reported 2023 purchase. The residence and nearby open areas are visible along the Watson Lateral.

Source: supplied screenshot, 2018 GE Mendoza.png. Imagery date shown in Google Earth. Image reproduced without cropping.

Image 2 | August 2023



Visible comparison: Purchase-year view. This image is the comparison point for the changes visible in 2024 and 2025.

Source: supplied screenshot, 2023 GE Mendoza.png. Imagery date shown in Google Earth. Image reproduced without cropping.

Image 3 | May 13, 2024



Visible comparison: Compared with August 2023, more light-colored open surface, rural animal uses removed, and several visible objects appear around the buildings near the Mendoza label and the Watson Lateral.

Source: supplied screenshot, 2024 GE Mendoza.png. Imagery date shown in Google Earth. Image reproduced without cropping.

Image 4 | May 29, 2025



Visible comparison: The open, light-colored area and visible objects remain around the buildings and the business operations visible.

Source: supplied screenshot, 2025 GE Mendoza.png. Imagery date shown in Google Earth. Image reproduced without cropping.

Access/sight distance video: **https://bit.ly/4xWErmZ**.

Exhibit F2.3